



Rizzetta & Company

Heritage Harbour South Community Development District

**Board of Supervisors'
Regular Meeting
April 4, 2023**

**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	Philip Frankel Robin Spencer Mike Neville Thomas Bakalar Eric Hallberg	Chairperson Vice Chair 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

March 30, 2023

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

REVISED FINAL AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday, April 4, 2023, at 4:00 p.m.** at the **Heritage Harbour Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.** The following is the tentative agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
3. **OLD BUSINESS**
 - A. None
4. **NEW BUSINESS**
 - A. Presentation by Inframark
 - B. Discussion of Golf Cart Crossings DeficienciesTab 1
 - C. Consideration of Resolution 2023-03, Authorizing
Investment of District Operating FundsTab 2
 - D. Discussion of Eminent DomainTab 3
 - E. Discussion of Repairs to Guardhouse
 - F. Consideration of Request to Designate Chairman as
Liaison to Heritage Harbour Master HOA
 - G. Discussion of Fiscal Year 2023-2024 BudgetTab 4
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on March 7, 2023USC
 - B. Consideration of Operations and Maintenance
Expenditures for February 2023.....Tab 5
 - C. HOA Updates
 1. Heritage Harbour Master HOA
 2. Stoneybrook HOA
 3. Lighthouse Cove HOA
 4. Golf Course Update
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. District Manager's ReportTab 6

- 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



March 7, 2023

Subject: Heritage Harbour Golf Cart Crossings Deficiencies

A site review was made prior to the CDD meeting held on March 7, 2023 to review the golf cart crossings on Stone Harbour Loop and on Heritage Isles Way. The curbs were cut to allow golf carts to cross the roads, however, these crossings have not been brought up to standards.

On Heritage Isles Way, there are no curb ramps and the curb cuts are not tapered per County Standards.

On Stone Harbour Loop, there are no curb ramps and the curb cuts are not tapered per County Standards. The cut through the median has left a significant drop off and additional curbing is required to hold back the soil. There is signage alerting motorists of the cart crossing and speed bumps, but the signage does not meet current MUTCD standards. The signs are much lower than the standards, which require signage to be 7' above grade and the speed bump sign is also undersized and does not meet standards.

Attached is a photo summary of the cart crossings as well as the current Manatee County standards for curb cuts. We have also attached the MUTCD standards for signage.

Prepared By:

A handwritten signature in blue ink that reads 'Rick Schappacher'.

Rick Schappacher, P.E.

Heritage Harbour South CDD District Engineer



Cart Crossing Stone Harbour Loop viewing south – curb deficiencies.



Cart Crossing eastbound on Stone Harbour Loop



Cart Crossing Stone Harbour Loop viewing north – curb deficiencies.



Substandard Signage at Cart Crossing

Heritage Harbour Cart Crossing Deficiencies - Photo Summary 3.7.23

3604 53rd Ave. East – Bradenton, Florida 34203; Phone: (941) 251-7613



Cart Crossing with no curb ramp Heritage Isles Way east side



Cart Crossing with no curb ramp Heritage Isles Way west side

Heritage Harbour Cart Crossing Deficiencies - Photo Summary 3.7.23

3604 53rd Ave. East - Bradenton, Florida 34203; Phone: (941) 251-7613

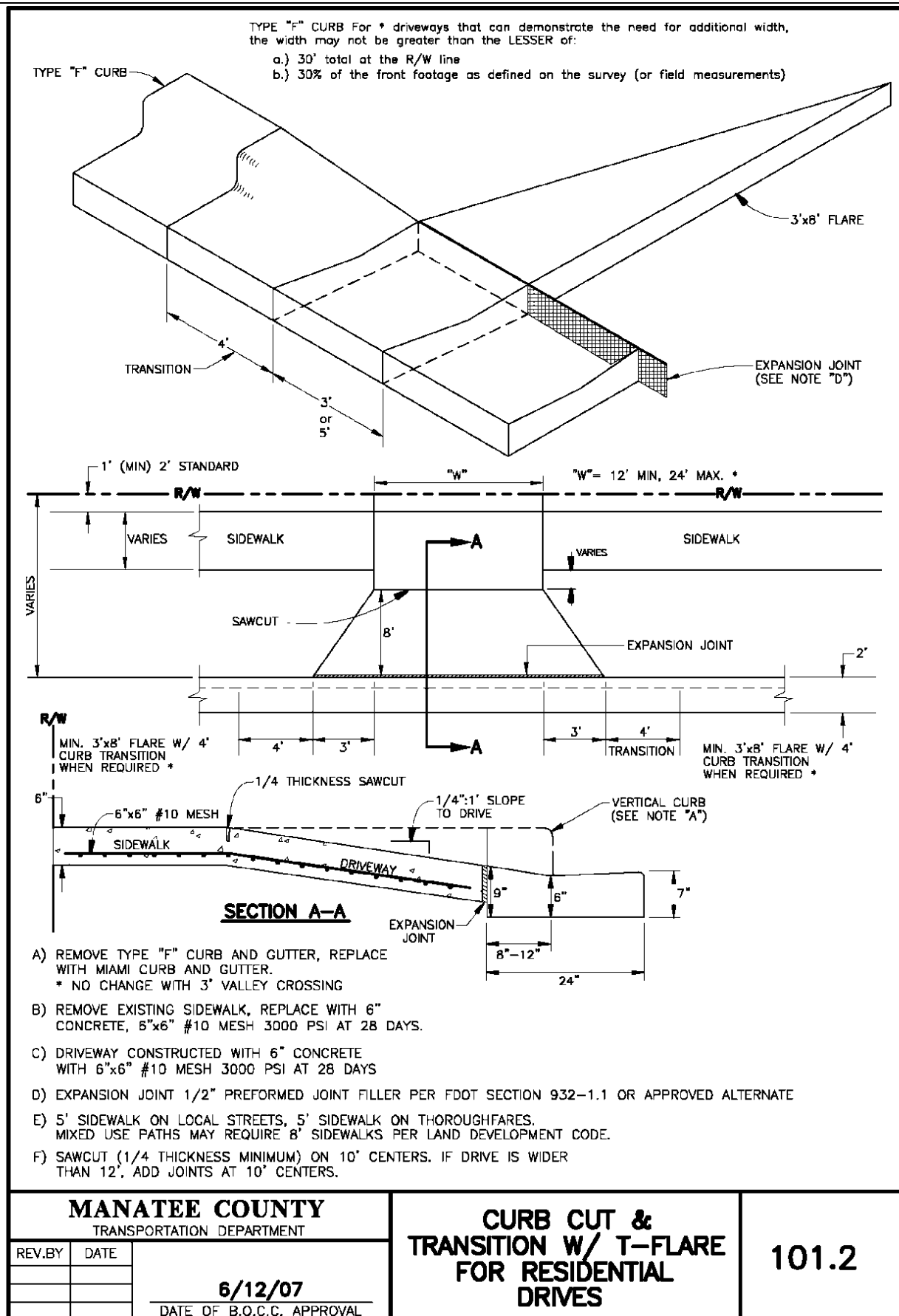


Table 2C-2. Warning Sign and Plaque Sizes (Sheet 1 of 3)

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Horizontal Alignment	W1-1,2,3,4,5	2C.07	30 x 30*	36 x 36	36 x 36	36 x 36	—	48 x 48
Combination Horizontal Alignment/Advisory Speed	W1-1a,2a	2C.10	36 x 36	36 x 36	48 x 48	48 x 48	—	48 x 48
One-Direction Large Arrow	W1-6	2C.12	48 x 24	48 x 24	60 x 30	60 x 30	—	60 x 30
Two-Direction Large Arrow	W1-7	2C.47	48 x 24	48 x 24	—	—	—	60 x 30
Chevron Alignment	W1-8	2C.09	18 x 24	18 x 24	30 x 36	36 x 48	—	24 x 30
Combination Horizontal Alignment/Intersection	W1-10,10a,10b,10c,10d,10e	2C.11	36 x 36	36 x 36	36 x 36	48 x 48	—	—
Hairpin Curve	W1-11	2C.07	30 x 30	30 x 30	36 x 36	48 x 48	—	48 x 48
Truck Rollover	W1-13	2C.13	36 x 36	36 x 36	36 x 36	48 x 48	—	36 x 36
270-degree Loop	W1-15	2C.07	30 x 30	30 x 30	36 x 36	48 x 48	—	48 x 48
Intersection Warning	W2-1,2,3,4,5,6,7,8	2C.46	30 x 30	30 x 30	36 x 36	—	24 x 24	48 x 48
Advanced Traffic Control	W3-1,2,3	2C.36	30 x 30	30 x 30	48 x 48	48 x 48	30 x 30	—
Be Prepared to Stop	W3-4	2C.36	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30	—
Reduced Speed Limit Ahead	W3-5	2C.38	36 x 36	36 x 36	48 x 48	48 x 48	—	—
XX MPH Speed Zone Ahead	W3-5a	2C.38	36 x 36	36 x 36	48 x 48	48 x 48	—	—
Draw Bridge	W3-6	2C.39	36 x 36	36 x 36	48 x 48	—	—	60 x 60
Ramp Meter Ahead	W3-7	2C.37	36 x 36	36 x 36	—	—	—	—
Ramp Metered When Flashing	W3-8	2C.37	36 x 36	36 x 36	—	—	—	—
Merge	W4-1	2C.40	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
Lane Ends	W4-2	2C.42	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
Added Lane	W4-3	2C.41	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
Cross Traffic Does Not Stop (plaque)	W4-4P	2C.59	24 x 12	24 x 12	36 x 18	—	—	48 x 24
Traffic From Left (Right) Does Not Stop (plaque)	W4-4aP	2C.59	24 x 12	24 x 12	36 x 18	—	—	48 x 24
Oncoming Traffic Does Not Stop (plaque)	W4-4bP	2C.59	24 x 12	24 x 12	36 x 18	—	—	48 x 24
Entering Roadway Merge	W4-5	2C.40	36 x 36	36 x 36	48 x 48	—	—	—
No Merge Area (plaque)	W4-5P	2C.40	18 x 24	18 x 24	24 x 30	—	—	—
Entering Roadway Added Lane	W4-6	2C.41	36 x 36	36 x 36	48 x 48	—	—	—
Road Narrows	W5-1	2C.19	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
Narrow Bridge	W5-2	2C.20	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
One Lane Bridge	W5-3	2C.21	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
Divided Highway	W6-1	2C.22	36 x 36	36 x 36	48 x 48	48 x 48	—	—
Divided Highway Ends	W6-2	2C.23	36 x 36	36 x 36	48 x 48	48 x 48	—	—
Two-Way Traffic	W6-3	2C.44	36 x 36	36 x 36	48 x 48	48 x 48	—	—
Hill	W7-1	2C.16	30 x 30*	36 x 36	36 x 36	36 x 36	24 x 24*	48 x 48
Hill with Grade	W7-1a	2C.16	30 x 30*	36 x 36	36 x 36	36 x 36	24 x 24*	48 x 48
Use Low Gear (plaque)	W7-2P	2C.57	24 x 18	24 x 18	—	—	—	—
Trucks Use Lower Gear (plaque)	W7-2bP	2C.57	24 x 18	24 x 18	—	—	—	—
XX% Grade (plaque)	W7-3P	2C.57	24 x 18	24 x 18	—	—	—	—
Next XX Miles (plaque)	W7-3aP	2C.55	24 x 18	24 x 18	—	—	—	—
XX% Grade, XX Miles (plaque)	W7-3bP	2C.57	24 x 18	24 x 18	—	—	—	—
Runaway Truck Ramp XX Miles	W7-4	2C.17	78 x 48	78 x 48	78 x 48	78 x 48	—	—
Runaway Truck Ramp (with arrow)	W7-4b	2C.17	78 x 60	78 x 60	78 x 60	78 x 60	—	—
Truck Escape Ramp	W7-4c	2C.17	78 x 60	78 x 60	78 x 60	78 x 60	—	—
Sand, Gravel, Paved (plaques)	W7-4dP, 4eP, 4fP	2C.17	24 x 12	24 x 12	24 x 12	24 x 12	—	—
Hill Blocks View	W7-6	2C.18	30 x 30*	36 x 36	36 x 36	—	—	48 x 48
Bump or Dip	W8-1,2	2C.28	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48

Table 2C-2. Warning Sign and Plaque Sizes (Sheet 2 of 3)

Sign or Plaque	Sign Designation	Section	Conventional Road		Expressway	Freeway	Minimum	Oversized
			Single Lane	Multi-Lane				
Pavement Ends	W8-3	2C.30	36 x 36	36 x 36	48 x 48	—	30 x 30*	—
Soft Shoulder	W8-4	2C.31	36 x 36	36 x 36	48 x 48	48 x 48	24 x 24*	48 x 48
Slippery When Wet	W8-5	2C.32	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Road Condition (plaques)	W8-5P,5bP,5cP	2C.32	24 x 18	24 x 18	30 x 24	36 x 30	—	36 x 30
Ice	W8-5aP	2C.32	24 x 12	24 x 12	30 x 18	30 x 18	—	—
Truck Crossing	W8-6	2C.49	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Loose Gravel	W8-7	2C.32	36 x 36	36 x 36	36 x 36	—	24 x 24*	48 x 48
Rough Road	W8-8	2C.32	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Low Shoulder	W8-9	2C.31	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Uneven Lanes	W8-11	2C.32	36 x 36	36 x 36	36 x 36	48 x 48	—	48 x 48
No Center Line	W8-12	2C.34	36 x 36	36 x 36	36 x 36	48 x 48	—	—
Bridge Ices Before Road	W8-13	2C.32	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Fallen Rocks	W8-14	2C.32	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Grooved Pavement	W8-15	2C.33	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Motorcycle (plaque)	W8-15P	2C.33	24 x 18	24 x 18	30 x 24	36 x 30	—	36 x 30
Metal Bridge Deck	W8-16	2C.33	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Shoulder Drop Off (symbol)	W8-17	2C.31	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Shoulder Drop-Off (plaque)	W8-17P	2C.31	24 x 18	24 x 18	30 x 24	36 x 30	—	36 x 30
Road May Flood	W8-18	2C.35	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Flood Gauge	W8-19	2C.35	12 x 72	12 x 72	—	—	—	—
Gusty Winds Area	W8-21	2C.35	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Fog Area	W8-22	2C.35	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
No Shoulder	W8-23	2C.31	36 x 36	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Shoulder Ends	W8-25	2C.31	30 x 30*	36 x 36	36 x 36	48 x 48	24 x 24*	48 x 48
Left (Right) Lane Ends	W9-1	2C.42	36 x 36	36 x 36	36 x 36	48 x 48	30 x 30*	48 x 48
Lane Ends Merge Left (Right)	W9-2	2C.42	36 x 36	36 x 36	36 x 36	48 x 48	30 x 30*	48 x 48
Right (Left) Lane Exit Only Ahead	W9-7	2C.43	132 x 72	132 x 72	132 x 72	132 x 72	—	—
Bicycle	W11-1	2C.49	30 x 30	30 x 30	36 x 36	—	24 x 24*	48 x 48
Pedestrian	W11-2	2C.50	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Large Animals	W11-3,4,16,17,18,19,20,21,22	2C.50	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Farm Vehicle	W11-5,5a	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Snowmobile	W11-6	2C.50	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Equestrian	W11-7	2C.50	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Emergency Vehicle	W11-8	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Handicapped	W11-9	2C.50	30 x 30*	36 x 36	36 x 36	—	—	48 x 48
Truck	W11-10	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Golf Cart	W11-11	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Emergency Signal Ahead (plaque)	W11-12P	2C.49	36 x 30	36 x 30	36 x 30	—	—	—
Horse-Drawn Vehicle	W11-14	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Bicycle / Pedestrian	W11-15	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Trail Crossing	W11-15a	2C.49	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48
Trail X-ing (plaque)	W11-15P	2C.49	24 x 18	24 x 18	30 x 24	—	—	36 x 30
Double Arrow	W12-1	2C.25	30 x 30*	36 x 36	36 x 36	—	—	—
Low Clearance (with arrows)	W12-2	2C.27	36 x 36	36 x 36	48 x 48	48 x 48	30 x 30*	—
Low Clearance	W12-2a	2C.27	78 x 24	78 x 24	—	—	—	—
Advisory Speed (plaque)	W13-1P	2C.08	18 x 18	18 x 18	24 x 24	30 x 30	—	30 x 30
Advisory Exit or Ramp Speed	W13-2,3	2C.14	24 x 30	24 x 30	36 x 48	36 x 48	—	48 x 60
Combination Horizontal Alignment/Advisory Exit or Ramp Speed	W13-6,7	2C.15	24 x 42	24 x 42	36 x 60	36 x 60	—	48 x 84
Dead End, No Outlet	W14-1,2	2C.26	30 x 30*	36 x 36	36 x 36	—	24 x 24*	48 x 48

- 05 When the W14-1 or W14-2 sign is used, the sign shall be posted as near as practical to the entry point or at a sufficient advance distance to permit the road user to avoid the dead end or no outlet condition by turning at the nearest intersecting street.
- 06 The DEAD END (W14-1a) or NO OUTLET (W14-2a) signs shall not be used instead of the W14-1 or W14-2 signs where traffic can proceed straight through the intersection into the dead end street or no outlet area.

Section 2C.27 Low Clearance Signs (W12-2 and W12-2a)

Standard:

- 01 The Low Clearance (W12-2) sign (see Figure 2C-5) shall be used to warn road users of clearances less than 12 inches above the statutory maximum vehicle height.
- Guidance:*
- 02 The actual clearance should be displayed on the Low Clearance sign to the nearest 1 inch not exceeding the actual clearance. However, in areas that experience changes in temperature causing frost action, a reduction, not exceeding 3 inches, should be used for this condition.
- 03 Where the clearance is less than the legal maximum vehicle height, the W12-2 sign with a supplemental distance plaque should be placed at the nearest intersecting road or wide point in the road at which a vehicle can detour or turn around.
- 04 In the case of an arch or other structure under which the clearance varies greatly, two or more signs should be used as necessary on the structure itself to give information as to the clearances over the entire roadway.
- 05 Clearances should be evaluated periodically, particularly when resurfacing operations have occurred.

Option:

- 06 The Low Clearance sign may be installed on or in advance of the structure. If a sign is placed on the structure, it may be a rectangular shape (W12-2a) with the appropriate legend (see Figure 2C-5).

Section 2C.28 BUMP and DIP Signs (W8-1, W8-2)

Guidance:

- 01 BUMP (W8-1) and DIP (W8-2) signs (see Figure 2C-6) should be used to give warning of a sharp rise or depression in the profile of the road.

Option:

- 02 These signs may be supplemented with an Advisory Speed plaque (see Section 2C.08).

Standard:

- 03 The DIP sign shall not be used at a short stretch of depressed alignment that might momentarily hide a vehicle.

Guidance:

- 04 A short stretch of depressed alignment that might momentarily hide a vehicle should be treated as a no-passing zone when center line striping is provided on a two-lane or three-lane road (see Section 3B.02).

Section 2C.29 SPEED HUMP Sign (W17-1)

Guidance:

- 01 The SPEED HUMP (W17-1) sign (see Figure 2C-6) should be used to give warning of a vertical deflection in the roadway that is designed to limit the speed of traffic.
- 02 If used, the SPEED HUMP sign should be supplemented by an Advisory Speed plaque (see Section 2C.08).

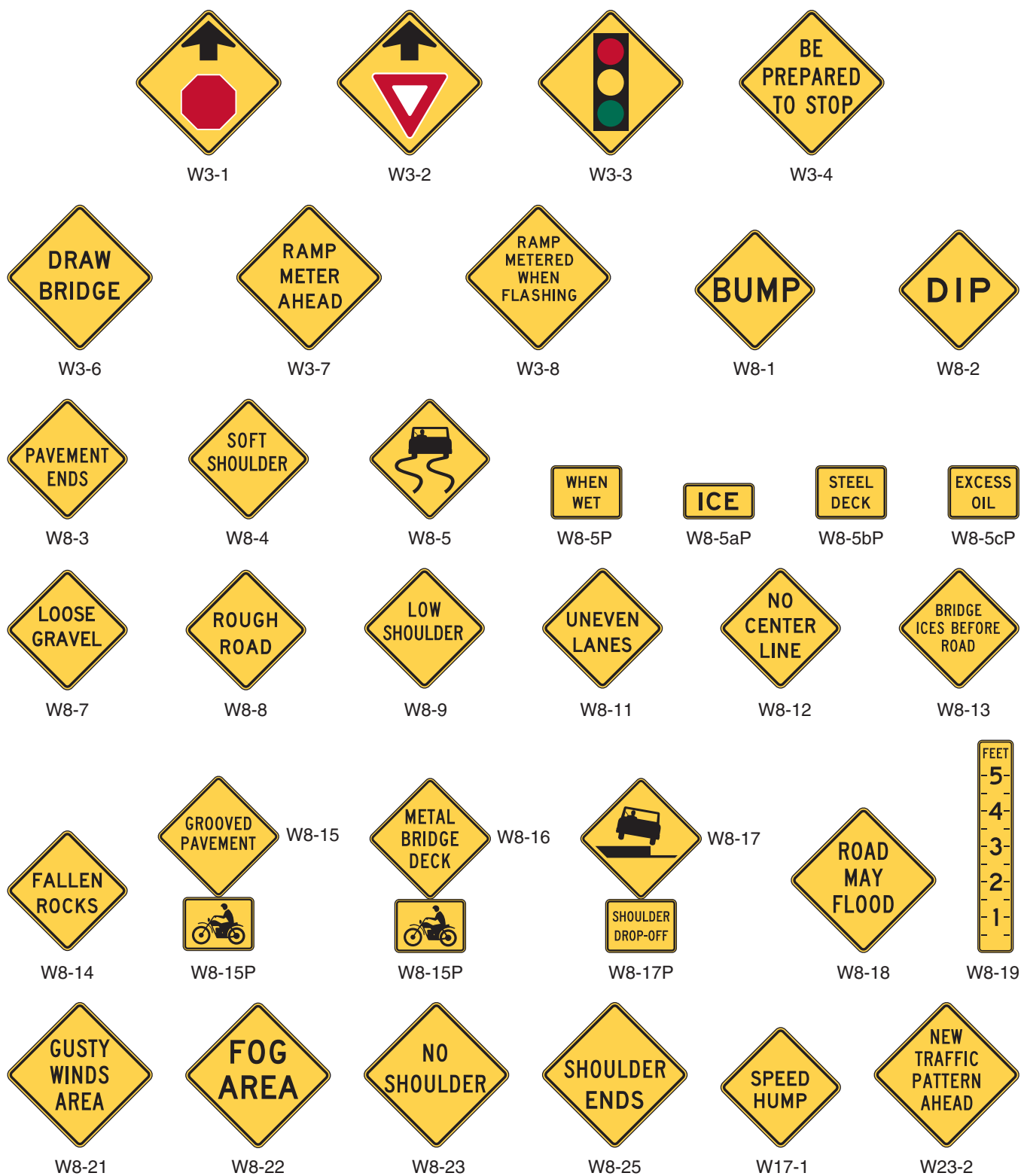
Option:

- 03 If a series of speed humps exists in close proximity, an Advisory Speed plaque may be eliminated on all but the first SPEED HUMP sign in the series.
- 04 The legend SPEED BUMP may be used instead of the legend SPEED HUMP on the W17-1 sign.

Support:

- 05 Speed humps generally provide more gradual vertical deflection than speed bumps. Speed bumps limit the speed of traffic more severely than speed humps. Other forms of speed humps include speed tables and raised intersections. However, these differences in engineering terminology are not well known by the public, so for signing purposes these terms are interchangeable.

Figure 2C-6. Roadway and Weather Condition and Advance Traffic Control Signs and Plaques



Tab 2

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF DISTRICT OPERATING FUNDS, OPERATING RESERVE FUNDS AND AVAILABLE DISTRICT BOND FUNDS; AUTHORIZING CERTAIN BOARD MEMBERS TO CONDUCT SUCH INVESTMENT TRANSACTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND 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 Manatee County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) typically meets monthly to conduct the business of the District, including periodic discussion and review of the District financials; and

WHEREAS, notwithstanding regular District Board meetings, in order to conduct the business of the District in an efficient manner and maximize investment return of District funds while at the same time prioritizing safety of principal and liquidity of funds, the District wishes to adopt this Resolution to memorialize certain parameters regarding investment of District operating funds, operating reserve funds and District bond funds as well as confirmation of the individuals appointed to authorize such transactions; and

WHEREAS, the District determines this Resolution is not an “investment policy” as that term is defined in Section 218.415, Fla. Stat., as amended; and

WHEREAS, to the extent not historically adopted, the District adopts the “no written investment policy” as more specifically referenced in Section 218.415(17), Fla. Stat., as amended; and

WHEREAS, the District determines that this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; and the preservation of District assets and/or facilities.

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

Section 1. Operating Funds and Operating Reserve Funds: The District Board hereby authorizes the placement of District operating funds and operating reserve funds in investments which meet the following requirements:

1. Investments which provide the maximum amount of safety of principal and liquidity of funds to pay obligations as they come due while at the same time maximizing investment return.
2. Investments which meet all applicable requirements of law including but not limited to the provisions of Chapter 190 and Section 218.415, Fla. Stat., as amended.

Section 2. Bond Funds: The District previously issued bonds for the construction of community infrastructure (hereinafter collectively referred to as the “Bonds”). The Bonds were issued pursuant to a Master Trust Indenture, as it may have been supplemented (hereinafter collectively referred to as the “Indentures”). By recent succession, U.S. Bank Trust Company, National Association, serves as the current Trustee under the Indentures. Pursuant to the Indentures, non ad valorem assessments collected by the District are set aside to make bond payments in November and May until maturity of the Bonds as well as to fund a reserve account for the Bonds all in compliance with the terms of the Indentures. To the extent bond funds are available for investment, the District Board authorizes the placement of such funds in investments which meet the following requirements:

1. Investments which provide the maximum amount of safety of principal and liquidity of funds to pay obligations as they come due while at the same time maximizing investment return.
2. Investments which meet all applicable requirements of law including but not limited to the provisions of Chapter 190 and Section 218.415, Fla. Stat., as amended.
3. Investments which meet all applicable requirements of the Indentures.

Section 3. District Manager: Rizzetta & Company, Inc. (“Rizzetta”) serves as the District Manager in the capacity as specifically defined in Section 190.007, Fla. Stat., as amended, or may perform other duties as prescribed by the District Board. However, Rizzetta does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta does not provide the District with financial advisory services or offer investment advice in any form. Rizzetta may assist the District during a bond issuance, as requested by the Board from time-to-time, but those services are limited to assessment allocation reports or similar work product.

Section 4. Authorized Individuals: The Board hereby authorizes the Chairperson first and then the Vice Chairperson if the Chairperson is unavailable (defined as not capable of being contacted for in excess of seven (7) days), to authorize the investment of District operating funds, operating reserves, and District bond funds as long as such investments are in compliance with this Resolution and otherwise in compliance with applicable law. Such individuals are designated as necessary in the Indentures. The District Manager and Trustee will take direction from the Chairperson, or Vice Chairperson in his/her absence (as defined above), for the investment of such funds. The District Manager will not provide any advice as to timing or placement of operating funds, operating reserve, or bond funds. The Chairperson or the Vice Chairperson in his/her absence, will act on behalf of the District with regards to operating funds, operating reserves, and bond funds to place all trades, either telephonically or by whatever means necessary. The Chairperson or the Vice Chairperson in his/her absence, will provide direction to the District Manager and/or Trustee, as applicable, for the amounts to transfer, where to transfer the funds and by what means

Section 5. A copy of this Resolution shall be provided to U.S. Bank Trust Company, National Association and any successor Trustee under the Indentures. This Resolution is intended to supplement and revise prior resolutions and actions by the District. All District action, resolutions, or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent of any conflict between the terms of this Resolution and the Indentures or applicable law including, but not limited to, Chapter 190 and Section 218.415, Fla. Stat., as amended, the Indentures and applicable law shall govern.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Heritage Harbour South Community Development District this **4th day of April, 2023.**

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASST. SECRETARY

Tab 3

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REPRESENTATIVE AUTHORIZATION

MANAGING DISTRICT: 1
ITEM/SEGMENT NO.: 449117-1-52-01
STATE ROAD NO.: SR 64
COUNTY: Manatee
PROPERTY ID NOS.: 1102022709 & 1102022659

This is to advise you that I hereby authorize MOORE BOWMAN & REESE, P.A., who was hired by me as of the below date to (indicate extent of authorization by marking one or both boxes as applicable):

- ☒ Represent me in all future dealings in the above-referenced project.
- ☒ Accept service of process on my behalf concerning any legal proceedings in eminent domain which may ensue.

OWNER:
HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Philip Frankel, Chairman

Date: _____

This is to advise you that I am authorized to represent HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT in the capacity(ies) set forth above. I am a member of the Florida Bar. I will accept service of process.

RYAN C. REESE
Florida Bar No. 113383
MOORE, BOWMAN & REESE, P.A.
4100 W. Kennedy Blvd.
Suite 221
Tampa, Florida 33609
Telephone: 813-318-9000
Facsimile: 877-203-5748
reese@mbrfirm.com

Date: _____

Tab 4



Rizzetta & Company

Heritage Harbour South Community Development District

www.heritageharboursouthcdd.org

Proposed Budget Draft for Fiscal Year 2023/2024

Proposed Budget Draft
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 02/28/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
1							
2	REVENUES						
3							
4	Interest Earnings	\$ 1,424	\$ 3,418	\$ -	\$ -	\$ -	Based on FEB 23 Financials
5	Special Assessments						
6	Tax Roll*	\$ 294,433	\$ 294,433	\$ 292,399	\$ 2,034	\$ 292,399	
7							
8	TOTAL REVENUES	\$ 295,857	\$ 297,851	\$ 292,399	\$ 2,034	\$ 292,399	
9							
10							
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 295,857	\$ 297,851	\$ 292,399	\$ 2,034	\$ 292,399	
12							
13	EXPENDITURES - ADMINISTRATIVE						
14							
15	Legislative						
16	Supervisor Fees	\$ 3,800	\$ 9,120	\$ 9,000	\$ (120)	\$ 12,000	5 Sup, 10 meetings, 2 workshops
17	Financial & Administrative						
18	Administrative Services	\$ 2,168	\$ 5,204	\$ 5,004	\$ (200)	\$ 5,204	
19	District Management	\$ 12,073	\$ 28,975	\$ 27,861	\$ (1,114)	\$ 28,975	
20	District Engineer	\$ 7,000	\$ 16,800	\$ 15,000	\$ (1,800)	\$ 30,000	Based on FY22-23 expenses
21	Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	
22	Trustees Fees	\$ 8,943	\$ 9,213	\$ 9,000	\$ (213)	\$ 12,000	Based on FY22-23 expenses
23	Assessment Roll	\$ 5,460	\$ 5,460	\$ 5,250	\$ (210)	\$ 5,460	
24	Financial & Revenue Collections	\$ 2,275	\$ 5,460	\$ 5,250	\$ (210)	\$ 5,460	
25	Accounting Services	\$ 8,669	\$ 20,804	\$ 20,004	\$ (800)	\$ 20,804	
26	Auditing Services	\$ -	\$ 3,325	\$ 3,600	\$ 275	\$ 3,405	
27	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	
28	Misc. Administrative Fees	\$ 300	\$ 650	\$ 650	\$ -	\$ 650	

Proposed Budget Draft
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 02/28/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
29	Public Officials Liability Insurance	\$ 3,341	\$ 2,960	\$ 3,101	\$ 141	\$ 4,176	Increased by 25% from FY 22-23
30	Legal Advertising	\$ 468	\$ 1,123	\$ 500	\$ (623)	\$ 500	
31	Miscellaneous Mailings	\$ -	\$ -	\$ 250	\$ 250	\$ 250	
32	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	
33	Miscellaneous Fees	\$ -	\$ -	\$ 350	\$ 350	\$ 1,650	
34	Website Hosting, Maintenance, Backup (and Email)	\$ 1,643	\$ 3,638	\$ 4,000	\$ 362	\$ 4,000	
35	Legal Counsel						
36	District Counsel	\$ 10,798	\$ 25,915	\$ 25,000	\$ (915)	\$ 26,000	Based on Upcoming Projects
37							
38	Administrative Subtotal	\$ 69,113	\$ 140,822	\$ 135,495	\$ (5,327)	\$ 162,209	
39							
40	EXPENDITURES - FIELD OPERATIONS						
41							
42	Law Enforcement						
43	Deputy	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 12,000	
44	Stormwater Control						
45	Misc. Aquatic Maintenance	\$ -	\$ -	\$ 30,402	\$ 30,402	\$ -	
46	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 4,750	\$ 4,750	\$ -	
47	Aquatic Plant Replacement	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ -	
48	Stormwater System Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	No longer in accounted in assessment table. Moved to Misc. Cont.
49	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	
50	Other Physical Environment						
51	Property Insurance	\$ 17,631	\$ 17,631	\$ 14,955	\$ (2,676)	\$ 22,040	Increased by 25% from FY 22-23
52	General Liability Insurance	\$ 4,746	\$ 4,746	\$ 3,947	\$ (799)	\$ 5,950	Increased by 25% from FY 22-23
53	Irrigation Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
54	Road & Street Facilities						
55	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 22,000	Based on FY22-23 expenses

Proposed Budget Draft
Heritage Harbour South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 02/28/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
56	Street Sign Repair & Replacement	\$ 1,630	\$ 3,912	\$ 7,500	\$ 3,588	\$ 7,500	
57	Roadway Repair & Maintenance	\$ 1,900	\$ 4,560	\$ 27,100	\$ 22,540	\$ 27,100	\$20k for Cleaning Curbs and Gutters
58	Gate Facility Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	
59							
60	Contingency						
61	Miscellaneous Contingency	\$ 17,404	\$ 41,770	\$ 29,250	\$ (12,520)	\$ 32,100	
62							
63	Field Operations Subtotal	\$ 43,311	\$ 72,619	\$ 156,904	\$ 84,285	\$ 130,190	
64							
65	Contingency for County TRIM Notice						
66							
67	TOTAL EXPENDITURES	\$ 112,423	\$ 213,441	\$ 292,399	\$ 78,958	\$ 292,399	
68							
69	EXCESS OF REVENUES OVER EXPENDITURES	\$ 183,434	\$ 84,410	\$ -	\$ 80,992	\$ -	

Proposed Budget Draft
Heritage Harbour South Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 02/28/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024
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)	\$ 1,343	\$ 1,343	\$ -	\$ 1,343	\$ -
8						
9	TOTAL REVENUES	\$ 91,343	\$ 91,343	\$ 90,000	\$ 1,343	\$ 90,000
10						
12						
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 91,343	\$ 91,343	\$ 90,000	\$ 1,343	\$ 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						
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 90,000
24						
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 91,343	\$ 91,343	\$ -	\$ 91,343	\$ -
26						

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Series 2013	Budget for 2023/2024
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			
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 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$382,399.00
Collection Cost @	3%	\$12,335.45
Early Payment Discount @	4%	\$16,447.27
2023/2024 Total		<u>\$411,181.72</u>

2022/2023 O&M Budget	\$382,399.00
2023/2024 O&M Budget	\$382,399.00

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

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2013 Debt Service - Single Family 55'	\$466.27	\$466.27	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$309.24	\$318.72	\$9.48	3.07%
Total	\$775.51	\$784.99	\$9.48	1.22%
Series 2013 Debt Service - Single Family 65'	\$618.86	\$618.86	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$313.17	\$318.72	\$5.55	1.77%
Total	\$932.03	\$937.58	\$5.55	0.60%
Series 2013 Debt Service - Single Family 80'	\$771.46	\$771.46	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$321.01	\$318.72	-\$2.29	-0.71%
Total	\$1,092.47	\$1,090.18	-\$2.29	-0.21%
Series 2013 Debt Service - Single Family 85'	\$915.58	\$915.58	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$323.46	\$318.72	-\$4.74	-1.47%
Total	\$1,239.04	\$1,234.30	-\$4.74	-0.38%
Series 2013 Debt Service - Stone Harbour Condo	\$296.71	\$296.71	\$0.00	0.00%
Operations/Maintenance - Stone Harbour Condo	\$262.46	\$272.33	\$9.87	3.76%
Total	\$559.17	\$569.04	\$9.87	1.77%
Series 2013 Debt Service - Twin Villas	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Twin Villas	\$267.36	\$272.33	\$4.97	1.86%
Total	\$653.09	\$658.06	\$4.97	0.76%
Series 2013 Debt Service - Club Home	\$385.73	\$385.73	\$0.00	0.00%
Operations/Maintenance - Club Home	\$265.64	\$272.33	\$6.69	2.52%
Total	\$651.37	\$658.06	\$6.69	1.03%
Series 2013 Debt Service - Golf Course	\$1,898.18	\$1,898.18	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$641.28	\$167.26	-\$474.02	-73.92%
Total	\$2,539.46	\$2,065.44	-\$474.02	-18.67%
Series 2015 Debt Service - LHC - Single Family 40'	\$303.90	\$303.90	\$0.00	0.00%
Operations/Maintenance - LHC - Single Family 40'	\$215.81	\$232.07	\$16.26	7.53%
Total	\$519.71	\$535.97	\$16.26	3.13%
Series 2015 Debt Service - Lighthouse Cove Condo	\$227.92	\$227.92	\$0.00	0.00%
Operations/Maintenance - Lighthouse Cove Condo	\$200.53	\$211.68	\$11.15	5.56%
Total	\$428.45	\$439.60	\$11.15	2.60%
Debt Service - Townhomes (Parcel 17)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Townhomes (Parcel 17)	\$184.49	\$164.11	-\$20.38	-11.05%
Total	\$184.49	\$164.11	-\$20.38	-11.05%
Debt Service - Aquaterra	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Aquaterra	\$127.42	\$164.11	\$36.69	28.79%
Total	\$127.42	\$164.11	\$36.69	28.79%

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$382,399
COLLECTION COSTS @	3.0%	\$12,335
EARLY PAYMENT DISCOUNT @	4.0%	\$16,447.3
TOTAL O&M ASSESSMENT		<u>\$411,182</u>

O&M 1	Admin and Reuse Water	O&M 2	Community Specific Costs (Roadway/Landscape/Gate)	O&M 3	Contingency/Disaster (Community Restoration)
\$234,299		\$58,100		\$90,000	
\$17,635		\$4,373		\$6,774	
<u>\$251,934</u>		<u>\$62,473</u>		<u>\$96,774</u>	

LOT SIZE	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 BUDGET	PER UNIT	O&M 2 UNITS	TOTAL O&M 2 BUDGET	PER UNIT	O&M 3 UNITS	TOTAL O&M 3 BUDGET	PER UNIT	TOTAL O&M	2013 DEBT SERVICE ⁽¹⁾	2015 DEBT SERVICE ⁽¹⁾	TOTAL ⁽³⁾
SB - Single Family 55'	248	\$48,429.58	\$195.28	248	\$14,849.72	\$59.88	248	\$15,762.53	\$63.56	\$318.72	\$466.27		\$784.99
SB - Single Family 65'	225	\$43,938.13	\$195.28	225	\$13,472.53	\$59.88	225	\$14,300.68	\$63.56	\$318.72	\$618.86		\$937.58
SB - Single Family 80'	154	\$30,073.21	\$195.28	154	\$9,221.20	\$59.88	154	\$9,788.02	\$63.56	\$318.72	\$771.46		\$1,090.18
SB - Single Family 85'	19	\$3,710.33	\$195.28	19	\$1,137.68	\$59.88	19	\$1,207.61	\$63.56	\$318.72	\$915.58		\$1,234.30
Stone Harbour Condo	120	\$20,023.43	\$166.86	120	\$5,029.75	\$41.91	120	\$7,627.03	\$63.56	\$272.33	\$296.71		\$569.04
Twin Villas	145	\$24,194.98	\$166.86	145	\$6,077.61	\$41.91	145	\$9,216.00	\$63.56	\$272.33	\$385.73		\$658.06
Club Home	36	\$6,007.03	\$166.86	36	\$1,508.92	\$41.91	36	\$2,288.11	\$63.56	\$272.33	\$385.73		\$658.06
Golf Course	24.26	\$2,486.23	\$102.48	24.26	\$29.61	\$1.22	24.26	\$1,541.93	\$63.56	\$167.26	\$1,898.18		\$2,065.44
LHC - Single Family 40'	245	\$34,836.37	\$142.19	245	\$6,448.15	\$26.32	245	\$15,571.86	\$63.56	\$232.07		\$303.90	\$535.97
Lighthouse Cove Condo	255	\$33,072.99	\$129.70	255	\$4,697.94	\$18.42	255	\$16,207.44	\$63.56	\$211.68		\$227.92	\$439.60
Parcel 17 Townhome	44	\$4,424.28	\$100.55	0	\$0.00	\$0.00	44	\$2,796.58	\$63.56	\$164.11			\$164.11
Aquaterra 2	4	\$402.21	\$100.55	0	\$0.00	\$0.00	4	\$254.23	\$63.56	\$164.11			\$164.11
Aquaterra	3.338	\$335.64	\$100.55	0	\$0.00	\$0.00	3.338	\$212.16	\$63.56	\$164.11			\$164.11
	<u>1522.598</u>	<u>\$251,934.41</u>		<u>1471.26</u>	<u>\$62,473.12</u>		<u>1522.598</u>	<u>\$96,774.19</u>					
Collection Costs/Discounts		(\$17,635.41)			(\$4,373.12)			(\$6,774.19)					
Net Expected Revenue		<u>\$234,299.00</u>			<u>\$58,100.00</u>			<u>\$90,000.00</u>					

(1) Annual debt service assessments per lot adopted in connection with the Series 2013 and Series 2015 bond issuances. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

(2) Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 5

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 February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,405.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<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	100073	28	Grate Replacement 01/23	\$1,900.00
Brown's Trophies, Inc.	100077	9158	Appreciation Plaque 02/23	\$19.80
Eric N Hallberg	100072	EH020723	Board of Supervisor Meeting 02/07/23	\$200.00
Fastsigns	100074	INV-25384	Installation and labor of Reflective Radar Sign 50% Dep	\$475.51
McClatchy Company, LLC	100066	160267	Legal Ad - Account #56699 - 01/23	\$85.41
Michael Joseph Neville	100067	MN020723	Board of Supervisor Meeting 02/07/23	\$200.00
Persson, Cohen & Mooney, P.A.	100075	3095	Legal Services 01/23	\$700.00
Philip I Frankel	100068	PF020723	Board of Supervisor Meeting 02/07/23	\$200.00
Rizzetta & Company, Inc.	100065	INV0000075291	District Management Fees 02/23	\$5,211.92
Robin Spencer	100069	RS020723	Board of Supervisor Meeting 02/07/23	\$200.00

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Schappacher Engineering, LLC	100076	2337	Engineering Services 01/23	\$1,012.50
Thomas G. Bakalar	100070	TB020723	Board of Supervisor Meeting 02/07/23	<u>\$200.00</u>
Total				<u>\$10,405.14</u>

Tab 6



Rizzetta & Company

District Manager's Report

April 4

2023

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UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** May 2, 2023 at 4P
- **Location:** Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 34212

FINANCIAL SUMMARY

2/28/2023

General Fund Cash & Investment Balance:	\$511,062
Reserve Fund Cash & Investment Balance:	\$649,856
Debt Service Fund Investment Balance:	\$1,022,262
Total Cash and Investment Balances:	\$2,183,180
General Fund Expense Variance:	Under Budget
	\$27,742

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

Professionals in Community Management



Rizzetta & Company

UPDATES:

- Working on keeping the Emergency Contact list up to date.
- Final draft for Wetlands Memo for newsletter is attached.
- Proposed Budget meeting scheduled for May 2 meeting.

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

Greetings,

As you all know, one of the most cherished characteristics of Heritage Harbour is its lush floral and fauna, especially in the environmentally sensitive wetlands that are throughout the property. Our healthy wetlands are vital to our local ecosystem and are protected by local, county, state, and federal environmental laws.

Obviously, no one would knowingly pollute or tolerate the dumping of garbage or plastic in the protected wetlands. But what many do not realize is that the same concern applies to organic matter such as leaves, lawn clippings and downed branches. Such yard waste can alter the natural chemistry of the wetlands, create fill, and cause nutrient overload.

Thus, the Heritage Harbour South Community Development District (“CDD”) requires that all homeowners and/or renters in the District refrain from dumping any yard waste or other pollutants into the wetlands. While many use commercial landscaping services, it is the homeowners’ responsibility to make sure that their landscaping company is fully aware of this violation and ensure that they properly remove any yard waste.

Protecting our fragile wetlands will keep the community in compliance with Florida Environmental laws and keep our natural ecosystems protected for future generations.

-Heritage Harbour South CDD