



Rizzetta & Company

Heritage Harbour South Community Development District

Board of Supervisors' Meeting September 6, 2022

**Stoneybrook Recreation Center
200 Golden Harbour Trail
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

August 29, 2022

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

AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, September 6, 2022, at 3:00 p.m.** at the **Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.** The following is the 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 August 2, 2022..... Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for June and July 2022 Tab 2
 - C.** HOA Updates
 1. Heritage Harbour Master HOA
 - A.** Consideration of Heritage Harbour Master Association's Approval & Funding Commitment to Establish Half Acre Performance for Beacon Lake..... Tab 3
 - B.** Consideration of Request by Heritage Harbour Master HOA For Financial Participation for 2022 Reserve Study..... Tab 4
 - C.** Review of 2022 Reserve Study..... Tab 5
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
 - A.** Golf Cart Crossing Update
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
 1. District Manager's Report Tab 6
- 5. OLD BUSINESS**
 - A.** None

6. NEW BUSINESS

- A.** Public Hearing on the Fiscal Year 2022-2023 Final Budget
 - 1. Consideration of Resolution 2022-03, Adopting the Final Budget for Fiscal Year 2022-2023, and Appropriating Funds Tab 7
- B.** Consideration of Resolution 2022-04, Imposing Special Assessments and Certifying an Assessment Roll Tab 8
- C.** Consideration of Resolution 2022-05, Adopting the Fiscal Year 2022-2023 Meeting Schedule..... Tab 9
- D.** Consideration of the Second Addendum to the Contract for Professional District Services..... Tab 10
- E.** Consideration of Campus Suite Website Addendum Tab 11

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, August 2, 2022, at 3:08 p.m.** at the **Heritage Harbour South Stoneybrook Recreation Center located 200 Golden Harbour Trail, Bradenton, FL 34214.** 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
Tom Bakalar	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen & Mooney, Fernandez & Jackson P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Gene Zeiner	Representative; MHOA
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:08 PM.

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting held on
June 7, 2022**

Amendments were provided.

On a Motion from Mr. Brodersen seconded by Mr. Bakalar, with all in favor, the Board approved the Minutes of the June 7, 2022, Board of Supervisors meeting, as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Special Meeting held on June 21, 2022

On a Motion from Mr. Neville seconded by Mr. Frankel, with all in favor, the Board approved the Minutes of the June 21, 2022, Board of Supervisors special meeting for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for May 2022

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

On a Motion from Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board approved to ratify the payment of the invoices for May 2022 (\$17,457.50), 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. Zeiner was present. He informed the Board of a letter received from Medallion regarding watercolor place. Mr. Schappacher noted that he has a meeting scheduled with Medallion and will report back to the Board with any information pertinent to the CDD. Mr. Zeiner requested and received concurrence from the Board to open bathrooms at the soccer field. The board discussed the remediations that are needed in some of the pond banks. Mr. Bakalar volunteered to donate his own time to review bank remediation efforts with the Master. There was discussion of a tree that has been uprooted and needs to be removed, the master will have the tree removed.

2. Stoneybrook HOA

Mr. Zeiner was present, no report given at the time.

3. Lighthouse Cove HOA

Not present; no report given at the time.

4. Lennar Property Update- Andy Cohen

Mr. Cohen discussed the Lennar properties with the Board. Mr. Cohen will reach out

to the counsel of the HOA entities then confer with Mr. Schappacher to compile a full list of all parcels that Lennar is offering. When the time is right, Mr. Cohen will also reach out to Lennar Counsel to discuss adding an indemnification provision.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. District Counsel Update

Mr. Cohen was present. He discussed the resignation of Mr. Brodersen effective October 1st, 2022. Mr. Cohen also informed the Board of possible options for electing a new board member. The board can advertise that they are soliciting applications for new board members.

B. District Engineer

Mr. Schappacher was present. He informed the Board that the paving is completed, however, they are still waiting for the striping to become available. The speed bumps are not painted yet. Mr. Schappacher also told the Board that the wetland signs replacement is completed. Mr. Schappacher let the Board know that there is a grate on hole 13 that needs to be replaced and a vendor has been contacted to complete the job. Steve Schwartz is working on the reserve study and Mr. Schappacher has reached out to him.

C. District Manager

The next regularly scheduled meeting will be held on Tuesday, September 6, 2022, at 3:00P.M. at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

1. Review of District Manager Report

Ms. Newsome presented the district manager report to the Board.

SEVENTH ORDER OF BUSINESS

Old Business

Nothing to report at the time.

EIGHTH ORDER OF BUSINESS

New Business

A. Discussion of Illegal Dumping on Wetlands

On a Motion from Mr. Parker, seconded by Mr. Brodersen, with all in favor, the Board accepted the inappropriate dumping procedure as proposed by Mr. Bakalar for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Frankel requested that FHP fill out report as presented with more detailed information. He also requested that they patrol the soccer field as well. Mr. Neville asked management to inquire from FHP why tickets are not being issued, he asked if there is something prohibiting them from issuing tickets.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Brodersen, seconded by Mr. Frankel, with all in favor, the Board of Supervisors approved to adjourn the meeting at 4:49 p.m., for the Heritage Harbour South Community Development District.

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 June 2022 For Board Approval

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

The total items being presented: **\$9,837.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cale Stevens	001625	Stevens 052322	Off Duty Deputy 05/23/22	\$ 225.00
Cale Stevens	001625	Stevens 052522	Off Duty Deputy 05/25/22	\$ 225.00
Cale Stevens	001631	Stevens 06/08/22	Off Duty Deputy 06/08/22	\$ 225.00
Jeremy R. Cohen	001624	Cohen 05/22	Off Duty Scheduler Fees 05/22	\$ 225.00
Jeremy R. Cohen	001627	Cohen 06/22	Off Duty Scheduler Fees 06/22	\$ 225.00
Louis Brodersen	001626	LB060722	Board of Supervisor Meeting 06/07/22	\$ 200.00
Louis Brodersen	001634	LB062122	Board of Supervisor Meeting 06/21/22	\$ 200.00
Mark Jablonski	001629	Jablonski 06/03/22	Off Duty Deputy 06/03/22	\$ 225.00
Michael Joseph Neville	001630	MN060722	Board of Supervisor Meeting 06/07/22	\$ 200.00
Michael Joseph Neville	001636	MN062122	Board of Supervisor Meeting 06/21/22	\$ 200.00
Persson, Cohen & Mooney, P.A	001622	2179	Legal Services 05/22	\$ 1,668.75

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Philip I Frankel	1628	PF060702	Board of Supervisor Meeting 06/07/22	\$ 200.00
Philip I Frankel	1635	PF062122	Board of Supervisor Meeting 06/21/22	\$ 200.00
Rizzetta & Company, Inc.	1623	INV0000068673	District Management Fees 06/22	\$ 5,018.25
Tad Parker	1632	TP060722	Board of Supervisor Meeting 06/07/22	\$ 200.00
Tad Parker	1637	TP062122	Board of Supervisor Meeting 06/21/22	\$ 200.00
Thomas G Bakalar	1633	TB062122	Board of Supervisor Meeting 06/21/22	<u>\$ 200.00</u>
Report Total				<u>\$ 9,837.00</u>

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: 05/23/2022
START TIME: 4:00 PM
END TIME: 8:00 PM

Date Rec'd Rizzetta & Co., Inc. 06/03/22
D/M approval CN Date 06/13/22
Date entered 06/10/22
Fund 001 GL 52100 OC 3401
Check # _____

TO BE COMPLETED AT DETAIL:

DATE: 05/23/2022
TROOPER NAME: Cale Stevens
SOCIAL SECURITY NUMBER: ON FILE
TIME TROOPER IN : 4:00 PM
TIME TROOPER OUT: 8:00 PM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

2 Traffic Stops
2 Warnings
1 Equipment Notice

Patrolled community and construction areas. Routinely checked basketball courts, dog park and recreation center parking lots for loitering and prowling or vehicle burglary.

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: 05/25/2022
START TIME: 4:00 PM
END TIME: 8:00 PM

Date Rec'd Rizzetta & Co., Inc. 06/03/22
D/M approval CN Date 06/13/22
Date entered 06/10/22
Fund 001 GL 52100 OC 3401
Check # _____

TO BE COMPLETED AT DETAIL:

DATE: 05/25/2022
TROOPER NAME: Cale Stevens
SOCIAL SECURITY NUMBER: ON FILE
TIME TROOPER IN : 4:00 PM
TIME TROOPER OUT: 8:00 PM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

3 Traffic Stops
3 Warnings
1 Faulty Equipment Notice

Patrolled community and construction areas. Routinely checked basketball courts, dog park and recreation center parking lots for loitering and prowling or vehicle burglary.

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: 06/08/2022
START TIME: 4:00 PM
END TIME: 8:00 PM

Date Rec'd Rizzetta & Co., Inc. 06/09/22
D/M approval CN Date 06/20/22
Date entered 06/17/22
Fund 001 GL 52100 OC 3401
Check # _____

TO BE COMPLETED AT DETAIL:

DATE: 06/08/2022
TROOPER NAME: Cale Stevens
SOCIAL SECURITY NUMBER: ON FILE
TIME TROOPER IN : 4:00 PM
TIME TROOPER OUT: 8:00 PM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

2 Traffic Stops
2 Warnings
1 Faulty Equipment Notice

Patrolled community, construction areas and power line easement (kids are driving golf carts down the length of easement). Routinely checked basketball courts, dog park and recreation center parking lots for loitering and prowling or vehicle burglary.

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: May scheduler's fee
START TIME:
END TIME:

Date Rec'd Rizzetta & Co., Inc. 06/03/22
D/M approval CN Date 06/13/22
Date entered 06/10/22
Fund 001 GL 52900 OC 3403
Check # _____

TO BE COMPLETED AT DETAIL:

DATE:
TROOPER NAME: Jeremy Cohen
SOCIAL SECURITY NUMBER: On File
TIME TROOPER IN :
TIME TROOPER OUT:

TOTAL AMOUNT DUE TO TROOPER: \$225 Monthly scheduler's fee

ADDRESS TO REMIT PAYMENT TO: ON FILE

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: June scheduler's fee
START TIME:
END TIME:

Date Rec'd Rizzetta & Co., Inc. 06/09/22

D/M approval CN Date 06/20/22

Date entered 06/17/22

Fund 001 GL 52900 OC 3403

Check #

TO BE COMPLETED AT DETAIL:

DATE:
TROOPER NAME: Jeremy Cohen
SOCIAL SECURITY NUMBER: On File
TIME TROOPER IN :
TIME TROOPER OUT:

TOTAL AMOUNT DUE TO TROOPER: \$225 Monthly scheduler's

fee ADDRESS TO REMIT PAYMENT TO:

HERITAGE HARBOUR SOUTH CDD

Meeting Date: 06-07-2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid	
Mike Neville	✓	✓	MN060722
Philip Frankel	✓	✓	PF060722
Tad Parker	✓	✓	TP060722
Louis Brodersen	✓	✓	LB060722
Thomas Bakalar			

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:01 P
Meeting End Time:	5:15 P
Total Meeting Time:	2 H 14 M

Time Over (3) Hours:

Total at \$175 per Hour: \$0.00

Date Rec'd Rizzetta & Co., Inc. 06/09/22

D/M approval CN Date 06/20/22

Date entered 06/17/22


Fund 001 GL 51100 OC 1101

Check #

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature: 

HERITAGE HARBOUR SOUTH CDDMeeting Date: 06-21-2022**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Mike Neville	X	X
Philip Frankel	X	X
Tad Parker	X	X
Louis Brodersen	X	X
Thomas Bakalar	X	X

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	3:06P
Meeting End Time:	5:02P
Total Meeting Time:	1H56M

Time Over _____ (3) Hours:	
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Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.585
Mileage to Charge	\$0.00

DM Signature: Christina Newsome

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CN Date 06/24/22

Date entered _____ 06/24/22

Fund 001 GL 51100 OC 1101

Check # _____

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: 10/11/2021
START TIME: 8:00PM
END TIME: 12:00AM

Date Rec'd Rizzetta & Co., Inc. 06/09/22
D/M approval CN Date 06/20/22
Date entered 06/17/22
Fund 001 GL 52100 OC 3401
Check # _____

TO BE COMPLETED AT DETAIL:

DATE: 06/03/2022
TROOPER NAME: Mark Jablonski
SOCIAL SECURITY NUMBER: ON FILE
TIME TROOPER IN : 08:00 PM
TIME TROOPER OUT: 12:00 AM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

8 Traffic Stops (Stone Harbour Loop, River Heritage Blvd)

8 Warnings for Speed (37-45)

1 Warning for DL violation

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.



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

INVOICE

Invoice # 2179
Date: 06/02/2022
Due On: 07/02/2022

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
(\$0.00	+ \$1,668.75	) - ( \$0.00	) = \$1,668.75

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RDJ	05/02/2022	Review agenda and materials to prepare for upcoming Board of Supervisors meeting; confer with A. Cohen regarding same.	1.25	\$267.00	\$333.75
Service	RDJ	05/03/2022	Continue preparing for and attend Board of Supervisors meeting.	2.75	\$267.00	\$734.25
Service	AHC	05/04/2022	Follow-up on action items from 5/3 CDD meeting. Tele-conv. with Chairman re: pending issues.	0.50	\$267.00	\$133.50
Service	AHC	05/12/2022	Review draft correspondence prepared by District Manager re: joint meeting to discuss Lennar deed. Provide revisions to correspondence.	0.25	\$267.00	\$66.75
Service	AHC	05/17/2022	Review draft correspondence prepared by District Manager re: golf club renovations and provide comments.	0.25	\$267.00	\$66.75
Service	AHC	05/19/2022	Review summary from May CDD meeting. Tele-conv. with District Manager and review revised proposed letter related to golf course renovations and pond revisions.	0.25	\$267.00	\$66.75
Service	AHC	05/24/2022	Review further revised correspondence to Manatee County and attached construction	0.25	\$267.00	\$66.75

plans re: pond reconfiguration by golf
course. Tele-conv. with District Manager.

Service	AHC	05/27/2022	Tele-conv. with Chairman re: pending items for upcoming CDD meeting.	0.25	\$267.00	\$66.75
Service	AHC	05/31/2022	Review e-mail from Chairman re: 6/7 meeting. Draft Resolution for adoption of budget and e-mail to District management. Initial review of agenda package for 6/7 CDD meeting.	0.50	\$267.00	\$133.50

Subtotal \$1,668.75
 Date Rec'd Rizzetta & Co., Inc. 06/02/22
 D/M approval CN Date 06/07/22 Total \$1,668.75
 Date entered 6/3/22
 Fund 001 GL 51400 OC 3107

Detailed Statement of Account

Check # _____

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2179	07/02/2022	\$1,668.75	\$0.00	\$1,668.75
Outstanding Balance				\$1,668.75
Total Amount Outstanding				\$1,668.75

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 #
6/1/2022	INV0000068673

Bill To:

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

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

Description		Qty	Rate	Amount
Accounting Services	3201	1.00	\$1,667.00	\$1,667.00
Administrative Services	3100	1.00	\$417.00	\$417.00
Email Accounts, Admin & Maintenance	4904	5.00	\$15.00	\$75.00
Financial & Revenue Collections	3111	1.00	\$437.50	\$437.50
Management Services	3101	1.00	\$2,321.75	\$2,321.75
Website Compliance & Management	4904	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>05/24/22</u></p> <p>D/M approval <u>CN</u> Date <u>06/07/22</u></p> <p>Date entered <u>06/03/22</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>See Above</u></p> <p>Check # <u></u></p>				
		Subtotal		\$5,018.25
		Total		\$5,018.25

Tab 2A

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 July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,071.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 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	001642	Invoice #23	Sidewalk Repairs 06/22	\$ 4,319.00
Cale Stevens	001641	Stevens 06/15/22	Off Duty Deputy 06/15/22	\$ 225.00
Innersync	001643	20578	Website Service Quarterly 07/22	\$ 384.38
Mark Jablonski	001639	Jablonski 06/13/22	Off Duty Deputy 06/13/22	\$ 225.00
Mark Jablonski	001639	Jablonski 06/17/22	Off Duty Deputy 06/17/22	\$ 225.00
Mark Jablonski	001649	Jablonski 07/06/22	Off Duty Deputy 07/06/22	\$ 225.00
Mark Jablonski	001649	Jablonski 07/15/22	Off Duty Deputy 07/15/22	\$ 225.00
McClatchy Company LLC	001646	276928	Legal Advertising 06/22	\$ 79.56
McClatchy Company LLC	001646	68068	Legal Advertising 10/21	\$ 79.56
P.J. Goldman Painting, Inc.	001644	4762	Storm Nose Painting 06/22	\$ 5,016.00
Persson, Cohen & Mooney, P.A	001647	2286	Legal Services 06/22	\$ 3,137.25
Rizzetta & Company, Inc.	1645	INV0000069308	District Management Fees 07/22	\$ 5,018.25

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sarasota Signs and Visuals, Inc	1638	INV-23879	Remove, Furnish & Install Signs 50% Dep	\$ 943.33
Schappacher Engineering LLC	1640	2167	Engineering Services 05/22	\$ 2,497.50
Schappacher Engineering LLC	1648	2185	Engineering Services 06/22	\$ 3,471.93
Wells Fargo Bank	1650	2111172	Trustee Fee 7/19/22-07/18/2023	<u>\$ 7,000.00</u>
Report Total				<u>\$ 33,071.76</u>

INVOICE

A N J EXCAVATION LLC

INVOICE # 23
DATE: JUNE 23, 2022

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

TO Heritage Harbour CDD
c/o Rizzetta & Company, Inc
3434 Colwell Avenue, Suite 200
Tampa, FL. 33614

JOB SITE ADDRESS	START DATE	END DATE
Heritage Harbour Sidewalk Repairs Bid Form 2-3-22	June	June

LINE ITEM	DESCRIPTION	LINE TOTAL
1	Grind Sidewalk Joint 53 @ 48.00 Ea.	\$2,544.00
2	Remove and replace 5' wide sidewalk 25LF @ 55.00	1,375.00
3	Remove and replace 2' triangles	200.00
4	Epoxy patch sidewalk	100.00
5	Misc. work and cleanup	100.00
TOTAL		\$4,319.00

Date Rec'd Rizzetta & Co., Inc. 07/07/22

D/M approval CN Date 07/08/22 Make all checks payable to A N J EXCAVATION LLC

THANK YOU FOR YOUR BUSINESS!

Date entered 07/07/22

Fund 001 GL 54100 OC 4610

RECOMMENDED FOR PAYMENT:

Check #

Rick Schuppala 7/7/22

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: 06/15/2022
START TIME: 4:00 PM
END TIME: 8:00 PM

TO BE COMPLETED AT DETAIL:

DATE: 06/15/2022
TROOPER NAME: Cale Stevens
SOCIAL SECURITY NUMBER: ON FILE
TIME TROOPER IN : 4:00 PM
TIME TROOPER OUT: 8:00 PM

Date Rec'd Rizzetta & Co., Inc. 06/19/22
D/M approval CN Date 07/05/22
Date entered 07/01/22
Fund 001 GL 52100 OC 3401
Check # _____

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

3 Traffic Stops
3 Warnings
0 Faulty Equipment Notice

Patrolled community, construction areas and power line easement (kids are driving golf carts down the length of easement). Routinely checked basketball courts, dog park and recreation center parking lots for loitering and prowling or vehicle burglary.

INVOICE

BILL TO

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

INVOICE # 20578**DATE** 07/01/2022**DUE DATE** 07/16/2022**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. 07/01/22

D/M approval CN Date 07/08/22

Date entered 07/07/22

Fund 001 GL 51300 OC 4904

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.

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: 10/11/2021
START TIME: 6:00AM
END TIME: 10:00AM

Date Rec'd Rizzetta & Co., Inc. 06/19/22
D/M approval CN Date 07/05/22
Date entered 07/01/22
Fund 001 GL 52100 OC 3401
Check # _____

TO BE COMPLETED AT DETAIL:

DATE: 06/17/2022
TROOPER NAME: Mark Jablonski
SOCIAL SECURITY NUMBER: 08:00 PM
TIME TROOPER IN : 12:00 AM
TIME TROOPER OUT:

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

7 Traffic Stops:

7 Warnings for Speed

1 Misdemeanor Arrest for No DL

1 Citizen Assist (Disabled Vehicle)

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.

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: 10/11/2021
START TIME: 6:00AM
END TIME: 10:00AM

TO BE COMPLETED AT DETAIL:

DATE: 07/06/2022
TROOPER NAME: Mark
SOCIAL SECURITY NUMBER: Jablonski
TIME TROOPER IN : 08:00 PM
TIME TROOPER OUT: 12:00 AM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

6 Traffic Stops:

5 Warnings for Speed

1 Warning for Expired Registration

1 Citation for Speed

Date Rec'd Rizzetta & Co., Inc. 07/19/22

D/M approval CN Date 07/25/22

Date entered 07/21/22

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.

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: 10/11/2021
START TIME: 6:00AM
END TIME: 10:00AM

TO BE COMPLETED AT DETAIL:

DATE: 07/15/2022
TROOPER NAME: Mark
SOCIAL SECURITY NUMBER: Jablonski
TIME TROOPER IN : 08:00 PM
TIME TROOPER OUT: 12:00 AM

TOTAL AMOUNT DUE TO TROOPER: \$225.

ADDRESS TO REMIT PAYMENT TO:

ACTIVITY:

6 Traffic Stops:

6 Warnings for speed

1 Warning for Fail to Exhibit DL

1 Warning for Obstructed Tag

Date Rec'd Rizzetta & Co., Inc. 07/19/22
D/M approval CN Date 07/25/22
Date entered 07/21/22
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.



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

Heritage Harbour South CDD
3434 Colwell Ave., Ste. 200
Tampa FL 33614

MEMO INVOICE	
Order No.:	276928
Memo Date:	06/15/2022
Bill-To Account:	56699
Sales Rep:	Stefani Beard

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
06/15/2022 - 06/15/2022	276928	Print Legal Ad IPL0077278	BRD-Bradenton Herald Legal | Legals & Public Notices CLS	1 x 67 L	67 L	1	\$79.56

Date Rec'd Rizzetta & Co., Inc. 07/06/22
D/M approval CN Date 07/18/22
Date entered 07/15/22
Fund 001 GL 51300 OC 4801
Check # _____

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

Heritage Harbour South CDD
3434 Colwell Ave., Ste. 200
Tampa FL 33614

MEMO INVOICE	
Order No.:	276928
Account No.:	56699
Account Name:	Heritage Harbour South CDD
Order Amount:	\$79.56

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
56699	276928	Print Legal Ad - IPL0077278		\$79.56	1	67 L

Attention: Christy Cruz
Heritage Harbour South CDD
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

NOTICE OF PUBLIC MEETING HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Harbour South Community Development District will hold a special meeting on June 21, 2022 at 3:00 p.m. at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

The purpose of the meeting is to consider pending business matters related to the District; and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Heritage Harbour South Community Development District
Christina Newsome, District Manager
IPL0077278
Jun 15 2022

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 1

Beginning Issue of: 06/15/2022

Ending Issue of: 06/15/2022

THE STATE OF FLORIDA COUNTY OF MANATEE

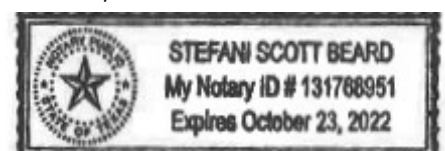
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ryan Dixon

Sworn to and subscribed before me this 15th day of June in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

Heritage Harbour South CDD
Attn: Accounts Payable
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

INVOICE

Invoice No.: 68068
Invoice Date: 10/31/2021
Due Date: 11/25/2021
Bill-To Account: 56699
Sales Rep: Ryan Dixon

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
10/25/2021 - 10/25/2021	156838	Print Legal Ad IPL0045822	BRD-Bradenton Herald Legal | Legals & Public Notices CLS	1 x 67 L	67 L	1	\$79.56

Summary

Total Net Amount:	\$79.56
Payments/Credits:	\$79.56
Amount Due:	\$0.00

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CN Date 06/07/22
Date entered 6/3/22
Fund 001 GL 51300 OC 4801
Check # _____

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

ADVERTISING INVOICE

Heritage Harbour South CDD
Attn: Accounts Payable
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

INVOICE

Invoice No.: 68068
Account No.: 56699
Account Name: Heritage Harbour South CDD
Amount Due: \$0.00

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

0000056699 0000068068 0000000000 4



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
56699	156838	Print Legal Ad - IPL0045822		\$79.56	1	67 L

Attention: Christy Cruz
Heritage Harbour South CDD
3434 Colwell Ave., Ste. 200
Tampa, FL 33614

NOTICE OF PUBLIC MEETING HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Harbour South Community Development District will hold a regular meeting on November 2, 2021 at 3:00 p.m. at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

The purpose of the meeting is to consider pending business matters related to the District; and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Heritage Harbour South Community Development District
Christina Newsome, District Manager
IPL0045822
Oct 25 2021

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 1

Beginning Issue of: 10/25/2021

Ending Issue of: 10/25/2021

THE STATE OF FLORIDA COUNTY OF MANATEE

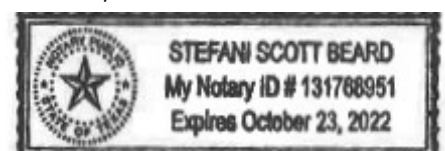
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ryan Dixon

Sworn to and subscribed before me this 2nd day of June in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

P.J. GOLDMAN PAINTING, INC.

2840 21st Street Ct E

Palmetto, FL 34221

(941) 722-0444

pjgoldman@yahoo.com

Invoice**BILL TO**

Heritage Harbour CDD South
c/o Rizzetta and Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

SHIP TO

Heritage Harbour CDD South
Bradenton, FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4762	06/07/2022	\$5,016.00	06/17/2022	Net 10 days	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		STORM INLET NOSE PAINTING			
	Paint	Item 1 - Prep surface, paint metal inlet nosing	152	33.00	5,016.00
		BALANCE DUE			\$5,016.00

Date Rec'd Rizzetta & Co., Inc. 06/20/22D/M approval CN Date 07/08/22Date entered 07/08/22Fund 001 GL 54100 OC 4611

Check # _____

RECOMMENDED FOR PAYMENT:

Mike Schepers 6/18/22

[REDACTED]

JUL 06 2022



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

INVOICE

Invoice # 2286
Date: 07/06/2022
Due On: 08/06/2022

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
(\$0.00	+ \$3,137.25	) - ( \$0.00	) = \$3,137.25

HHSOUTH

Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	06/01/2022	Review draft budget for presentation at June CDD meeting. Exchange e-mails with District management re: ad for joint meeting to discuss Lennar deed.	0.25	\$267.00	\$66.75
Service	AHC	06/02/2022	Review draft minutes from 5/3 CDD meeting and provide revisions. Exchange e-mails with Supervisor Bakalar re: budget comments/questions.	0.75	\$267.00	\$200.25
Service	RDJ	06/02/2022	Review agenda and materials to prepare for upcoming Board of Supervisors meeting; confer with A. Cohen regarding same.	1.00	\$267.00	\$267.00
Service	RDJ	06/07/2022	Continue preparing for and attend Board of Supervisors meeting.	2.75	\$267.00	\$734.25
Service	AHC	06/10/2022	Review agenda package for 6/21 special CDD meeting. Exchange e-mails with District Manager for HH North and HH Marketplace CDD re: Lennar conveyances.	0.25	\$267.00	\$66.75
Service	AHC	06/14/2022	Tele-conv. with Chairman re: issues related to Lennar conveyance. Tele-conv. with District Engineer and review color coded maps related to proposed Lennar deed. E-mail Lennar counsel with status of	0.50	\$267.00	\$133.50

upcoming joint meeting.						
Service	AHC	06/21/2022	Final preparation for joint meeting of CDD and HOAs to discuss Lennar deed. Attend meeting.	4.50	\$267.00	\$1,201.50
Service	AHC	06/22/2022	Follow-up on action items from 6/21 CDD meeting.	0.25	\$267.00	\$66.75
Service	AHC	06/24/2022	Review and reply to e-mail from Supervisor Bakalar re: Lennar property conveyance.	0.25	\$267.00	\$66.75
Service	AHC	06/26/2022	Exchange e-mails with Chair re: potential payment contribution for HH Master Association reserve study.	0.25	\$267.00	\$66.75
Service	AHC	06/28/2022	Review e-mail exchange regarding Master Association reserve study.	0.25	\$267.00	\$66.75
Service	AHC	06/30/2022	Review issues related to Lennar deed including review of taxes owed. Exchange e-mails with Chair re: Lennar conveyance.	0.75	\$267.00	\$200.25
Subtotal						\$3,137.25
Total						\$3,137.25

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2286	08/06/2022	\$3,137.25	\$0.00	\$3,137.25
Date Rec'd Rizzetta & Co., Inc. <u>07/08/22</u>				
D/M approval <u>CN</u> Date <u>07/18/22</u>				Outstanding Balance \$3,137.25
Date entered <u>07/15/22</u>				Total Amount Outstanding \$3,137.25
Fund <u>001</u> GL <u>51400</u> OC <u>3107</u>				

Check #
 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 #
7/1/2022	INV0000069308

Bill To:

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

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

Description		Qty	Rate	Amount
Accounting Services	3201	1.00	\$1,667.00	\$1,667.00
Administrative Services	3100	1.00	\$417.00	\$417.00
Email Accounts, Admin & Maintenance	4904	5.00	\$15.00	\$75.00
Financial & Revenue Collections	3111	1.00	\$437.50	\$437.50
Management Services	3101	1.00	\$2,321.75	\$2,321.75
Website Compliance & Management	4904	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>07/06/22</u></p> <p>D/M approval <u>CN</u> Date <u>07/08/22</u></p> <p>Date entered <u>07/07/22</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>See Above</u></p> <p>Check # <u></u></p>				
Subtotal				\$5,018.25
Total				\$5,018.25

fastsigns.com

Payment Terms: COD Customer

Created Date: 6/17/2022

DESCRIPTION: Heritage Harbor Wetlands Project

Bill To: Heritage Harbour CDD South
3434 Colwell Ave., Suite 200
Tampa, FL 33614
US

Installed: Schappacher Engineering
Rick Schappachereng
Heritage Harbor
To Come
Bradenton, FL 34212
US

Ordered By: Rick Schappachereng
Email: rick@schappachereng.com
Work Phone: (941) 251-7613

Salesperson: Stacy Jarrell
Entered By: Stacy Jarrell

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Remove, Furnish & Install Sign Face	10	\$40.746	\$219.96	\$407.46
1.1	ACM/Dibond/MaxMetal 3mm - Part Qty: 1 Width: 12.00" Height: 9.00" Sides: 1 - Color/Finish: White - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 - Radial Corners (optional): 0.50 - Hole Placement: For U Channel Text: SENSITIVE WETLAND DO NOT DISTURB Notes: Green border/lettering with white background				
1.2	Installation - - # of Hours: 0.15 Notes: Remove existing sign from post and replace with new sign. Dispose of old sign ***Installation pricing based on full order				

1.3	Hardware/Parts - Part Qty: 1 Width: 1.00" Height: 1.00" Notes: New stainless steel hardware				
2	Remove, Furnish & Install Sign Face & Post	1	\$88.10	\$68.10	\$88.10
2.1	ACM/Dibond/MaxMetal 3mm - Part Qty: 1 Width: 12.00" Height: 9.00" Sides: 1 - Color/Finish: White - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 - Radial Corners (optional): 0.50 - Hole Placement: For U Channel Text: SENSITIVE WETLAND DO NOT DISTURB Notes: Green border/lettering with white background Design/File Type - Design/File Type: File Setup				
2.2	Installation - - # of Hours: 0.15 Notes: Remove existing sign and post , Replace with new sign and post, dispose of old sign/post ***Installation pricing based on full order				
2.3	Posts - Part Qty: 1 Notes: 6' green u-channel post New Hardware				
2.4	Hardware/Parts - Part Qty: 1 Width: 1.00" Height: 1.00" Notes: New stainless steel hardware				
3	Furnish & Install Missing Sign Face & Post	18	\$68.0633	\$865.14	\$1,225.14

3.1	ACM/Dibond/MaxMetal 3mm - <div> <div> Part Qty: 1 Width: 12.00" Height: 9.00" Sides: 1 - Color/Finish: White - Vinyl Type: Standard Vinyl - Laminate Type: Cast Gloss 8518 - Radial Corners (optional): 0.50 - Hole Placement: For U Channel Text: SENSITIVE WETLAND DO NOT DISTURB Notes: Green border/lettering with white background </div> <div> Design/File Type - Design/File Type: File Setup </div> </div>				
3.2	Installation - - # of Hours: 0.15 Notes: Install new sign and post ***Installation pricing based on full order				
3.3	Posts - Part Qty: 1 Notes: 6' green u-channel post New Hardware				
3.4	Hardware/Parts - Part Qty: 1 Width: 1.00" Height: 1.00" Notes: New stainless steel hardware				
4	Install Existing Fallen Sign Face & Post	1	\$40.95	\$0.95	\$40.95
4.1	Installation - - # of Hours: 0.5 Notes: Install existing fallen sign face and post. ***Installation pricing based on full order				
4.2	Hardware/Parts - Part Qty: 1 Width: 1.00" Height: 1.00" Notes: New stainless steel hardware				
5	Miscellaneous Cleanup & Work	1	\$125.00	\$0.00	\$125.00

5.1	Installation - Notes: Pricing per hour. Pricing dependent on further information on scope of work. Billed actual time.	Date Rec'd Rizzetta & Co., Inc. <u>06/20/22</u>	
		D/M approval <u>CN</u>	Date <u>07/05/22</u>
		Date entered <u>07/01/22</u>	
		Fund <u>001</u>	GL <u>54100</u> OC <u>4787</u>

Check # _____

Payment Terms: Payment due upon completion or terms on file. Invoices not paid with terms will be assessed a \$100 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:		\$1,886.65
Taxable Amount:		\$1,154.15
Taxes:		\$80.79
Grand Total:	1886.65	\$1,967.44
Amount Paid:		\$0.00
DEPOSIT REQUIRED:	943.33	\$983.72

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:** _____

License #ET11001030

Schappacher Engineering LLC

Invoice

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

Date	Invoice #
6/5/2022	2167

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
5/2/2022	Coordinate with vendor to relocate radar sign. Coordinate with Tom Bakalar and vendor for low voltage live conduits. Coordinate with paving contractor.	0.5	150.00	75.00
5/3/2022	Gather radar data and create reports.	2	90.00	180.00
5/3/2022	Prep work for CDD meeting. Coordinate with vendors for updates, print pertinent documents for board members, prepare radar reports and bid tabulations for painting inlet nosing. Attend CDD meeting and site review following to check on striping on River Heritage Blvd.	4	150.00	600.00
5/5/2022	Wetland signage review.	3.5	90.00	315.00
5/5/2022	Coordinate with painting vendor for painting on storm inlet nosings and coordinate with Christina on joint meeting with CDD, MPOA & HOA. Prepare fully executed contract document for paving repairs and forward to contractor.	0.5	150.00	75.00
5/6/2022	Prepare wetland signage bid package.	2	90.00	180.00
5/6/2022	Coordinate with another vendor for piling repair price at John's Island bridge.	0.25	150.00	37.50
5/6/2022	Coordinate with Marketplace to discuss striping concerns on River Heritage Blvd. Coordinate with paint striping vendor for schedule.	0.75	150.00	112.50
5/17/2022	Prepare stormwater needs analysis report.	1.75	90.00	157.50
5/18/2022	Collect radar data.	1	90.00	90.00
5/18/2022	Justification of costs for Rizzetta.	0.25	150.00	37.50
5/19/2022	Create radar reports and wetland signage bid package.	2	90.00	180.00
5/19/2022	Review plans and follow up with vendor for sidewalk repair schedule and respond to CDD manager regarding complaint on sidewalk..	0.5	150.00	75.00
5/23/2022	Prepare letter for CDD cooperation with golf course re-design and send to CDD manager.	0.25	150.00	37.50
5/24/2022	Respond to CDD manager for irrigation at Lighthouse Cove and responsible party.	0.25	150.00	37.50
5/25/2022	Prepare Stormwater Needs Analysis.	0.25	150.00	37.50
5/25/2022	Stormwater needs analysis discussion with staff. Collect radar data.	1.25	90.00	112.50
5/26/2022	Create radar reports.	0.5	90.00	45.00
5/27/2022	Prepare stormwater needs analysis.	0.25	90.00	22.50
5/31/2022	Collect radar data.	1	90.00	90.00
Please make checks payable to Schappacher Engineering Thank you for your business!		Date Rec'd Rizzetta & Co., Inc. 06/24/22 D/M approval <u>CN</u> Date 07/05/22 Total \$2,497.50		

Date entered 07/01/22

Fund 001 GL 51300 OC 3103

Check #

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Sign Reports	Sidewalk & Roadway Review & Repairs	Irrigation System	Annual Site Reviews	Storm Water System Inspection & Repairs	Storm Water Needs Analysis Report	Pressure Washing Curbs & Sidewalks	Lennar Parcels Transfer	HOA's Assistance	Parcels 19 & 20	MPOA Assistance	Golf Course Assistance
5/2/2022				75.00										
5/3/2022			180.00											
5/3/2022	450.00		37.50	112.50										
5/5/2022		315.00												
5/5/2022				75.00										
5/6/2022		180.00												
5/6/2022				112.50										
5/17/2022								157.50						
5/18/2022			90.00											
5/18/2022	37.50													
5/19/2022		135.00	45.00											
5/19/2022				75.00										
5/23/2022														37.50
5/24/2022											37.50			
5/25/2022								37.50						
5/25/2022			90.00					22.50						
5/26/2022			45.00											
5/27/2022								22.50						
5/31/2022			90.00											
Monthly Total	\$487.50	\$630.00	\$577.50	\$450.00	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	\$0.00	\$37.50	\$0.00	\$0.00	\$37.50
Annual Total	\$3,225.00	\$3,860.00	\$3,952.50	\$5,846.25	\$37.50	\$2,700.00	\$615.00	\$240.00	\$450.00	\$990.00	\$75.00	\$225.00	\$75.00	\$225.00

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
7/10/2022	2185

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
6/1/2022	Research wetland sign information, create radar reports.	0.75	90.00	67.50
6/2/2022	Site review to check on signs for wetland areas.	0.5	150.00	75.00
6/3/2022	Prepare Lennar properties map.	2	90.00	180.00
6/6/2022	Prepare Lennar properties map.	2.5	90.00	225.00
6/6/2022	Prep work for CDD meeting, review agenda, print pertinent documents and attend CDD meeting.	4	150.00	600.00
6/13/2022	Prepare Lennar properties map.	0.5	90.00	45.00
6/13/2022	Prepare justification of costs for Rizzetta. Respond to Lighthouse Cove and coordinate with painting vendor for inlet painting.	0.75	150.00	112.50
6/14/2022	Lighthouse Cove radar report, prepare stormwater needs analysis.	0.75	90.00	67.50
6/14/2022	CADD efforts to prepare Lennar maps.	2	100.00	200.00
6/14/2022	Coordinate with staff for stormwater needs analysis. Conference call with attorney to discuss Lennar parcel transfers. Review documents and coordinate with staff.	1	150.00	150.00
6/15/2022	Prepare stormwater needs analysis.	0.5	90.00	45.00
6/15/2022	Send documents to Cori at Lighthouse Cove for radar reports. Prep work for joint MPOA/HOA/CDD meeting.	0.5	150.00	75.00
6/16/2022	Prepare stormwater needs analysis.	1	90.00	90.00
6/16/2022	Prepare stormwater needs analysis.	0.5	150.00	75.00
6/17/2022	Coordinate with vendor on painting of inlet noses. Respond to Mike Neville for property ownership near back gate on Golden Harbour. Check files and County website, then respond. Coordinate with contractor on wetland signs.	0.75	150.00	112.50
6/18/2022	Electronic filing of documents. Review invoices for wetland signs and inlet painting, forward to Rizzetta for payment.	1	150.00	150.00
6/20/2022	Submit stormwater needs analysis to County. Review Lennar transfer parcel maps and coordinate copies with printer.	0.75	150.00	112.50
6/20/2022	Prepare stormwater needs analysis. Pick up plans from Jeffcoat.	0.75	90.00	67.50
6/21/2022	Prep work for joint CDD/MPOA/HOA meeting. Print out documents for attendees and color code maps of proposed Lennar transfer properties. Review plats of all affected locations. Attend joint meeting.	5	150.00	750.00
6/22/2022	Review files and send to attendees the Lennar parcels to be deeded.	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 #
7/10/2022	2185

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
6/24/2022	Respond to Tom Bakalar and to CDD attorney regarding Lennar parcel transfers.	0.25	150.00	37.50
6/30/2022	Review files and summarize all radar reports for Brookfield Terrace, forward to CDD chairman.	0.25	150.00	37.50
6/30/2022	Jeffcoat prints & copies	1	159.43	159.43
<div>Date Rec'd Rizzetta & Co., Inc. <u>07/13/22</u></div> <div>D/M approval <u>CN</u> Date <u>07/18/22</u></div> <div>Date entered <u>07/15/22</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>3103</u></div> <div>Check # _____</div>				
Please make checks payable to Schappacher Engineering Thank you for your business!			Total	\$3,471.93

Heritage Harbour Billing Summary

Schappacher Engineering, LLC

Date	General District Svcs, CDD Mtgs	Community Signage & Striping	Radar Sign Reports	Sidewalk & Roadway Review & Repairs	Annual Site Reviews	Storm Water System Inspection & Repairs	Storm Water Needs Analysis Report	Pressure Washing Curbs & Sidewalks	Lennar Parcels Transfer	HOA's Assistance	Golf Course Assistance
6/1/2022		6,705.00									
6/2/2022		75.00									
6/3/2022									180.00		
6/6/2022									225.00		
6/6/2022	600.00										
6/13/2022									45.00		
6/13/2022						75.00				37.50	
6/14/2022							67.50				
6/14/2022									200.00		
6/14/2022							75.00		75.00		
6/15/2022							45.00				
6/15/2022									75.00		
6/16/2022							90.00				
6/16/2022							75.00				
6/17/2022		37.50				37.50				37.50	
6/18/2022		75.00				75.00					
6/20/2022							37.50		75.00		
6/20/2022							67.50				
6/21/2022									750.00		
6/22/2022									37.50		
6/24/2022									37.50		
6/30/2022			37.50								
6/30/2022									159.43		
Monthly Total	\$600.00	\$6,892.50	\$37.50	\$0.00	\$0.00	\$187.50	\$457.50	\$0.00	\$1,859.43	\$75.00	\$0.00
Annual Total	\$3,825.00	\$10,752.50	\$3,990.00	\$5,846.25	\$2,700.00	\$802.50	\$697.50	\$450.00	\$2,849.43	\$150.00	\$225.00

Fee Invoice

Corporate Trust

Computershare

Invoice Number 2111172	Billing Date 07/05/2022	Due Date 08/04/2022	Amount Due \$7,000.00
----------------------------------	-----------------------------------	-------------------------------	---------------------------------

Please mail or wire payment to:

Mailing Address:
Computershare Trust Company, N.A.
WF 8113
P.O. Box 1450
Minneapolis, MN 55485-8113

Wire Instructions:
ABA #: 121000248
DDA #: 1000031565
Swift Code: WFBUS6S
Reference: Invoice #, Account Name, Attn Name

ACH Instructions:
ABA #: 091000019
DDA #: 1000031565
Memo: Invoice #, Account Name, Attn Name

Heritage Harbour South Community Development
Greg Cox
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Account Number: 46553300
Heritage Harbour South 2013

Administration Charges

For the Period 07/19/2022 through 07/18/2023

Trustee Fee A-1 Series \$3,500.00

For the Period 07/19/2022 through 07/18/2023

Trustee Fee A-2 Series \$3,500.00

Total Amount Due: \$7,000.00

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Date Rec'd Rizzetta & Co., Inc. 07/11/22
D/M approval CN Date 07/25/22
Date entered 07/21/22
Fund 001 GL 51300 OC 3105 - \$1,750
Check # 15500 - \$5,250

This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

Billings past due are subject to an 18% annual finance charge of the balance due.

Please address questions to Beth MacDonald Phone - 215-670-6556 Email - Beth.Macdonald@computershare.com

Page 1 (2111172)

XNFICDDTF3 000029 1NNNNNNNNNN NNN NYN 001 001 000063 22144384.1

Tab 3

A High-performance Microforest for Beacon Lake in the Heritage Harbor Central Park



Suncoast Urban ReForesters (SURF) proposes to establish a half-acre microforest along the south leg of the walking trail that circumnavigates Beacon Lake in the Heritage Harbor Central Park. SURF is a consortium of nonprofits dedicated to climate stewardship, coastal water quality and education in the Suncoast. Our permanent members are Solutions to Avoid Red Tide (<http://START1.org>), Florida Veterans for Common Sense (<https://floridaveteransforcommonsense.org/>), and the Sarasota Bay Rotary Club (<http://rotaryclubof Sarasotabay.org/>). SURF engages local volunteer/partners in each microforest project, four of which have been completed in Sarasota and Manatee counties. SURF looks forward to



engaging community organizations in Manatee County and Heritage Harbour to establish a microforest at the location shown because community involvement is key to a microforest project's educational experience relative to climate, coastal water quality, and our capacities as individuals to contribute toward the resolution of these challenges.

The proposed half-acre forest will straddle a popular walking trail. Thin trailside belts of prairie grasses will prevent crowns and roots from encroaching on the trail although the canopy will close over the trail in three to five years to form a cool and shady tunnel. Unlike the present turf, the forest will be largely maintenance-free although a temporary irrigation system may be needed until establishment.

This microforest – SURF's fifth since its formation in fall of 2020 – will be planned and planted in accordance with a strategy developed by Japanese botanist Akira Miyawaki (<http://urban-forests.com/miyawaki-method>). Miyawaki prescribes that a “hyperdiverse” assemblage of native forest species be planted extremely densely (three small saplings per square meter) to create shade competition that spurs an extraordinary growth rate of ten times or faster than native forest or horticultural plantings. SURF uses a permaculture approach to site preparation by layering recycled woodchips over sheet mulch cardboard; this converts turf into simulated forest floor prior to planting. After the forest floor has been laid and incubated for fungal establishment for several weeks, plant-locations will be sited in with flagging (canopy, sub-canopy, understory, and ground cover) and pockets drilled to accommodate the plants, which are then installed on a widely publicized volunteer/learning day. SURF forecasts and models the carbon capture and stormwater diversion using I-tree to demonstrate to stakeholders and funders our tangible progress in delivering these “ecosystem services” to the Suncoast and global climate.

Funding for the project will come from a combination of a host contribution and external donations. Early experience has suggested that microforests run about \$10K per quarter acre although cost savings may be realized by the engagement of “serious volunteers” (folks who are willing to work before big planting day) or organizations such as Scouts or church groups, or by the involvement of landscape firms working under standing contracts. SURF will engage other volunteers – for instance from local Rotary Clubs, veterans organizations and environmental groups – as desired by local stakeholders.

Tab 4

FROM:

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612

Telephone Number: 813-932-1588

Fax Number: 813-388-4189

INVOICE

INVOICE NUMBER

08232022

DATE

08/23/2022

REFERENCE

Internal Order #:

Client File #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

TO:

Heritage Harbour Master Association and CDD South
c/o ICON Management
5540 State Road 64 East, Suite 220
Bradenton, Florida 34208

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

DESCRIPTION

Client: Heritage Harbour Master Association and CDD South

Property Address: 700 River Heritage Blvd

City: Bradenton

County: Manatee

State: FL

Zip: 34212

Legal Description:

FEES**AMOUNT**

Reserve Study for Heritage Harbour Master Association and CDD South

3,000.00

****Please make check payable to Florida Reserve Study and Appraisal, Inc.****
EIN # 46-1213408

SUBTOTAL

3,000.00

PAYMENTS**AMOUNT**

Check #:

Date:

Description:

Check #:

Date:

Description:

Check #:

Date:

Description:

SUBTOTAL

TOTAL DUE

\$

3,000.00

Tab 5

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis
for
Heritage Harbour South CDD

August 23, 2022



Funding Reserve Analysis
for
Heritage Harbour South CDD

Table of Contents

Pages		Subject
1	.....	Report Cover Sheet
2	.....	Table of Contents
3 to 11	.....	Reserve Study Summary
12	.....	Reserve Item Summary
13 to 15	.....	Reserve Item Listing
16	.....	Present Cost Report
17	.....	Cash Flow
18 to 19	.....	Assessment Summary
20 to 21	.....	Expense Report
22 to 25	.....	Expense Summary
Addendum	.....	Road Phasing Map

August 23, 2022

Heritage Harbour South CDD
700 River Heritage Blvd
Bradenton, FL 34212

Board of Directors,

We are pleased to present to Heritage Harbour South CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Heritage Harbour South CDD commenced operations in August 2001. The community has single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. The baseball field and recreation area owned by the District were built in 2005. Although the District owns the baseball area, dock, soccer area, parks, parking area, and playground areas, they have an agreement with the HOA that the HOA is to maintain them. The District also owns and maintains the residential streets. The CDD encompasses a total site size of 980.79 acres in Bradenton, Manatee County, Florida.

Date of Physical Inspection

The subject property was physically inspected on July 22, 2022 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2022-2023 fiscal year plus 30 years. The Study Start Date is October 1, 2022 and the study ends on September 30, 2053.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study

components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Heritage Harbour South CDD for the Heritage Harbour South CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2022</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>1523</i>
<i>Reserve Balance as of October 1, 2022¹</i>	<i>\$ 402,615</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 112	\$ 170,100	\$ 497,210
2024	\$ 114	\$ 174,353	\$ 674,918
2025	\$ 117	\$ 178,711	\$ 858,721
2026	\$ 120	\$ 183,179	\$ 727,041
2027	\$ 123	\$ 187,759	\$ 731,456
2028	\$ 126	\$ 192,453	\$ 285,326

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.
Fiscal Year beginning October 1, 2022

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserves items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the 30-year window of the study.

Initial Reserves

The projected reserve balance on October 1, 2022 will be \$402,615. These numbers were obtained from the District on the official May 2022 balance sheet and the 2021-2022 budget. This balance also accounts for the current paving project. October 1, 2022 starts the next fiscal year. September 30, 2023 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$111.69 per owner per year in fiscal year 2022-2023 and \$170,100 in total funding.

At the current time, the District is considered to be 37 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded: poorly funded

30-70% funded: fairly funded
70-100% funded: well funded
100+% funded: very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Heritage Harbour South CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Heritage Harbour South CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner fees as shown in the attached "Heritage Harbour South CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Heritage Harbour South CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Heritage Harbour South CDD shall provide to us Heritage Harbour South CDD's best-estimated age of that item. If Heritage Harbour South CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Heritage Harbour South CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Paving Notes

Asphalt paved roads and parking areas have a varying expected life from approximately 15 years to 30 years. It is typical to assume an expected life of 20 years in the subject community for the residential streets. In the District, the roads vary in condition from fair-new. As roads age, this physical condition can be evaluated and the expected remaining life of the roads can be re-evaluated.

The District Engineer provided us with a condition analysis of the streets that he performed in 2022. For the purpose of this report, we will use the maps he provided and the estimated lifespan. These

maps are included in the addendum of this report.

Sidewalk Notes

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to problems such as tree roots uprooting the sidewalk. It is our estimate that 5 percent of the cost new of the sidewalk be set aside over a 5-year period to reserve for these repairs. There is estimated to be 318,600 SF of sidewalk on the District grounds. The estimated replacement cost new is approximately \$2,230,600, which would result in a sidewalk repair reserve of \$111,500 over a 5-year period. The annualized cost amounts to \$22,300 per year. Since the District has \$20,000 in their budget for sidewalk repairs, the unfunded difference of \$2,300 should be put towards reserves.

Irrigation Main Lines Notes

Heritage Harbour South CDD has responsibility for their irrigation main lines. There is an estimated 69,208 linear feet (LF) of irrigation main lines. The main lines range in size between 3" to 16" The costs for each of the components are as follows:

Diameter	Length	Cost/LF	Amount
3"	12802'	22.00	\$281,644
4"	17750'	29.00	\$514,750
6"	20711'	45.00	\$931,995
8"	7877'	55.00	\$433,235
12"	3895'	95.00	\$370,025
16"	6173'	130.00	\$802,490
Total Cost			\$3,334,139

These lines have relatively indefinite lifespans. However, as these system ages, they are more likely to have breaks or need repairs. It is our opinion that the best way to fund for these repairs is by funding an allowance of 5% of the total cost of the system over a 5-year period. The repairs should be monitored and can be adjusted accordingly in future reserve funding analysis if they start to become more frequent.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 250,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate

Appraiser License Number RZ 3479.

Conflict of Interest

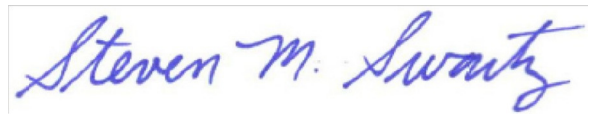
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Heritage Harbour South CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

1 Page of Photographs Attached

Prepared by Florida Reserve Study and Appraisal
Heritage Harbour South CDD Funding Study Summary - Continued



Typical Street



Typical Street



Typical Street



Typical Street



Typical Street



Typical Sidewalk

Heritage Harbour South CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Streets and Sidewalks					
Paving 1 Inch Asphalt Overlay Group 1	\$ 191,413	19 Years	20 Years	\$ 315,422	Yes
Paving 1 Inch Asphalt Overlay Group 1A	\$ 76,032	0 Years	20 Years	\$ 77,955	Yes
Paving 1 Inch Asphalt Overlay Group 2	\$ 291,158	3 Years	20 Years	\$ 321,746	Yes
Paving 1 Inch Asphalt Overlay Group 3	\$ 554,477	5 Years	20 Years	\$ 644,110	Yes
Paving 1 Inch Asphalt Overlay Group 4	\$ 231,642	7 Years	20 Years	\$ 282,869	Yes
Paving 1 Inch Asphalt Overlay Group 5	\$ 64,730	9 Years	20 Years	\$ 83,093	Yes
Paving 1 Inch Asphalt Overlay Group 6	\$ 49,309	13 Years	20 Years	\$ 69,947	Yes
Paving 1 Inch Asphalt Overlay Group 7	\$ 605,448	17 Years	20 Years	\$ 949,087	Yes
Sidewalks Repair Allowance	\$ 2,300	0 Year	1 Years	\$ 2,358	Yes
Irrigation					
Irrigation Mains Repair Allowance	\$ 166,700	4 Years	5 Years	\$ 188,871	Yes

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 402,615

Heritage Harbour South CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Streets and Sidewalks							
Paving 1 Inch Asphalt Overlay Group 1	\$ 1.60 / sf	119633 sf	\$ 191,413	19 Years 20 Years	20 Years	2042 2062	\$ 315,422 \$ 519,773
Paving 1 Inch Asphalt Overlay Group 1A	\$ 1.60 / sf	47520 sf	\$ 76,032	0 Years 20 Years	20 Years	2023 2043 2063	\$ 77,955 \$ 128,459 \$ 211,683
Paving 1 Inch Asphalt Overlay Group 2	\$ 1.60 / sf	181974 sf	\$ 291,158	3 Years 20 Years	20 Years	2026 2046 2066	\$ 321,746 \$ 530,194 \$ 873,688
Paving 1 Inch Asphalt Overlay Group 3	\$ 1.60 / sf	346548 sf	\$ 554,477	5 Years 20 Years	20 Years	2028 2048 2068	\$ 644,110 \$ 1,061,405 \$ 1,749,051
Paving 1 Inch Asphalt Overlay Group 4	\$ 1.60 / sf	144776 sf	\$ 231,642	7 Years 20 Years	20 Years	2030 2050 2070	\$ 282,869 \$ 466,129 \$ 768,118
Paving 1 Inch Asphalt Overlay Group 5	\$ 1.60 / sf	40456 sf	\$ 64,730	9 Years 20 Years	20 Years	2032 2052	\$ 83,093 \$ 136,926
Paving 1 Inch Asphalt Overlay Group 6	\$ 1.60 / sf	30818 sf	\$ 49,309	13 Years 20 Years	20 Years	2036 2056	\$ 69,947 \$ 115,263
Paving 1 Inch Asphalt Overlay Group 7	\$ 1.60 / sf	378405 sf	\$ 605,448	17 Years 20 Years	20 Years	2040 2060	\$ 949,087 \$ 1,563,966
Sidewalks Repair Allowance	\$ 2,300 ea	1	\$ 2,300	0 Years 1 Years	1 Year	2023 2024 2025	\$ 2,358 \$ 2,418 \$ 2,479

Heritage Harbour South CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Sidewalks Repair Allowance	\$ 2,300 ea	1	\$ 2,300	1 Years	1 Year	2026	\$ 2,542
						2027	\$ 2,606
						2028	\$ 2,672
						2029	\$ 2,739
						2030	\$ 2,809
						2031	\$ 2,880
						2032	\$ 2,952
						2033	\$ 3,027
						2034	\$ 3,104
						2035	\$ 3,182
						2036	\$ 3,263
						2037	\$ 3,345
						2038	\$ 3,430
						2039	\$ 3,517
						2040	\$ 3,605
						2041	\$ 3,697
						2042	\$ 3,790
						2043	\$ 3,886
						2044	\$ 3,984
						2045	\$ 4,085
						2046	\$ 4,188
						2047	\$ 4,294
						2048	\$ 4,403
						2049	\$ 4,514
						2050	\$ 4,628
						2051	\$ 4,745
						2052	\$ 4,865
						2053	\$ 4,988

Heritage Harbour South CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Irrigation							
Irrigation Mains Repair Allowance	\$ 166,700 ea	1	\$ 166,700	4 Years		2027	\$ 188,871
						2032	\$ 213,991
						2037	\$ 242,452
				5 Years	5 Years	2042	\$ 274,699
						2047	\$ 311,234
						2052	\$ 352,629

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 402,615

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 1	119633 sf	\$ 1.60 / sf	\$ 191,412.80
	Paving 1 Inch Asphalt Overlay Group 1A	47520 sf	\$ 1.60 / sf	\$ 76,032.00
	Paving 1 Inch Asphalt Overlay Group 2	181974 sf	\$ 1.60 / sf	\$ 291,158.40
	Paving 1 Inch Asphalt Overlay Group 3	346548 sf	\$ 1.60 / sf	\$ 554,476.80
	Paving 1 Inch Asphalt Overlay Group 4	144776 sf	\$ 1.60 / sf	\$ 231,641.60
	Paving 1 Inch Asphalt Overlay Group 5	40456 sf	\$ 1.60 / sf	\$ 64,729.60
	Paving 1 Inch Asphalt Overlay Group 6	30818 sf	\$ 1.60 / sf	\$ 49,308.80
	Paving 1 Inch Asphalt Overlay Group 7	378405 sf	\$ 1.60 / sf	\$ 605,448.00
	Sidewalks Repair Allowance	1	\$ 2,300.00 ea	\$ 2,300.00
Streets and Sidewalks Sub Total =				\$ 2,066,508.00
Irrigation	Irrigation Mains Repair Allowance	1	\$ 166,700.00 ea	\$ 166,700.00
Totals =				\$ 2,233,208.00

Heritage Harbour South CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 170,100	\$ 4,808	\$ 80,313	\$ 497,210	42.2%
2024	\$ 174,353	\$ 5,773	\$ 2,418	\$ 674,918	53.5%
2025	\$ 178,711	\$ 7,571	\$ 2,479	\$ 858,721	60.1%
2026	\$ 183,179	\$ 9,429	\$ 324,288	\$ 727,041	45.3%
2027	\$ 187,759	\$ 8,133	\$ 191,477	\$ 731,456	50.1%
2028	\$ 192,453	\$ 8,199	\$ 646,781	\$ 285,326	19.6%
2029	\$ 197,264	\$ 3,760	\$ 2,739	\$ 483,611	48.7%
2030	\$ 202,195	\$ 5,765	\$ 285,677	\$ 405,894	34.4%
2031	\$ 207,250	\$ 5,011	\$ 2,880	\$ 615,276	56.5%
2032	\$ 212,432	\$ 7,129	\$ 300,037	\$ 534,800	41.5%
2033	\$ 217,742	\$ 6,349	\$ 3,027	\$ 755,864	63.3%
2034	\$ 223,186	\$ 8,584	\$ 3,104	\$ 984,531	70.0%
2035	\$ 228,766	\$ 10,897	\$ 3,182	\$ 1,221,011	75.0%
2036	\$ 234,485	\$ 13,288	\$ 73,210	\$ 1,395,574	75.0%
2037	\$ 240,347	\$ 15,060	\$ 245,798	\$ 1,405,183	69.2%
2038	\$ 246,356	\$ 15,184	\$ 3,430	\$ 1,663,293	81.8%
2039	\$ 252,514	\$ 17,794	\$ 3,517	\$ 1,930,085	84.2%
2040	\$ 258,827	\$ 20,490	\$ 952,693	\$ 1,256,710	49.1%
2041	\$ 265,298	\$ 13,786	\$ 3,697	\$ 1,532,098	81.9%
2042	\$ 271,930	\$ 16,571	\$ 593,911	\$ 1,226,688	57.2%
2043	\$ 278,729	\$ 13,548	\$ 132,345	\$ 1,386,619	76.1%
2044	\$ 285,697	\$ 15,179	\$ 3,984	\$ 1,683,511	85.3%
2045	\$ 292,839	\$ 18,181	\$ 4,085	\$ 1,990,447	87.8%
2046	\$ 300,160	\$ 21,284	\$ 534,382	\$ 1,777,509	69.1%
2047	\$ 307,664	\$ 19,189	\$ 315,528	\$ 1,788,834	76.2%
2048	\$ 315,356	\$ 19,338	\$ 1,065,808	\$ 1,057,720	45.0%
2049	\$ 323,240	\$ 12,063	\$ 4,514	\$ 1,388,508	87.4%
2050	\$ 331,321	\$ 15,408	\$ 470,758	\$ 1,264,479	66.4%
2051	\$ 339,604	\$ 14,206	\$ 4,745	\$ 1,613,543	91.9%
2052	\$ 348,094	\$ 17,735	\$ 494,420	\$ 1,484,953	71.1%
2053	\$ 356,796	\$ 16,489	\$ 4,988	\$ 1,853,250	99.8%
Totals :	\$ 7,824,646	\$ 386,203	\$ 6,760,214		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2023: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 402,615.00 Final Reserve Value = \$ 1,853,250.04

Heritage Harbour South CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2023	\$ 111.69	\$ 170,100
2024	\$ 114.48	\$ 174,353
2025	\$ 117.34	\$ 178,711
2026	\$ 120.28	\$ 183,179
2027	\$ 123.28	\$ 187,759
2028	\$ 126.36	\$ 192,453
2029	\$ 129.52	\$ 197,264
2030	\$ 132.76	\$ 202,195
2031	\$ 136.08	\$ 207,250
2032	\$ 139.48	\$ 212,432
2033	\$ 142.97	\$ 217,742
2034	\$ 146.54	\$ 223,186
2035	\$ 150.21	\$ 228,766
2036	\$ 153.96	\$ 234,485
2037	\$ 157.81	\$ 240,347
2038	\$ 161.76	\$ 246,356
2039	\$ 165.80	\$ 252,514
2040	\$ 169.95	\$ 258,827
2041	\$ 174.19	\$ 265,298
2042	\$ 178.55	\$ 271,930
2043	\$ 183.01	\$ 278,729
2044	\$ 187.59	\$ 285,697
2045	\$ 192.28	\$ 292,839
2046	\$ 197.08	\$ 300,160
2047	\$ 202.01	\$ 307,664
2048	\$ 207.06	\$ 315,356
2049	\$ 212.24	\$ 323,240
2050	\$ 217.54	\$ 331,321
2051	\$ 222.98	\$ 339,604
2052	\$ 228.56	\$ 348,094
2053	\$ 234.27	\$ 356,796

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2023: 12

Number of Years of Constant Payments: 1

Heritage Harbour South CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 1523

Heritage Harbour South CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2043</i>
<i>Reserve Category : Streets and Sidewalks</i>																					
<i>Paving 1 Inch Asphalt Overlay Group 1</i>																				\$ 315,422	
<i>Paving 1 Inch Asphalt Overlay Group 1A</i>	\$ 77,955																				\$ 128,459
<i>Paving 1 Inch Asphalt Overlay Group 2</i>				\$ 321,746																	
<i>Paving 1 Inch Asphalt Overlay Group 3</i>						\$ 644,110															
<i>Paving 1 Inch Asphalt Overlay Group 4</i>								\$ 282,869													
<i>Paving 1 Inch Asphalt Overlay Group 5</i>										\$ 83,093											
<i>Paving 1 Inch Asphalt Overlay Group 6</i>														\$ 69,947							
<i>Paving 1 Inch Asphalt Overlay Group 7</i>																		\$ 949,087			
<i>Sidewalks Repair Allowance</i>	\$ 2,358	\$ 2,418	\$ 2,479	\$ 2,542	\$ 2,606	\$ 2,672	\$ 2,739	\$ 2,809	\$ 2,880	\$ 2,952	\$ 3,027	\$ 3,104	\$ 3,182	\$ 3,263	\$ 3,345	\$ 3,430	\$ 3,517	\$ 3,605	\$ 3,697	\$ 3,790	\$ 3,886
Category Subtotal :	\$ 80,313	\$ 2,418	\$ 2,479	\$ 324,288	\$ 2,606	\$ 646,782	\$ 2,739	\$ 285,678	\$ 2,880	\$ 86,045	\$ 3,027	\$ 3,104	\$ 3,182	\$ 73,210	\$ 3,345	\$ 3,430	\$ 3,517	\$ 952,692	\$ 3,697	\$ 319,212	\$ 132,345
<i>Reserve Category : Irrigation</i>																					
<i>Irrigation Mains Repair Allowance</i>					\$ 188,871					\$ 213,991					\$ 242,452					\$ 274,699	
<i>Expense Totals :</i>	\$ 80,313	\$ 2,418	\$ 2,479	\$ 324,288	\$ 191,477	\$ 646,781	\$ 2,739	\$ 285,677	\$ 2,880	\$ 300,037	\$ 3,027	\$ 3,104	\$ 3,182	\$ 73,210	\$ 245,798	\$ 3,430	\$ 3,517	\$ 952,693	\$ 3,697	\$ 593,911	\$ 132,345

Heritage Harbour South CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>
<i>Reserve Category : Streets and Sidewalks</i>										
<i>Paving 1 Inch Asphalt Overlay Group 1</i>										
<i>Paving 1 Inch Asphalt Overlay Group 1A</i>										
<i>Paving 1 Inch Asphalt Overlay Group 2</i>			\$ 530,194							
<i>Paving 1 Inch Asphalt Overlay Group 3</i>					\$ 1,061,405					
<i>Paving 1 Inch Asphalt Overlay Group 4</i>							\$ 466,129			
<i>Paving 1 Inch Asphalt Overlay Group 5</i>									\$ 136,926	
<i>Paving 1 Inch Asphalt Overlay Group 6</i>										
<i>Paving 1 Inch Asphalt Overlay Group 7</i>										
<i>Sidewalks Repair Allowance</i>	\$ 3,984	\$ 4,085	\$ 4,188	\$ 4,294	\$ 4,403	\$ 4,514	\$ 4,628	\$ 4,745	\$ 4,865	\$ 4,988
Category Subtotal :	\$ 3,984	\$ 4,085	\$ 534,382	\$ 4,294	\$ 1,065,808	\$ 4,514	\$ 470,757	\$ 4,745	\$ 141,791	\$ 4,988
<i>Reserve Category : Irrigation</i>										
<i>Irrigation Mains Repair Allowance</i>				\$ 311,234					\$ 352,629	
<i>Expense Totals :</i>	\$ 3,984	\$ 4,085	\$ 534,382	\$ 315,528	\$ 1,065,808	\$ 4,514	\$ 470,758	\$ 4,745	\$ 494,420	\$ 4,988

Florida Reserve Study and Appraisal, Inc.

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August 23, 2022

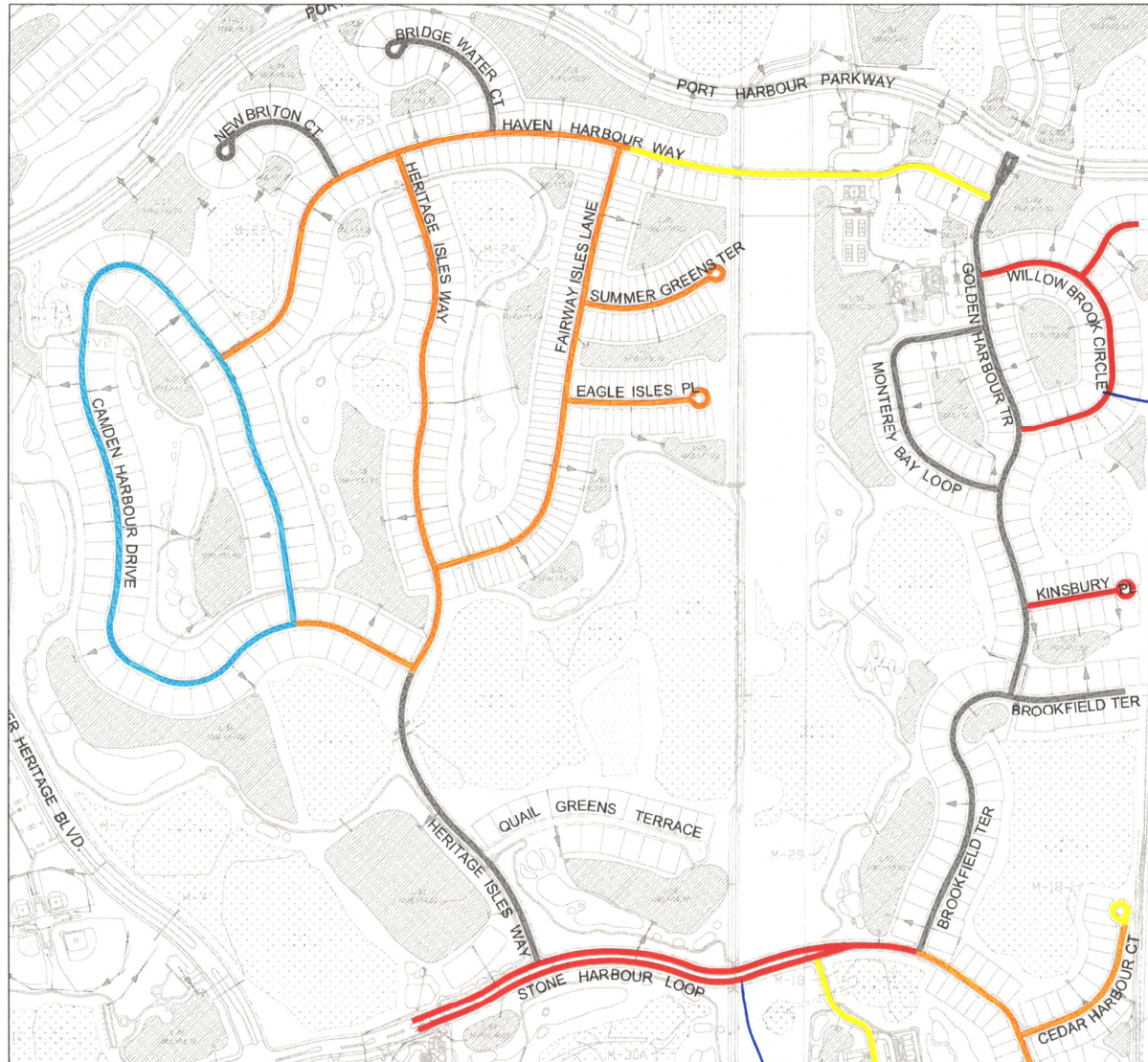
Expense Summary by Year

Year	Category	Item Name	Expense
FY 2023	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 1A	\$ 77,955
		Sidewalks Repair Allowance	\$ 2,358
	Streets and Sidewalks Subtotal = \$ 80,313.00		
FY 2023 Annual Expense Total = \$ 80,313			
FY 2024	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 2,418
Annual Expense Total = \$ 2,418			
FY 2025	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 2,479
Annual Expense Total = \$ 2,479			
FY 2026	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 2	\$ 321,746
		Sidewalks Repair Allowance	\$ 2,542
	Streets and Sidewalks Subtotal = \$ 324,288.00		
FY 2026 Annual Expense Total = \$ 324,288			
FY 2027	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 2,606
	Irrigation	Irrigation Mains Repair Allowance	\$ 188,871
FY 2027 Annual Expense Total = \$ 191,477			
FY 2028	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 3	\$ 644,110
		Sidewalks Repair Allowance	\$ 2,672
	Streets and Sidewalks Subtotal = \$ 646,782.00		
FY 2028 Annual Expense Total = \$ 646,782			
FY 2029	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 2,739
Annual Expense Total = \$ 2,739			
FY 2030	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 4	\$ 282,869
		Sidewalks Repair Allowance	\$ 2,809
	Streets and Sidewalks Subtotal = \$ 285,678.00		

Year	Category	Item Name	Expense
FY 2030 Annual Expense Total = \$ 285,678			
FY 2031	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 2,880
Annual Expense Total = \$ 2,880			
FY 2032	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 5	\$ 83,093
		Sidewalks Repair Allowance	\$ 2,952
	Streets and Sidewalks Subtotal = \$ 86,045.00		
	Irrigation	Irrigation Mains Repair Allowance	\$ 213,991
Annual Expense Total = \$ 300,036			
FY 2033	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,027
Annual Expense Total = \$ 3,027			
FY 2034	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,104
Annual Expense Total = \$ 3,104			
FY 2035	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,182
Annual Expense Total = \$ 3,182			
FY 2036	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 6	\$ 69,947
		Sidewalks Repair Allowance	\$ 3,263
	Streets and Sidewalks Subtotal = \$ 73,210.00		
FY 2036 Annual Expense Total = \$ 73,210			
FY 2037	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,345
	Irrigation	Irrigation Mains Repair Allowance	\$ 242,452
FY 2037 Annual Expense Total = \$ 245,797			
FY 2038	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,430
Annual Expense Total = \$ 3,430			
FY 2039	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,517
Annual Expense Total = \$ 3,517			
FY 2040	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 7	\$ 949,087
		Sidewalks Repair Allowance	\$ 3,605
	Streets and Sidewalks Subtotal = \$ 952,692.00		
FY 2040 Annual Expense Total = \$ 952,692			
FY 2041	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,697

Year	Category	Item Name	Expense
Annual Expense Total = \$ 3,697			
FY 2042	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 1	\$ 315,422
		Sidewalks Repair Allowance	\$ 3,790
	Streets and Sidewalks Subtotal = \$ 319,212.00		
	Irrigation	Irrigation Mains Repair Allowance	\$ 274,699
Annual Expense Total = \$ 593,911			
FY 2043	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 1A	\$ 128,459
		Sidewalks Repair Allowance	\$ 3,886
	Streets and Sidewalks Subtotal = \$ 132,345.00		
FY 2043 Annual Expense Total = \$ 132,345			
FY 2044	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 3,984
Annual Expense Total = \$ 3,984			
FY 2045	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 4,085
Annual Expense Total = \$ 4,085			
FY 2046	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 2	\$ 530,194
		Sidewalks Repair Allowance	\$ 4,188
	Streets and Sidewalks Subtotal = \$ 534,382.00		
FY 2046 Annual Expense Total = \$ 534,382			
FY 2047	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 4,294
	Irrigation	Irrigation Mains Repair Allowance	\$ 311,234
FY 2047 Annual Expense Total = \$ 315,528			
FY 2048	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 3	\$ 1,061,405
		Sidewalks Repair Allowance	\$ 4,403
	Streets and Sidewalks Subtotal = \$ 1,065,808.00		
FY 2048 Annual Expense Total = \$ 1,065,808			
FY 2049	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 4,514
Annual Expense Total = \$ 4,514			
FY 2050	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 4	\$ 466,129
		Sidewalks Repair Allowance	\$ 4,628
	Streets and Sidewalks Subtotal = \$ 470,757.00		
FY 2050 Annual Expense Total = \$ 470,757			

Year	Category	Item Name	Expense
FY 2051	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 4,745
Annual Expense Total = \$ 4,745			
FY 2052	Streets and Sidewalks	Paving 1 Inch Asphalt Overlay Group 5	\$ 136,926
		Sidewalks Repair Allowance	\$ 4,865
	Streets and Sidewalks Subtotal = \$ 141,791.00		
	Irrigation	Irrigation Mains Repair Allowance	\$ 352,629
Annual Expense Total = \$ 494,420			
FY 2053	Streets and Sidewalks	Sidewalks Repair Allowance	\$ 4,988
Annual Expense Total = \$ 4,988			



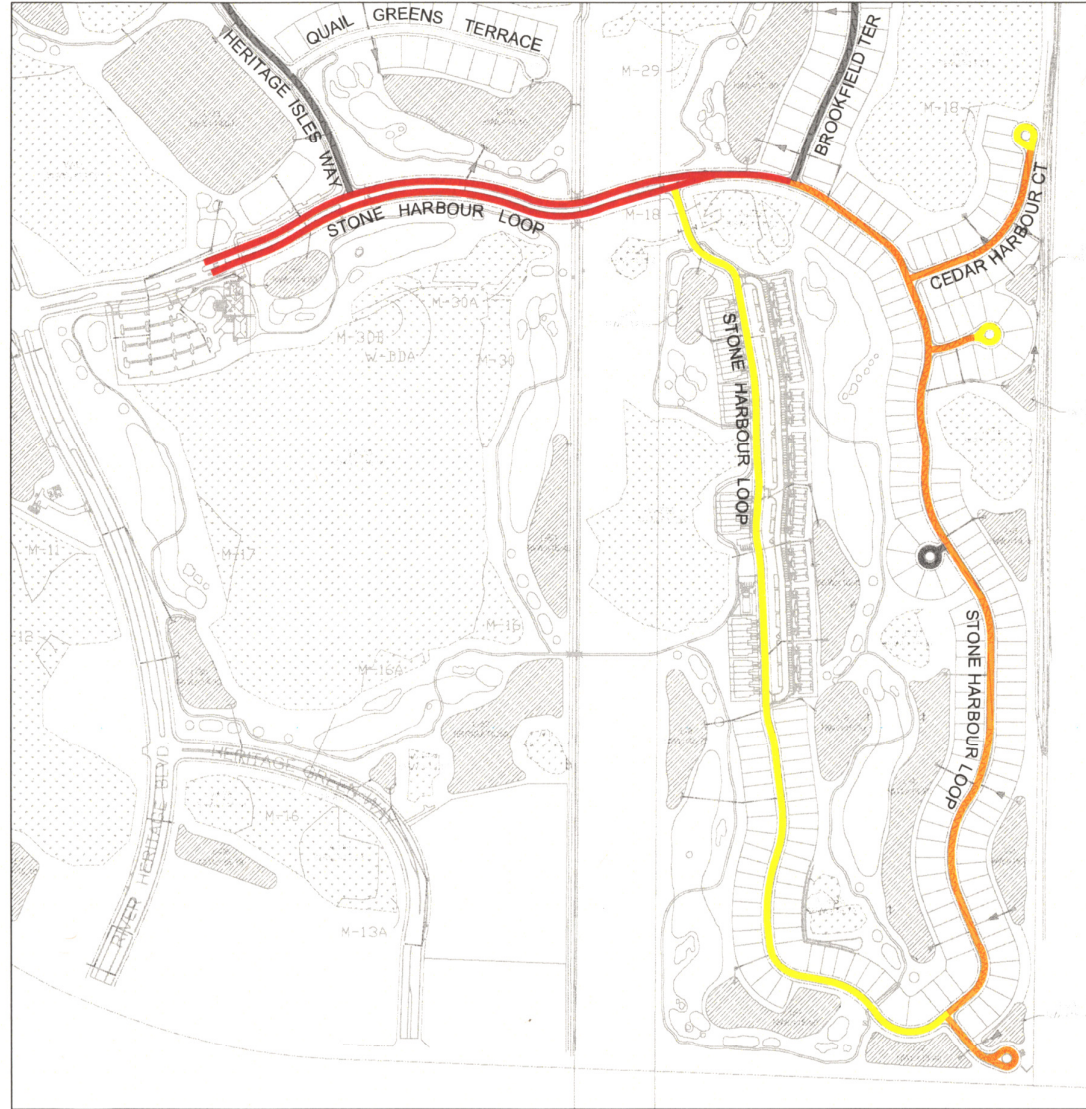
Phase	ESTIMATED LIFE SPAN
7	15+ YEARS
6	12-15 YEARS
(none)	10-12 YEARS
5	8-10 YEARS
4	6-8 YEARS
3	4-6 YEARS
2	2-4 YEARS
1/1A	0-2 YEARS



not completed
in 2022; phase 1A

Completed in 2022

Title ROADWAY LIFESPAN MAP (NORTH) Professional Engineer # 11501	
DESIGNED DATE FEB 2021	CHECKED DATE FEB 2021
SCALE AS NOTED	
SHEET NUMBER	



ESTIMATED LIFE SPAN

- 15+ YEARS
- 12-15 YEARS
- 10-12 YEARS
- 8-10 YEARS
- 6-8 YEARS
- 4-6 YEARS
- 2-4 YEARS
- 0-2 YEARS



HERITAGE HARBOUR
2022-ROADWAY LIFESPAN MAP (SOUTH)

SHEET NUMBER

Schappacher Engineering, LLC
3604 5TH AVENUE EAST, BRADENTON, FL 34203
WWW.SCHAPPACHERENG.COM

REVISIONS
DATE: FEB. 2021
SCALE: AS NOTED

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

Prepared By: J. SCHAPPACHER, P.E.
Professional Engineer # 11091

Tab 5A

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis
for
Heritage Harbour Master Association

August 23, 2022



Funding Reserve Analysis

for

Heritage Harbour Master Association

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August 23, 2022

Heritage Harbour Master Association
700 River Heritage Blvd
Bradenton, FL 34212

Board of Directors,

We are pleased to present to Heritage Harbour Master Association the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Heritage Harbour Master Association operations in August 2001. The community has single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2018 in the River Strand neighborhood. The association maintains a portion of the roads as well as recreational amenities such as Central Park, the baseball complex, and the walking trail. The association is located in Bradenton, Manatee County, Florida.

Date of Physical Inspection

The subject property was physically inspected on July 22, 2022 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2023 calendar year plus 30 years. The Study Start Date is January 1, 2023 and the study ends on December 31, 2053.

Governing Documents

A review was made of aeriels and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components.

Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Heritage Harbour Master Association for the Heritage Harbour Master Association funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2023</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Members</i>	<i>3777</i>
<i>Reserve Balance as of January 1, 2023¹</i>	<i>\$ 1,331,545</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of Association" in this report.

² Taxed as an IRS exempt association

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the association.

Proposed Modified Assessment

Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 7.11	\$ 85	\$ 26,858	\$ 322,300	\$ 1,204,247
2024	\$ 7.29	\$ 87	\$ 27,530	\$ 330,358	\$ 1,544,097
2025	\$ 7.47	\$ 90	\$ 28,218	\$ 338,616	\$ 1,265,546
2026	\$ 7.66	\$ 92	\$ 28,923	\$ 347,082	\$ 1,479,787
2027	\$ 7.85	\$ 94	\$ 29,647	\$ 355,759	\$ 1,770,297
2028	\$ 8.05	\$ 97	\$ 30,388	\$ 364,653	\$ 1,569,431

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The association plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the association. Also, some reserves items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the 30-year window of the study.

Initial Reserves

Through May 2022, there was \$1,267,179 set aside for reserves. The projected reserve balance on January 1, 2023 will be \$1,409,286. These numbers were obtained from the association on the official May 2022 balance sheet and the 2022 budget. January 1, 2023 starts the next fiscal year. December 31, 2023 marks the end of the fiscal year.

Financial Condition of Association

The pooled method with inflation reserve projections estimate \$7.11 per owner per month in calendar year 2023 and \$322,300 in total funding. The pooled method without inflation reserve projections estimate \$5.65 per owner per month in calendar year 2023 and \$256,100 in total funding. The component method reserve projections estimate \$8.34 per owner per month in calendar year 2023 and \$377,614 in total funding.

At the current time, the association is considered to be 69 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely an association is to avoid a special assessment.

The following are general measures to the health of an association based on the percent funding model:

0-30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Heritage Harbour Master Association based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Heritage Harbour Master Association Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Heritage Harbour Master Association Dues Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Heritage Harbour Master Association represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Heritage Harbour Master Association shall provide to us Heritage Harbour Master Association's best-estimated age of that item. If Heritage Harbour Master Association is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of dues paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Heritage Harbour Master Association for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Paving Notes

Asphalt paved roads and parking areas have a varying expected life from approximately 15 years to 30

years. Being that the streets included in the report are the main thoroughfares in the community and handle more traffic than residential streets, we give them a lifespan of 15-18 years. The streets are delineated as separate reserve items and their remaining life varies from 0-10 years, depending on the street.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

Heritage Harbour Master Association is responsible for retention ponds for stormwater drainage. These ponds are estimated to have 169,400 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 5 percent of the shoreline will erode and need refurbishment over a 5-year period.

There was some pond bank erosion noted at during the site visit. The board has mentioned that they are in process of bringing any eroded spots back to average condition. This will likely not be paid with reserve funds, but they said that they would like to start reserving for this item in the future. For the purpose of this report, we will use the hypothetical condition that the pond banks are all in average condition and that the reserve shown will fund some future repairs. These numbers can be adjusted in future reserve planning if necessary.

Sidewalk Notes

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to problems such as tree roots uprooting the sidewalk. It is our estimate that 5 percent of the cost new of the sidewalk be set aside over a 5-year period to reserve for these repairs. There is estimated to be 53,000 SF of sidewalk on the District grounds. The estimated replacement cost new is approximately \$371,000, which would result in a sidewalk repair reserve of \$18,600 over a 5-year period.

Stormwater Drainage Notes

Heritage Harbour Master Association is responsible for the maintenance and repair of the storm water drainage system throughout the development. The system includes all inlets, all outlets, all drainage control structures and all underground reinforced concrete piping. The lakes and ponds receive storm water from within the development.

All of the curb inlets, the lakes and ponds receiving outlets, the control structures, and the interconnections among the lakes and ponds are connected with underground reinforced concrete piping of various sizes. Due to the numerous interspersed lakes and ponds, the average distance between structures is relatively short and is estimated to be approximately 180 feet. This short distance combined with piping typically servicing only one or two inlets results in minimal amounts of storm water per section and thus piping sizes are relatively minimal. The estimated average diameter of piping is 24 inches.

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the HOA owned drainage improvements.

For the purpose of this reserve study, it is our opinion that \$75,000 should be set aside over a 5-year period to reserve for periodic repairs. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual HOA expenditures for such items.

Nature Trail Notes

The asphalt-paved nature trail provides access around the lake near the playground and baseball facilities. The nature trail is currently in average-fair condition. There are some spots that show edge cracking and other spots that roots underneath that are starting to push their way to the surface. Not all portions of the trail are in the same condition. The board is planning to make repairs to the trail with funds not in reserves and has asked us to set up a reserve for its next replacement, therefore the trail has been given a full lifespan.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 250,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise

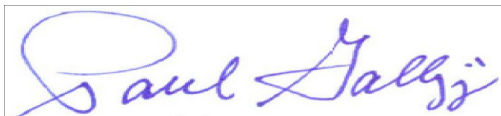
condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

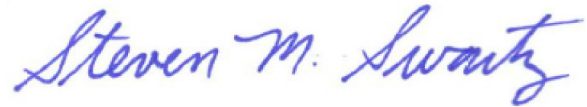
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Heritage Harbour Master Association for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

8 Pages of Photographs Attached



Baseball Lights



Baseball Lights



Baseball Backstops



Baseball Team Benches



Baseball Bleachers



Baseball Bleachers



Baseball Batting Cage



Baseball Dugout Roof



Baseball Concession Building



Baseball Concession Building HVAC



Baseball Concession Building Rollup Windows



Dock



Dock



Wooden Gazebo



Wooden Gazebo



Park Pavilion



Park Pavilion Picnic Tables



Lighthouse



Lighthouse Paint



Nature Trail



Nature Trail



Dog Park Fencing



Stone Harbour Loop Guardhouse



Golden Harbour Trail Guardhouse



Grand Harbour Pkway and SR-64 Monument



Grand Harbour Pkway Median Monuments



Central Park Monument



Park Pavilion Monument



Baseball Field Parking



Soccer Field Parking



Lighthouse Area Parking



Front Fountain Area Parking



Sidewalks



Heritage Green Way



River Heritage Blvd



Grand Harbour Parkway

Prepared by Florida Reserve Study and Appraisal
Heritage Harbour Master Association Funding Study Summary - Continued



Stone Harbour Loop to Guardhouse



Street Pavers



Street Pavers



Playground



Playground



Soccer Pavilion

Prepared by Florida Reserve Study and Appraisal
Heritage Harbour Master Association Funding Study Summary - Continued



Soccer Lights



Stormwater Drainage Control Structure



Pond



Pond



Pond



Pond

Heritage Harbour Master Association Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Baseball Area					
Baseball Lights Replacement 16 Poles 130 Lights	\$ 402,000	12 Years	30 Years	\$ 556,192	Yes
Baseball Light Bulbs	\$ 65,000	2 Years	10 Years	\$ 70,057	Yes
Baseball Field Backstops Chain Link 24' High	\$ 17,280	7 Years	25 Years	\$ 21,101	Yes
Baseball Field Backstops Chain Link 20' High	\$ 7,260	7 Years	25 Years	\$ 8,866	Yes
Baseball Field Fencing 8' High	\$ 23,664	7 Years	25 Years	\$ 28,897	Yes
Baseball Field Fencing 6' High	\$ 71,576	7 Years	25 Years	\$ 87,405	Yes
Team Benches	\$ 8,000	4 Years	22 Years	\$ 9,064	Yes
Bleachers Aluminum 5 Rows with Fence	\$ 17,600	4 Years	22 Years	\$ 19,941	Yes
Bleachers Aluminum 3 Rows	\$ 6,000	4 Years	22 Years	\$ 6,798	Yes
Batting Cage	\$ 12,000	2 Years	20 Years	\$ 12,934	Yes
Dugout Asphalt Shingle Roof	\$ 16,720	2 Years	20 Years	\$ 18,021	Yes
Concession Building Asphalt Shingle Roof	\$ 11,130	2 Years	20 Years	\$ 11,996	Yes
Concession Building Paint Exterior	\$ 2,523	0 Years	8 Years	\$ 2,586	Yes
Concession Building Paint Interior	\$ 5,236	0 Years	8 Years	\$ 5,369	Yes
Concession Building Restroom Refurbishment	\$ 30,000	2 Years	20 Years	\$ 32,334	Yes
Concession Building HVAC 2.5 Tons	\$ 5,000	0 Years	12 Years	\$ 5,126	Yes
Roll-up Windows	\$ 3,200	4 Years	22 Years	\$ 3,626	Yes
Dock					
Dock Deck Boards and Railings	\$ 100,350	10 Years	15 Years	\$ 132,076	Yes
Dock Frame and Pilings	\$ 50,175	22 Years	40 Years	\$ 89,114	Yes
Dock Repair Allowance	\$ 12,042	4 Years	9 Years	\$ 13,644	Yes
Grounds					
Wooden Gazebos Wood Shake Roofing Both	\$ 2,752	0 Years	15 Years	\$ 2,822	Yes
Wooden Gazebos Painting	\$ 2,000	0 Years	7 Years	\$ 2,051	Yes

Heritage Harbour Master Association Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Wooden Gazebos Refurbishment	\$ 5,000	0 Years	15 Years	\$ 5,126	Yes
Park Pavilion Asphalt Shingle Roof	\$ 8,600	0 Years	20 Years	\$ 8,817	Yes
Park Pavilion Paint Exterior	\$ 3,025	0 Years	7 Years	\$ 3,101	Yes
Park Pavilion Picnic Tables	\$ 5,200	18 Years	20 Years	\$ 8,358	Yes
Lighthouse Monument Paint Exterior	\$ 1,940	0 Years	7 Years	\$ 1,989	Yes
Lighthouse Monument Tile Roof	\$ 9,165	12 Years	30 Years	\$ 12,680	Yes
Lighthouse Area Aluminum Fencing 4' High	\$ 4,860	7 Years	25 Years	\$ 5,935	Yes
Nature Trail Asphalt Resurface	\$ 220,983	12 Years	12 Years	\$ 305,744	Yes
Nature Trail Park Benches and Trash Cans	\$ 11,200	2 Years	20 Years	\$ 12,071	Yes
Nature Trail Picnic Tables	\$ 5,200	6 Years	12 Years	\$ 6,193	Yes
Dog Park Chain Link Fencing	\$ 20,900	4 Years	22 Years	\$ 23,680	Yes
Pond Fountain and Controls	\$ 13,000	6 Years	12 Years	\$ 15,483	Yes
Landscape Enhancements	\$ 100,000	10 Years	10 Years	\$ 131,615	Yes
Guardhouses and Entry Areas					
Stone Harbour Loop Guardhouse Tile Roof	\$ 18,660	11 Years	30 Years	\$ 25,181	Yes
Stone Harbour Loop Guardhouse Exterior Paint	\$ 2,070	3 Years	7 Years	\$ 2,287	Yes
Stone Harbour Loop Guardhouse Interior Paint	\$ 2,038	3 Years	7 Years	\$ 2,252	Yes
Golden Harbour Trail Guardhouse Tile Roof	\$ 2,985	11 Years	30 Years	\$ 4,028	Yes
Golden Harbour Trail Guardhouse Exterior Paint	\$ 2,070	3 Years	7 Years	\$ 2,287	Yes
Golden Harbour Trail Guardhouse Interior Paint	\$ 2,038	3 Years	7 Years	\$ 2,252	Yes
Monuments					
River Heritage and SR 64 Monument Refurbishment	\$ 6,500	2 Years	20 Years	\$ 7,006	Yes
Heritage Green Way and SR 64 Monument Refurbishment	\$ 2,000	2 Years	20 Years	\$ 2,156	Yes

Heritage Harbour Master Association Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Grand Harbour Parkway Median Monuments Refurbishment	\$ 15,000	2 Years	20 Years	\$ 16,167	Yes
Grand Harbour Parkway Median Aluminum Fencing	\$ 43,450	6 Years	25 Years	\$ 51,750	Yes
Central Park Monument Refurbishment	\$ 2,000	2 Years	20 Years	\$ 2,156	Yes
Park Pavilion and Concession Stand Monument Refurbishment	\$ 2,000	2 Years	20 Years	\$ 2,156	Yes
Streets and Parking Areas					
Baseball Field Parking 1 Inch Asphalt Overlay	\$ 104,832	2 Years	20 Years	\$ 112,988	Yes
Parking Lights All Lots	\$ 60,000	12 Years	30 Years	\$ 83,014	Yes
Soccer Field Parking 1 Inch Asphalt Overlay	\$ 45,325	2 Years	20 Years	\$ 48,851	Yes
Lighthouse Area Parking 1 Inch Asphalt Overlay	\$ 15,183	2 Years	20 Years	\$ 16,364	Yes
Front Fountain Area Parking 1 Inch Asphalt Overlay	\$ 50,131	2 Years	20 Years	\$ 54,031	Yes
Sidewalk Repair Allowance	\$ 18,600	3 Years	5 Years	\$ 20,554	Yes
Paving 1 Inch Asphalt Overlay Heritage Green Way	\$ 130,637	2 Years	18 Years	\$ 140,800	Yes
Paving 1 Inch Asphalt Overlay River Heritage Blvd	\$ 178,030	10 Years	15 Years	\$ 234,315	Yes
Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	\$ 102,424	3 Years	15 Years	\$ 113,184	Yes
Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	\$ 327,168	0 Years	15 Years	\$ 335,442	Yes
Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	\$ 76,998	0 Years	15 Years	\$ 78,946	Yes
Street Pavers	\$ 288,820	15 Years	35 Years	\$ 430,690	Yes
Playground Area					
(1) Playaground Replacement	\$ 125,000	18 Years	18 Years	\$ 200,902	Yes

Heritage Harbour Master Association Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Soccer Area					
Soccer Pavilion Asphalt Shingle Roof	\$ 4,690	0 Years	20 Years	\$ 4,809	Yes
Soccer Pavilion Paint Exterior	\$ 1,940	0 Years	7 Years	\$ 1,989	Yes
Soccer Pavilion Paint Interior	\$ 1,739	0 Years	7 Years	\$ 1,783	Yes
Soccer Pavilion Restroom Refurbishment	\$ 24,000	2 Years	20 Years	\$ 25,867	Yes
Soccer Lights Replacement 6 Poles 80 Lights	\$ 198,000	12 Years	30 Years	\$ 273,945	Yes
Soccer Light Bulbs	\$ 40,000	2 Years	10 Years	\$ 43,112	Yes
Stormwater Drainage and Ponds					
Stormwater Drainage Repair Allowance	\$ 75,000	5 Years	5 Years	\$ 87,124	Yes
Pond Banks Erosion Control Repair Allowance	\$ 423,500	5 Years	5 Years	\$ 491,960	Yes

Months Remaining in Calendar Year 2023: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1,331,545

Reserve Item Comments

(1) The playground is scheduled to be replaced. For the purpose of this report, it will assume a full remaining lifespan.

Heritage Harbour Master Association Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Baseball Area							
Baseball Lights Replacement 16 Poles 130 Lights	\$ 402,000 / total	1 total	\$ 402,000	12 Years 30 Years	30 Years	2035 2065	\$ 556,192 \$ 1,176,541
Baseball Light Bulbs	\$ 500 ea	130	\$ 65,000	2 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 70,057 \$ 89,932 \$ 115,444 \$ 148,195
Baseball Field Backstops Chain Link 24' High	\$ 80.00 / lf	216 lf	\$ 17,280	7 Years 25 Years	25 Years	2030 2055	\$ 21,101 \$ 39,397
Baseball Field Backstops Chain Link 20' High	\$ 66.00 / lf	110 lf	\$ 7,260	7 Years 25 Years	25 Years	2030 2055	\$ 8,866 \$ 16,552
Baseball Field Fencing 8' High	\$ 29.00 / lf	816 lf	\$ 23,664	7 Years 25 Years	25 Years	2030 2055	\$ 28,897 \$ 53,952
Baseball Field Fencing 6' High	\$ 23.00 / lf	3112 lf	\$ 71,576	7 Years 25 Years	25 Years	2030 2055	\$ 87,405 \$ 163,188
Team Benches	\$ 1,000 ea	8	\$ 8,000	4 Years 22 Years	22 Years	2027 2049 2071	\$ 9,064 \$ 15,701 \$ 27,199
Bleachers Aluminum 5 Rows with Fence	\$ 4,400 ea	4	\$ 17,600	4 Years 22 Years	22 Years	2027 2049 2071	\$ 19,941 \$ 34,543 \$ 59,837
Bleachers Aluminum 3 Rows	\$ 1,500 ea	4	\$ 6,000	4 Years 22 Years	22 Years	2027 2049 2071	\$ 6,798 \$ 11,776 \$ 20,399
Batting Cage	\$ 3,000 ea	4	\$ 12,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 12,934 \$ 21,313 \$ 35,121
Dugout Asphalt Shingle Roof	\$ 5.00 / sf	3344 sf	\$ 16,720	2 Years 20 Years	20 Years	2025 2045 2065	\$ 18,021 \$ 29,696 \$ 48,935
Concession Building Asphalt Shingle Roof	\$ 5.00 / sf	2226 sf	\$ 11,130	2 Years 20 Years	20 Years	2025 2045 2065	\$ 11,996 \$ 19,768 \$ 32,574

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Concession Building Paint Exterior	\$ 1.25 / sf	2018 sf	\$ 2,523	0 Years	8 Years	2023	\$ 2,586
				8 Years		2031	\$ 3,158
						2039	\$ 3,857
						2047	\$ 4,710
						2055	\$ 5,751
Concession Building Paint Interior	\$ 1.25 / sf	4189 sf	\$ 5,236	0 Years	8 Years	2023	\$ 5,369
				8 Years		2031	\$ 6,556
						2039	\$ 8,006
						2047	\$ 9,776
						2055	\$ 11,938
Concession Building Restroom Refurbishment	\$ 15,000 ea	2	\$ 30,000	2 Years	20 Years	2025	\$ 32,334
				20 Years		2045	\$ 53,282
						2065	\$ 87,802
Concession Building HVAC 2.5 Tons	\$ 5,000 ea	1	\$ 5,000	0 Years	12 Years	2023	\$ 5,126
				12 Years		2035	\$ 6,918
						2047	\$ 9,335
						2059	\$ 12,597
Roll-up Windows	\$ 1,600 ea	2	\$ 3,200	4 Years	22 Years	2027	\$ 3,626
				22 Years		2049	\$ 6,280
						2071	\$ 10,879
Dock							
Dock Deck Boards and Railings	\$ 50.00 / sf	2007 sf	\$ 100,350	10 Years	15 Years	2033	\$ 132,076
				15 Years		2048	\$ 192,095
						2063	\$ 279,387
Dock Frame and Pilings	\$ 25.00 / sf	2007 sf	\$ 50,175	22 Years 40 Years	40 Years	2045 2085	\$ 89,114 \$ 241,986
Dock Repair Allowance	\$ 6.00 / sf	2007 sf	\$ 12,042	4 Years	9 Years	2027	\$ 13,644
				9 Years		2036	\$ 17,082
						2045	\$ 21,387
						2054	\$ 26,778

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Grounds							
Wooden Gazebos Wood Shake Roofing Both	\$ 8.00 / sf	344 sf	\$ 2,752	0 Years 15 Years	15 Years	2023 2038 2053	\$ 2,822 \$ 4,104 \$ 5,969
Wooden Gazebos Painting	\$ 1,000 ea	2	\$ 2,000	0 Years 7 Years	7 Years	2023 2030 2037 2044 2051 2058	\$ 2,051 \$ 2,442 \$ 2,909 \$ 3,465 \$ 4,126 \$ 4,915
Wooden Gazebos Refurbishment	\$ 2,500 ea	2	\$ 5,000	0 Years 15 Years	15 Years	2023 2038 2053	\$ 5,126 \$ 7,456 \$ 10,844
Park Pavilion Asphalt Shingle Roof	\$ 5.00 / sf	1720 sf	\$ 8,600	0 Years 20 Years	20 Years	2023 2043 2063	\$ 8,817 \$ 14,530 \$ 23,943
Park Pavilion Paint Exterior	\$ 1.25 / sf	2420 sf	\$ 3,025	0 Years 7 Years	7 Years	2023 2030 2037 2044 2051 2058	\$ 3,101 \$ 3,694 \$ 4,400 \$ 5,240 \$ 6,241 \$ 7,433
Park Pavilion Picnic Tables	\$ 1,300 ea	4	\$ 5,200	18 Years 20 Years	20 Years	2041 2061	\$ 8,358 \$ 13,772
Lighthouse Monument Paint Exterior	\$ 1.25 / sf	1552 sf	\$ 1,940	0 Years 7 Years	7 Years	2023 2030 2037 2044 2051 2058	\$ 1,989 \$ 2,369 \$ 2,822 \$ 3,361 \$ 4,003 \$ 4,767
Lighthouse Monument Tile Roof	\$ 15.00 / sf	611 sf	\$ 9,165	12 Years 30 Years	30 Years	2035 2065	\$ 12,680 \$ 26,823

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lighthouse Area Aluminum Fencing 4' High	\$ 30.00 / lf	162 lf	\$ 4,860	7 Years 25 Years	25 Years	2030 2055	\$ 5,935 \$ 11,080
Nature Trail Asphalt Resurface	\$ 3.50 / sf	63138 sf	\$ 220,983	12 Years	12 Years	2035 2047 2059	\$ 305,744 \$ 412,582 \$ 556,754
Nature Trail Park Benches and Trash Cans	\$ 800 ea	14	\$ 11,200	2 Years 20 Years	20 Years	2025 2045 2065	\$ 12,071 \$ 19,892 \$ 32,779
Nature Trail Picnic Tables	\$ 1,300 ea	4	\$ 5,200	6 Years 12 Years	12 Years	2029 2041 2053	\$ 6,193 \$ 8,358 \$ 11,278
Dog Park Chain Link Fencing	\$ 19.00 ea	1100	\$ 20,900	4 Years 22 Years	22 Years	2027 2049 2071	\$ 23,680 \$ 41,019 \$ 71,056
Pond Fountain and Controls	\$ 13,000 ea	1	\$ 13,000	6 Years 12 Years	12 Years	2029 2041 2053	\$ 15,483 \$ 20,894 \$ 28,195
Landscape Enhancements	\$ 100,000 / total	1 total	\$ 100,000	10 Years	10 Years	2033 2043 2053	\$ 131,615 \$ 168,954 \$ 216,884
Guardhouses and Entry Areas							
Stone Harbour Loop Guardhouse Tile Roof	\$ 15.00 / sf	1244 sf	\$ 18,660	11 Years 30 Years	30 Years	2034 2064	\$ 25,181 \$ 53,266
Stone Harbour Loop Guardhouse Exterior Paint	\$ 1.25 / sf	1656 sf	\$ 2,070	3 Years 7 Years	7 Years	2026 2033 2040 2047 2054	\$ 2,287 \$ 2,724 \$ 3,245 \$ 3,865 \$ 4,603
Stone Harbour Loop Guardhouse Interior Paint	\$ 1.25 / sf	1630 sf	\$ 2,038	3 Years 7 Years	7 Years	2026 2033 2040	\$ 2,252 \$ 2,682 \$ 3,194

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Stone Harbour Loop	\$ 1.25 / sf	1630 sf	\$ 2,038	7 Years	7 Years	2047 2054	\$ 3,804 \$ 4,531
Golden Harbour Trail Guardhouse Tile Roof	\$ 15.00 / sf	199 sf	\$ 2,985	11 Years 30 Years	30 Years	2034 2064	\$ 4,028 \$ 8,521
Golden Harbour Trail Guardhouse Exterior Paint	\$ 1.25 / sf	1656 sf	\$ 2,070	3 Years 7 Years	7 Years	2026 2033 2040 2047 2054	\$ 2,287 \$ 2,724 \$ 3,245 \$ 3,865 \$ 4,603
Golden Harbour Trail Guardhouse Interior Paint	\$ 1.25 / sf	1630 sf	\$ 2,038	3 Years 7 Years	7 Years	2026 2033 2040 2047 2054	\$ 2,252 \$ 2,682 \$ 3,194 \$ 3,804 \$ 4,531
Monuments							
River Heritage and SR 64 Monument Refurbishment	\$ 6,500 ea	1	\$ 6,500	2 Years 20 Years	20 Years	2025 2045 2065	\$ 7,006 \$ 11,544 \$ 19,024
Heritage Green Way and SR 64 Monument Refurbishment	\$ 2,000 ea	1	\$ 2,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 2,156 \$ 3,552 \$ 5,853
Grand Harbour Parkway Median Monuments Refurbishment	\$ 15,000 / total	1 total	\$ 15,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 16,167 \$ 26,641 \$ 43,901
Grand Harbour Parkway Median Aluminum Fencing	\$ 50.00 / lf	869 lf	\$ 43,450	6 Years 25 Years	25 Years	2029 2054	\$ 51,750 \$ 96,619
Central Park Monument Refurbishment	\$ 2,000 ea	1	\$ 2,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 2,156 \$ 3,552 \$ 5,853

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Park Pavilion and Concession Stand Monument Refurbishment	\$ 2,000 ea	1	\$ 2,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 2,156 \$ 3,552 \$ 5,853
Streets and Parking Areas							
Baseball Field Parking 1 Inch Asphalt Overlay	\$ 1.75 / sf	59904 sf	\$ 104,832	2 Years 20 Years	20 Years	2025 2045 2065	\$ 112,988 \$ 186,189 \$ 306,814
Parking Lights All Lots	\$ 5,000 ea	12	\$ 60,000	12 Years 30 Years	30 Years	2035 2065	\$ 83,014 \$ 175,603
Soccer Field Parking 1 Inch Asphalt Overlay	\$ 1.75 / sf	25900 sf	\$ 45,325	2 Years 20 Years	20 Years	2025 2045 2065	\$ 48,851 \$ 80,500 \$ 132,654
Lighthouse Area Parking 1 Inch Asphalt Overlay	\$ 1.75 / sf	8676 sf	\$ 15,183	2 Years 20 Years	20 Years	2025 2045 2065	\$ 16,364 \$ 26,966 \$ 44,436
Front Fountain Area Parking 1 Inch Asphalt Overlay	\$ 1.75 / sf	28646 sf	\$ 50,131	2 Years 20 Years	20 Years	2025 2045 2065	\$ 54,031 \$ 89,035 \$ 146,718
Sidewalk Repair Allowance	\$ 18,600 / total	1 total	\$ 18,600	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 20,554 \$ 23,288 \$ 26,385 \$ 29,894 \$ 33,870 \$ 38,375 \$ 43,479
Paving 1 Inch Asphalt Overlay Heritage Green Way	\$ 1.60 / sf	81648 sf	\$ 130,637	2 Years 18 Years	18 Years	2025 2043 2061	\$ 140,800 \$ 220,716 \$ 345,989
Paving 1 Inch Asphalt Overlay River Heritage Blvd	\$ 1.60 / sf	111269 sf	\$ 178,030	10 Years 15 Years	15 Years	2033 2048 2063	\$ 234,315 \$ 340,794 \$ 495,659

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	\$ 1.60 / sf	64015 sf	\$ 102,424	3 Years	15 Years	2026	\$ 113,184
				15 Years		2041	\$ 164,618
						2056	\$ 239,424
Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	\$ 1.60 / sf	204480 sf	\$ 327,168	0 Years	15 Years	2023	\$ 335,442
				15 Years		2038	\$ 487,874
						2053	\$ 709,576
Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	\$ 1.60 / sf	48124 sf	\$ 76,998	0 Years	15 Years	2023	\$ 78,946
				15 Years		2038	\$ 114,820
						2053	\$ 166,997
Street Pavers	\$ 10.00 / sf	28882 sf	\$ 288,820	15 Years	35 Years	2038	\$ 430,690
				35 Years		2073	\$ 1,032,231
Playground Area							
Plyaground Replacement	\$ 125,000 ea	1	\$ 125,000	18 Years	18 Years	2041	\$ 200,902
						2059	\$ 314,930
Soccer Area							
Soccer Pavilion Asphalt Shingle Roof	\$ 5.00 / sf	938 sf	\$ 4,690	0 Years	20 Years	2023	\$ 4,809
				20 Years		2043	\$ 7,924
						2063	\$ 13,058
Soccer Pavilion Paint Exterior	\$ 1.25 / sf	1552 sf	\$ 1,940	0 Years	7 Years	2023	\$ 1,989
				7 Years		2030	\$ 2,369
						2037	\$ 2,822
						2044	\$ 3,361
						2051	\$ 4,003
						2058	\$ 4,767
Soccer Pavilion Paint Interior	\$ 1.25 / sf	1391 sf	\$ 1,739	0 Years	7 Years	2023	\$ 1,783
				7 Years		2030	\$ 2,123
						2037	\$ 2,529
						2044	\$ 3,012
						2051	\$ 3,587

Heritage Harbour Master Association Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Soccer Pavilion	\$ 1.25 / sf	1391 sf	\$ 1,739	7 Years	7 Years	2058	\$ 4,273
Soccer Pavilion Restroom Refurbishment	\$ 12,000 ea	2	\$ 24,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 25,867 \$ 42,626 \$ 70,241
Soccer Lights Replacement 6 Poles 80 Lights	\$ 198,000 / total	1 total	\$ 198,000	12 Years 30 Years	30 Years	2035 2065	\$ 273,945 \$ 579,490
Soccer Light Bulbs	\$ 500 ea	80	\$ 40,000	2 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 43,112 \$ 55,343 \$ 71,043 \$ 91,197
Stormwater Drainage and Ponds							
Stormwater Drainage Repair Allowance	\$ 75,000 / total	1 total	\$ 75,000	5 Years	5 Years	2028 2033 2038 2043 2048 2053	\$ 87,124 \$ 98,712 \$ 111,840 \$ 126,715 \$ 143,568 \$ 162,663
Pond Banks Erosion Control Repair Allowance	\$ 423,500 / total	1 total	\$ 423,500	5 Years	5 Years	2028 2033 2038 2043 2048 2053	\$ 491,960 \$ 557,391 \$ 631,525 \$ 715,518 \$ 810,683 \$ 918,505

Months Remaining in Calendar Year 2023: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 1,331,545

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights	1 total	\$ 402,000.00 / total	\$ 402,000.00
	Baseball Light Bulbs	130	\$ 500.00 ea	\$ 65,000.00
	Baseball Field Backstops Chain Link 24' High	216 lf	\$ 80.00 / lf	\$ 17,280.00
	Baseball Field Backstops Chain Link 20' High	110 lf	\$ 66.00 / lf	\$ 7,260.00
	Baseball Field Fencing 8' High	816 lf	\$ 29.00 / lf	\$ 23,664.00
	Baseball Field Fencing 6' High	3112 lf	\$ 23.00 / lf	\$ 71,576.00
	Team Benches	8	\$ 1,000.00 ea	\$ 8,000.00
	Bleachers Aluminum 5 Rows with Fence	4	\$ 4,400.00 ea	\$ 17,600.00
	Bleachers Aluminum 3 Rows	4	\$ 1,500.00 ea	\$ 6,000.00
	Batting Cage	4	\$ 3,000.00 ea	\$ 12,000.00
	Dugout Asphalt Shingle Roof	3344 sf	\$ 5.00 / sf	\$ 16,720.00
	Concession Building Asphalt Shingle Roof	2226 sf	\$ 5.00 / sf	\$ 11,130.00
	Concession Building Paint Exterior	2018 sf	\$ 1.25 / sf	\$ 2,522.50
	Concession Building Paint Interior	4189 sf	\$ 1.25 / sf	\$ 5,236.25
	Concession Building Restroom Refurbishment	2	\$ 15,000.00 ea	\$ 30,000.00
	Concession Building HVAC 2.5 Tons	1	\$ 5,000.00 ea	\$ 5,000.00
	Roll-up Windows	2	\$ 1,600.00 ea	\$ 3,200.00
Baseball Area Sub Total =				\$ 704,188.75
Dock	Dock Deck Boards and Railings	2007 sf	\$ 50.00 / sf	\$ 100,350.00
	Dock Frame and Pilings	2007 sf	\$ 25.00 / sf	\$ 50,175.00
	Dock Repair Allowance	2007 sf	\$ 6.00 / sf	\$ 12,042.00
Dock Sub Total =				\$ 162,567.00
Grounds	Wooden Gazebos Wood Shake Roofing Both	344 sf	\$ 8.00 / sf	\$ 2,752.00
	Wooden Gazebos Painting	2	\$ 1,000.00 ea	\$ 2,000.00
	Wooden Gazebos Refurbishment	2	\$ 2,500.00 ea	\$ 5,000.00
	Park Pavilion Asphalt Shingle Roof	1720 sf	\$ 5.00 / sf	\$ 8,600.00
	Park Pavilion Paint Exterior	2420 sf	\$ 1.25 / sf	\$ 3,025.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	Park Pavilion Picnic Tables	4	\$ 1,300.00 ea	\$ 5,200.00
	Lighthouse Monument Paint Exterior	1552 sf	\$ 1.25 / sf	\$ 1,940.00
	Lighthouse Monument Tile Roof	611 sf	\$ 15.00 / sf	\$ 9,165.00
	Lighthouse Area Aluminum Fencing 4' High	162 lf	\$ 30.00 / lf	\$ 4,860.00
	Nature Trail Asphalt Resurface	63138 sf	\$ 3.50 / sf	\$ 220,983.00
	Nature Trail Park Benches and Trash Cans	14	\$ 800.00 ea	\$ 11,200.00
	Nature Trail Picnic Tables	4	\$ 1,300.00 ea	\$ 5,200.00
	Dog Park Chain Link Fencing	1100	\$ 19.00 ea	\$ 20,900.00
	Pond Fountain and Controls	1	\$ 13,000.00 ea	\$ 13,000.00
	Landscape Enhancements	1 total	\$ 100,000.00 / total	\$ 100,000.00
Grounds Sub Total =				\$ 413,825.00
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof	1244 sf	\$ 15.00 / sf	\$ 18,660.00
	Stone Harbour Loop Guardhouse Exterior Paint	1656 sf	\$ 1.25 / sf	\$ 2,070.00
	Stone Harbour Loop Guardhouse Interior Paint	1630 sf	\$ 1.25 / sf	\$ 2,037.50
	Golden Harbour Trail Guardhouse Tile Roof	199 sf	\$ 15.00 / sf	\$ 2,985.00
	Golden Harbour Trail Guardhouse Exterior Paint	1656 sf	\$ 1.25 / sf	\$ 2,070.00
	Golden Harbour Trail Guardhouse Interior Paint	1630 sf	\$ 1.25 / sf	\$ 2,037.50
Guardhouses and Entry Areas Sub Total =				\$ 29,860.00
Monuments	River Heritage and SR 64 Monument Refurbishment	1	\$ 6,500.00 ea	\$ 6,500.00
	Heritage Green Way and SR 64 Monument Refurbishment	1	\$ 2,000.00 ea	\$ 2,000.00
	Grand Harbour Parkway Median Monuments Refurbishment	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Grand Harbour Parkway Median Aluminum Fencing	869 lf	\$ 50.00 / lf	\$ 43,450.00
	Central Park Monument Refurbishment	1	\$ 2,000.00 ea	\$ 2,000.00
	Park Pavilion and Concession Stand Monument Refurbishment	1	\$ 2,000.00 ea	\$ 2,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Monuments Sub Total =				\$ 70,950.00
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay	59904 sf	\$ 1.75 / sf	\$ 104,832.00
	Parking Lights All Lots	12	\$ 5,000.00 ea	\$ 60,000.00
	Soccer Field Parking 1 Inch Asphalt Overlay	25900 sf	\$ 1.75 / sf	\$ 45,325.00
	Lighthouse Area Parking 1 Inch Asphalt Overlay	8676 sf	\$ 1.75 / sf	\$ 15,183.00
	Front Fountain Area Parking 1 Inch Asphalt Overlay	28646 sf	\$ 1.75 / sf	\$ 50,130.50
	Sidewalk Repair Allowance	1 total	\$ 18,600.00 / total	\$ 18,600.00
	Paving 1 Inch Asphalt Overlay Heritage Green Way	81648 sf	\$ 1.60 / sf	\$ 130,636.80
	Paving 1 Inch Asphalt Overlay River Heritage Blvd	111269 sf	\$ 1.60 / sf	\$ 178,030.40
	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	64015 sf	\$ 1.60 / sf	\$ 102,424.00
	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	204480 sf	\$ 1.60 / sf	\$ 327,168.00
	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	48124 sf	\$ 1.60 / sf	\$ 76,998.40
Streets and Parking Areas Sub Total =				\$ 1,398,148.10
Playground Area	Plyaground Replacement	1	\$ 125,000.00 ea	\$ 125,000.00
Soccer Area	Soccer Pavilion Asphalt Shingle Roof	938 sf	\$ 5.00 / sf	\$ 4,690.00
	Soccer Pavilion Paint Exterior	1552 sf	\$ 1.25 / sf	\$ 1,940.00
	Soccer Pavilion Paint Interior	1391 sf	\$ 1.25 / sf	\$ 1,738.75
	Soccer Pavilion Restroom Refurbishment	2	\$ 12,000.00 ea	\$ 24,000.00
	Soccer Lights Replacement 6 Poles 80 Lights	1 total	\$ 198,000.00 / total	\$ 198,000.00
	Soccer Light Bulbs	80	\$ 500.00 ea	\$ 40,000.00
Soccer Area Sub Total =				\$ 270,368.75
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	1 total	\$ 75,000.00 / total	\$ 75,000.00

Prepared by Florida Reserve Study and Appraisal

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance	1 total	\$ 423,500.00 / total	\$ 423,500.00
Stormwater Drainage and Ponds Sub Total =				\$ 498,500.00
Totals =				\$ 3,673,407.60

Heritage Harbour Master Association Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded
2023	\$ 322,300	\$ 14,797	\$ 459,956	\$ 4,439	\$ 1,204,247	56.2%
2024	\$ 330,358	\$ 13,561		\$ 4,068	\$ 1,544,097	77.7%
2025	\$ 338,616	\$ 16,997	\$ 629,066	\$ 5,099	\$ 1,265,546	54.8%
2026	\$ 347,082	\$ 14,251	\$ 142,816	\$ 4,275	\$ 1,479,787	73.9%
2027	\$ 355,759	\$ 16,433	\$ 76,752	\$ 4,930	\$ 1,770,297	80.7%
2028	\$ 364,653	\$ 19,379	\$ 579,084	\$ 5,814	\$ 1,569,431	63.6%
2029	\$ 373,769	\$ 17,412	\$ 73,427	\$ 5,224	\$ 1,881,962	83.4%
2030	\$ 383,113	\$ 20,580	\$ 165,202	\$ 6,174	\$ 2,114,280	82.2%
2031	\$ 392,691	\$ 22,948	\$ 33,002	\$ 6,884	\$ 2,490,033	88.7%
2032	\$ 402,509	\$ 26,750		\$ 8,025	\$ 2,911,267	91.2%
2033	\$ 412,571	\$ 31,009	\$ 1,164,922	\$ 9,303	\$ 2,180,622	60.1%
2034	\$ 422,886	\$ 23,750	\$ 29,209	\$ 7,125	\$ 2,590,924	89.4%
2035	\$ 433,458	\$ 27,901	\$ 1,383,768	\$ 8,370	\$ 1,660,145	50.0%
2036	\$ 444,294	\$ 18,643	\$ 43,467	\$ 5,593	\$ 2,074,022	87.3%
2037	\$ 455,401	\$ 22,833	\$ 15,481	\$ 6,850	\$ 2,529,927	90.6%
2038	\$ 466,787	\$ 27,445	\$ 1,788,309	\$ 8,233	\$ 1,227,615	37.7%
2039	\$ 478,456	\$ 14,475	\$ 11,862	\$ 4,343	\$ 1,704,341	88.3%
2040	\$ 490,418	\$ 19,297	\$ 12,878	\$ 5,789	\$ 2,195,390	91.5%
2041	\$ 502,678	\$ 24,264	\$ 433,024	\$ 7,279	\$ 2,282,029	79.0%
2042	\$ 515,245	\$ 25,188		\$ 7,557	\$ 2,814,906	94.6%
2043	\$ 528,126	\$ 30,576	\$ 1,254,357	\$ 9,173	\$ 2,110,079	60.0%
2044	\$ 541,329	\$ 23,589	\$ 18,438	\$ 7,077	\$ 2,649,482	94.7%
2045	\$ 554,862	\$ 29,045	\$ 915,097	\$ 8,714	\$ 2,309,579	69.1%
2046	\$ 568,734	\$ 25,710	\$ 33,870	\$ 7,713	\$ 2,862,440	95.7%
2047	\$ 582,952	\$ 31,304	\$ 451,741	\$ 9,391	\$ 3,015,564	85.0%
2048	\$ 597,526	\$ 32,902	\$ 1,487,140	\$ 9,871	\$ 2,148,981	58.0%
2049	\$ 612,464	\$ 24,305	\$ 109,320	\$ 7,291	\$ 2,669,139	94.8%
2050	\$ 627,776	\$ 29,577		\$ 8,873	\$ 3,317,619	99.6%
2051	\$ 643,470	\$ 36,134	\$ 60,335	\$ 10,840	\$ 3,926,048	98.5%
2052	\$ 659,557	\$ 42,292		\$ 12,688	\$ 4,615,209	100.2%
2053	\$ 676,046	\$ 49,259	\$ 2,230,912	\$ 14,778	\$ 3,094,825	58.1%
Totals :	\$ 14,825,887	\$ 772,607	\$ 13,603,432	\$ 231,782		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2023: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 1,331,545.00 Final Reserve Value = \$ 3,094,824.81

Heritage Harbour Master Association Modified Reserve Assessment Summary

Projected Assessment by Month and by Calendar Year

Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2023	\$ 7.11	\$ 7.11	\$ 85.33	\$ 26,858	\$ 322,300
2024	\$ 7.29	\$ 7.29	\$ 87.47	\$ 27,530	\$ 330,358
2025	\$ 7.47	\$ 7.47	\$ 89.65	\$ 28,218	\$ 338,616
2026	\$ 7.66	\$ 7.66	\$ 91.89	\$ 28,923	\$ 347,082
2027	\$ 7.85	\$ 7.85	\$ 94.19	\$ 29,647	\$ 355,759
2028	\$ 8.05	\$ 8.05	\$ 96.55	\$ 30,388	\$ 364,653
2029	\$ 8.25	\$ 8.25	\$ 98.96	\$ 31,147	\$ 373,769
2030	\$ 8.45	\$ 8.45	\$ 101.43	\$ 31,926	\$ 383,113
2031	\$ 8.66	\$ 8.66	\$ 103.97	\$ 32,724	\$ 392,691
2032	\$ 8.88	\$ 8.88	\$ 106.57	\$ 33,542	\$ 402,509
2033	\$ 9.10	\$ 9.10	\$ 109.23	\$ 34,381	\$ 412,571
2034	\$ 9.33	\$ 9.33	\$ 111.96	\$ 35,240	\$ 422,886
2035	\$ 9.56	\$ 9.56	\$ 114.76	\$ 36,121	\$ 433,458
2036	\$ 9.80	\$ 9.80	\$ 117.63	\$ 37,025	\$ 444,294
2037	\$ 10.05	\$ 10.05	\$ 120.57	\$ 37,950	\$ 455,401
2038	\$ 10.30	\$ 10.30	\$ 123.59	\$ 38,899	\$ 466,787
2039	\$ 10.56	\$ 10.56	\$ 126.68	\$ 39,871	\$ 478,456
2040	\$ 10.82	\$ 10.82	\$ 129.84	\$ 40,868	\$ 490,418
2041	\$ 11.09	\$ 11.09	\$ 133.09	\$ 41,890	\$ 502,678
2042	\$ 11.37	\$ 11.37	\$ 136.42	\$ 42,937	\$ 515,245
2043	\$ 11.65	\$ 11.65	\$ 139.83	\$ 44,011	\$ 528,126
2044	\$ 11.94	\$ 11.94	\$ 143.32	\$ 45,111	\$ 541,329
2045	\$ 12.24	\$ 12.24	\$ 146.91	\$ 46,239	\$ 554,862
2046	\$ 12.55	\$ 12.55	\$ 150.58	\$ 47,395	\$ 568,734
2047	\$ 12.86	\$ 12.86	\$ 154.34	\$ 48,579	\$ 582,952
2048	\$ 13.18	\$ 13.18	\$ 158.20	\$ 49,794	\$ 597,526
2049	\$ 13.51	\$ 13.51	\$ 162.16	\$ 51,039	\$ 612,464
2050	\$ 13.85	\$ 13.85	\$ 166.21	\$ 52,315	\$ 627,776
2051	\$ 14.20	\$ 14.20	\$ 170.37	\$ 53,623	\$ 643,470
2052	\$ 14.55	\$ 14.55	\$ 174.62	\$ 54,963	\$ 659,557
2053	\$ 14.92	\$ 14.92	\$ 178.99	\$ 56,337	\$ 676,046

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Calendar Year 2023: 12

Heritage Harbour Master Association Funding Study Assessment Summary by Calendar Year - Continued

Number of Years of Constant Payments: 1

No of Assessed Members: 3777

Prepared by Florida Reserve Study and Appraisal

Heritage Harbour Master Association Funding Study - Expenses by Item and by Calendar Year

Item Description	2023	2025	2026	2027	2028	2029	2030	2031	2033	2034	2035	2036	2037	2038	2039	2040	2041	2043	2044	2045
Reserve Category : Baseball Area																				
Baseball Lights Replacement 16 Poles 130 Lights											\$ 556,192									
Baseball Light Bulbs		\$ 70,057									\$ 89,932									\$ 115,444
Baseball Field Backstops Chain Link 24' High							\$ 21,101													
Baseball Field Backstops Chain Link 20' High							\$ 8,866													
Baseball Field Fencing 8' High							\$ 28,897													
Baseball Field Fencing 6' High							\$ 87,405													
Team Benches				\$ 9,064																
Bleachers Aluminum 5 Rows with Fence				\$ 19,941																
Bleachers Aluminum 3 Rows				\$ 6,798																
Batting Cage		\$ 12,934																		\$ 21,313
Dugout Asphalt Shingle Roof		\$ 18,021																		\$ 29,696
Concession Building Asphalt Shingle Roof		\$ 11,996																		\$ 19,768
Concession Building Paint Exterior	\$ 2,586							\$ 3,158							\$ 3,857					
Concession Building Paint Interior	\$ 5,369							\$ 6,556							\$ 8,006					
Concession Building Restroom Refurbishment		\$ 32,334																		\$ 53,282
Concession Building HVAC 2.5 Tons	\$ 5,126										\$ 6,918									
Roll-up Windows				\$ 3,626																
Category Subtotal :	\$ 13,081	\$ 145,342		\$ 39,429			\$ 146,269	\$ 9,714			\$ 653,042				\$ 11,863					\$ 239,503
Reserve Category : Dock																				
Dock Deck Boards and Railings									\$ 132,076											
Dock Frame and Pilings																				\$ 89,114
Dock Repair Allowance				\$ 13,644								\$ 17,082								\$ 21,387
Category Subtotal :				\$ 13,644					\$ 132,076			\$ 17,082								\$ 110,501
Reserve Category : Grounds																				
Wooden Gazebos Wood Shake Roofing Both	\$ 2,822													\$ 4,104						

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2023</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2033</i>	<i>2034</i>	<i>2035</i>	<i>2036</i>	<i>2037</i>	<i>2038</i>	<i>2039</i>	<i>2040</i>	<i>2041</i>	<i>2043</i>	<i>2044</i>	<i>2045</i>
Wooden Gazebos Painting	\$ 2,051						\$ 2,442						\$ 2,909						\$ 3,465	
Wooden Gazebos Refurbishment	\$ 5,126													\$ 7,456						
Park Pavilion Asphalt Shingle Roof	\$ 8,817																	\$ 14,530		
Park Pavilion Paint Exterior	\$ 3,101						\$ 3,694						\$ 4,400						\$ 5,240	
Park Pavilion Picnic Tables																	\$ 8,358			
Lighthouse Monument Paint Exterior	\$ 1,989						\$ 2,369						\$ 2,822						\$ 3,361	
Lighthouse Monument Tile Roof											\$ 12,680									
Lighthouse Area Aluminum Fencing 4' High							\$ 5,935													
Nature Trail Asphalt Resurface											\$ 305,744									
Nature Trail Park Benches and Trash Cans		\$ 12,071																		\$ 19,892
Nature Trail Picnic Tables						\$ 6,193											\$ 8,358			
Dog Park Chain Link Fencing				\$ 23,680																
Pond Fountain and Controls						\$ 15,483											\$ 20,894			
Landscape Enhancements									\$ 131,615									\$ 168,954		
Category Subtotal :	\$ 23,906	\$ 12,071		\$ 23,680		\$ 21,676	\$ 14,440		\$ 131,615		\$ 318,424		\$ 10,131	\$ 11,560			\$ 37,610	\$ 183,484	\$ 12,066	\$ 19,892
Reserve Category : Guardhouses and Entry Areas																				
Stone Harbour Loop Guardhouse Tile Roof									\$ 25,181											
Stone Harbour Loop Guardhouse Exterior Paint			\$ 2,287						\$ 2,724							\$ 3,245				
Stone Harbour Loop Guardhouse Interior Paint			\$ 2,252						\$ 2,682							\$ 3,194				
Golden Harbour Trail Guardhouse Tile Roof									\$ 4,028											
Golden Harbour Trail Guardhouse Exterior Paint			\$ 2,287						\$ 2,724							\$ 3,245				
Golden Harbour Trail Guardhouse Interior Paint			\$ 2,252						\$ 2,682							\$ 3,194				
Category Subtotal :			\$ 9,078						\$ 10,812	\$ 29,209						\$ 12,878				
Reserve Category : Monuments																				
River Heritage and SR 64 Monument Refurbishment		\$ 7,006																		\$ 11,544

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2023</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2033</i>	<i>2034</i>	<i>2035</i>	<i>2036</i>	<i>2037</i>	<i>2038</i>	<i>2039</i>	<i>2040</i>	<i>2041</i>	<i>2043</i>	<i>2044</i>	<i>2045</i>
<i>Heritage Green Way and SR 64 Monument Refurbishment</i>		\$ 2,156																		\$ 3,552
<i>Grand Harbour Parkway Median Monuments Refurbishment</i>		\$ 16,167																		\$ 26,641
<i>Grand Harbour Parkway Median Aluminum Fencing</i>						\$ 51,750														
<i>Central Park Monument Refurbishment</i>		\$ 2,156																		\$ 3,552
<i>Park Pavilion and Concession Stand Monument Refurbishment</i>		\$ 2,156																		\$ 3,552
Category Subtotal :		\$ 29,641				\$ 51,750														\$ 48,841
Reserve Category : Streets and Parking Areas																				
<i>Baseball Field Parking 1 Inch Asphalt Overlay</i>		\$ 112,988																		\$ 186,189
<i>Parking Lights All Lots</i>											\$ 83,014									
<i>Soccer Field Parking 1 Inch Asphalt Overlay</i>		\$ 48,851																		\$ 80,500
<i>Lighthouse Area Parking 1 Inch Asphalt Overlay</i>		\$ 16,364																		\$ 26,966
<i>Front Fountain Area Parking 1 Inch Asphalt Overlay</i>		\$ 54,031																		\$ 89,035
<i>Sidewalk Repair Allowance</i>			\$ 20,554					\$ 23,288				\$ 26,385					\$ 29,894			
<i>Paving 1 Inch Asphalt Overlay Heritage Green Way</i>		\$ 140,800																\$ 220,716		
<i>Paving 1 Inch Asphalt Overlay River Heritage Blvd</i>									\$ 234,315											
<i>Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way</i>			\$ 113,184														\$ 164,618			
<i>Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy</i>	\$ 335,442													\$ 487,874						
<i>Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse</i>	\$ 78,946													\$ 114,820						
<i>Street Pavers</i>														\$ 430,690						
Category Subtotal :	\$ 414,388	\$ 373,034	\$ 133,738					\$ 23,288	\$ 234,315		\$ 83,014	\$ 26,385		\$ 1,033,384			\$ 194,512	\$ 220,716		\$ 382,690
Reserve Category : Playground Area																				
<i>Playground Replacement</i>																	\$ 200,902			

Prepared by Florida Reserve Study and Appraisal

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2023</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2033</i>	<i>2034</i>	<i>2035</i>	<i>2036</i>	<i>2037</i>	<i>2038</i>	<i>2039</i>	<i>2040</i>	<i>2041</i>	<i>2043</i>	<i>2044</i>	<i>2045</i>
<i>Reserve Category : Soccer Area</i>																				
<i>Soccer Pavilion Asphalt Shingle Roof</i>	\$ 4,809																	\$ 7,924		
<i>Soccer Pavilion Paint Exterior</i>	\$ 1,989						\$ 2,369						\$ 2,822						\$ 3,361	
<i>Soccer Pavilion Paint Interior</i>	\$ 1,783						\$ 2,123						\$ 2,529						\$ 3,012	
<i>Soccer Pavilion Restroom Refurbishment</i>		\$ 25,867																		\$ 42,626
<i>Soccer Lights Replacement 6 Poles 80 Lights</i>											\$ 273,945									
<i>Soccer Light Bulbs</i>		\$ 43,112									\$ 55,343									\$ 71,043
Category Subtotal :	\$ 8,581	\$ 68,979					\$ 4,492				\$ 329,288		\$ 5,351					\$ 7,924	\$ 6,373	\$ 113,669
<i>Reserve Category : Stormwater Drainage and Ponds</i>																				
<i>Stormwater Drainage Repair Allowance</i>					\$ 87,124				\$ 98,712					\$ 111,840				\$ 126,715		
<i>Pond Banks Erosion Control Repair Allowance</i>					\$ 491,960				\$ 557,391					\$ 631,525				\$ 715,518		
Category Subtotal :					\$ 579,084				\$ 656,103					\$ 743,365				\$ 842,233		
<i>Expense Totals :</i>	<i>\$ 459,956</i>	<i>\$ 629,066</i>	<i>\$ 142,816</i>	<i>\$ 76,752</i>	<i>\$ 579,084</i>	<i>\$ 73,427</i>	<i>\$ 165,202</i>	<i>\$ 33,002</i>	<i>\$ 1,164,922</i>	<i>\$ 29,209</i>	<i>\$ 1,383,768</i>	<i>\$ 43,467</i>	<i>\$ 15,481</i>	<i>\$ 1,788,309</i>	<i>\$ 11,862</i>	<i>\$ 12,878</i>	<i>\$ 433,024</i>	<i>\$ 1,254,357</i>	<i>\$ 18,438</i>	<i>\$ 915,097</i>

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

Item Description	2046	2047	2048	2049	2051	2053
Reserve Category : Baseball Area						
Baseball Lights Replacement 16 Poles 130 Lights						
Baseball Light Bulbs						
Baseball Field Backstops Chain Link 24' High						
Baseball Field Backstops Chain Link 20' High						
Baseball Field Fencing 8' High						
Baseball Field Fencing 6' High						
Team Benches				\$ 15,701		
Bleachers Aluminum 5 Rows with Fence				\$ 34,543		
Bleachers Aluminum 3 Rows				\$ 11,776		
Batting Cage						
Dugout Asphalt Shingle Roof						
Concession Building Asphalt Shingle Roof						
Concession Building Paint Exterior		\$ 4,710				
Concession Building Paint Interior		\$ 9,776				
Concession Building Restroom Refurbishment						
Concession Building HVAC 2.5 Tons		\$ 9,335				
Roll-up Windows				\$ 6,280		
Category Subtotal :		\$ 23,821		\$ 68,300		
Reserve Category : Dock						
Dock Deck Boards and Railings			\$ 192,095			
Dock Frame and Pilings						
Dock Repair Allowance						
Category Subtotal :			\$ 192,095			
Reserve Category : Grounds						
Wooden Gazebos Wood Shake Roofing Both						\$ 5,969

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2046</i>	<i>2047</i>	<i>2048</i>	<i>2049</i>	<i>2051</i>	<i>2053</i>
Wooden Gazebos Painting					\$ 4,126	
Wooden Gazebos Refurbishment						\$ 10,844
Park Pavilion Asphalt Shingle Roof						
Park Pavilion Paint Exterior					\$ 6,241	
Park Pavilion Picnic Tables						
Lighthouse Monument Paint Exterior					\$ 4,003	
Lighthouse Monument Tile Roof						
Lighthouse Area Aluminum Fencing 4' High						
Nature Trail Asphalt Resurface		\$ 412,582				
Nature Trail Park Benches and Trash Cans						
Nature Trail Picnic Tables						\$ 11,278
Dog Park Chain Link Fencing				\$ 41,019		
Pond Fountain and Controls						\$ 28,195
Landscape Enhancements						\$ 216,884
Category Subtotal :		\$ 412,582		\$ 41,019	\$ 14,370	\$ 273,170
Reserve Category : Guardhouses and Entry Areas						
Stone Harbour Loop Guardhouse Tile Roof						
Stone Harbour Loop Guardhouse Exterior Paint		\$ 3,865				
Stone Harbour Loop Guardhouse Interior Paint		\$ 3,804				
Golden Harbour Trail Guardhouse Tile Roof						
Golden Harbour Trail Guardhouse Exterior Paint		\$ 3,865				
Golden Harbour Trail Guardhouse Interior Paint		\$ 3,804				
Category Subtotal :		\$ 15,338				
Reserve Category : Monuments						
River Heritage and SR 64 Monument Refurbishment						

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2046</i>	<i>2047</i>	<i>2048</i>	<i>2049</i>	<i>2051</i>	<i>2053</i>
<i>Heritage Green Way and SR 64 Monument Refurbishment</i>						
<i>Grand Harbour Parkway Median Monuments Refurbishment</i>						
<i>Grand Harbour Parkway Median Aluminum Fencing</i>						
<i>Central Park Monument Refurbishment</i>						
<i>Park Pavilion and Concession Stand Monument Refurbishment</i>						
Category Subtotal :						
Reserve Category : Streets and Parking Areas						
<i>Baseball Field Parking 1 Inch Asphalt Overlay</i>						
<i>Parking Lights All Lots</i>						
<i>Soccer Field Parking 1 Inch Asphalt Overlay</i>						
<i>Lighthouse Area Parking 1 Inch Asphalt Overlay</i>						
<i>Front Fountain Area Parking 1 Inch Asphalt Overlay</i>						
<i>Sidewalk Repair Allowance</i>	\$ 33,870				\$ 38,375	
<i>Paving 1 Inch Asphalt Overlay Heritage Green Way</i>						
<i>Paving 1 Inch Asphalt Overlay River Heritage Blvd</i>			\$ 340,794			
<i>Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way</i>						
<i>Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy</i>						\$ 709,576
<i>Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse</i>						\$ 166,997
<i>Street Pavers</i>						
Category Subtotal :	\$ 33,870		\$ 340,794		\$ 38,375	\$ 876,573
Reserve Category : Playground Area						
<i>Plyaground Replacement</i>						

Heritage Harbour Master Association Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	<i>2046</i>	<i>2047</i>	<i>2048</i>	<i>2049</i>	<i>2051</i>	<i>2053</i>
<i>Reserve Category : Soccer Area</i>						
<i>Soccer Pavilion Asphalt Shingle Roof</i>						
<i>Soccer Pavilion Paint Exterior</i>					\$ 4,003	
<i>Soccer Pavilion Paint Interior</i>					\$ 3,587	
<i>Soccer Pavilion Restroom Refurbishment</i>						
<i>Soccer Lights Replacement 6 Poles 80 Lights</i>						
<i>Soccer Light Bulbs</i>						
Category Subtotal :					\$ 7,590	
<i>Reserve Category : Stormwater Drainage and Ponds</i>						
<i>Stormwater Drainage Repair Allowance</i>			\$ 143,568			\$ 162,663
<i>Pond Banks Erosion Control Repair Allowance</i>			\$ 810,683			\$ 918,505
Category Subtotal :			\$ 954,251			\$ 1,081,168
<i>Expense Totals :</i>	\$ 33,870	\$ 451,741	\$ 1,487,140	\$ 109,320	\$ 60,335	\$ 2,230,912

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August 23, 2022

Expense Summary by Year

Year	Category	Item Name	Expense	
2023	Baseball Area	Concession Building Paint Exterior	\$ 2,586	
		Concession Building Paint Interior	\$ 5,369	
		Concession Building HVAC 2.5 Tons	\$ 5,126	
	Baseball Area Subtotal = \$ 13,081.00			
	Grounds	Wooden Gazebos Wood Shake Roofing Both	\$ 2,822	
		Wooden Gazebos Painting	\$ 2,051	
		Wooden Gazebos Refurbishment	\$ 5,126	
		Park Pavilion Asphalt Shingle Roof	\$ 8,817	
		Park Pavilion Paint Exterior	\$ 3,101	
		Lighthouse Monument Paint Exterior	\$ 1,989	
	Grounds Subtotal = \$ 23,906.00			
	Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	\$ 335,442	
		Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	\$ 78,946	
	Streets and Parking Areas Subtotal = \$ 414,388.00			
	Soccer Area	Soccer Pavilion Asphalt Shingle Roof	\$ 4,809	
		Soccer Pavilion Paint Exterior	\$ 1,989	
		Soccer Pavilion Paint Interior	\$ 1,783	
	Soccer Area Subtotal = \$ 8,581.00			
2023 Annual Expense Total = \$ 459,956				
2025	Baseball Area	Baseball Light Bulbs	\$ 70,057	
		Batting Cage	\$ 12,934	
		Dugout Asphalt Shingle Roof	\$ 18,021	
		Concession Building Asphalt Shingle Roof	\$ 11,996	
		Concession Building Restroom Refurbishment	\$ 32,334	
	Baseball Area Subtotal = \$ 145,342.00			
	Grounds	Nature Trail Park Benches and Trash Cans	\$ 12,071	
	Monuments	River Heritage and SR 64 Monument Refurbishment	\$ 7,006	

Year	Category	Item Name	Expense	
2025	Monuments	Heritage Green Way and SR 64 Monument Refurbishment	\$ 2,156	
		Grand Harbour Parkway Median Monuments Refurbishment	\$ 16,167	
		Central Park Monument Refurbishment	\$ 2,156	
		Park Pavilion and Concession Stand Monument Refurbishment	\$ 2,156	
	Monuments Subtotal = \$ 29,641.00			
	Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay	\$ 112,988	
		Soccer Field Parking 1 Inch Asphalt Overlay	\$ 48,851	
		Lighthouse Area Parking 1 Inch Asphalt Overlay	\$ 16,364	
		Front Fountain Area Parking 1 Inch Asphalt Overlay	\$ 54,031	
		Paving 1 Inch Asphalt Overlay Heritage Green Way	\$ 140,800	
	Streets and Parking Areas Subtotal = \$ 373,034.00			
	Soccer Area	Soccer Pavilion Restroom Refurbishment	\$ 25,867	
		Soccer Light Bulbs	\$ 43,112	
	Soccer Area Subtotal = \$ 68,979.00			
2025 Annual Expense Total = \$ 629,067				
2026	Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint	\$ 2,287	
		Stone Harbour Loop Guardhouse Interior Paint	\$ 2,252	
		Golden Harbour Trail Guardhouse Exterior Paint	\$ 2,287	
		Golden Harbour Trail Guardhouse Interior Paint	\$ 2,252	
	Guardhouses and Entry Areas Subtotal = \$ 9,078.00			
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 20,554	
		Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	\$ 113,184	
	Streets and Parking Areas Subtotal = \$ 133,738.00			
2026 Annual Expense Total = \$ 142,816				
2027	Baseball Area	Team Benches	\$ 9,064	
		Bleachers Aluminum 5 Rows with Fence	\$ 19,941	
		Bleachers Aluminum 3 Rows	\$ 6,798	
		Roll-up Windows	\$ 3,626	
	Baseball Area Subtotal = \$ 39,429.00			
	Dock	Dock Repair Allowance	\$ 13,644	
	Grounds	Dog Park Chain Link Fencing	\$ 23,680	
2027 Annual Expense Total = \$ 76,753				
2028	Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	\$ 87,124	

Year	Category	Item Name	Expense
2028	Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance	\$ 491,960
	Stormwater Drainage and Ponds Subtotal = \$ 579,084.00		
2028 Annual Expense Total = \$ 579,084			
2029	Grounds	Nature Trail Picnic Tables	\$ 6,193
		Pond Fountain and Controls	\$ 15,483
	Grounds Subtotal = \$ 21,676.00		
	Monuments	Grand Harbour Parkway Median Aluminum Fencing	\$ 51,750
2029 Annual Expense Total = \$ 73,426			
2030	Baseball Area	Baseball Field Backstops Chain Link 24' High	\$ 21,101
		Baseball Field Backstops Chain Link 20' High	\$ 8,866
		Baseball Field Fencing 8' High	\$ 28,897
		Baseball Field Fencing 6' High	\$ 87,405
	Baseball Area Subtotal = \$ 146,269.00		
	Grounds	Wooden Gazebos Painting	\$ 2,442
		Park Pavilion Paint Exterior	\$ 3,694
		Lighthouse Monument Paint Exterior	\$ 2,369
		Lighthouse Area Aluminum Fencing 4' High	\$ 5,935
	Grounds Subtotal = \$ 14,440.00		
	Soccer Area	Soccer Pavilion Paint Exterior	\$ 2,369
		Soccer Pavilion Paint Interior	\$ 2,123
	Soccer Area Subtotal = \$ 4,492.00		
	2030 Annual Expense Total = \$ 165,201		
2031	Baseball Area	Concession Building Paint Exterior	\$ 3,158
		Concession Building Paint Interior	\$ 6,556
	Baseball Area Subtotal = \$ 9,714.00		
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 23,288
2031 Annual Expense Total = \$ 33,002			
2033	Dock	Dock Deck Boards and Railings	\$ 132,076
	Grounds	Landscape Enhancements	\$ 131,615
	Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint	\$ 2,724
		Stone Harbour Loop Guardhouse Interior Paint	\$ 2,682
		Golden Harbour Trail Guardhouse Exterior Paint	\$ 2,724
		Golden Harbour Trail Guardhouse Interior Paint	\$ 2,682
	Guardhouses and Entry Areas Subtotal = \$ 10,812.00		
	Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd	\$ 234,315

Year	Category	Item Name	Expense
2033	Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	\$ 98,712
		Pond Banks Erosion Control Repair Allowance	\$ 557,391
	Stormwater Drainage and Ponds Subtotal = \$ 656,103.00		
2033 Annual Expense Total = \$ 1,164,921			
2034	Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof	\$ 25,181
		Golden Harbour Trail Guardhouse Tile Roof	\$ 4,028
	Guardhouses and Entry Areas Subtotal = \$ 29,209.00		
2034 Annual Expense Total = \$ 29,209			
2035	Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights	\$ 556,192
		Baseball Light Bulbs	\$ 89,932
		Concession Building HVAC 2.5 Tons	\$ 6,918
	Baseball Area Subtotal = \$ 653,042.00		
	Grounds	Lighthouse Monument Tile Roof	\$ 12,680
		Nature Trail Asphalt Resurface	\$ 305,744
	Grounds Subtotal = \$ 318,424.00		
	Streets and Parking Areas	Parking Lights All Lots	\$ 83,014
	Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights	\$ 273,945
		Soccer Light Bulbs	\$ 55,343
	Soccer Area Subtotal = \$ 329,288.00		
2035 Annual Expense Total = \$ 1,383,768			
2036	Dock	Dock Repair Allowance	\$ 17,082
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 26,385
2036 Annual Expense Total = \$ 43,467			
2037	Grounds	Wooden Gazebos Painting	\$ 2,909
		Park Pavilion Paint Exterior	\$ 4,400
		Lighthouse Monument Paint Exterior	\$ 2,822
	Grounds Subtotal = \$ 10,131.00		
	Soccer Area	Soccer Pavilion Paint Exterior	\$ 2,822
		Soccer Pavilion Paint Interior	\$ 2,529
Soccer Area Subtotal = \$ 5,351.00			
2037 Annual Expense Total = \$ 15,482			
2038	Grounds	Wooden Gazebos Wood Shake Roofing Both	\$ 4,104
		Wooden Gazebos Refurbishment	\$ 7,456
	Grounds Subtotal = \$ 11,560.00		

Year	Category	Item Name	Expense	
2038	Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	\$ 487,874	
		Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	\$ 114,820	
		Street Pavers	\$ 430,690	
	Streets and Parking Areas Subtotal = \$ 1,033,384.00			
	Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	\$ 111,840	
		Pond Banks Erosion Control Repair Allowance	\$ 631,525	
	Stormwater Drainage and Ponds Subtotal = \$ 743,365.00			
2038 Annual Expense Total = \$ 1,788,309				
2039	Baseball Area	Concession Building Paint Exterior	\$ 3,857	
		Concession Building Paint Interior	\$ 8,006	
	Baseball Area Subtotal = \$ 11,863.00			
2039 Annual Expense Total = \$ 11,863				
2040	Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint	\$ 3,245	
		Stone Harbour Loop Guardhouse Interior Paint	\$ 3,194	
		Golden Harbour Trail Guardhouse Exterior Paint	\$ 3,245	
		Golden Harbour Trail Guardhouse Interior Paint	\$ 3,194	
	Guardhouses and Entry Areas Subtotal = \$ 12,878.00			
2040 Annual Expense Total = \$ 12,878				
2041	Grounds	Park Pavilion Picnic Tables	\$ 8,358	
		Nature Trail Picnic Tables	\$ 8,358	
		Pond Fountain and Controls	\$ 20,894	
	Grounds Subtotal = \$ 37,610.00			
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 29,894	
		Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	\$ 164,618	
	Streets and Parking Areas Subtotal = \$ 194,512.00			
	Playground Area	Plyaground Replacement	\$ 200,902	
2041 Annual Expense Total = \$ 433,024				
2043	Grounds	Park Pavilion Asphalt Shingle Roof	\$ 14,530	
		Landscape Enhancements	\$ 168,954	
	Grounds Subtotal = \$ 183,484.00			
	Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way	\$ 220,716	
	Soccer Area	Soccer Pavilion Asphalt Shingle Roof	\$ 7,924	
	Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	\$ 126,715	

Year	Category	Item Name	Expense	
2043	Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance	\$ 715,518	
	Stormwater Drainage and Ponds Subtotal = \$ 842,233.00			
2043 Annual Expense Total = \$ 1,254,357				
2044	Grounds	Wooden Gazebos Painting	\$ 3,465	
		Park Pavilion Paint Exterior	\$ 5,240	
		Lighthouse Monument Paint Exterior	\$ 3,361	
	Grounds Subtotal = \$ 12,066.00			
	Soccer Area	Soccer Pavilion Paint Exterior	\$ 3,361	
		Soccer Pavilion Paint Interior	\$ 3,012	
	Soccer Area Subtotal = \$ 6,373.00			
2044 Annual Expense Total = \$ 18,439				
2045	Baseball Area	Baseball Light Bulbs	\$ 115,444	
		Batting Cage	\$ 21,313	
		Dugout Asphalt Shingle Roof	\$ 29,696	
		Concession Building Asphalt Shingle Roof	\$ 19,768	
		Concession Building Restroom Refurbishment	\$ 53,282	
	Baseball Area Subtotal = \$ 239,503.00			
	Dock	Dock Frame and Pilings	\$ 89,114	
		Dock Repair Allowance	\$ 21,387	
	Dock Subtotal = \$ 110,501.00			
	Grounds	Nature Trail Park Benches and Trash Cans		\$ 19,892
	Monuments	River Heritage and SR 64 Monument Refurbishment		\$ 11,544
		Heritage Green Way and SR 64 Monument Refurbishment		\$ 3,552
		Grand Harbour Parkway Median Monuments Refurbishment		\$ 26,641
		Central Park Monument Refurbishment		\$ 3,552
		Park Pavilion and Concession Stand Monument Refurbishment		\$ 3,552
	Monuments Subtotal = \$ 48,841.00			
	Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay		\$ 186,189
		Soccer Field Parking 1 Inch Asphalt Overlay		\$ 80,500
		Lighthouse Area Parking 1 Inch Asphalt Overlay		\$ 26,966
		Front Fountain Area Parking 1 Inch Asphalt Overlay		\$ 89,035
	Streets and Parking Areas Subtotal = \$ 382,690.00			
	Soccer Area	Soccer Pavilion Restroom Refurbishment		\$ 42,626
		Soccer Light Bulbs		\$ 71,043

Year	Category	Item Name	Expense	
	Soccer Area Subtotal = \$ 113,669.00			
2045 Annual Expense Total = \$ 915,096				
2046	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 33,870	
2046 Annual Expense Total = \$ 33,870				
2047	Baseball Area	Concession Building Paint Exterior	\$ 4,710	
		Concession Building Paint Interior	\$ 9,776	
		Concession Building HVAC 2.5 Tons	\$ 9,335	
	Baseball Area Subtotal = \$ 23,821.00			
	Grounds	Nature Trail Asphalt Resurface	\$ 412,582	
	Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint	\$ 3,865	
		Stone Harbour Loop Guardhouse Interior Paint	\$ 3,804	
		Golden Harbour Trail Guardhouse Exterior Paint	\$ 3,865	
		Golden Harbour Trail Guardhouse Interior Paint	\$ 3,804	
	Guardhouses and Entry Areas Subtotal = \$ 15,338.00			
2047 Annual Expense Total = \$ 451,741				
2048	Dock	Dock Deck Boards and Railings	\$ 192,095	
	Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd	\$ 340,794	
	Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	\$ 143,568	
		Pond Banks Erosion Control Repair Allowance	\$ 810,683	
	Stormwater Drainage and Ponds Subtotal = \$ 954,251.00			
2048 Annual Expense Total = \$ 1,487,140				
2049	Baseball Area	Team Benches	\$ 15,701	
		Bleachers Aluminum 5 Rows with Fence	\$ 34,543	
		Bleachers Aluminum 3 Rows	\$ 11,776	
		Roll-up Windows	\$ 6,280	
	Baseball Area Subtotal = \$ 68,300.00			
	Grounds	Dog Park Chain Link Fencing	\$ 41,019	
2049 Annual Expense Total = \$ 109,319				
2051	Grounds	Wooden Gazebos Painting	\$ 4,126	
		Park Pavilion Paint Exterior	\$ 6,241	
		Lighthouse Monument Paint Exterior	\$ 4,003	
	Grounds Subtotal = \$ 14,370.00			
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 38,375	
	Soccer Area	Soccer Pavilion Paint Exterior	\$ 4,003	

Year	Category	Item Name	Expense	
2051	Soccer Area	Soccer Pavilion Paint Interior	\$ 3,587	
	Soccer Area Subtotal = \$ 7,590.00			
2051 Annual Expense Total = \$ 60,335				
2053	Grounds	Wooden Gazebos Wood Shake Roofing Both	\$ 5,969	
		Wooden Gazebos Refurbishment	\$ 10,844	
		Nature Trail Picnic Tables	\$ 11,278	
		Pond Fountain and Controls	\$ 28,195	
		Landscape Enhancements	\$ 216,884	
	Grounds Subtotal = \$ 273,170.00			
	Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	\$ 709,576	
		Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	\$ 166,997	
	Streets and Parking Areas Subtotal = \$ 876,573.00			
	Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	\$ 162,663	
		Pond Banks Erosion Control Repair Allowance	\$ 918,505	
	Stormwater Drainage and Ponds Subtotal = \$ 1,081,168.00			
2053 Annual Expense Total = \$ 2,230,911				

Addendum

The preceding reserve analysis was based on the 30 year pooled “cash flow” method. To calculate the annual contribution amount using this method, a 30 year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced. This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next 30 years. It is advisable that this plan be considered because it makes reserve contributions fairly level over time. This plan is fully funded and uses inflation.

Similar to the pooled "cash flow" method, is the pooled method that does not use inflation. The state of Florida allows the use of inflation, but does not mandate that it be used. Associations can choose to fund reserves in present dollars, or they can choose to incorporate inflation into the reserve funding schedule. The reserve study funding amounts must be shown to produce a reserve balance at the end of the year above \$0. At a minimum, the pooled method with present dollars has to be shown. This is essentially a minimum funding amount for the pooled method. However, the use of inflation can be used to show a more real world approach. It should be noted that the use of ballooning payments is prohibited, where a large increase is used from one year to the next or when proper funding is pushed well into the future to fund an inadequate current amount. The pooled method without inflation is shown in detail on the following pages.

An alternative to the 30 year pooled method is the “component method”. This plan utilizes straight line formulas for each separate reserve category. This method takes each individual line item and computes its annual contribution amount by taking unfunded balance and divides it by the components remaining life. In this method, reserve items are fully funded. This is the amount that should be contributed into the reserves accounts over the component’s remaining life. A setback to this method is that the replacement cost of items will need to be revised every year or two, as construction costs change because it does not factor in inflation. Also, it does not take into account interest on reserve balances. The component method is shown in detail on the following pages.

When choosing between the pooled “cash flow” method and the component method, many factors come into play: the current funding status of the association, the annual contribution amounts, and the upkeep/maintenance of the reserve accounts within the association. The pooled method works best when the association is well funded and can gain interest on lofty reserve balances. However, when interest rates are low, the financial advantages of the pooled method are marginalized. When an association is not well funded, either method will produce fairly similar funding projections.

Another point to discuss is the maintenance of the reserve accounts. We recommend updating your reserve study every 3 years (or sooner if major changes happen with your community). If the association uses the component method, they need to be diligent about updating the costs of reserve items every year or two. With the pooled method, these changes in construction costs are already factored into the report. The last point of the maintenance of reserves is voting. If you use the component method, it dictates that money reserved for one item cannot be transferred over to a different item without an association vote. While some community members may like this idea, it also presents the possibility of a lot more red tape for an association in meetings.

Pooling Method without Inflation

Category	Reserve Item	2023	2024	2025	2026	2027	2028
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights						
Baseball Area	Baseball Light Bulbs			65000			
Baseball Area	Baseball Field Backstops Chain Link 24' High						
Baseball Area	Baseball Field Backstops Chain Link 20' High						
Baseball Area	Baseball Field Fencing 8' High						
Baseball Area	Baseball Field Fencing 6' High						
Baseball Area	Team Benches					8000	
Baseball Area	Bleachers Aluminum 5 Rows with Fence					17600	
Baseball Area	Bleachers Aluminum 3 Rows					6000	
Baseball Area	Batting Cage			12000			
Baseball Area	Dugout Asphalt Shingle Roof			16720			
Baseball Area	Concession Building Asphalt Shingle Roof			11130			
Baseball Area	Concession Building Paint Exterior	2523					
Baseball Area	Concession Building Paint Interior	5236					
Baseball Area	Concession Building Restroom Refurbishment			30000			
Baseball Area	Concession Building HVAC 2.5 Tons	5000					
Baseball Area	Roll-up Windows					3200	
Dock	Dock Deck Boards and Railings						
Dock	Dock Frame and Pilings						
Dock	Dock Repair Allowance					12042	
Grounds	Wooden Gazebos Wood Shake Roofing Both	2752					
Grounds	Wooden Gazebos Painting	2000					
Grounds	Wooden Gazebos Refurbishment	5000					
Grounds	Park Pavilion Asphalt Shingle Roof	8600					
Grounds	Park Pavilion Paint Exterior	3025					
Grounds	Park Pavilion Picnic Tables						
Grounds	Lighthouse Monument Paint Exterior	1940					
Grounds	Lighthouse Monument Tile Roof						
Grounds	Lighthouse Area Aluminum Fencing 4' High						
Grounds	Nature Trail Asphalt Resurface						
Grounds	Nature Trail Park Benches and Trash Cans			11200			
Grounds	Nature Trail Picnic Tables						
Grounds	Dog Park Chain Link Fencing					20900	
Grounds	Pond Fountain and Controls						
Grounds	Landscape Enhancements						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint				2070		
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Interior Paint				2038		
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Tile Roof						
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Exterior Paint				2070		
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Interior Paint				2038		
Monuments	River Heritage and SR 64 Monument Refurbishment			6500			
Monuments	Heritage Green Way and SR 64 Monument Refurbishment			2000			
Monuments	Grand Harbour Parkway Median Monuments Refurbishment			15000			
Monuments	Grand Harbour Parkway Median Aluminum Fencing						

Pooling Method without Inflation

Category	Reserve Item	2023	2024	2025	2026	2027	2028
Monuments	Central Park Monument Refurbishment			2000			
Monuments	Park Pavilion and Concession Stand Monument Refurbishment			2000			
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay			104832			
Streets and Parking Areas	Parking Lights All Lots						
Streets and Parking Areas	Soccer Field Parking 1 Inch Asphalt Overlay			45325			
Streets and Parking Areas	Lighthouse Area Parking 1 Inch Asphalt Overlay			15183			
Streets and Parking Areas	Front Fountain Area Parking 1 Inch Asphalt Overlay			50131			
Streets and Parking Areas	Sidewalk Repair Allowance				18600		
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way			130637			
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way				102424		
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	327168					
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	76998					
Streets and Parking Areas	Street Pavers						
Playground Area	Plyaground Replacement						
Soccer Area	Soccer Pavilion Asphalt Shingle Roof	4690					
Soccer Area	Soccer Pavilion Paint Exterior	1940					
Soccer Area	Soccer Pavilion Paint Interior	1739					
Soccer Area	Soccer Pavilion Restroom Refurbishment			24000			
Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights						
Soccer Area	Soccer Light Bulbs			40000			
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance						75000
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance						423500
	Total Expenses All Years :	\$8,803,165					
	Total Expenses By Year:	\$448,611	\$0	\$583,658	\$129,240	\$67,742	\$498,500
	Starting Balance:	\$1,331,545	\$1,139,034	\$1,395,134	\$1,067,576	\$1,194,436	\$1,382,794
	Reserve Funding Amount:	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100
	Ending Balance:	\$1,139,034	\$1,395,134	\$1,067,576	\$1,194,436	\$1,382,794	\$1,140,394

Pooling Method without Inflation

Category	Reserve Item	2029	2030	2031	2032	2033	2034
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights						
Baseball Area	Baseball Light Bulbs						
Baseball Area	Baseball Field Backstops Chain Link 24' High		17280				
Baseball Area	Baseball Field Backstops Chain Link 20' High		7260				
Baseball Area	Baseball Field Fencing 8' High		23664				
Baseball Area	Baseball Field Fencing 6' High		71576				
Baseball Area	Team Benches						
Baseball Area	Bleachers Aluminum 5 Rows with Fence						
Baseball Area	Bleachers Aluminum 3 Rows						
Baseball Area	Batting Cage						
Baseball Area	Dugout Asphalt Shingle Roof						
Baseball Area	Concession Building Asphalt Shingle Roof						
Baseball Area	Concession Building Paint Exterior			2523			
Baseball Area	Concession Building Paint Interior			5236			
Baseball Area	Concession Building Restroom Refurbishment						
Baseball Area	Concession Building HVAC 2.5 Tons						
Baseball Area	Roll-up Windows						
Dock	Dock Deck Boards and Railings					100350	
Dock	Dock Frame and Pilings						
Dock	Dock Repair Allowance						
Grounds	Wooden Gazebos Wood Shake Roofing Both						
Grounds	Wooden Gazebos Painting		2000				
Grounds	Wooden Gazebos Refurbishment						
Grounds	Park Pavilion Asphalt Shingle Roof						
Grounds	Park Pavilion Paint Exterior		3025				
Grounds	Park Pavilion Picnic Tables						
Grounds	Lighthouse Monument Paint Exterior		1940				
Grounds	Lighthouse Monument Tile Roof						
Grounds	Lighthouse Area Aluminum Fencing 4' High		4860				
Grounds	Nature Trail Asphalt Resurface						
Grounds	Nature Trail Park Benches and Trash Cans						
Grounds	Nature Trail Picnic Tables	5200					
Grounds	Dog Park Chain Link Fencing						
Grounds	Pond Fountain and Controls	13000					
Grounds	Landscape Enhancements					100000	
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof						18660
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint					2070	
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Interior Paint					2038	
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Tile Roof						2985
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Exterior Paint					2070	
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Interior Paint					2038	
Monuments	River Heritage and SR 64 Monument Refurbishment						
Monuments	Heritage Green Way and SR 64 Monument Refurbishment						
Monuments	Grand Harbour Parkway Median Monuments Refurbishment						
Monuments	Grand Harbour Parkway Median Aluminum Fencing	43450					

Pooling Method without Inflation

Category	Reserve Item	2029	2030	2031	2032	2033	2034
Monuments	Central Park Monument Refurbishment						
Monuments	Park Pavilion and Concession Stand Monument Refurbishment						
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Parking Lights All Lots						
Streets and Parking Areas	Soccer Field Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Lighthouse Area Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Front Fountain Area Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Sidewalk Repair Allowance			18600			
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd					178030	
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse						
Streets and Parking Areas	Street Pavers						
Playground Area	Plyaground Replacement						
Soccer Area	Soccer Pavilion Asphalt Shingle Roof						
Soccer Area	Soccer Pavilion Paint Exterior		1940				
Soccer Area	Soccer Pavilion Paint Interior		1739				
Soccer Area	Soccer Pavilion Restroom Refurbishment						
Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights						
Soccer Area	Soccer Light Bulbs						
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance					75000	
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance					423500	
	Total Expenses All Years :						
	Total Expenses By Year:	\$61,650	\$135,284	\$26,359	\$0	\$885,096	\$21,645
	Starting Balance:	\$1,140,394	\$1,334,844	\$1,455,660	\$1,685,401	\$1,941,501	\$1,312,505
	Reserve Funding Amount:	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100
	Ending Balance:	\$1,334,844	\$1,455,660	\$1,685,401	\$1,941,501	\$1,312,505	\$1,546,960

Pooling Method without Inflation

Category	Reserve Item	2035	2036	2037	2038	2039	2040
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights	402000					
Baseball Area	Baseball Light Bulbs	65000					
Baseball Area	Baseball Field Backstops Chain Link 24' High						
Baseball Area	Baseball Field Backstops Chain Link 20' High						
Baseball Area	Baseball Field Fencing 8' High						
Baseball Area	Baseball Field Fencing 6' High						
Baseball Area	Team Benches						
Baseball Area	Bleachers Aluminum 5 Rows with Fence						
Baseball Area	Bleachers Aluminum 3 Rows						
Baseball Area	Batting Cage						
Baseball Area	Dugout Asphalt Shingle Roof						
Baseball Area	Concession Building Asphalt Shingle Roof						
Baseball Area	Concession Building Paint Exterior					2523	
Baseball Area	Concession Building Paint Interior					5236	
Baseball Area	Concession Building Restroom Refurbishment						
Baseball Area	Concession Building HVAC 2.5 Tons	5000					
Baseball Area	Roll-up Windows						
Dock	Dock Deck Boards and Railings						
Dock	Dock Frame and Pilings						
Dock	Dock Repair Allowance		12042				
Grounds	Wooden Gazebos Wood Shake Roofing Both				2752		
Grounds	Wooden Gazebos Painting			2000			
Grounds	Wooden Gazebos Refurbishment				5000		
Grounds	Park Pavilion Asphalt Shingle Roof						
Grounds	Park Pavilion Paint Exterior			3025			
Grounds	Park Pavilion Picnic Tables						
Grounds	Lighthouse Monument Paint Exterior			1940			
Grounds	Lighthouse Monument Tile Roof	9165					
Grounds	Lighthouse Area Aluminum Fencing 4' High						
Grounds	Nature Trail Asphalt Resurface	220983					
Grounds	Nature Trail Park Benches and Trash Cans						
Grounds	Nature Trail Picnic Tables						
Grounds	Dog Park Chain Link Fencing						
Grounds	Pond Fountain and Controls						
Grounds	Landscape Enhancements						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint						2070
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Interior Paint						2038
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Tile Roof						
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Exterior Paint						2070
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Interior Paint						2038
Monuments	River Heritage and SR 64 Monument Refurbishment						
Monuments	Heritage Green Way and SR 64 Monument Refurbishment						
Monuments	Grand Harbour Parkway Median Monuments Refurbishment						
Monuments	Grand Harbour Parkway Median Aluminum Fencing						

Pooling Method without Inflation

Category	Reserve Item	2035	2036	2037	2038	2039	2040
Monuments	Central Park Monument Refurbishment						
Monuments	Park Pavilion and Concession Stand Monument Refurbishment						
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Parking Lights All Lots	60000					
Streets and Parking Areas	Soccer Field Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Lighthouse Area Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Front Fountain Area Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Sidewalk Repair Allowance		18600				
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy				327168		
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse				76998		
Streets and Parking Areas	Street Pavers				288820		
Playground Area	Plyaground Replacement						
Soccer Area	Soccer Pavilion Asphalt Shingle Roof						
Soccer Area	Soccer Pavilion Paint Exterior			1940			
Soccer Area	Soccer Pavilion Paint Interior			1739			
Soccer Area	Soccer Pavilion Restroom Refurbishment						
Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights	198000					
Soccer Area	Soccer Light Bulbs	40000					
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance				75000		
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance				423500		
	Total Expenses All Years :						
	Total Expenses By Year:	\$1,000,148	\$30,642	\$10,644	\$1,199,238	\$7,759	\$8,216
	Starting Balance:	\$1,546,960	\$802,912	\$1,028,370	\$1,273,826	\$330,688	\$579,029
	Reserve Funding Amount:	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100
	Ending Balance:	\$802,912	\$1,028,370	\$1,273,826	\$330,688	\$579,029	\$826,913

Pooling Method without Inflation

Category	Reserve Item	2041	2042	2043	2044	2045	2046
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights						
Baseball Area	Baseball Light Bulbs					65000	
Baseball Area	Baseball Field Backstops Chain Link 24' High						
Baseball Area	Baseball Field Backstops Chain Link 20' High						
Baseball Area	Baseball Field Fencing 8' High						
Baseball Area	Baseball Field Fencing 6' High						
Baseball Area	Team Benches						
Baseball Area	Bleachers Aluminum 5 Rows with Fence						
Baseball Area	Bleachers Aluminum 3 Rows						
Baseball Area	Batting Cage					12000	
Baseball Area	Dugout Asphalt Shingle Roof					16720	
Baseball Area	Concession Building Asphalt Shingle Roof					11130	
Baseball Area	Concession Building Paint Exterior						
Baseball Area	Concession Building Paint Interior						
Baseball Area	Concession Building Restroom Refurbishment					30000	
Baseball Area	Concession Building HVAC 2.5 Tons						
Baseball Area	Roll-up Windows						
Dock	Dock Deck Boards and Railings						
Dock	Dock Frame and Pilings					50175	
Dock	Dock Repair Allowance					12042	
Grounds	Wooden Gazebos Wood Shake Roofing Both						
Grounds	Wooden Gazebos Painting				2000		
Grounds	Wooden Gazebos Refurbishment						
Grounds	Park Pavilion Asphalt Shingle Roof			8600			
Grounds	Park Pavilion Paint Exterior				3025		
Grounds	Park Pavilion Picnic Tables	5200					
Grounds	Lighthouse Monument Paint Exterior				1940		
Grounds	Lighthouse Monument Tile Roof						
Grounds	Lighthouse Area Aluminum Fencing 4' High						
Grounds	Nature Trail Asphalt Resurface						
Grounds	Nature Trail Park Benches and Trash Cans					11200	
Grounds	Nature Trail Picnic Tables	5200					
Grounds	Dog Park Chain Link Fencing						
Grounds	Pond Fountain and Controls	13000					
Grounds	Landscape Enhancements			100000			
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Interior Paint						
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Tile Roof						
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Exterior Paint						
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Interior Paint						
Monuments	River Heritage and SR 64 Monument Refurbishment					6500	
Monuments	Heritage Green Way and SR 64 Monument Refurbishment					2000	
Monuments	Grand Harbour Parkway Median Monuments Refurbishment					15000	
Monuments	Grand Harbour Parkway Median Aluminum Fencing						

Pooling Method without Inflation

Category	Reserve Item	2041	2042	2043	2044	2045	2046
Monuments	Central Park Monument Refurbishment					2000	
Monuments	Park Pavilion and Concession Stand Monument Refurbishment					2000	
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay					104832	
Streets and Parking Areas	Parking Lights All Lots						
Streets and Parking Areas	Soccer Field Parking 1 Inch Asphalt Overlay					45325	
Streets and Parking Areas	Lighthouse Area Parking 1 Inch Asphalt Overlay					15183	
Streets and Parking Areas	Front Fountain Area Parking 1 Inch Asphalt Overlay					50131	
Streets and Parking Areas	Sidewalk Repair Allowance	18600					18600
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way			130637			
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	102424					
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse						
Streets and Parking Areas	Street Pavers						
Playground Area	Plyaground Replacement	125000					
Soccer Area	Soccer Pavilion Asphalt Shingle Roof			4690			
Soccer Area	Soccer Pavilion Paint Exterior				1940		
Soccer Area	Soccer Pavilion Paint Interior				1739		
Soccer Area	Soccer Pavilion Restroom Refurbishment					24000	
Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights						
Soccer Area	Soccer Light Bulbs					40000	
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance			75000			
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance			423500			
	Total Expenses All Years :						
	Total Expenses By Year:	\$269,424	\$0	\$742,427	\$10,644	\$515,238	\$18,600
	Starting Balance:	\$826,913	\$813,589	\$1,069,689	\$583,362	\$828,818	\$569,680
	Reserve Funding Amount:	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100
	Ending Balance:	\$813,589	\$1,069,689	\$583,362	\$828,818	\$569,680	\$807,180

Pooling Method without Inflation

Category	Reserve Item	2047	2048	2049	2050	2051	2052
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights						
Baseball Area	Baseball Light Bulbs						
Baseball Area	Baseball Field Backstops Chain Link 24' High						
Baseball Area	Baseball Field Backstops Chain Link 20' High						
Baseball Area	Baseball Field Fencing 8' High						
Baseball Area	Baseball Field Fencing 6' High						
Baseball Area	Team Benches			8000			
Baseball Area	Bleachers Aluminum 5 Rows with Fence			17600			
Baseball Area	Bleachers Aluminum 3 Rows			6000			
Baseball Area	Batting Cage						
Baseball Area	Dugout Asphalt Shingle Roof						
Baseball Area	Concession Building Asphalt Shingle Roof						
Baseball Area	Concession Building Paint Exterior	2523					
Baseball Area	Concession Building Paint Interior	5236					
Baseball Area	Concession Building Restroom Refurbishment						
Baseball Area	Concession Building HVAC 2.5 Tons	5000					
Baseball Area	Roll-up Windows			3200			
Dock	Dock Deck Boards and Railings		100350				
Dock	Dock Frame and Pilings						
Dock	Dock Repair Allowance						
Grounds	Wooden Gazebos Wood Shake Roofing Both						
Grounds	Wooden Gazebos Painting					2000	
Grounds	Wooden Gazebos Refurbishment						
Grounds	Park Pavilion Asphalt Shingle Roof						
Grounds	Park Pavilion Paint Exterior					3025	
Grounds	Park Pavilion Picnic Tables						
Grounds	Lighthouse Monument Paint Exterior					1940	
Grounds	Lighthouse Monument Tile Roof						
Grounds	Lighthouse Area Aluminum Fencing 4' High						
Grounds	Nature Trail Asphalt Resurface	220983					
Grounds	Nature Trail Park Benches and Trash Cans						
Grounds	Nature Trail Picnic Tables						
Grounds	Dog Park Chain Link Fencing			20900			
Grounds	Pond Fountain and Controls						
Grounds	Landscape Enhancements						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof						
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint	2070					
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Interior Paint	2038					
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Tile Roof						
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Exterior Paint	2070					
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Interior Paint	2038					
Monuments	River Heritage and SR 64 Monument Refurbishment						
Monuments	Heritage Green Way and SR 64 Monument Refurbishment						
Monuments	Grand Harbour Parkway Median Monuments Refurbishment						
Monuments	Grand Harbour Parkway Median Aluminum Fencing						

Pooling Method without Inflation

Category	Reserve Item	2047	2048	2049	2050	2051	2052
Monuments	Central Park Monument Refurbishment						
Monuments	Park Pavilion and Concession Stand Monument Refurbishment						
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Parking Lights All Lots						
Streets and Parking Areas	Soccer Field Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Lighthouse Area Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Front Fountain Area Parking 1 Inch Asphalt Overlay						
Streets and Parking Areas	Sidewalk Repair Allowance					18600	
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd		178030				
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy						
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse						
Streets and Parking Areas	Street Pavers						
Playground Area	Plyaground Replacement						
Soccer Area	Soccer Pavilion Asphalt Shingle Roof						
Soccer Area	Soccer Pavilion Paint Exterior					1940	
Soccer Area	Soccer Pavilion Paint Interior					1739	
Soccer Area	Soccer Pavilion Restroom Refurbishment						
Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights						
Soccer Area	Soccer Light Bulbs						
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance		75000				
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance		423500				
	Total Expenses All Years :						
	Total Expenses By Year:	\$241,958	\$776,880	\$55,700	\$0	\$29,244	\$0
	Starting Balance:	\$807,180	\$821,322	\$300,542	\$500,942	\$757,042	\$983,898
	Reserve Funding Amount:	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100	\$256,100
	Ending Balance:	\$821,322	\$300,542	\$500,942	\$757,042	\$983,898	\$1,239,998

Pooling Method without Inflation

Category	Reserve Item	2053
Baseball Area	Baseball Lights Replacement 16 Poles 130 Lights	
Baseball Area	Baseball Light Bulbs	
Baseball Area	Baseball Field Backstops Chain Link 24' High	
Baseball Area	Baseball Field Backstops Chain Link 20' High	
Baseball Area	Baseball Field Fencing 8' High	
Baseball Area	Baseball Field Fencing 6' High	
Baseball Area	Team Benches	
Baseball Area	Bleachers Aluminum 5 Rows with Fence	
Baseball Area	Bleachers Aluminum 3 Rows	
Baseball Area	Batting Cage	
Baseball Area	Dugout Asphalt Shingle Roof	
Baseball Area	Concession Building Asphalt Shingle Roof	
Baseball Area	Concession Building Paint Exterior	
Baseball Area	Concession Building Paint Interior	
Baseball Area	Concession Building Restroom Refurbishment	
Baseball Area	Concession Building HVAC 2.5 Tons	
Baseball Area	Roll-up Windows	
Dock	Dock Deck Boards and Railings	
Dock	Dock Frame and Pilings	
Dock	Dock Repair Allowance	
Grounds	Wooden Gazebos Wood Shake Roofing Both	2752
Grounds	Wooden Gazebos Painting	
Grounds	Wooden Gazebos Refurbishment	5000
Grounds	Park Pavilion Asphalt Shingle Roof	
Grounds	Park Pavilion Paint Exterior	
Grounds	Park Pavilion Picnic Tables	
Grounds	Lighthouse Monument Paint Exterior	
Grounds	Lighthouse Monument Tile Roof	
Grounds	Lighthouse Area Aluminum Fencing 4' High	
Grounds	Nature Trail Asphalt Resurface	
Grounds	Nature Trail Park Benches and Trash Cans	
Grounds	Nature Trail Picnic Tables	5200
Grounds	Dog Park Chain Link Fencing	
Grounds	Pond Fountain and Controls	13000
Grounds	Landscape Enhancements	100000
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Tile Roof	
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Exterior Paint	
Guardhouses and Entry Areas	Stone Harbour Loop Guardhouse Interior Paint	
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Tile Roof	
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Exterior Paint	
Guardhouses and Entry Areas	Golden Harbour Trail Guardhouse Interior Paint	
Monuments	River Heritage and SR 64 Monument Refurbishment	
Monuments	Heritage Green Way and SR 64 Monument Refurbishment	
Monuments	Grand Harbour Parkway Median Monuments Refurbishment	
Monuments	Grand Harbour Parkway Median Aluminum Fencing	

Pooling Method without Inflation

Category	Reserve Item	2053
Monuments	Central Park Monument Refurbishment	
Monuments	Park Pavilion and Concession Stand Monument Refurbishment	
Streets and Parking Areas	Baseball Field Parking 1 Inch Asphalt Overlay	
Streets and Parking Areas	Parking Lights All Lots	
Streets and Parking Areas	Soccer Field Parking 1 Inch Asphalt Overlay	
Streets and Parking Areas	Lighthouse Area Parking 1 Inch Asphalt Overlay	
Streets and Parking Areas	Front Fountain Area Parking 1 Inch Asphalt Overlay	
Streets and Parking Areas	Sidewalk Repair Allowance	
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Heritage Green Way	
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Heritage Blvd	
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	327168
Streets and Parking Areas	Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	76998
Streets and Parking Areas	Street Pavers	
Playground Area	Playground Replacement	
Soccer Area	Soccer Pavilion Asphalt Shingle Roof	
Soccer Area	Soccer Pavilion Paint Exterior	
Soccer Area	Soccer Pavilion Paint Interior	
Soccer Area	Soccer Pavilion Restroom Refurbishment	
Soccer Area	Soccer Lights Replacement 6 Poles 80 Lights	
Soccer Area	Soccer Light Bulbs	
Stormwater Drainage and Ponds	Stormwater Drainage Repair Allowance	75000
Stormwater Drainage and Ponds	Pond Banks Erosion Control Repair Allowance	423500
	Total Expenses All Years :	
	Total Expenses By Year:	\$1,028,618
	Starting Balance:	\$1,239,998
	Reserve Funding Amount:	\$256,100
	Ending Balance:	\$467,480

Component Method

	Remaining Life	Estimated Life	2023 Starting Balance	Present Cost of Replacement	2023 Funding	2024 Funding	2025 Funding	2026 Funding	2027 Funding
Reserve Items									
Baseball Area									
Baseball Lights Replacement 16 Poles 130 Lights	12	30		\$402,000	33500	33500	33500	33500	33500
Baseball Light Bulbs	2	10		\$65,000	32500	32500	6500	6500	6500
Baseball Field Backstops Chain Link 24' High	7	25	-\$1,628	\$17,280	2701	2701	2701	2701	2701
Baseball Field Backstops Chain Link 20' High	7	25		\$7,260	1037	1037	1037	1037	1037
Baseball Field Fencing 8' High	7	25		\$23,664	3381	3381	3381	3381	3381
Baseball Field Fencing 6' High	7	25		\$71,576	10225	10225	10225	10225	10225
Team Benches	4	22		\$8,000	2000	2000	2000	2000	364
Bleachers Aluminum 5 Rows with Fence	4	22		\$17,600	4400	4400	4400	4400	800
Bleachers Aluminum 3 Rows	4	22		\$6,000	1500	1500	1500	1500	273
Batting Cage	2	20		\$12,000	6000	6000	600	600	600
Dugout Asphalt Shingle Roof	2	20	\$16,720	\$16,720	0	0	836	836	836
Concession Building Asphalt Shingle Roof	2	20	\$10,732	\$11,130	199	199	557	557	557
Concession Building Paint Exterior*	0	8	\$2,523	\$2,523	0	315	315	315	315
Concession Building Paint Interior*	0	8	\$5,236	\$5,236	0	655	655	655	655
Concession Building Restroom Refurbishment	2	20		\$30,000	15000	15000	1500	1500	1500
Concession Building HVAC 2.5 Tons	0	12		\$5,000	5000	417	417	417	417
Roll-up Windows	4	22		\$3,200	800	800	800	800	145
Dock									
Dock Deck Boards and Railings	10	15		\$100,350	10035	10035	10035	10035	10035
Dock Frame and Pilings	22	40		\$50,175	2281	2281	2281	2281	2281
Dock Repair Allowance	4	9	\$11,859	\$12,042	46	46	46	46	1338
Grounds									
Wooden Gazebos Wood Shake Roofing Both	0	15		\$2,752	2752	183	183	183	183
Wooden Gazebos Painting*	0	7	\$2,000	\$2,000	0	286	286	286	286
Wooden Gazebos Refurbishment	0	15		\$5,000	5000	333	333	333	333
Park Pavilion Asphalt Shingle Roof	0	20	\$3,084	\$8,600	5516	430	430	430	430
Park Pavilion Paint Exterior	0	7	\$5,090	\$3,025	0	432	432	432	432
Park Pavilion Picnic Tables	18	20		\$5,200	289	289	289	289	289
Lighthouse Monument Paint Exterior*	0	7	\$1,940	\$1,940	0	277	277	277	277
Lighthouse Monument Tile Roof	12	30		\$9,165	764	764	764	764	764
Lighthouse Area Aluminum Fencing 4' High	7	25		\$4,860	694	694	694	694	694
Nature Trail Asphalt Resurface	12	12		\$220,983	18415	18415	18415	18415	18415
Nature Trail Park Benches and Trash Cans	2	20		\$11,200	5600	5600	560	560	560
Nature Trail Picnic Tables	6	12		\$5,200	867	867	867	867	867

Component Method

	Remaining Life	Estimated Life	2023 Starting Balance	Present Cost of Replacement	2023 Funding	2024 Funding	2025 Funding	2026 Funding	2027 Funding
Reserve Items									
Dog Park Chain Link Fencing	4	22		\$20,900	5225	5225	5225	5225	950
Pond Fountain and Controls	6	12	\$6,056	\$13,000	1157	1157	1157	1157	1157
Landscaping Enhancements	3	10	\$100,000	\$100,000	0	0	0	10000	10000
<i>Guardhouses and Entry Areas</i>									
Stone Harbour Loop Guardhouse Tile Roof	11	30		\$18,660	1696	1696	1696	1696	1696
Stone Harbour Loop Guardhouse Exterior Paint*	3	7	\$2,070	\$2,070	0	0	0	296	296
Stone Harbour Loop Guardhouse Interior Paint*	3	7	\$2,038	\$2,038	0	0	0	291	291
Golden Harbour Trail Guardhouse Tile Roof	11	30		\$2,985	271	271	271	271	271
Golden Harbour Trail Guardhouse Exterior Paint*	3	7	\$2,070	\$2,070	0	0	0	296	296
Golden Harbour Trail Guardhouse Interior Paint*	3	7	\$2,038	\$2,038	0	0	0	291	291
<i>Monuments</i>									
River Heritage and SR 64 Monument Refurbishment	2	20		\$6,500	3250	3250	325	325	325
Heritage Green Way and SR 64 Monument Refurbishment	2	20		\$2,000	1000	1000	100	100	100
Grand Harbour Parkway Median Monuments Refurbishment	2	20		\$15,000	7500	7500	750	750	750
Grand Harbour Parkway Median Aluminum Fencing	6	25		\$43,450	7242	7242	7242	7242	7242
Central Park Monument Refurbishment	2	20		\$2,000	1000	1000	100	100	100
Park Pavilion and Concession Stand Monument Refurbishment	2	20		\$2,000	1000	1000	100	100	100
<i>Streets and Parking Areas</i>									
Baseball Field Parking 1 Inch Asphalt Overlay	2	20	\$104,832	\$104,832	0	0	5242	5242	5242
Parking Lights All Lots	12	30		\$60,000	5000	5000	5000	5000	5000
Soccer Field Parking 1 Inch Asphalt Overlay	2	20	\$45,325	\$45,325	0	0	2266	2266	2266
Lighthouse Area Parking 1 Inch Asphalt Overlay	2	20	\$15,183	\$15,183	0	0	759	759	759
Front Fountain Area Parking 1 Inch Asphalt Overlay	2	20	\$50,131	\$50,131	0	0	2507	2507	2507
Sidewalk Repair Allowance	3	5	\$18,600	\$18,600	0	0	0	3720	3720
Paving 1 Inch Asphalt Overlay Heritage Green Way	2	18	\$130,637	\$130,637	0	0	7258	7258	7258
Paving 1 Inch Asphalt Overlay River Heritage Blvd	10	15		\$178,030	17803	17803	17803	17803	17803
Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	3	15	\$84,181	\$102,424	6081	6081	6081	6828	6828
Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	0	15	\$327,168	\$327,168	0	21811	21811	21811	21811
Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	0	15	\$76,998	\$76,998	0	5133	5133	5133	5133
Street Pavers	15	35	\$219,987	\$288,820	4589	4589	4589	4589	4589
<i>Playground Area</i>									
Playground Replacement	18	18		\$125,000	6944	6944	6944	6944	6944
<i>Soccer Area</i>									

Component Method

	Remaining Life	Estimated Life	2023 Starting Balance	Present Cost of Replacement	2023 Funding	2024 Funding	2025 Funding	2026 Funding	2027 Funding
Reserve Items									
Soccer Pavilion Asphalt Shingle Roof	0	20	\$3,081	\$4,690	1609	235	235	235	235
Soccer Pavilion Paint Exterior	0	7	\$2,200	\$1,940	0	277	277	277	277
Soccer Pavilion Paint Interior	0	7	\$2,102	\$1,739	0	248	248	248	248
Soccer Pavilion Restroom Refurbishment	2	20		\$24,000	12000	12000	1200	1200	1200
Soccer Lights Replacement 6 Poles 80 Lights	12	30		\$198,000	16500	16500	16500	16500	16500
Soccer Light Bulbs	2	10		\$40,000	20000	20000	4000	4000	4000
Stormwater Drainage and Ponds									
Stormwater Drainage Repair Allowance	5	5	\$62,275	\$75,000	2545	2545	2545	2545	2545
Pond Banks Erosion Control Repair Allowance	5	5		\$423,500	84700	84700	84700	84700	84700
Yearly Funding					\$377,614	\$388,770	\$318,879	\$334,520	\$324,419
Total Fee Per Unit Per Month					\$8.34	\$8.58	\$7.04	\$7.39	\$7.16
		Denotes first time this expense occurs							
	*Painting Funds Used								

Component Method

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding
Baseball Area										
Baseball Lights Replacement 16 Poles 130 Lights	33500	33500	33500	33500	33500	33500	33500	33500	13400	13400
Baseball Light Bulbs	6500	6500	6500	6500	6500	6500	6500	6500	6500	6500
Baseball Field Backstops Chain Link 24' High	2701	2701	691	691	691	691	691	691	691	691
Baseball Field Backstops Chain Link 20' High	1037	1037	290	290	290	290	290	290	290	290
Baseball Field Fencing 8' High	3381	3381	947	947	947	947	947	947	947	947
Baseball Field Fencing 6' High	10225	10225	2863	2863	2863	2863	2863	2863	2863	2863
Team Benches	364	364	364	364	364	364	364	364	364	364
Bleachers Aluminum 5 Rows with Fence	800	800	800	800	800	800	800	800	800	800
Bleachers Aluminum 3 Rows	273	273	273	273	273	273	273	273	273	273
Batting Cage	600	600	600	600	600	600	600	600	600	600
Dugout Asphalt Shingle Roof	836	836	836	836	836	836	836	836	836	836
Concession Building Asphalt Shingle Roof	557	557	557	557	557	557	557	557	557	557
Concession Building Paint Exterior*	315	315	315	315	315	315	315	315	315	315
Concession Building Paint Interior*	655	655	655	655	655	655	655	655	655	655
Concession Building Restroom Refurbishment	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Concession Building HVAC 2.5 Tons	417	417	417	417	417	417	417	417	417	417
Roll-up Windows	145	145	145	145	145	145	145	145	145	145
Dock										
Dock Deck Boards and Railings	10035	10035	10035	10035	10035	10035	6690	6690	6690	6690
Dock Frame and Pilings	2281	2281	2281	2281	2281	2281	2281	2281	2281	2281
Dock Repair Allowance	1338	1338	1338	1338	1338	1338	1338	1338	1338	1338
Grounds										
Wooden Gazebos Wood Shake Roofing Both	183	183	183	183	183	183	183	183	183	183
Wooden Gazebos Painting*	286	286	286	286	286	286	286	286	286	286
Wooden Gazebos Refurbishment	333	333	333	333	333	333	333	333	333	333
Park Pavilion Asphalt Shingle Roof	430	430	430	430	430	430	430	430	430	430
Park Pavilion Paint Exterior	432	432	432	432	432	432	432	432	432	432
Park Pavilion Picnic Tables	289	289	289	289	289	289	289	289	289	289
Lighthouse Monument Paint Exterior*	277	277	277	277	277	277	277	277	277	277
Lighthouse Monument Tile Roof	764	764	764	764	764	764	764	764	306	306
Lighthouse Area Aluminum Fencing 4' High	694	694	194	194	194	194	194	194	194	194
Nature Trail Asphalt Resurface	18415	18415	18415	18415	18415	18415	18415	18415	18415	18415
Nature Trail Park Benches and Trash Cans	560	560	560	560	560	560	560	560	560	560
Nature Trail Picnic Tables	867	433	433	433	433	433	433	433	433	433

Component Method

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding
Dog Park Chain Link Fencing	950	950	950	950	950	950	950	950	950	950
Pond Fountain and Controls	1157	1083	1083	1083	1083	1083	1083	1083	1083	1083
Landscaping Enhancements	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
<i>Guardhouses and Entry Areas</i>										
Stone Harbour Loop Guardhouse Tile Roof	1696	1696	1696	1696	1696	1696	1696	622	622	622
Stone Harbour Loop Guardhouse Exterior Paint*	296	296	296	296	296	296	296	296	296	296
Stone Harbour Loop Guardhouse Interior Paint*	291	291	291	291	291	291	291	291	291	291
Golden Harbour Trail Guardhouse Tile Roof	271	271	271	271	271	271	271	100	100	100
Golden Harbour Trail Guardhouse Exterior Paint*	296	296	296	296	296	296	296	296	296	296
Golden Harbour Trail Guardhouse Interior Paint*	291	291	291	291	291	291	291	291	291	291
<i>Monuments</i>										
River Heritage and SR 64 Monument Refurbishment	325	325	325	325	325	325	325	325	325	325
Heritage Green Way and SR 64 Monument Refurbishment	100	100	100	100	100	100	100	100	100	100
Grand Harbour Parkway Median Monuments Refurbishment	750	750	750	750	750	750	750	750	750	750
Grand Harbour Parkway Median Aluminum Fencing	7242	1738	1738	1738	1738	1738	1738	1738	1738	1738
Central Park Monument Refurbishment	100	100	100	100	100	100	100	100	100	100
Park Pavilion and Concession Stand Monument Refurbishment	100	100	100	100	100	100	100	100	100	100
<i>Streets and Parking Areas</i>										
Baseball Field Parking 1 Inch Asphalt Overlay	5242	5242	5242	5242	5242	5242	5242	5242	5242	5242
Parking Lights All Lots	5000	5000	5000	5000	5000	5000	5000	5000	2000	2000
Soccer Field Parking 1 Inch Asphalt Overlay	2266	2266	2266	2266	2266	2266	2266	2266	2266	2266
Lighthouse Area Parking 1 Inch Asphalt Overlay	759	759	759	759	759	759	759	759	759	759
Front Fountain Area Parking 1 Inch Asphalt Overlay	2507	2507	2507	2507	2507	2507	2507	2507	2507	2507
Sidewalk Repair Allowance	3720	3720	3720	3720	3720	3720	3720	3720	3720	3720
Paving 1 Inch Asphalt Overlay Heritage Green Way	7258	7258	7258	7258	7258	7258	7258	7258	7258	7258
Paving 1 Inch Asphalt Overlay River Heritage Blvd	17803	17803	17803	17803	17803	17803	11869	11869	11869	11869
Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	6828	6828	6828	6828	6828	6828	6828	6828	6828	6828
Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	21811	21811	21811	21811	21811	21811	21811	21811	21811	21811
Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	5133	5133	5133	5133	5133	5133	5133	5133	5133	5133
Street Pavers	4589	4589	4589	4589	4589	4589	4589	4589	4589	4589
<i>Playground Area</i>										
Plyaground Replacement	6944	6944	6944	6944	6944	6944	6944	6944	6944	6944
<i>Soccer Area</i>										

Component Method

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding
Soccer Pavilion Asphalt Shingle Roof	235	235	235	235	235	235	235	235	235	235
Soccer Pavilion Paint Exterior	277	277	277	277	277	277	277	277	277	277
Soccer Pavilion Paint Interior	248	248	248	248	248	248	248	248	248	248
Soccer Pavilion Restroom Refurbishment	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200
Soccer Lights Replacement 6 Poles 80 Lights	16500	16500	16500	16500	16500	16500	16500	16500	6600	6600
Soccer Light Bulbs	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
<i>Stormwater Drainage and Ponds</i>										
Stormwater Drainage Repair Allowance	15000	15000	15000	15000	15000	15000	15000	15000	15000	15000
Pond Banks Erosion Control Repair Allowance	84700	84700	84700	84700	84700	84700	84700	84700	84700	84700
Yearly Funding	\$336,874	\$330,863	\$317,811	\$317,811	\$317,811	\$317,811	\$308,531	\$307,285	\$273,827	\$273,827
Total Fee Per Unit Per Month	\$7.44	\$7.30	\$7.02	\$7.02	\$7.02	\$7.02	\$6.81	\$6.78	\$6.05	\$6.05

Component Method

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding
Baseball Area										
Baseball Lights Replacement 16 Poles 130 Lights	13400	13400	13400	13400	13400	13400	13400	13400	13400	13400
Baseball Light Bulbs	6500	6500	6500	6500	6500	6500	6500	6500	6500	6500
Baseball Field Backstops Chain Link 24' High	691	691	691	691	691	691	691	691	691	691
Baseball Field Backstops Chain Link 20' High	290	290	290	290	290	290	290	290	290	290
Baseball Field Fencing 8' High	947	947	947	947	947	947	947	947	947	947
Baseball Field Fencing 6' High	2863	2863	2863	2863	2863	2863	2863	2863	2863	2863
Team Benches	364	364	364	364	364	364	364	364	364	364
Bleachers Aluminum 5 Rows with Fence	800	800	800	800	800	800	800	800	800	800
Bleachers Aluminum 3 Rows	273	273	273	273	273	273	273	273	273	273
Batting Cage	600	600	600	600	600	600	600	600	600	600
Dugout Asphalt Shingle Roof	836	836	836	836	836	836	836	836	836	836
Concession Building Asphalt Shingle Roof	557	557	557	557	557	557	557	557	557	557
Concession Building Paint Exterior*	315	315	315	315	315	315	315	315	315	315
Concession Building Paint Interior*	655	655	655	655	655	655	655	655	655	655
Concession Building Restroom Refurbishment	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Concession Building HVAC 2.5 Tons	417	417	417	417	417	417	417	417	417	417
Roll-up Windows	145	145	145	145	145	145	145	145	145	145
Dock										
Dock Deck Boards and Railings	6690	6690	6690	6690	6690	6690	6690	6690	6690	6690
Dock Frame and Pilings	2281	2281	2281	2281	2281	2281	2281	2281	1254	1254
Dock Repair Allowance	1338	1338	1338	1338	1338	1338	1338	1338	1338	1338
Grounds										
Wooden Gazebos Wood Shake Roofing Both	183	183	183	183	183	183	183	183	183	183
Wooden Gazebos Painting*	286	286	286	286	286	286	286	286	286	286
Wooden Gazebos Refurbishment	333	333	333	333	333	333	333	333	333	333
Park Pavilion Asphalt Shingle Roof	430	430	430	430	430	430	430	430	430	430
Park Pavilion Paint Exterior	432	432	432	432	432	432	432	432	432	432
Park Pavilion Picnic Tables	289	289	289	289	260	260	260	260	260	260
Lighthouse Monument Paint Exterior*	277	277	277	277	277	277	277	277	277	277
Lighthouse Monument Tile Roof	306	306	306	306	306	306	306	306	306	306
Lighthouse Area Aluminum Fencing 4' High	194	194	194	194	194	194	194	194	194	194
Nature Trail Asphalt Resurface	18415	18415	18415	18415	18415	18415	18415	18415	18415	18415
Nature Trail Park Benches and Trash Cans	560	560	560	560	560	560	560	560	560	560
Nature Trail Picnic Tables	433	433	433	433	433	433	433	433	433	433

Component Method

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding
Dog Park Chain Link Fencing	950	950	950	950	950	950	950	950	950	950
Pond Fountain and Controls	1083	1083	1083	1083	1083	1083	1083	1083	1083	1083
Landscaping Enhancements	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000
<i>Guardhouses and Entry Areas</i>										
Stone Harbour Loop Guardhouse Tile Roof	622	622	622	622	622	622	622	622	622	622
Stone Harbour Loop Guardhouse Exterior Paint*	296	296	296	296	296	296	296	296	296	296
Stone Harbour Loop Guardhouse Interior Paint*	291	291	291	291	291	291	291	291	291	291
Golden Harbour Trail Guardhouse Tile Roof	100	100	100	100	100	100	100	100	100	100
Golden Harbour Trail Guardhouse Exterior Paint*	296	296	296	296	296	296	296	296	296	296
Golden Harbour Trail Guardhouse Interior Paint*	291	291	291	291	291	291	291	291	291	291
<i>Monuments</i>										
River Heritage and SR 64 Monument Refurbishment	325	325	325	325	325	325	325	325	325	325
Heritage Green Way and SR 64 Monument Refurbishment	100	100	100	100	100	100	100	100	100	100
Grand Harbour Parkway Median Monuments Refurbishment	750	750	750	750	750	750	750	750	750	750
Grand Harbour Parkway Median Aluminum Fencing	1738	1738	1738	1738	1738	1738	1738	1738	1738	1738
Central Park Monument Refurbishment	100	100	100	100	100	100	100	100	100	100
Park Pavilion and Concession Stand Monument Refurbishment	100	100	100	100	100	100	100	100	100	100
<i>Streets and Parking Areas</i>										
Baseball Field Parking 1 Inch Asphalt Overlay	5242	5242	5242	5242	5242	5242	5242	5242	5242	5242
Parking Lights All Lots	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
Soccer Field Parking 1 Inch Asphalt Overlay	2266	2266	2266	2266	2266	2266	2266	2266	2266	2266
Lighthouse Area Parking 1 Inch Asphalt Overlay	759	759	759	759	759	759	759	759	759	759
Front Fountain Area Parking 1 Inch Asphalt Overlay	2507	2507	2507	2507	2507	2507	2507	2507	2507	2507
Sidewalk Repair Allowance	3720	3720	3720	3720	3720	3720	3720	3720	3720	3720
Paving 1 Inch Asphalt Overlay Heritage Green Way	7258	7258	7258	7258	7258	7258	7258	7258	7258	7258
Paving 1 Inch Asphalt Overlay River Heritage Blvd	11869	11869	11869	11869	11869	11869	11869	11869	11869	11869
Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	6828	6828	6828	6828	6828	6828	6828	6828	6828	6828
Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	21811	21811	21811	21811	21811	21811	21811	21811	21811	21811
Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	5133	5133	5133	5133	5133	5133	5133	5133	5133	5133
Street Pavers	4589	8252	8252	8252	8252	8252	8252	8252	8252	8252
<i>Playground Area</i>										
Plyaground Replacement	6944	6944	6944	6944	6944	6944	6944	6944	6944	6944
<i>Soccer Area</i>										

Component Method

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding	Funding
Soccer Pavilion Asphalt Shingle Roof	235	235	235	235	235	235	235	235	235	235
Soccer Pavilion Paint Exterior	277	277	277	277	277	277	277	277	277	277
Soccer Pavilion Paint Interior	248	248	248	248	248	248	248	248	248	248
Soccer Pavilion Restroom Refurbishment	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200
Soccer Lights Replacement 6 Poles 80 Lights	6600	6600	6600	6600	6600	6600	6600	6600	6600	6600
Soccer Light Bulbs	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
<i>Stormwater Drainage and Ponds</i>										
Stormwater Drainage Repair Allowance	15000	15000	15000	15000	15000	15000	15000	15000	15000	15000
Pond Banks Erosion Control Repair Allowance	84700	84700	84700	84700	84700	84700	84700	84700	84700	84700
Yearly Funding	\$273,827	\$277,490	\$277,490	\$277,490	\$277,461	\$277,461	\$277,461	\$277,461	\$276,435	\$276,434
Total Fee Per Unit Per Month	\$6.05	\$6.13	\$6.13	\$6.13	\$6.13	\$6.13	\$6.13	\$6.13	\$6.10	\$6.10

Component Method

	2048	2049	2050	2051	2052	2053
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding
Baseball Area						
Baseball Lights Replacement 16 Poles 130 Lights	13400	13400	13400	13400	13400	13400
Baseball Light Bulbs	6500	6500	6500	6500	6500	6500
Baseball Field Backstops Chain Link 24' High	691	691	691	691	691	691
Baseball Field Backstops Chain Link 20' High	290	290	290	290	290	290
Baseball Field Fencing 8' High	947	947	947	947	947	947
Baseball Field Fencing 6' High	2863	2863	2863	2863	2863	2863
Team Benches	364	364	364	364	364	364
Bleachers Aluminum 5 Rows with Fence	800	800	800	800	800	800
Bleachers Aluminum 3 Rows	273	273	273	273	273	273
Batting Cage	600	600	600	600	600	600
Dugout Asphalt Shingle Roof	836	836	836	836	836	836
Concession Building Asphalt Shingle Roof	557	557	557	557	557	557
Concession Building Paint Exterior*	315	315	315	315	315	315
Concession Building Paint Interior*	655	655	655	655	655	655
Concession Building Restroom Refurbishment	1500	1500	1500	1500	1500	1500
Concession Building HVAC 2.5 Tons	417	417	417	417	417	417
Roll-up Windows	145	145	145	145	145	145
Dock						
Dock Deck Boards and Railings	6690	6690	6690	6690	6690	6690
Dock Frame and Pilings	1254	1254	1254	1254	1254	1254
Dock Repair Allowance	1338	1338	1338	1338	1338	1338
Grounds						
Wooden Gazebos Wood Shake Roofing Both	183	183	183	183	183	183
Wooden Gazebos Painting*	286	286	286	286	286	286
Wooden Gazebos Refurbishment	333	333	333	333	333	333
Park Pavilion Asphalt Shingle Roof	430	430	430	430	430	430
Park Pavilion Paint Exterior	432	432	432	432	432	432
Park Pavilion Picnic Tables	260	260	260	260	260	260
Lighthouse Monument Paint Exterior*	277	277	277	277	277	277
Lighthouse Monument Tile Roof	306	306	306	306	306	306
Lighthouse Area Aluminum Fencing 4' High	194	194	194	194	194	194
Nature Trail Asphalt Resurface	18415	18415	18415	18415	18415	18415
Nature Trail Park Benches and Trash Cans	560	560	560	560	560	560
Nature Trail Picnic Tables	433	433	433	433	433	433

Component Method

	2048	2049	2050	2051	2052	2053
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding
Dog Park Chain Link Fencing	950	950	950	950	950	950
Pond Fountain and Controls	1083	1083	1083	1083	1083	1083
Landscaping Enhancements	10000	10000	10000	10000	10000	10000
<i>Guardhouses and Entry Areas</i>						
Stone Harbour Loop Guardhouse Tile Roof	622	622	622	622	622	622
Stone Harbour Loop Guardhouse Exterior Paint*	296	296	296	296	296	296
Stone Harbour Loop Guardhouse Interior Paint*	291	291	291	291	291	291
Golden Harbour Trail Guardhouse Tile Roof	100	100	100	100	100	100
Golden Harbour Trail Guardhouse Exterior Paint*	296	296	296	296	296	296
Golden Harbour Trail Guardhouse Interior Paint*	291	291	291	291	291	291
<i>Monuments</i>						
River Heritage and SR 64 Monument Refurbishment	325	325	325	325	325	325
Heritage Green Way and SR 64 Monument Refurbishment	100	100	100	100	100	100
Grand Harbour Parkway Median Monuments Refurbishment	750	750	750	750	750	750
Grand Harbour Parkway Median Aluminum Fencing	1738	1738	1738	1738	1738	1738
Central Park Monument Refurbishment	100	100	100	100	100	100
Park Pavilion and Concession Stand Monument Refurbishment	100	100	100	100	100	100
<i>Streets and Parking Areas</i>						
Baseball Field Parking 1 Inch Asphalt Overlay	5242	5242	5242	5242	5242	5242
Parking Lights All Lots	2000	2000	2000	2000	2000	2000
Soccer Field Parking 1 Inch Asphalt Overlay	2266	2266	2266	2266	2266	2266
Lighthouse Area Parking 1 Inch Asphalt Overlay	759	759	759	759	759	759
Front Fountain Area Parking 1 Inch Asphalt Overlay	2507	2507	2507	2507	2507	2507
Sidewalk Repair Allowance	3720	3720	3720	3720	3720	3720
Paving 1 Inch Asphalt Overlay Heritage Green Way	7258	7258	7258	7258	7258	7258
Paving 1 Inch Asphalt Overlay River Heritage Blvd	11869	11869	11869	11869	11869	11869
Paving 1 Inch Asphalt Overlay River Htg Blvd S of Heritage Green Way	6828	6828	6828	6828	6828	6828
Paving 1 Inch Asphalt Overlay Grand Harbour Pkwy	21811	21811	21811	21811	21811	21811
Paving 1 Inch Asphalt Overlay Stone Harbour Loop to Guardhouse	5133	5133	5133	5133	5133	5133
Street Pavers	8252	8252	8252	8252	8252	8252
<i>Playground Area</i>						
Playground Replacement	6944	6944	6944	6944	6944	6944
<i>Soccer Area</i>						

Component Method

	2048	2049	2050	2051	2052	2053
Reserve Items	Funding	Funding	Funding	Funding	Funding	Funding
Soccer Pavilion Asphalt Shingle Roof	235	235	235	235	235	235
Soccer Pavilion Paint Exterior	277	277	277	277	277	277
Soccer Pavilion Paint Interior	248	248	248	248	248	248
Soccer Pavilion Restroom Refurbishment	1200	1200	1200	1200	1200	1200
Soccer Lights Replacement 6 Poles 80 Lights	6600	6600	6600	6600	6600	6600
Soccer Light Bulbs	4000	4000	4000	4000	4000	4000
<i>Stormwater Drainage and Ponds</i>						
Stormwater Drainage Repair Allowance	15000	15000	15000	15000	15000	15000
Pond Banks Erosion Control Repair Allowance	84700	84700	84700	84700	84700	84700
Yearly Funding	\$276,434	\$276,434	\$276,434	\$276,434	\$276,434	\$276,434
Total Fee Per Unit Per Month	\$6.10	\$6.10	\$6.10	\$6.10	\$6.10	\$6.10

Tab 6



Rizzetta & Company

District Manager's Report

September 6

2022

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** October 4, 2022
- **Next Election:** For Seat 3 Mike Neville and Seat 5 Tad Parker is November 8, 2022

FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance: \$648,516

Reserve Fund Cash & Investment Balance: \$558,299

Debt Service Fund Investment Balance: \$582,957

Total Cash and Investment Balances: \$1,789,772

General Fund Expense Variance: **Under Budget**
\$53,399

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



Rizzetta & Company

UPDATES:

- Working on verbiage for inappropriate wetland dumping to be added to the Master newsletter.
- HHS Vacancy announcement has been sent to the HH Master HOA, Lighthouse Cove HOA, StoneyBrook HOA and the local weekly newspaper, The East County Observer, as a press release.
- The CDD has been asked to cover the costs of tire replacement from a couple residents, after reaching out to EGIS Insurance, I was advised to send the receipts over to the Master, per the maintenance agreement, roads fall under Master responsibility.
- Working with Jeremy Cohen with FHP to create a report system to be distributed to the officers.

Tab 7

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Heritage Harbour South Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues

and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2022-2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Heritage Harbour South Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds – Series 2013	\$ _____
Total Debt Service Funds – Series 2015	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 6, 2022.

Attested By:

**Heritage Harbour South
Community Development District**

Secretary/Assistant Secretary

Mike Neville
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

Exhibit A



Rizzetta & Company

Heritage Harbour South Community Development District

www.heritageharboursouthcdd.org

Approved Proposed Budget Fiscal Year 2022/2023

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Rizzetta & Company

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

1

	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	Interest Earnings							
5	Interest Earnings	\$ 23	\$ 23	\$ -	\$ 23	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 294,683	\$ 294,683	\$ 292,399	\$ 2,284	\$ 292,399	\$ -	
8								
9	TOTAL REVENUES	\$ 294,706	\$ 294,706	\$ 292,399	\$ 2,307	\$ 292,399	\$ -	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 294,706	\$ 294,706	\$ 292,399	\$ 2,307	\$ 292,399	\$ -	
14								
15	EXPENDITURES - ADMINISTRATIVE							
16								
17	Legislative							
18	Supervisor Fees	\$ 5,600	\$ 9,600	\$ 9,000	\$ (600)	\$ 9,000	\$ -	5 Sup, 10 meetings, 1 workshop
19	Financial & Administrative							
20	Administrative Services	\$ 2,919	\$ 5,004	\$ 5,004	\$ -	\$ 5,004	\$ -	
21	District Management	\$ 16,252	\$ 27,861	\$ 27,861	\$ -	\$ 27,861	\$ -	
22	District Engineer	\$ 20,860	\$ 35,760	\$ 15,000	\$ (20,760)	\$ 15,000	\$ -	
23	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
24	Trustees Fees	\$ 9,213	\$ 9,213	\$ 9,000	\$ (213)	\$ 9,000	\$ -	
25	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
26	Financial & Revenue Collections	\$ 3,063	\$ 5,250	\$ 5,250	\$ 0	\$ 5,250	\$ -	
27	Accounting Services	\$ 11,669	\$ 20,004	\$ 20,004	\$ -	\$ 20,004	\$ -	
28	Auditing Services	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
30	Miscellaneous Mailings	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	
31	Public Officials Liability Insurance	\$ 3,108	\$ 2,960	\$ 3,101	\$ 141	\$ 3,101	\$ -	
32	Legal Advertising	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
34	Miscellaneous Fees	\$ 750	\$ 1,286	\$ 350	\$ (936)	\$ 350	\$ -	
35	Website Hosting, Maintenance, Backup (and Email)	\$ 2,378	\$ 2,378	\$ 4,000	\$ 1,622	\$ 4,000	\$ -	
36	Misc. Administrative Fees	\$ -	\$ -	\$ 650	\$ 650	\$ 650	\$ -	
37	Legal Counsel							
38	District Counsel	\$ 11,615	\$ 19,911	\$ 25,000	\$ 5,089	\$ 25,000	\$ -	
39								
40	Administrative Subtotal	\$ 93,852	\$ 145,652	\$ 135,495	\$ (10,157)	\$ 135,495	\$ -	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
44	Law Enforcement							
45	Deputy	\$ 8,753	\$ 15,005	\$ 8,000	\$ (7,005)	\$ 8,000	\$ -	(Switch from MCSO to FHP)
46	Stormwater Control							
47	Misc. Aquatic Maintenance	\$ -	\$ -	\$ 30,402	\$ 30,402	\$ 30,402	\$ -	
48	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 4,750	\$ 4,750	\$ 4,750	\$ -	
49	Aquatic Plant Replacement	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ -	
50	Stormwater System Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
51	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
52	Other Physical Environment							
53	General Liability Insurance	\$ 3,955	\$ 3,955	\$ 3,947	\$ (8)	\$ 3,947	\$ -	Increase per EGIS Estimate FY 22-23
54	Property Insurance	\$ 15,960	\$ 15,960	\$ 14,955	\$ (1,005)	\$ 14,955	\$ -	Increase per EGIS Estimate FY 22-23
55	Irrigation Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
56	Road & Street Facilities							
57	Sidewalk Repair & Maintenance	\$ 17,310	\$ 29,674	\$ 20,000	\$ (9,674)	\$ 20,000	\$ -	
58	Roadway Repair & Maintenance	\$ 2,600	\$ 4,457	\$ 27,100	\$ 22,643	\$ 27,100	\$ -	\$20k for Cleaning Curbs and Gutters
59	Gate Facility Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
60	Street Sign Repair & Replacement	\$ 2,184	\$ 3,744	\$ 7,500	\$ 3,756	\$ 7,500	\$ -	
61	Contingency							
62	Miscellaneous Contingency	\$ -	\$ -	\$ 29,250	\$ 29,250	\$ 29,250	\$ -	
63	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
64								
65	Field Operations Subtotal	\$ 50,762	\$ 72,796	\$ 156,904	\$ 84,108	\$ 156,904	\$ -	
66								
67	Contingency for County TRIM Notice							
68								
69	TOTAL EXPENDITURES	\$ 144,613	\$ 218,448	\$ 292,399	\$ 73,951	\$ 292,399	\$ -	
70								
71	EXCESS OF REVENUES OVER EXPENDITURES	\$ 64,263	\$ 76,258	\$ -	\$ 76,258	\$ -	\$ -	
72								

Approved 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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

3

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

<u>O&M 1</u>	Admin and Reuse Water	<u>O&M 2</u>	Stormwater Facilities	<u>O&M 3</u>	Community Specific Costs (Roadway/Landscape/Gate)	<u>O&M 4</u>	Contingency/Disaster (Community Restoration)
\$191,647		\$44,652		\$56,100		\$90,000	
\$14,425		\$3,361		\$4,223		\$6,774	
\$206,072		\$48,013		\$60,323		\$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	\$206,072.04		1515.26	\$48,012.90		1471.26	\$60,322.58		1522.598	\$96,774.19					
	Collection Costs/Discounts	(\$14,425.04)			(\$3,360.90)			(\$4,222.58)			(\$6,774.19)					
	Net Revenue	\$191,647.00			\$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.

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.

Tab 8

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour South Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Manatee County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A ("FY 2022-2023 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the

FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on September 6, 2022.

Attested By:

**Heritage Harbour South
Community Development District**

Secretary/Assistant Secretary

Mike Neville
Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Budget
Exhibit B: Assessment Roll**

Exhibit A: FY 2022-2023 Budget

Exhibit B:
Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 9

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Manatee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2022.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022

October 4, 2022
November 1, 2022
December 6, 2022
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
August 1, 2023
September 5, 2023

All meetings will convene at 4:00 p.m., the location is Heritage Harbour Golf Club,
8000 Stone Harbour Loop, Bradenton, Florida 34212.

Tab 10

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2022 (the “**Effective Date**”), by and between **Heritage Harbour South Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: _____

William J. Rizzetta

TITLE: _____

President

DATE: _____

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: _____

Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$2,414.58	\$28,975
Administrative:	\$433.67	\$5,204
Accounting:	\$1,733.67	\$20,804
Financial & Revenue Collections:	\$455.00	\$5,460
Assessment Roll ⁽¹⁾		\$5,460
Total Standard On-Going Services:	\$5,036.92	\$65,903

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October)

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 180.25
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 180.25
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

Tab 11

Addendum

Addendum A to Campus Suite Contract:

Contract effective date: 1/1/2022

Statement of Work

2. Maintenance and Management of the Website.

2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal; *

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

B. Maintenance.

ii. Remediate new documents on an unlimited basis; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager's submission for such request.

Section 3. Compensation.

B. Maintenance. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019, the District shall pay Contractor (\$1,537.50) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii).

PROVIDER: Innersync Studio, Ltd.

By: _____ Date: _____

Authorized Representative

Innersync Studio, LLC

USER: Heritage Harbour South Community Development District

By: _____ Date: _____

Print name: _____