



Rizzetta & Company

Heritage Harbour South Community Development District

**Board of Supervisors' Meeting
May 3, 2022**

**Heritage Harbour Golf Club
8000 Stone Harbour Loop
Bradenton, FL 34212**

www.heritageharboursouthcdd.org

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212

District Board of Supervisors	Mike Neville	Chairperson
	Louis Brodersen	Vice-Chairperson
	Philip Frankel	Assistant Secretary
	Tad Parker	Assistant Secretary
	Thomas Bakalar	Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen &
		Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.heritageharboursouthcdd.org

June 1, 2022

**Board of Supervisors
Heritage Harbour South
Community Development District**

REVISED AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, June 7, 2022, at 3:00 p.m.** at the **Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.** The following is the revised agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 3, 2022 Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for April 2022 Tab 2
 - C.** HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
 1. District Manager's Report Tab 3
- 5. OLD BUSINESS**
 - A.** None
- 6. NEW BUSINESS**
 - A.** Discussion of Fiscal Year 20-21 Audit Tab 4
 - B.** Presentation of Fiscal Year 2022/2023 Proposed Budget
 1. Consideration of Resolution 2022-02, Approving the Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget Tab 5
- 7. SUPERVISOR REQUESTS & COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,

Christina Newsome

Christina Newsome

District Manager

Tab 1

MINUTES OF MEETING

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

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on **Tuesday, May 3, 2022, at 4:00 p.m.** at the **Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Mike Neville	Board Supervisor, Chairman
Louis Brodersen	Board Supervisor, Vice-Chairman
Tad Parker	Board Supervisor, Asst. Secret
Philip Frankel	Board Supervisor, Asst. Secretary
Thomas Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Kayla Connell	Financial Associate; Rizzetta & Company
David Jackson	District Counsel; Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer; Schappacher Engineering (via Phone)
Gene Zeiner	Representative; MHOA
Mike Fisher	Representative; MHOA
Mark Bruce	Representative; HHGC

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:00 PM.

SECOND ORDER OF BUSINESS

Audience Comments

There was audience present. There were no comments from the audience.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting held on
April 5, 2022**

Ms. Newsome presented the Board of Supervisors regular meeting minutes to the Board. Changes are needed on lines 76 and 118. On line 76, "Ms. Newsome" needs to be removed. On Line 118, the date needs to be updated.

On a Motion from Mr. Parker, seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the April 5, 2022, Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for March
2022**

Ms. Newsome presented the Operation and Maintenance Expenditures for March 2022 to the Board.

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved to ratify the payment of the invoices for March 2022 \$11,999.50, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Fisher was present. He informed the Board that they are interviewing companies to perform a Reserve Study. District Counsel and District Engineer will work together to speak with the Reserve Study company to establish value and timeframe (needs results by July 1st.) Mr. Bakalar requests that the MHOA address the landscaping company regarding inappropriate dumping that has been going on.

2. Stoneybrook HOA

Not present; no report given at the time.

3. Lighthouse Cove HOA

Not present; no report given at the time.

4. Golf Course Update

Mr. Bruce was present and informed the Board that the construction has officially begun, and the golf course is closed. He also advised the Board that Terry Tree Services will be in the District to remove and plant trees. Mr. Bruce let the Board know that the Engineer Plan Packets are being submitted to the county on May 20th to begin the permit process. Mr. Bruce requests a letter of cooperation from District Engineer or CDD.

On a Motion from Mr. Neville, seconded by Mr. Brodersen, with all in favor, the Board approved for Staff (District Manager and District Engineer) to compose a letter of cooperation within 10 to 15 days for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****1. District Counsel Update**

Mr. Jackson was present; however, had no updates for the Board at this time. Chris Mann advised that the district has reservations.

B. District Engineer**1. Update of Wetland Survey**

Mr. Schappacher was present; he informed the Board that the wetland survey is completed and the bid package is ready to go out.

2. Update on Sidewalk and Curb Repairs

Mr. Schappacher presented the Lighthouse Radar Report to the Board. He informed the Board that the sidewalk and curb repairs are about two weeks out.

3. Update of Roadway Repairs

Mr. Schappacher informed the Board that the road repairs are scheduled to begin on May 24, 2022.

4. Radar Sign Updates

Mr. Schappacher represented the Radar Sign report to the Board and trends are staying consistent. The next location rotation is Stone Harbour Loop and Beacon.

5. Update on Drain Painting Bids

On a Motion from Mr. Parker, seconded by Mr. Frankel, with all in favor, the Board approved Option 1 for Drain Painting in the amount of \$5,200 for the Heritage Harbour South Community Development District.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, June 7, 2022, at 4:00P.M.

EIGHTH ORDER OF BUSINESS New Business

A. Discussion of Joint HOA/CDD Meeting

Staff (District Counsel, District Engineer, and District Manager) will discuss agenda items and maps.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bakalar requested that Ms. Newsome follow up with EGIS about cost of parcel acquisition from Lennar. He also requested a better process with clarification and examples, he also wanted a breakdown of Reserve funds and upcoming projects.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Neville, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved to adjourn the meeting at 5:39 p.m., for the Heritage Harbour South Community Development District.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida - (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614
www.heritageharboursouthcdd.org

Operations and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,029.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	001591	22	Remove & Replace Asphalt 03/22	\$ 2,600.00
Dennis Roberts	001595	Roberts 032822	Off Duty Deputy 03/28/22	\$ 225.00
Dennis Roberts	001595	Roberts 032922	Off Duty Deputy 03/29/22	\$ 225.00
Heritage Harbour Golf Club	001601	040522-HH Golf	Meeting Space Rental 04/05/22	\$ 150.00
Innersync	001592	20284	Website Service Quarterly 04/22	\$ 384.38
Louis Brodersen	001598	LB040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Michael Joseph Neville	001602	MN040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Persson, Cohen & Mooney, P.A	001605	1866	Legal Services 02/22	\$ 1,068.00
Persson, Cohen & Mooney, P.A	001594	1998	Legal Services 03/22	\$ 1,668.75
Philip I Frankel	001600	PF040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Rizzetta & Company, Inc.	001593	INV0000067038	District Management Fees 04/22	\$ 5,018.25
Sarasota Signs and Visuals, Inc	1599	INV-22800 Balance	Balance-Wild Life Crossing Sign 01/22	\$ 569.15

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering LLC	1603	2123	Engineering Services 03/22	\$ 4,955.00
Tad Parker	1604	TP040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Thomas G Bakalar	1597	TB040522	Board of Supervisor Meeting 04/05/22	\$ 200.00
Xpressmyself.com LLC	1596	RTS-263526	Road Signs	<u>\$ 166.08</u>
Report Total				<u>\$ 18,029.61</u>

INVOICE

A N J EXCAVATION LLC

INVOICE # 22
DATE: MARCH 11, 2022

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

TO Heritage Harbour
S.R. 64
Bradenton, FL. 34212

JOB SITE ADDRESS	START DATE	END DATE
Heritage Harbour 227 Heritage Isles Way Exploratory and Asphalt Repair	March	March

LINE ITEM	DESCRIPTION	LINE TOTAL
1	Mobilized equipment and tools needed to start on the exploratory, carefully excavated the area where the depression was formed, found a 2" casing that was abandoned and the pipe had been broken from communication lines that had been installed, the dirt was filling the casing and causing a depression above it, wrapped the casing where it was broken with marifi to keep any more dirt from flowing into the pipe, backfilled and compacted the dirt over the pipe, hauled in crushed base and compacted the area to the top of the road, hauled in asphalt and replaced the asphalt that was removed (approx. 4x9x2"), cleaned and disposed of any debris	\$2,600.00
TOTAL		\$2,600.00

Date Rec'd Rizzetta & Co., Inc. 03/29/22

D/M approval CN Date 04/04/22

Date entered 03/31/22

Make all checks payable to A N J EXCAVATION LLC

Fund 001 GL 54100 OC 4787

THANK YOU FOR YOUR BUSINESS!

Check # _____

RECOMMENDED FOR PAYMENT:

Rich Schuppert 3/25/22

INVOICE FOR OFF- DUTY STATE TROOPER

ORGANIZATION NAME: **Heritage Harbour South CDD**
BILLING ADDRESS: 12750 Citrus Park Lane. Suite 15
Tampa, FL 33625

NAME OF CONTACT: Christina Newsome
CELL PHONE # : (813) 533-2950
FHP SCHEDULER: Tpr. Jeremy Cohen
CELL PHONE # : (352) 573-8520
DATE WORKED: 3/28/2021
START TIME: 04:30 PM
END TIME: 08:30 PM

TO BE COMPLETED AT DETAIL:

DATE: 03/28/2022
TROOPER NAME: Dennis Roberts
SOCIAL SECURITY NUMBER: On File
TIME TROOPER IN : 04:30 PM
TIME TROOPER OUT: 08:30 PM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO: On File

ACTIVITY:

4 Traffic Stops

4 Warnings for speed (Speeds 38, 38, 37, 36 Stone Harbour Loop)

Patrolled Community and Heritage Harbour Park. Checked vehicles parked in parking lots overnight. Conducted speed enforcement in different areas throughout the community. Conducted grounds checks of Heritage Harbour Park and the Baseball fields.

Date Rec'd Rizzetta & Co., Inc. 04/01/22
D/M approval CN Date 04/12/22
Date entered 04/07/22
Fund 001 GL 52100 OC 3401
Check # _____

Patrolled Community and Heritage Harbour Park. Checked vehicles parked in parking lots overnight. Conducted speed enforcement in different areas throughout the community. Conducted grounds checks of Heritage Harbour Park and the Baseball fields.

EVENT INVOICE



8000 Stone Harbour Loop
Bradenton, FL 34212
941-749-1842 ext.107
kara@heritageharbourgolfclub.com
www.heritageharbourgolfclub.com

Event Type: **CDD Meeting**
Date of Event: **Tuesday, April 5, 2022**
Time of Event: **4 PM**
Contact Person: **Christy Cruz**
Phone:

Quantity	Description	Unit Price	Total
1 1/2	Room charge		\$ 150.00

Sub Total	\$ 150.00
Sales Tax	Exempt
Grand Total	\$ 150.00

Make Check payable to HHGC or we accept Visa, MC, Amex or Discover

THANK YOU FOR CHOOSING HERITAGE HARBOUR GOLF AND EATERY

Date Rec'd Rizzetta & Co., Inc. 04/08/22
D/M approval CN Date 04/16/22
Date entered 04/14/22
Fund 001 GL 51300 OC 4903
Check # _____

INVOICE

BILL TO

Heritage Harbour South CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 20284**DATE** 04/01/2022**DUE DATE** 04/16/2022**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	\$384.38

Date Rec'd Rizzetta & Co., Inc. 03/31/22D/M approval CN Date 04/04/22Date entered 04/01/22Fund 001 GL 51300 OC 4904Check #

Heritage Harbour South CDDMeeting Date: April 5, 2022**SUPERVISOR PAY REQUEST**

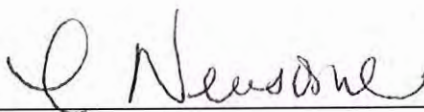
Name of Board Supervisor	Check if present	Check if paid	
Mike Neville	✓	✓	MN040522
Philip Frankel	✓	✓	PF040522
Tad Parker	✓	✓	TP040522
Louis Brodersen	✓	✓	LB040522
Thomas Bakalar	✓	✓	TB040522

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:01 P	Date Rec'd Rizzetta & Co., Inc.	04/13/22
Meeting End Time:	6:21 P	DM approval	CN Date 04/16/22
Total Meeting Time:	1H 20M	Date entered	04/14/22
Time Over () Hours:		Fund	001 GL 51100 OC 1101
Total at \$175 per Hour:		Check #	

DM Signature: _____



**Please forward copy to Susan Garcia for Extended
Meeting Hours**



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

INVOICE

Invoice # 1866
Date: 03/02/2022
Due On: 04/02/2022

Heritage Harbour South Community Development District
cddinvoice@rizzetta.com
3434 Colwell Avenue, Ste 200
Tampa, Florida 33614

SECOND NOTICE

This account is past due. Please remit payment today. If payment has been made, please disregard this notice.

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,068.00) - (\$0.00) = \$1,068.00

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AC	02/01/2022	Final preparation for CDD meeting and attend meeting.	3.00	\$267.00	\$801.00
Service	AC	02/02/2022	Follow-up on action items from 2/1 CDD meeting including exchange of e-mails with Scott Brizendine re: golf course redevelopment.	0.25	\$267.00	\$66.75
Service	AC	02/11/2022	Review draft minutes from 2/1 CDD meeting and provide comments. Review tentative agenda for 3/1 CDD meeting.	0.25	\$267.00	\$66.75
Service	AC	02/21/2022	Initial review of agenda package for 3/1 CDD meeting.	0.25	\$267.00	\$66.75
Service	AC	02/28/2022	Exchange e-mails with Scott Brizendine re: questions raised by golf course owner re: assessments related to new contemplated Villas.	0.25	\$267.00	\$66.75

Date Rec'd Rizzetta & Co., Inc. 04/19/22

D/M approval CN Date 04/25/22

Date entered 04/22/22

Fund 001 GL 51400 OC 3107

Check # _____

Subtotal \$1,068.00

Total \$1,068.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1866	04/02/2022	\$1,068.00	\$0.00	\$1,068.00
Outstanding Balance				\$1,068.00
Total Amount Outstanding				\$1,068.00

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

Payment is due 30 days from receipt of this invoice. Thank you.



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

INVOICE

Invoice # 1998
Date: 04/04/2022
Due On: 05/04/2022

Heritage Harbour South Community Development District
cddinvoice@rizzetta.com
3434 Colwell Avenue, Ste 200
Tampa, Florida 33614

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,068.00	+ \$1,668.75) - (\$0.00) = \$2,736.75

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AC	03/01/2022	Exchange e-mails with Rizzetta finance re: golf course Villa units. Final preparation for CDD meeting and attend meeting.	3.75	\$267.00	\$1,001.25
Service	AC	03/02/2022	Follow-up on action items from 3/1 CDD meeting. Initial review of Quit Claim Deed from Lennar and copy to engineer, with copy to Board and Manager.	0.50	\$267.00	\$133.50
Service	AC	03/03/2022	Review and reply to e-mails re: Quit Claim Deed sent by Lennar.	0.25	\$267.00	\$66.75
Service	AC	03/07/2022	Review meeting summary from 3/1 meeting and provide comments. Initial review of map information prepared by District Engineer re: Lennar deed.	0.25	\$267.00	\$66.75
Service	AC	03/10/2022	Review and reply to e-mails re: dog park improvements. Draft correspondence to Mark Bruce re: assessments for new Villa units. E-mail and mail correspondence with copy to Board and District management.	1.00	\$267.00	\$267.00
Service	AC	03/28/2022	Initial review of agenda package for 4/5 CDD meeting.	0.25	\$267.00	\$66.75
Service	AC	03/29/2022	Review and reply to e-mail from Golf Course re: Lennar conveyances and	0.25	\$267.00	\$66.75

exchange e-mails with District Engineer re:
 parcels in question
 Date Rec'd Rizzetta & Co., Inc. 04/05/22
 D/M approval CN Date 04/12/22
 Date entered 04/07/22
 Fund 001 GL 51400 OC 3107
 Check # _____

Subtotal \$1,668.75

Total **\$1,668.75**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1866	04/02/2022	\$1,068.00	\$0.00	\$1,068.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1998	05/04/2022	\$1,668.75	\$0.00	\$1,668.75

Outstanding Balance \$2,736.75

Total Amount Outstanding \$2,736.75

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

Payment is due 30 days from receipt of this invoice. Thank you.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2022	INV0000067038

Bill To:

HERITAGE HARBOUR SOUTH CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00261

Description		Qty	Rate	Amount
Accounting Services	51300-3201	1.00	\$1,667.00	\$1,667.00
Administrative Services	51300-3100	1.00	\$417.00	\$417.00
Email Accounts, Admin & Maintenance	51300-4904	5.00	\$15.00	\$75.00
Financial & Revenue Collections	51300-3111	1.00	\$437.50	\$437.50
Management Services	51300-3101	1.00	\$2,321.75	\$2,321.75
Website Compliance & Management	51300-4904	1.00	\$100.00	\$100.00
<div>Date Rec'd Rizzetta & Co., Inc. <u>03/23/22</u> D/M approval <u>CN</u> Date <u>03/28/22</u> Date entered <u>03/25/22</u> Fund <u>001</u> GL <u>See Above</u> <u>OC</u> Check # _____</div>		Subtotal		\$5,018.25
		Total		\$5,018.25

More than fast. More than signs. ®
fastsigns.com

Payment Terms: COD Customer

Created Date: 1/4/2022

DESCRIPTION: Wildlife Crossing Community Signage

Bill To: Heritage Harbour Master Association
7155 Grand Estuary Trail
Bradenton,, FL 34212
US

Pickup At: FASTSIGNS 174101
4070 N Washington
Sarasota, FL 34234
US

Ordered By: Lydia Martin
Email: lmartincki@gmail.com
Work Phone: (901) 848-2132

Salesperson: Stacy Jarrell
Entered By: Stacy Jarrell

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Wildlife Crossing	1	\$1,138.30	\$0.00	\$1,138.30
1.1	Aluminum - Sign Panel Part Qty: 1 Width: 18.00" Height: 24.00" Sides: 1 - Thickness: 063 Aluminum - Radial Corners (Optional): 1.5" - Vinyl Type: Intermediate Vinyl - Laminate Type: Gloss Text: Add clip art of deer, sandhill crane, turtles Simple text Wildlife Crossing Notes: See customer photo example				
1.2	Hardware/Parts - Ornamental Aluminum Posts Part Qty: 1 Width: 3.00" Height: 108.00" - Sides: 1 Text: 300 Series Aluminum Base 9' round aluminum Post (not fluted) RBB 26" x 20" backer (Holds 18" x 24" Panel) All powder-coated black				

1.3	Installation Services - Installation Text: Customer to meet technician onsite to mark installation locations. Fastsigns will contact Sunshine 811 prior to digging NOTE: 811 DOES NOT LOCATE OR MARK IRRIGATION LINES. FASTSIGNS WILL MAKE BEST EFFORT TO AVOID IRRIGATION LINES BASED ON VISUAL LOCATION AT GRADE. 9" x 30" post holes, concrete as needed.
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Payment Terms: Payment due upon completion or terms on file. Invoices not paid with terms will be assessed a \$75 late fee. Unpaid balance shall accrue interest at the maximum rate allowed by law until the balance is paid in full. Payments shall be first credited to any late fees, then to interest due and any remainder will be credited to principal. Purchaser will be responsible for all additional costs including legal, court and collection fees associated with collection of past due invoices.

Subtotal:	\$1,138.30
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,138.30
Amount Paid:	\$569.15
BALANCE DUE:	\$569.15

TRANSACTIONS		
Date	Type	Amount
1/26/2022	Check 1559	\$569.15

Thank you for choosing FASTSIGNS for your sign and graphic needs. Customer has accepted responsibility for verifying all information, quantities and pricing on the order are correct. Pricing per unit could change with deletion of items or items. All work is custom, customer acknowledges there are no refunds on placed orders. Customers may be entitled to an in-store credit valid for 90 days. Estimated due dates for job completion are based upon current production schedule after we receive your artwork, deposit and all the specifications necessary to complete your job are done with best efforts but are not guaranteed. Orders not picked up after 30 days of order completion will be considered abandoned and will be disposed of at the discretion of FASTSIGNS 174101 unless otherwise indicate or agreed in advance.

Signature: _____ Date: _____

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CN Date 04/18/22
Date entered _____ 4/18/22
Fund 001 GL 54100 OC 4787
Check # _____

License #ET11001030

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
4/5/2022	2123

Bill To
Heritage Harbour CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
3/1/2022	CADD efforts to edit roadway lifespan map.	0.5	100.00	50.00
3/1/2022	Gather radar data and update roadways bid package.	1.25	90.00	112.50
3/1/2022	Prep work for CDD meeting, review agenda items and coordinate with vendor for pot hole repairs on Heritage Isles. Print pertinent documents for meeting, review road quantities to stay within budget. Check with painting vendors for nosing on storm inlets. Site review to check on pot hole repair on Heritage Isles Way. Attend CDD meeting.	4.75	150.00	712.50
3/2/2022	Continue to create radar reports.	1	90.00	90.00
3/2/2022	Review invoice from vendor to relocate radar sign and forward to Rizzetta. Coordinate with vendors to follow up after CDD meeting.	0.75	150.00	112.50
3/3/2022	Review documents from Lennar for parcels of land to be dedicated to the CDD, coordinate with staff to show areas on map. Respond to board members and district attorney.	0.75	150.00	112.50
3/4/2022	Prepare plot for Lennar property.	1	90.00	90.00
3/7/2022	Review Lennar property transfer documents and review Manatee County Property Appraiser website to verify parcels Download documents and coordinate with district attorney on parcels. Coordinate with Rizzetta to add documents to upcoming CDD meeting agenda.	1	150.00	150.00
3/8/2022	Discuss roadway repaving with staff members.	0.25	90.00	22.50
3/8/2022	Prepare revised bid package for roadway repairs and add pavement specifications for 1" overlay.	1	150.00	150.00
3/15/2022	Download radar data.	1.25	90.00	112.50
3/15/2022	Conversation with CDD chairman regarding Lennar properties being dedicated to CDD. Follow up with Philip Frankel for site meeting to review wetland buffers and signage.	0.5	150.00	75.00
3/16/2022	Create radar reports.	0.5	90.00	45.00
3/17/2022	Review Manatee County websites and files to identify Lennar parcels. Print out maps for board members.	1.25	150.00	187.50
3/18/2022	Review plans to identify wetlands throughout community. Print out maps for upcoming site review to identify wetland buffers to check for signage. Site meeting with Philip Frankel to review wetlands.	3.25	150.00	487.50
3/22/2022	Collect radar data.	1	90.00	90.00
3/22/2022	Forward radar reports for Lighthouse Cove to property manager and board chairman.	0.25	150.00	37.50
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 #
4/5/2022	2123

Bill To
Heritage Harbour CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
3/23/2022	Create radar reports.	0.25	90.00	22.50
3/24/2022	Assemble wetland review paperwork.	2	90.00	180.00
3/24/2022	Review bids for roadway repairs, send out bid reminders and respond to vendor questions.	0.5	150.00	75.00
3/25/2022	Review pot hole repair invoice and send to Rizzetta for payment..	0.25	150.00	37.50
3/28/2022	Prepare bid tabulations for roadway paving. Respond to Tom Bakalar concerning DRI question. Review County maps for Lennar parcel to be dedicated to see land type and use, respond to Tom Bakalar.	1.25	150.00	187.50
3/29/2022	Site review to check for possible locations to install speed signs and follow up with district manager. Review files for Marketplace CDD and forward documents to board member.	1	150.00	150.00
3/30/2022	Respond to board member on dedication of Lennar properties. Prepare exhibits for upcoming CDD meeting agenda to include roadway repair bid tabulation form, summary and maps of Lennar properties for dedication, Lighthouse Cove radar reports and photo summary of wetland signs. Forward to Rizzetta.	1.5	150.00	225.00
3/31/2022	Site review for wetlands and signage. Send summary e-mail to district manager for resident throwing debris into buffer areas.	6	150.00	900.00
3/31/2022	Wetland signs site visit, collect radar data.	6	90.00	540.00
Date Rec'd Rizzetta & Co., Inc. <u>04/14/22</u> D/M approval <u>CN</u> Date <u>04/16/22</u> Date entered <u>04/14/22</u> Fund <u>001</u> GL <u>51300</u> OC <u>3103</u> Check # <u> </u>				
Please make checks payable to Schappacher Engineering Thank you for your business!			Total	\$4,955.00

To Pay \$166.08

Tab 3



Rizzetta & Company

District Manager's Report

June 7

2022

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UPCOMING DATES TO REMEMBER

- Joint Meeting with HOA – June 21, 2022 – Stoneybrook Rec Center @ 3p
- **Next Regular Meeting:** August 2, 2022 – Stoneybrook Rec Center @ 3p
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election:** For Seat 3 Mike Neville and Seat 5 Tad Parker
November 8, 2022, time to register is June 13 - 17, 2022 @ 12P

<u>FINANCIAL SUMMARY</u>	<u>4/30/2022</u>
General Fund Cash & Investment Balance:	\$604,237
Reserve Fund Cash & Investment Balance:	\$558,103
Debt Service Fund Investment Balance:	\$994,618
Total Cash and Investment Balances:	\$2,156,958
General Fund Expense Variance:	Under Budget

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com



Rizzetta & Company

UPDATES:

- Confirmed the CDD can hold the August 2nd, and September 6th meetings at the Stonybrook Rec Center at 3p.
- Joint CDD/HOA meeting to be held June 21, 2022 and will be held at the Stonybrook Rec Center. The time will be 3p.
- Invitation letters have been sent to Heritage Harbour North CDD, Lighthouse Cove HOA, Heritage Harbour Market Place CDD, Heritage Harbour Master Association, Stonybrook HOA, and Heritage Harbour Golf Club.
- At this time, River Strand, CDD North, CDD Marketplace, have not received a letter from Lennar.

Tab 4

**Heritage Harbour South
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Heritage Harbour South Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-27
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	28-29
MANAGEMENT LETTER	30-33
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	34



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Harbour South Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements as listed in the table of contents, and the notes to financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -



To the Board of Supervisors
Heritage Harbour South Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Heritage Harbour South Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 28, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Heritage Harbour South Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2022

Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

Management's discussion and analysis of Heritage Harbour South Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, transportation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$14,040,796 (net position). Net investment in capital assets for the District was \$12,961,310. Restricted net position was \$166,065 and unrestricted net position was \$913,421.
- ◆ Governmental activities revenues totaled \$1,030,770 while governmental activities expenses totaled \$1,378,404.

**Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 1,065,057	\$ 977,320
Restricted assets	568,551	544,140
Capital assets	18,635,902	19,265,172
Total Assets	<u>20,269,510</u>	<u>20,786,632</u>
Deferred outflows of resources	<u>55,977</u>	<u>60,255</u>
Current liabilities	606,575	457,449
Non-current liabilities	5,678,116	6,011,008
Total Liabilities	<u>6,284,691</u>	<u>6,468,457</u>
Net Position		
Net investment in capital assets	12,961,310	13,271,966
Restricted	166,065	146,303
Unrestricted	913,421	970,161
Total Net Position	<u>\$ 14,040,796</u>	<u>\$ 14,388,430</u>

The increase in current assets and current liabilities is related to the increase in cash, which was the result of the increase in accounts payable in the current year.

The reduction in capital assets and net investment in capital assets is related to depreciation.

The reduction in non-current liabilities is primarily the result of the principal payment on bonds payable in the current year.

**Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Special assessments	\$ 1,026,155	\$ 1,102,998
General Revenues		
Investment earnings	4,615	21,092
Total Revenues	<u>1,030,770</u>	<u>1,124,090</u>
Expenses		
General government	155,068	178,889
Public safety	10,507	-
Physical environment	570,231	533,863
Transportation	341,299	201,727
Interest and other charges	301,299	313,739
Total Expenses	<u>1,378,404</u>	<u>1,228,218</u>
Change in Net Position	(347,634)	(104,128)
Net Position - Beginning of Year	<u>14,388,430</u>	<u>14,492,558</u>
Net Position - End of Year	<u><u>\$ 14,040,796</u></u>	<u><u>\$ 14,388,430</u></u>

The decrease in charges for services is related to the decrease in special assessments levied in the current year.

The increase in physical environment is related to the increase in stormwater maintenance in the current year.

The increase in transportation is related to the paving project in the current year.

Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020:

	Governmental Activities	
	2021	2020
Land	\$ 15,752,186	\$ 15,752,186
Buildings	1,926,276	1,926,276
Infrastructure	7,003,317	7,003,317
Improvements other than buildings	7,084,347	7,084,347
Less: accumulated depreciation	<u>(13,130,224)</u>	<u>(12,500,954)</u>
Governmental Activities Capital Assets	<u><u>\$ 18,635,902</u></u>	<u><u>\$ 19,265,172</u></u>

During the year depreciation was \$629,270.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures in the current year because roadway maintenance expenditures were less than anticipated.

The budget was amended for asphalt repairs and reserve projects that were not anticipated in the original budget adopted.

Debt Management

Governmental Activities debt includes the following:

In July 2013, the District issued \$5,915,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2002A Capital Improvement Revenue Bonds. As of September 30, 2021, the balances outstanding for the Series 2013A-1 and 2013A-2 Bonds were \$4,240,000 and \$505,000, respectively.

In July 2015, the District issued \$1,685,000 Series 2015 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2003 Capital Improvement Revenue Bonds. As of September 30, 2021, the balance outstanding was \$1,295,000.

**Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Heritage Harbour South Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Heritage Harbour South Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Heritage Harbour South Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Heritage Harbour South Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 712,216
Investments, at fair value	321,522
Prepaid expenses	31,319
Total Current Assets	<u>1,065,057</u>
Non-Current Assets	
Restricted Assets	
Investments	568,551
Capital Assets, Not Being Depreciated	
Land	15,752,186
Capital Assets, Being Depreciated	
Buildings and improvements	1,926,276
Infrastructure	7,003,317
Improvements other than buildings	7,084,347
Less: accumulated depreciation	<u>(13,130,224)</u>
Total Non-Current Assets	<u>19,204,453</u>
Total Assets	<u>20,269,510</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>55,977</u>
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	151,636
Bonds payable	335,000
Accrued interest	119,939
Total Current Liabilities	<u>606,575</u>
Non-Current Liabilities	
Bonds payable, net	<u>5,678,116</u>
Total Liabilities	<u>6,284,691</u>
 NET POSITION	
Net investment in capital assets	12,961,310
Restricted for debt service	166,065
Unrestricted	913,421
Total Net Position	<u><u>\$ 14,040,796</u></u>

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (155,068)	\$ 134,719	\$ (20,349)
Public safety	(10,507)	9,128	(1,379)
Physical environment	(570,231)	114,004	(456,227)
Transportation	(341,299)	131,215	(210,084)
Interest and other charges	(301,299)	637,089	335,790
Total Governmental Activities	<u>\$ (1,378,404)</u>	<u>\$ 1,026,155</u>	<u>(352,249)</u>
General Revenues			
Investment income			<u>4,615</u>
Changes in Net Position			(347,634)
Net Position - Beginning of Year			<u>14,388,430</u>
Net Position - End of Year			<u>\$ 14,040,796</u>

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2021

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 712,216	\$ -	\$ 712,216
Investments, at fair value	321,522	-	321,522
Prepaid expenses	31,319	-	31,319
Restricted assets			
Investments, at fair value	-	568,551	568,551
Total Assets	<u>\$1,065,057</u>	<u>\$ 568,551</u>	<u>\$ 1,633,608</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 151,636</u>	<u>\$ -</u>	<u>\$ 151,636</u>
FUND BALANCES			
Nonspendable - prepaid expenses	31,319	-	31,319
Restricted:			
Debt service	-	568,551	568,551
Assigned capital reserve	525,502	-	525,502
Unassigned	356,600	-	356,600
Total Fund Balances	<u>913,421</u>	<u>568,551</u>	<u>1,481,972</u>
Total Liabilities and Fund Balances	<u>\$1,065,057</u>	<u>\$ 568,551</u>	<u>\$ 1,633,608</u>

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 1,481,972
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$15,752,186, buildings \$1,926,276, infrastructure, \$7,003,317 improvements other than buildings, \$7,084,347, net of accumulated depreciation, \$(13,130,224), used in governmental activities are not current financial and therefore, are not reported in the funds.	18,635,902
Deferred amount on refunding, net is not a current financial resource and therefore, is not reflected at the fund level. However, it is reflected as a deferred outflow of resources at the government-wide level.	55,977
Long-term liabilities, bonds payable, \$(6,040,000), net of bond discount, net, \$26,884, are not due and payable in the current period, and therefore, are not reported in the funds.	(6,013,116)
Accrued interest expense for long-term debt is not a financial use, and therefore, is not reported in the funds.	<u>(119,939)</u>
Net Position of Governmental Activities	<u><u>\$ 14,040,796</u></u>

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Totals Governmental Funds
Revenues			
Special assessments	\$ 389,066	\$ 637,089	\$ 1,026,155
Investment income	2,029	2,586	4,615
	<u>391,095</u>	<u>639,675</u>	<u>1,030,770</u>
Total Revenues			
Expenditures			
Current			
General government	155,068	-	155,068
Public safety	10,507	-	10,507
Physical environment	131,225	-	131,225
Transportation	151,035	-	151,035
Debt service			
Principal	-	325,000	325,000
Interest	-	300,264	300,264
	<u>447,835</u>	<u>625,264</u>	<u>1,073,099</u>
Total Expenditures			
Net Change in Fund Balance	(56,740)	14,411	(42,329)
Fund Balances - Beginning of Year	<u>970,161</u>	<u>554,140</u>	<u>1,524,301</u>
Fund Balances - End of Year	<u><u>\$ 913,421</u></u>	<u><u>\$ 568,551</u></u>	<u><u>\$ 1,481,972</u></u>

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances -Total Governmental Funds	\$	(42,329)
---	----	----------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(629,270)
--	--	-----------

Deferred amount on refunding is expensed at the fund level as other debt service costs in the year of refunding, however, at the government-wide level, it is treated as a deferred outflow of resources and amortized over the life of the debt. This is the current year amortization.		(4,278)
--	--	---------

Repayments of bond principal are expenditures at the fund level, but the payment reduces long-term liabilities at the government-wide level.		325,000
--	--	---------

Bond discounts on long term debt are reported as an other financing use at the fund level, however, they are netted against long term debt and amortized over the life of the bond at the government-wide level as interest. This is the current year interest.		(2,108)
---	--	---------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		5,351
---	--	-------

Change in Net Position of Governmental Activities	\$	(347,634)
---	----	-----------

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 382,399	\$ 382,399	\$ 389,066	\$ 6,667
Investment income	-	-	2,029	2,029
Total Revenues	<u>382,399</u>	<u>382,399</u>	<u>391,095</u>	<u>8,696</u>
Expenditures				
Current				
General government	135,495	135,495	155,068	(19,573)
Public safety	8,000	8,000	10,507	(2,507)
Physical environment	114,304	134,304	131,225	3,079
Transportation	<u>124,600</u>	<u>274,600</u>	<u>151,035</u>	<u>123,565</u>
Total Expenditures	<u>382,399</u>	<u>552,399</u>	<u>447,835</u>	<u>104,564</u>
Net Change in Fund Balances	-	(170,000)	(56,740)	113,260
Fund Balances - Beginning of Year	<u>-</u>	<u>170,000</u>	<u>970,161</u>	<u>800,161</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 913,421</u>	<u>\$ 913,421</u>

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 31, 2001, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Manatee County Ordinance #01-45 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Heritage Harbour South Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Heritage Harbour South Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Special Assessment Revenues and pledged Funds.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include buildings, infrastructure, and improvements other than buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	20 years
Infrastructure	15-30 years
Improvements other than buildings	20-25 years

d. Deferred Outflows of Resources

Deferred amounts on refunding are presented on the government-wide financial statements. The deferred resources are amortized over the life of the bonds using the straight-line method.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, bond discount is netted against the applicable long-term debt.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position (Continued)

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes, regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$886,365 and the carrying value was \$712,216. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Wells Fargo Government Money Market Fund	31 Days*	\$ 483,721
US Bank Money Market	N/A	255,848
Goldman Sachs Bank CD	11/2021	150,504
Total Investments		<u>\$ 890,073</u>

*Maturity is a weighted average maturity.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in Wells Fargo Government Money Market and US Bank Money Market are Level 1 assets. The investments in Goldman Sachs Bank are Level 2 investments.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment Wells Fargo Government Money Market Funds were rated AAAM by Standard and Poor's. The other investments were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the Wells Fargo Money Market Funds represent 54%, US Bank Money Market Funds represent 29%, and the Goldman Sachs Bank CD represents 17% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Disposals	Balance September 30, 2021
<u>Governmental activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 15,752,186	\$ -	\$ -	\$ 15,752,186
Capital assets, being depreciated:				
Building	1,926,276	-	-	1,926,276
Infrastructure	7,003,317	-	-	7,003,317
Improvements other than buildings	7,084,347	-	-	7,084,347
Total capital assets, being depreciated	16,013,940	-	-	16,013,940
Less accumulated depreciation for:				
Building	(1,623,783)	(96,314)	-	(1,720,097)
Infrastructure	(5,748,016)	(318,186)	-	(6,066,202)
Improvements other than buildings	(5,129,155)	(214,770)	-	(5,343,925)
Total accumulated depreciation	(12,500,954)	(629,270)	-	(13,130,224)
Total capital assets depreciated, net	3,512,986	(629,270)	-	2,883,716
Governmental activities capital assets	<u>\$ 19,265,172</u>	<u>\$ (629,270)</u>	<u>\$ -</u>	<u>\$ 18,635,902</u>

Current year depreciation of \$629,270 was charged to physical environment, \$439,006, and transportation, \$190,264.

NOTE D – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 6,365,000
Principal payments	<u>(325,000)</u>
Long-term debt at September 30, 2021	6,040,000
Less: bond discount, net	<u>(26,884)</u>
Bonds Payable, Net at September 30, 2021	<u>\$ 6,013,116</u>

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$5,915,000 Series 2013A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2014 maturing May 2034. Interest at various rates between 1.15% and 5.15% is due May and November beginning November 2013. Current portion is \$240,000. \$ 4,240,000

\$665,000 Series 2013A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2014 maturing May 2034. Interest at a rate of 6.00% is due May and November beginning November 2013. Current portion is \$25,000. 505,000

\$1,685,000 Series 2015 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2016 maturing May 2035. Interest at an interest rate of 3.80% is due May and November beginning November 2015. Current portion is \$70,000. 1,295,000

Bond payable 6,040,000

Less: bond discount, net (26,884)

Bonds Payable, Net at September 30, 2021 \$ 6,013,116

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 335,000	\$ 287,442	\$ 622,442
2023	355,000	273,345	628,345
2024	370,000	257,215	627,215
2025	385,000	240,147	625,147
2026	410,000	222,546	632,546
2027-2031	2,350,000	804,932	3,154,932
2032-2035	1,835,000	192,006	2,027,006
Totals	<u><u>\$ 6,040,000</u></u>	<u><u>\$ 2,277,633</u></u>	<u><u>\$ 8,317,633</u></u>

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Refunding Bonds

Significant Bond Provisions

The Series 2013A-1 and Series 2013A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2023 at a redemption price equal to the principal amount of the Series 2013A-1 Bonds and Series 2013A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013A-1 and Series 2013A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2015 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2013A-1 and Series 2013A-2 Reserve Accounts were funded from the proceeds of the Series 2013A-1 and Series 2013A-2 Bonds in amounts equal to 50 percent of the outstanding maximum annual debt services of the Series 2013A-1 and Series 2013A-2 Bonds. The Series 2015 Reserve Accounts were funded from the proceeds of the Series 2015 Bonds in amounts equal to 25 percent of the outstanding maximum annual debt service of the Series 2015 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants (Continued)

Capital Improvement Revenue Refunding Bonds (Continued)

The following is a schedule of required reserve balances as of September 30, 2021:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Refunding Bonds, Series 2013A-1	\$ 226,259	\$ 223,126
Capital Improvement Revenue Refunding Bonds, Series 2013A-2	\$ 29,001	\$ 29,000
Capital Improvement Revenue Refunding Bonds, Series 2015	\$ 30,421	\$ 30,421

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments for the 2020-2021 fiscal year were levied in October 2020.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Heritage Harbour South Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated April 28, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Heritage Harbour South Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Heritage Harbour South Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Heritage Harbour South Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors
Heritage Harbour South Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Heritage Harbour South Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Heritage Harbour South Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated April 28, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 28, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

To the Board of Supervisors
Heritage Harbour South Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Heritage Harbour South Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Heritage Harbour South Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Heritage Harbour South Community Development District. It is management's responsibility to monitor the Heritage Harbour South Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Heritage Harbour South Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: N/A
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$42,057
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The FY 2021 budget was amended, see below.



To the Board of Supervisors
Heritage Harbour South Community Development District

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Heritage Harbour South Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$127.42 - \$641.28 and Debt Service \$227.92 - \$1,898.18
- 8) The amount of special assessments collected by or on behalf of the District: \$1,026,155
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2013, \$4,745,000 maturing May 2034, Series 2015, \$1,295,000 maturing in May 2035.

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 382,399	\$ 389,066	\$ 6,667
Investment income	-	2,029	2,029
Total Revenues	382,399	391,095	8,696
Expenditures			
Current			
General government	135,495	155,068	(19,573)
Public safety	8,000	10,507	(2,507)
Physical environment	114,304	131,225	(16,921)
Transportation	124,600	151,035	(26,435)
Total Expenditures	382,399	447,835	(65,436)
Net Change in Fund Balances	-	(56,740)	(56,740)
Fund Balances - Beginning of Year	-	970,161	970,161
Fund Balances - End of Year	\$ -	\$ 913,421	\$ 913,421



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Heritage Harbour South Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2022



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

We have examined Heritage Harbour South Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Heritage Harbour South Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Heritage Harbour South Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Heritage Harbour South Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Heritage Harbour South Community Development District's compliance with the specified requirements.

In our opinion, Heritage Harbour South Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2022

Tab 5

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbour South Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____, 2022

HOUR: _____ PM

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF JUNE 2022.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2022/2023

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2022/2023



Rizzetta & Company

Heritage Harbour South Community Development District

www.heritageharboursouthcdd.org

Proposed Budget for Fiscal Year 2022/2023

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	1
Reserve Fund Budget for Fiscal Year 2022/2023	4
Debt Service Fund Budget for Fiscal Year 2022/2023	5
Assessments Charts for Fiscal Year 2022/2023	6
General Fund Budget Account Category Descriptions	9
Reserve Fund Budget Account Category Descriptions	15
Debt Service Fund Budget Account Category Descriptions	15



Rizzetta & Company

Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1							
2	REVENUES						
3							
4	Interest Earnings						
5	Interest Earnings	\$ 23	\$ 23	\$ -	\$ -	\$ -	
6	Special Assessments						
7	Tax Roll*	\$ 294,683	\$ 294,683	\$ 292,399	\$ 292,399	\$ -	
8							
9	TOTAL REVENUES	\$ 294,706	\$ 294,706	\$ 292,399	\$ 292,399	\$ -	
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	
12							
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 294,706	\$ 294,706	\$ 292,399	\$ 292,399	\$ -	
14							
15	EXPENDITURES - ADMINISTRATIVE						
16							
17	Legislative						
18	Supervisor Fees	\$ 5,600	\$ 9,600	\$ 9,000	\$ 9,000	\$ -	Add \$1000 5 Sup, 10 meetings
19	Financial & Administrative						
20	Administrative Services	\$ 2,919	\$ 5,004	\$ 5,004	\$ 5,004	\$ -	Add \$200 Economic Impact Increase
21	District Management	\$ 16,252	\$ 27,860	\$ 27,861	\$ 27,861	\$ -	Add \$1114 Economic Impact Increase
22	District Engineer	\$ 20,860	\$ 35,760	\$ 15,000	\$ 15,000	\$ -	Add \$10000 based on current trends with added radar sign rotations
23	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
24	Trustees Fees	\$ 9,213	\$ 9,213	\$ 9,000	\$ 9,000	\$ -	
25	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	Add \$210 Economic Impact Increase
26	Financial & Revenue Collections	\$ 3,063	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	Add \$210 Economic Impact Increase
27	Accounting Services	\$ 11,669	\$ 20,004	\$ 20,004	\$ 20,004	\$ -	Add \$800 Economic Impact Increase
28	Auditing Services	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ -	
29	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
30	Miscellaneous Mailings	\$ -	\$ -	\$ 250	\$ 250	\$ -	
31	Public Officials Liability Insurance	\$ 3,108	\$ 2,960	\$ 3,101	\$ 3,101	\$ -	Add \$629 Per EGIS Estimate FY 22-23

Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
32	Legal Advertising	\$ -	\$ -	\$ 500	\$ 500	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	
34	Miscellaneous Fees	\$ 750	\$ 1,286	\$ 350	\$ 350	\$ -	Add +1150 \$150 x 10 meetings
35	Website Hosting, Maintenance, Backup (and Email)	\$ 2,378	\$ 2,378	\$ 4,000	\$ 4,000	\$ -	
36	Misc. Administrative Fees	\$ -	\$ -	\$ 650	\$ 650	\$ -	
37	Legal Counsel						
38	District Counsel	\$ 11,615	\$ 19,911	\$ 25,000	\$ 25,000	\$ -	
39							
40	Administrative Subtotal	\$ 93,852	\$ 146,151	\$ 135,495	\$ 135,495	\$ -	
41							
42	EXPENDITURES - FIELD OPERATIONS						
43							
44	Law Enforcement						
45	Deputy	\$ 8,753	\$ 15,005	\$ 8,000	\$ 8,000	\$ -	\$4000 (Switch from MCSO to FHP, increased
46	Stormwater Control						
47	Misc. Aquatic Maintenance	\$ -	\$ 15,726	\$ 30,402	\$ 30,402	\$ -	BOS to reallocate as needed
48	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 4,750	\$ 4,750	\$ -	BOS to reallocate as needed
49	Aquatic Plant Replacement	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ -	BOS to reallocate as needed
50	Stormwater System Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	BOS to reallocate as needed
51	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	
52	Other Physical Environment						
53	General Liability Insurance	\$ 3,955	\$ 3,955	\$ 3,947	\$ 3,947	\$ -	Add \$799 Per EGIS Estimate FY 22-23
54	Property Insurance	\$ 15,960	\$ 15,960	\$ 14,955	\$ 14,955	\$ -	Add \$4197 Per EGIS Estimate FY 22-23
55	Irrigation Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	
56	Road & Street Facilities						
57	Sidewalk Repair & Maintenance	\$ 17,310	\$ 29,674	\$ 20,000	\$ 20,000	\$ -	
58	Roadway Repair & Maintenance	\$ 2,600	\$ 4,457	\$ 27,100	\$ 27,100	\$ -	
59	Gate Facility Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ -	
60	Street Sign Repair & Replacement	\$ 2,184	\$ 3,744	\$ 7,500	\$ 7,500	\$ -	
61	Contingency						
62	Miscellaneous Contingency	\$ -	\$ -	\$ 29,250	\$ 29,250	\$ -	
63	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	

**Proposed Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
64							
65	Field Operations Subtotal	\$ 50,762	\$ 88,522	\$ 156,904	\$ 156,904	\$ -	
66							
67	Contingency for County TRIM Notice						
68							
69	TOTAL EXPENDITURES	\$ 144,613	\$ 234,672	\$ 292,399	\$ 292,399	\$ -	Total that can be Reallocated from Lines 47 - 50 = \$43652
70							
71	EXCESS OF REVENUES OVER EXPENDITURES	\$ 64,263	\$ 60,034	\$ -	\$ -	\$ -	
72							

Proposed Budget
Heritage Harbour South Community Development District
Reserve Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 04/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ -	
6	Other Miscellaneous Revenues							
7	Miscellaneous Revenues (Interest Earnings)	\$ 2,450	\$ 2,450	\$ -	\$ 2,450	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 92,450	\$ 92,450	\$ 90,000	\$ 2,450	\$ 90,000	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 92,450	\$ 92,450	\$ 90,000	\$ 2,450	\$ 90,000	\$ -	
14								
15								
16	EXPENDITURES							
17								
18	Contingency							
19	Asphalt Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$182,888.35 to be taken out of current Reserve Fund of \$558,103. Remaining balance. Will be re-classed
20	Capital Reserves- Disaster	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	
21	Capital Reserves	\$ -	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ -	
22	Interfund Transfer	\$ (1,184)	\$ (1,184)	\$ -	\$ (1,184)	\$ -	\$ -	
23	Unrealized Gain/Loss on Investments	\$ (504)	\$ (504)	\$ -	\$ (504)	\$ -	\$ -	
24								
25	TOTAL EXPENDITURES	\$ (1,688)	\$ (1,688)	\$ 90,000	\$ 88,312	\$ 90,000	\$ -	
26								
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 90,762	\$ 90,762	\$ -	\$ 90,762	\$ -	\$ -	
28								

Heritage Harbour South Community Development District

5

Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2015	Series 2013	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$122,958.70	\$503,210.85	\$626,169.55
TOTAL REVENUES	\$122,958.70	\$503,210.85	\$626,169.55
EXPENDITURES			
Administrative			
Financial & Administrative			
			\$0.00
Debt Service Obligation	\$122,958.70	\$503,210.85	\$626,169.55
Administrative Subtotal	\$122,958.70	\$503,210.85	\$626,169.55
TOTAL EXPENDITURES	\$122,958.70	\$503,210.85	\$626,169.55
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

7.0%

Gross assessments**\$672,432.94****Notes:**

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Heritage Harbour South Community Development District

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$382,399.00
Collection Cost @	3%	\$12,335.45
Early Payment Discount @	4%	\$16,447.27
2022/2023 Total		<u>\$411,181.72</u>

2021/2022 O&M Budget	\$382,399.00
2022/2023 O&M Budget	\$382,399.00

Total Difference	<u>\$0.00</u>
------------------	---------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2013 Debt Service - Single Family 55'	\$466.27	\$466.27	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$309.24	\$309.24	\$0.00	0.00%
Total	\$775.51	\$775.51	\$0.00	0.00%
Series 2013 Debt Service - Single Family 65'	\$618.86	\$618.86	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$313.17	\$313.17	\$0.00	0.00%
Total	\$932.03	\$932.03	\$0.00	0.00%
Series 2013 Debt Service - Single Family 80'	\$771.46	\$771.46	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$321.01	\$321.01	\$0.00	0.00%
Total	\$1,092.47	\$1,092.47	\$0.00	0.00%
Series 2013 Debt Service - Single Family 85'	\$915.58	\$915.58	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$323.46	\$323.46	\$0.00	0.00%
Total	\$1,239.04	\$1,239.04	\$0.00	0.00%
Series 2013 Debt Service - Stone Harbour Condo	\$296.71	\$296.71	\$0.00	0.00%
Operations/Maintenance - Stone Harbour Condo	\$262.46	\$262.46	\$0.00	0.00%
Total	\$559.17	\$559.17	\$0.00	0.00%
Series 2013 Debt Service - Twin Villas	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Twin Villas	\$267.36	\$267.36	\$0.00	0.00%
Total	\$653.09	\$653.09	\$0.00	0.00%
Series 2013 Debt Service - Club Home	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Club Home	\$265.64	\$265.64	\$0.00	0.00%
Total	\$651.37	\$651.37	\$0.00	0.00%

Series 2013 Debt Service - Golf Course (per acre)	\$1,898.18	\$1,898.18	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$641.28	\$641.28	\$0.00	0.00%
Total	\$2,539.46	\$2,539.46	\$0.00	0.00%

Series 2015 Debt Service - LHC - Single Family 40'	\$303.90	\$303.90	\$0.00	0.00%
Operations/Maintenance - LHC - Single Family 40'	\$215.81	\$215.81	\$0.00	0.00%
Total	\$519.71	\$519.71	\$0.00	0.00%

Series 2015 Debt Service - Lighthouse Cove Condo	\$227.92	\$227.92	\$0.00	0.00%
Operations/Maintenance - Lighthouse Cove Condo	\$200.53	\$200.53	\$0.00	0.00%
Total	\$428.45	\$428.45	\$0.00	0.00%

Debt Service - Townhomes (Parcel 17)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Townhomes (Parcel 17)	\$184.49	\$184.49	\$0.00	0.00%
Total	\$184.49	\$184.49	\$0.00	0.00%

Debt Service - Aquaterra (per acre)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$127.42	\$127.42	\$0.00	0.00%
Total	\$127.42	\$127.42	\$0.00	0.00%

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET			\$382,399
COLLECTION COSTS @	3.0%		\$12,335
EARLY PAYMENT DISCOUNT @	4.0%		\$16,447
TOTAL O&M ASSESSMENT			\$411,182
O&M 1	Admin and Reuse Water	O&M 2	Stormwater Facilities
\$191,647		\$44,652	
\$14,425		\$3,361	
\$206,072		\$48,013	
		O&M 3	Community Specific Costs (Roadway/Landscape/Gate)
		\$56,100	
		\$4,223	
		\$60,323	
		O&M 4	Contingency/Disaster (Community Restoration)
		\$90,000	
		\$6,774	
		\$96,774	

LOT SIZE	ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
	O&M 1 UNITS	TOTAL	O&M 1	O&M 2 UNITS	TOTAL	O&M 2	O&M 3 UNITS	TOTAL	O&M 3	O&M 4 UNITS	TOTAL	O&M 4	TOTAL	2013 DEBT	2015 DEBT	TOTAL (3)
		O&M BUDGET	PER UNIT		O&M BUDGET	PER UNIT		O&M BUDGET	PER UNIT		O&M BUDGET	PER UNIT	O&M	SERVICE ⁽²⁾	SERVICE ⁽²⁾	
SB - Single Family 55'	248	\$38,435.97	\$154.98	248	\$8,152.75	\$32.87	248	\$14,341.20	\$57.83	248	\$15,762.53	\$63.56	\$309.24	\$466.27		\$775.51
SB - Single Family 65'	225	\$35,313.43	\$156.95	225	\$7,836.66	\$34.83	225	\$13,011.17	\$57.83	225	\$14,300.68	\$63.56	\$313.17	\$618.86		\$932.03
SB - Single Family 80'	154	\$24,775.24	\$160.88	154	\$5,966.10	\$38.74	154	\$8,905.42	\$57.83	154	\$9,788.02	\$63.56	\$321.01	\$771.46		\$1,092.47
SB - Single Family 85'	19	\$3,080.02	\$162.11	19	\$759.30	\$39.96	19	\$1,098.72	\$57.83	19	\$1,207.61	\$63.56	\$323.46	\$915.58		\$1,239.04
Stone Harbour Condo	120	\$15,784.43	\$131.54	120	\$3,226.18	\$26.88	120	\$4,857.50	\$40.48	120	\$7,627.03	\$63.56	\$262.46	\$296.71		\$559.17
Twin Villas	145	\$19,428.97	\$133.99	145	\$4,252.76	\$29.33	145	\$5,869.48	\$40.48	145	\$9,216.00	\$63.56	\$267.36	\$385.73		\$653.09
Club Home	36	\$4,792.80	\$133.13	36	\$1,025.06	\$28.47	36	\$1,457.25	\$40.48	36	\$2,288.11	\$63.56	\$265.64	\$385.73		\$651.37
Golf Course	24.26	\$7,796.93	\$321.39	24.26	\$6,188.98	\$255.11	24.26	\$29.61	\$1.22	24.26	\$1,541.93	\$63.56	\$641.28	\$1,898.18		\$2,539.46
LHC - Single Family 40'	245	\$26,498.52	\$108.16	245	\$4,582.62	\$18.70	245	\$6,220.30	\$25.39	245	\$15,571.86	\$63.56	\$215.81		\$303.90	\$519.71
Lighthouse Cove Condo	255	\$25,628.73	\$100.50	255	\$4,769.66	\$18.70	255	\$4,531.93	\$17.77	255	\$16,207.44	\$63.56	\$200.53		\$227.92	\$428.45
Parcel 17 Townhome	44	\$4,068.42	\$92.46	44	\$1,252.85	\$28.47	0	\$0.00	\$0.00	44	\$2,796.58	\$63.56	\$184.49			\$184.49
Aquaterra 2	4	\$255.43	\$63.86	0	\$0.00	\$0.00	0	\$0.00	\$0.00	4	\$254.23	\$63.56	\$127.42			\$127.42
Aquaterra	3.338	\$213.15	\$63.86	0	\$0.00	\$0.00	0	\$0.00	\$0.00	3.338	\$212.16	\$63.56	\$127.42			\$127.42
1522.598				1515.26	\$48,012.90		1471.26	\$60,322.58		1522.598	\$96,774.19					
Collection Costs/Discounts				(\$3,360.90)			(\$4,222.58)			(\$6,774.19)						
Net Revenue				\$44,652.00			\$56,100.00			\$90,000.00						

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

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

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

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

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

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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