



Rizzetta & Company

Heritage Harbour South Community Development District

**Board of Supervisors'
Special Meeting
November 28, 2022**

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

www.heritageharboursouthcdd.org

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Mike Neville Robin Spencer Philip Frankel Tad Parker Thomas Bakalar	Chairperson Assistant Secretary Assistant Secretary Assistant Secretary 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

November 22, 2022

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

AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District special meeting of the Board of Supervisors will be held on **Monday, November 28, 2022, at 4:00 p.m.** at the **Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.** The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. NEW BUSINESS**
 - A.** Presentation of Plaque
 - B.** Consideration of New Nominees
 - C.** Consideration of Resolution 2023-01, Officer Designation..... Tab 1
 - D.** Consideration of Resolution 2023-02, Adopting the Amended Budget for Fiscal Year 2021-2022Tab 2
 - E.** Supervisor Discussion of Management Issues
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors Meeting Held on November 1, 2022, Tab 3
 - B.** Consideration of the Operations and Maintenance Expenditures for August and September 2022..... Tab 4
 - C.** HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
- 5. STAFF REPORTS**
 - A.** District Counsel
 1. Follow-up Discussion of Lennar Conveyances and Easement Requested
 - B.** District Engineer
 - C.** District Manager
 1. District Manager's Report Tab 5
- 6. OLD BUSINESS**
 - A.** None

- 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

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the 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 Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairperson.

Section 2. _____ is appointed Vice Chairperson.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28th DAY OF NOVEMBER 2022.

ATTEST:

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Asst. Secretary

Chair / Vice Chair

Tab 2

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT
DISTRICT AMENDING THE FISCAL YEAR 2021/2022 GENERAL FUND
BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the 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 Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

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

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

PASSED AND ADOPTED THIS 28 DAY OF NOVEMBER, 2022.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

Exhibit A

Amended Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Adopted Budget for FY 2021 -2022	Amended "Actual" Budget for FY 2021-2022	Budget Increase (Decrease) vs 2020/2021
1				
2	REVENUES			
3				
12	Interest Earnings			
13	Interest Earnings	\$ -	\$ 739	\$ 739
14	Special Assessments			
15	Tax Roll*	\$ 292,399	\$ 298,472	\$ 6,073
31				
32	TOTAL REVENUES	\$ 292,399	\$ 299,211	\$ 6,812
33				
34	Balance Forward from Prior Year	\$ -	\$ 95,000	\$ 95,000
35				
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 292,399	\$ 394,211	\$ 101,812
37				
40	EXPENDITURES - ADMINISTRATIVE			
41				
42	Legislative			
43	Supervisor Fees	\$ 9,000	\$ 10,400	\$ 1,400
44	Financial & Administrative			
45	Administrative Services	\$ 5,004	\$ 5,004	\$ -
46	District Management	\$ 27,861	\$ 27,861	\$ -
47	District Engineer	\$ 15,000	\$ 31,619	\$ 16,619
48	Disclosure Report	\$ 1,000	\$ 1,000	\$ -
49	Trustees Fees	\$ 9,000	\$ 11,501	\$ 2,501
50	Assessment Roll	\$ 5,250	\$ 5,250	\$ -
51	Financial & Revenue Collections	\$ 5,250	\$ 5,250	\$ -
52	Accounting Services	\$ 20,004	\$ 20,004	\$ -
53	Auditing Services	\$ 3,600	\$ 3,165	\$ (435)
54	Arbitrage Rebate Calculation	\$ 500	\$ -	\$ (500)
55	Miscellaneous Mailings	\$ 250	\$ 250	\$ -
59	Public Officials Liability Insurance	\$ 3,101	\$ 3,108	\$ 7
60	Legal Advertising	\$ 500	\$ 160	\$ (340)
62	Dues, Licenses & Fees	\$ 175	\$ 175	\$ -
63	Miscellaneous Fees	\$ 350	\$ 900	\$ 550
66	Website Hosting, Maintenance, Backup (and Email)	\$ 4,000	\$ 3,637	\$ (363)
66	Misc. Administrative Fees	\$ 650	\$ -	\$ (650)
67	Legal Counsel			
68	District Counsel	\$ 25,000	\$ 22,161	\$ (2,839)
73				
74	Administrative Subtotal	\$ 135,495	\$ 151,445	\$ 15,950
75				
76	EXPENDITURES - FIELD OPERATIONS			
77				
78	Law Enforcement			
79	Deputy	\$ 8,000	\$ 11,903	\$ 3,903
111	Stormwater Control			

Amended Budget
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Adopted Budget for FY 2021 -2022	Amended "Actual" Budget for FY 2021-2022	Budget Increase (Decrease) vs 2020/2021
113	Aquatic Maintenance	\$ 30,402	\$ -	\$ (30,402)
115	Lake/Pond Bank Maintenance	\$ 4,750	\$ -	\$ (4,750)
118	Aquatic Plant Replacement	\$ 4,500	\$ -	\$ (4,500)
119	Stormwater System Maintenance	\$ 4,000	\$ -	\$ (4,000)
124	Miscellaneous Expense	\$ 1,000	\$ -	\$ (1,000)
125	Other Physical Environment			
130	General Liability Insurance	\$ 3,947	\$ 3,955	\$ 8
131	Property Insurance	\$ 14,955	\$ 15,960	\$ 1,005
144	Irrigation Repairs	\$ 1,000	\$ -	\$ (1,000)
153	Road & Street Facilities			
158	Sidewalk Repair & Maintenance	\$ 20,000	\$ 21,628	\$ 1,628
160	Street Sign Repair & Replacement	\$ 7,500	\$ 4,522	\$ (2,978)
161	Roadway Repair & Maintenance	\$ 27,100	\$ 176,219	\$ 149,119
157	Gate Facility Maintenance	\$ 500	\$ -	\$ (500)
218	Contingency			
220	Miscellaneous Contingency	\$ 29,250	\$ 8,579	\$ (20,671)
222	Capital Outlay	\$ -	\$ -	\$ -
223				
224	Field Operations Subtotal	\$ 156,904	\$ 242,766	\$ 85,862
225				
227				
228	TOTAL EXPENDITURES	\$ 292,399	\$ 394,211	\$ 101,812
229				
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -
231				

Tab 3

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, November 1, 2022, at 4:00 p.m.** at the **Heritage Harbour South Stoneybrook Golf Club located 8000 Golden Stone Harbour Loop, Bradenton, FL 34214.** The following is the agenda for this meeting.

Present and constituting a quorum were:

Mike Neville	Board Supervisor, Chairman
Tad Parker	Board Supervisor, Asst. Secretary
Philip Frankel	Board Supervisor, Asst. Secretary (via Phone)
Tom Bakalar	Board Supervisor, Asst. Secretary
Robin Spencer	Board Supervisor, Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Company
Matthew Huber	Regional District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson, Cohen Mooney, Fernandez & Jackson P.A.
Rick Schappacher	District Engineer; Schappacher Engineering
Gene Ziener	Representative; MHOA

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:03 PM.

On a Motion from Mr. Neville seconded by Mr. Bakalar, with all in favor, the Board approved the participation and voting of Mr. Frankel by phone, for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There was audience present. The Board opened the floor for comments and many residents voiced their concerns regarding a noise from SR64 and are requesting that a noise barrier be placed. Residents stated that there is a lot of

noise pollution in the area from the racetrack on 64 along with produce trucks passing by when in season. Residents also let their concerns be heard regarding the open fence along 64 and stated that there have been car thefts and break-ins because people can just walk around the gate. They stated that the noise barrier will also help to act as a deterrent for things such as this. A wall being built was one option that was mentioned by the residents in the audience. The board then thoroughly discussed the noise barrier concern and the District Engineer weighed in and gave his opinion. The question of responsibility, costs, and the effects on the residents not as directly affected by the noise were also discussed. Residents were instructed to begin to call the county code enforcement to make them aware. The District Engineer will investigate the possibility of setting up a noise meter to measure the noise levels at that location and report the findings.

THIRD ORDER OF BUSINESS

Plaque Presentation

The plaque for Mr. Parker will be presented at the next meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Regular Meeting Held on
October 4, 2022.**

On a Motion from Mr. Parker seconded by Mr. Frankel, the Board approved the minutes as amended for the October 4 meeting, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Ratification of
Amended Minutes of Board of
Supervisors Regular Meeting Held
on September 6, 2022**

On a Motion from Mr. Neville seconded by Mr. Bakalar, with all in favor, the Board approved the ratification of the minutes from September 6, 2022, as amended, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Updates

1. Heritage Harbour Master HOA

Mr. Ziener gave the updates for the HOA, standing in for Mr. Fisher, he stated that the master is working to repair all potholes and will not be reimbursing anyone for damage to tires. He also stated that there is still storm debris that needs to be removed near Beacon Lake. Mr. Zeiner also asked to be part of the committee that will be reviewing the ponds around holes 3, 15 and 17, he also requests that Mr. Schappacher and Mr. Bruce be part of the committee as well.

84 **2. Stoneybrook HOA**

85
86 Not present, no report given at the time.

87
88 **3. Lighthouse Cove HOA**

89
90 Not present; no report given at the time.

91 **4. Golf Course Update**

92
93 Mr. Bruce updated the board on the progress of the golf course renovations.
94 He stated that the front 9 holes will be opened for residents and members on
95 November 3rd and then November 4 it will be opened for the public to come
96 and view. The back 9 holes are targeted to come online around Thanksgiving
97 weekend. Lake bank repairs are still in process, and he is working with the
98 master as well as pond pros to come up with water level plants and bank
99 plants to help sustainability. Mr. Cohen has received comments from Mr.
100 Bruce's lawyer regarding the easement and nothing at first glance there
101 seems to any major issue, the exhibit is still needed to show the path. It was
102 confirmed that the golf course would be responsible to put in the crosswalk, to
103 include signage as needed and a speed bump in one location.

104 **SEVENTH ORDER OF BUSINESS**

Staff Reports

105
106 **A. District Counsel**

107 **1. District Counsel Update**

108
109 Mr. Cohen reported back on the status of the lender foreclosure where the
110 district was improperly named. After his review of the docket, he found that
111 nothing significant had occurred, except a couple of returns of services were
112 posted, and the case made no forward progress, he will continue to update
113 the board with any changes. Mr. Cohen informed the board that he has not
114 heard anything back regarding the Lennar conveyance even after reaching
115 out to Lennar's attorney, he has received no reply. He also reached out a
116 couple times to the attorney for JLH regarding the easement and has heard
117 nothing back from him as well. he also reached out to the attorney for
118 Stoneybrook and the Master, he confirmed that the attorney had heard
119 nothing as well.

120
121 **B. District Engineer**

122 **1. Presentation of Radar Reports from May 30, 2022, to**
123 **September 4, 2022**

124
125 Mr. Schappacher presented the radar report to the board. There were no
126 significant speeding issues after the information was complied. One of the
127 signs is malfunctioning and he is working on diagnosing the problem and
128 having a report for the board by next meeting. Mr. Schappacher informed the

board that replacements for 2 grates that have deteriorated have been ordered, but the delivery time on those are 12- 15 weeks. The grates have been properly flagged for safety. Mr. Schappacher will be following up with the pressure washing vendor to get an updated timeline on when the work will be completed. An additional 10 to 12 places for signs for the wetlands need to be ordered and he will be contacting the same vendor to order the signs and have the vendor honor the same rates. The Board and District Engineer discussed when Manatee County will be removing the debris from the hurricane, as the pickup schedule has been erratic. Mr. Schappacher will reach out and figure out who the contact is for debris removal and report back to the board.

C. District Manager
1. Review of District Manager Report

Ms. Newsome presented the district manager report to the Board. Ms. Newsome informed the Board that the next meeting is scheduled for December 6, 2022, at the golf course. She is still working on the verbiage for inappropriate dumping in the wetlands and putting the rules together for the Board to have a reference sheet. Mr. Huber gave the Board an update on the status of financials for the District and the switch over to new accounting software which is causing a delay in financials, as the reports and presentation of information is different from one program to another. After financials are all caught up, there will be training to give Board supervisors the limited access to the accounting software to view items such as invoices in the new software. The Board each gave their opinions and concerns about the new program and the delay in financial information as they are responsible for the funds of the taxpayers in the community

EIGHTH ORDER OF BUSINESS **Old Business**

There was no old business that needed to be discussed.

NINTH ORDER OF BUSINESS **New Business**

A. Vacancy Announcement Report

The vacancy announcement for Seat #5. It was announced that all who have entered resumes are still under consideration and any additional resumes will be reviewed by the board, and a decision for Mr. Parker's successor will be made at the next meeting, as the seat cannot be declared vacant until November 22. Board heard from Eric Hallberg who has submitted a letter of interest to the Board for the upcoming vacancy

B. Presentation of Amended Budget for Fiscal Year 2021-2022

Ms. Newsome presented the budget amendment, and the Board expressed their reservations about signing with no updated financials or prior review by

counsel. Mr. Cohen informed the Board that the budget amendment must be submitted to the County within 60 days of the end of the fiscal year, which in this case would be November 30th.

On a Motion from Mr. Neville seconded by Mr. Bakalar, with majority in favor, the Board approved to extend the meeting to 6:30 p.m. for the November 1, 2022, Meeting, for the Heritage Harbour South Community Development District.

Discussion ensued regarding the methodology and the difficult nature of the process as it applies to the district. An example of the budget reallocation will be provided to the Board. The Board was very uncomfortable with signing the resolution and discussed the options of continuing the current meeting or moving the December meeting up a week to the end of November so the Board can fully review the amendment and get it submitted before the deadline. A request was also made for Rizzetta to cover the costs of the meeting as it would be one out of the normal schedule. Mr. Huber offered the Board a copy of accounting workbooks that show how much the Board was trending over budget or a graph/report that shows how the numbers for the amended budget was reached. The Board expressed their reservation regarding this as well.

On a Motion from Mr. Bakalar seconded by Mr. Neville, with all in favor, the Board approved to extend the meeting for 15 minutes for the November 1, 2022, Meeting, for the Heritage Harbour South Community Development District.

On a Motion from Ms. Spencer seconded by Mr. Bakalar, with all in favor, approved to change the December 6th meeting date to November 28, 2022, at 4:00 p.m., for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Supervisors Requests

There were no supervisors' requests at the time.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Frankel, seconded by Mr. Bakalar, with all in favor, the Board of Supervisors approved to adjourn the meeting at 6:45 p.m., for the Heritage Harbour South Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman



Rizzetta & Company

District Manager's Report

November 1

2022

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UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 6, 2022 at 4P
- **Location:** Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212

<u>FINANCIAL SUMMARY</u>	<u>7/31/2022</u>
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

**August Financials are running late

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



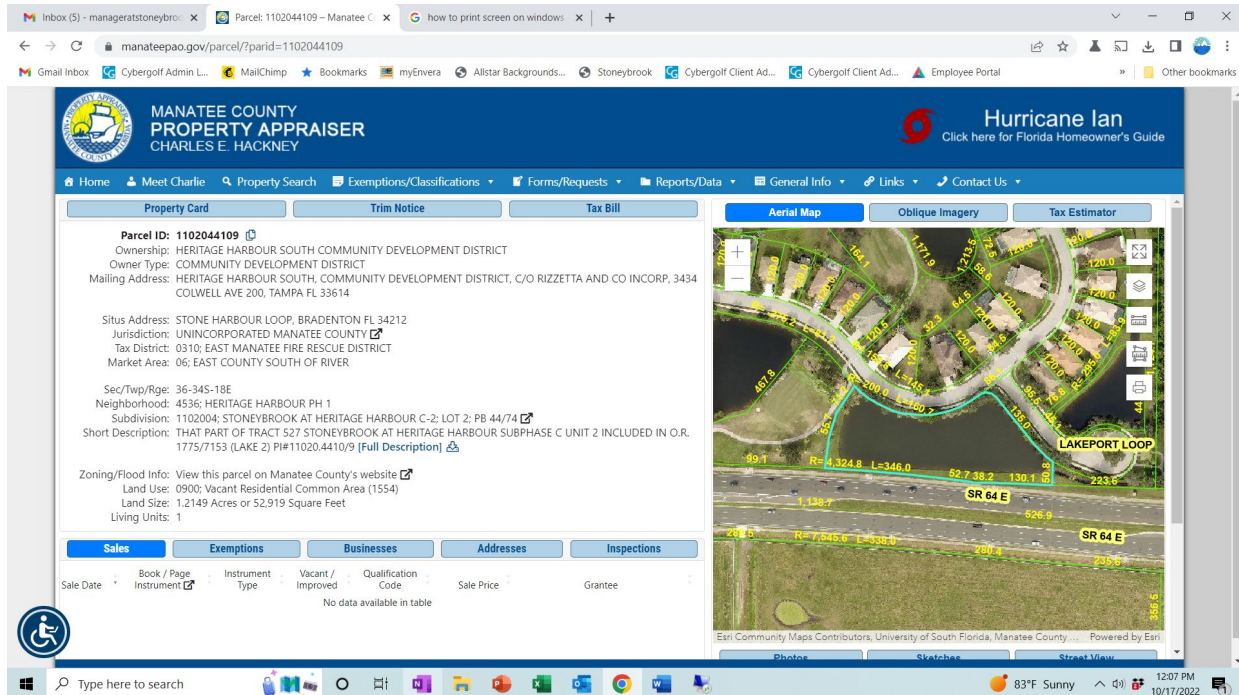
Rizzetta & Company

UPDATES:

- Working on verbiage for inappropriate wetland dumping to be added to the Master newsletter.
- Following the HHS vacancy announcement, several resumes have been received.
- Due to financials for August running late, as well as the storm, the budget amendment, for asphalt repairs to be paid from the general fund, will be presented at the November 1st meeting. Deadline for budget amendments is November 30th.
- Mr. Feygin has asked to have a noise barrier placed along SR 64. Per the property appraiser site this is CDD property (email attached). After speaking with both counsel and engineer, it was determined to be a decision that must be made by the board.

From: [Kaline Goveia](#)
To: [Vitaly Feygin](#); [Christina Newsome](#)
Subject: [EXTERNAL]Re: Noise barrier along St. Rd 64
Date: Monday, October 17, 2022 12:13:13 PM
Attachments: [image.png](#)

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.



Good afternoon Mr. Vitaly,

The property that you are requesting these trees to be planted on actually belongs to the CDD. I have cc'd the manager for the CDD Christina Newsome to this email and please contact her directly via email or by phone 813-533-2950 ext 6582 in regards to this. The Stoneybrook HOA has no involvement in this.

On Mon, Oct 17, 2022 at 10:36 AM Vitaly Feygin <vbfevgyin@gmail.com> wrote:

Good morning Kaline, Tammy has done Google map and provided problem description for you.

Please send this request to FDOT person email that I provided to you.

This is an urgent matter, as people are exposed to dangerous level of noise in that are of our community.

Please copy your correspondence to me and Tammy.

We need a short area where we need two rows of dense trees along the St. Road 64 to protect our homes from 6 lane road traffic noise. This should be an easy request for the state DOT and low cost for the state to approve. Looking at 64 this is the only stretch that is COMPLETELY open with no building or trees. On the right is the school and on the left you have a stores (Tire Kingdom, Taco Bell, Dairy King) so nothing is really needed there. Based on the exposed area, it really is probably 20- 30 homes that have direct exposure to 64.

Vitaly Feygin
8868 Stone Harbour Loop
727-773-5931

Sent from my iPhone

--

Best regards,

Kaline Goveia

Licensed Community Association Manager

Stoneybrook at Heritage Harbour Community
200 Golden Harbour Trail
Bradenton, FL 34212

(P) 941-750-9688 (F) 941-750-9636

Visit our website: www.stoneybrookhoa.com

Tab 4

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 August 2022 For Board Approval

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

The total items being presented: **\$9,421.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Fast Signs	100006	INV-23879B	Remove, Furnish & Install Signs Balance Due	\$ 943.32
Jeremy R. Cohen	100001	070122 Cohen	Monthly scheduler's fee 07/22	\$ 225.00
Mark Arthur Jablonski	100002	072522 Jablonski	Off Duty Patrol 07/25/22	\$ 225.00
Persson, Cohen & Mooney, P.A.	100008	2396	Legal Services 07/22	\$ 600.75
Rizzetta & Company, Inc.	100000	INV0000070127	District Management Fees 08/22	\$ 5,018.25
Schappacher Engineering, LLC	100004	2205	Engineering Services 07/22	<u>\$ 2,409.43</u>
Report Total				<u>\$ 9,421.75</u>

Tab 4A

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 September 2022 For Board Approval

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

The total items being presented: **\$204,866.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	100023	17272	Policy #100122619 10/01/2022-10/01/2023	\$ 25,718.00
Gator Grading & Paving, LLC	100020	070122 Gator	Roadway Repair & Maintenance 2022	\$ 168,153.35
Louis Brodersen	100010	LB080222	Board of Supervisor Meeting 080222	\$ 200.00
Louis Brodersen	100015	LB090622	Board of Supervisor Meeting 09/06/22	\$ 200.00
Michael Joseph Neville	100011	MN080222	Board of Supervisor Meeting 080222	\$ 200.00
Michael Joseph Neville	100016	MN090622	Board of Supervisor Meeting 09/06/22	\$ 200.00
Persson, Cohen & Mooney, P.A.	100021	2511	Legal Services 08/22	\$ 2,469.75
Philip I Frankel	100012	PF080222	Board of Supervisor Meeting 080222	\$ 200.00
Philip I Frankel	100017	PF090622	Board of Supervisor Meeting 09/06/22	\$ 200.00
Rizzetta & Company, Inc.	100009	INV0000071153	District Management Fees 09/22	\$ 5,018.25
Schappacher Engineering, LLC	100022	2229	Engineering Services 08/22	\$ 1,507.50
Tad Parker	100013	TP080222	Board of Supervisor Meeting 080222	\$ 200.00
Tad Parker	100018	TP090622	Board of Supervisor Meeting 09/06/22	\$ 200.00

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas G. Bakalar	100014	TB080222	Board of Supervisor Meeting 080222	\$ 200.00
Thomas G. Bakalar	100019	TB090622	Board of Supervisor Meeting 09/06/22	\$ 200.00
Report Total				<u>\$ 204,866.85</u>

Tab 5



Rizzetta & Company

District Manager's Report

November 28

2022

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** February 7, 2023 at 4P
- **Location:** Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212

<u>FINANCIAL SUMMARY</u>	<u>9/30/2022</u>
General Fund Cash & Investment Balance:	\$369,247
Reserve Fund Cash & Investment Balance:	\$558,514
Debt Service Fund Investment Balance:	\$584,362
Total Cash and Investment Balances:	\$1,512,123
General Fund Expense Variance:	Over Budget
	\$86,171

****Over budget due to Asphalt repairs being paid out of General Fund Operating Account instead of Reserves****

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