



***HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

Regular Meeting

***Tuesday,
May 9, 2023
5:30 p.m.***

***Location:
Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Heritage Harbor Community Development District

250 International Parkway, Suite 208
Lake Mary FL 32746
(321) 263-0132

Board of Supervisors
Heritage Harbor Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development District is scheduled for **Tuesday, May 9, 2023**, at **5:30 p.m.** at the **Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558**.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Cc: Attorney
Engineer
District Records

District: **HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, May 9, 2023
Time: 5:30 PM
Location: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4cG9VTnZRakl0UT09>

Revised Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Landscape & Pond Maintenance**
 - A. Greenview Landscape as Inspected by OLM – April 27, 2023 – 90% [Exhibit 1](#)
 - B. Consideration of Greenview Landscape Proposals [Exhibit 2](#)
 - 1. W. Side of Heritage Harbor Pkwy.
 - 2. E. Side of Heritage Harbor Pkwy.
 - C. Consideration of Greenview Sod Installation @ Sea Cove Entrance Proposal – *previously presented* [Exhibit 3](#)
 - D. Steadfast Environmental – Waterway Inspection Report [Exhibit 4](#)
 - E. Consideration of Steadfast Environmental Pond 31 Proposal [Exhibit 5](#)
- IV. Golf Operations**
 - A. Golf Course Report
- V. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 11, 2023 [Exhibit 6](#)
 - B. Consideration for Acceptance – The March 2023 Unaudited Financial Report [Exhibit 7](#)
 - C. **Ratification of WescoTurf Lely Spreader Proposal** [Exhibit 8](#)
- VI. Business Matters**
 - A. Discussion of FY 2023-2024 Proposed Budget [Exhibit 9](#)
 - B. Consideration & Adoption of **Resolution 2023-03**, Approving Proposed FY24 Budget & Setting Public Hearing [Exhibit 10](#)
 - C. **Consideration of WescoTurf Golf Course Equipment Lease** [Exhibit 11](#)
 - D. Presentation of Hillsborough County Number of Qualified Electors – F.S. 190.006 – 1,655 [Exhibit 12](#)
 - E. **Reminder of Form 1's Due Date: July 1st**

VII. Staff Reports

A. **District Manager & Field Operations Report**

[Exhibit 13](#)

B. District Attorney

C. District Engineer

VIII. Supervisors Requests

IX. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

X. Next Meeting Quorum Check: June 13, 5:30 PM

David Penzer	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Russ Rossi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Clint Swigart	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Shelley Grandon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jeffrey Witt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XI. Adjournment

EXHIBIT 1



HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

April 27, 2023

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 90%

**NEXT INSPECTION
MAY 25, 2023 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Parking lots: Continue remove leaves on islands.
2. Maintenance shop and driving range: Rejuvenate prune Fountain Grass.
3. Between the tennis court and maintenance shop drive: Repair turf damage under warranty.
4. Remove palm volunteers with shovels.
5. Continue to hand prune Firecracker bushes to maintain a low loose flowering form. Overall, the plant would benefit from a 1 foot reduction.
6. Rejuvenate Fountain Grass once the bloom cycle is complete.
7. Porte-cochere entrance: Improve vigor and color in Blue Daze.
8. Clubhouse: Improve the removal of debris removal in beds.
9. Near the Pro-shop entrance: Properly prune the Fan palm removing palm frond stubs.
10. **Complete palm pruning prior to Memorial Day.**
11. Pool lawn seating area: Control hot spot injury.
12. Pool lawn area: Remove ground debris including Queen palm fruit drop.
13. Planter adjacent to the gazebo: Hand prune freeze damage in Crotons.
14. Behind the pool gazebo: Control broadleaf weeds in Bahai.
15. Tennis courts: Control bed weeds along the base of the fencing.
16. **Complete all palm fertility is complete and monitor Queen palm color improvement.**

17. Parking lot pond south perimeter: Prune back Brazilian Pepper and other wood line overgrowth maintaining a clear mowable.
18. Driving range: Remove debris in the beds.
19. Behind the lift station at the entrance to Harbor Towne: Remove debris and dead plants.

COMMONS

20. Near the golf course entrance: Remove accumulation of curb debris.
21. Prune Pine stuns under 15 feet with a pole saw.
22. **Prune Brazilian Pepper off the handrail and growing into conservation areas.**
23. **Along the inbound right of way from the bridge to Fisherman Bend: Improve or repair under warranty approximately 1000 sq. feet of failed turf.**
24. Near the Harbor Lake intersection: Remove Oak sprouts along the berm fronts.
25. Exit side drive near the golf cart crossing: Maintain separation between the perennial Peanut and Dwarf Azaleas and remove Oak volunteers.
26. To the north of the gatehouse: Control broadleaf weeds in the center island.
27. Continue to groom spent foliage from Variegated Ginger.
28. Control bed weeds in Ginger.
29. Closely monitor turf discoloration confirm no active turf pest pressure.
30. Across the Lutz Lake Fern frontage: Fertilize the newly install sod.
31. Across the Lutz Lake Fern frontage: Line trim runners encroaching on the bike path.
32. Along the frontage on the west side of the Lutz Lake Fern entrance: Remove trash along the wood line.
33. Cypress Glen entrance: Monitor the emerging spear on the center median island Queen palms. One palm appears to have severe nutrient deficiencies.
34. Behind the Heritage Harbor monument: Ground prune the declining freeze damaged Dwarf Oleander.
35. Near the bridge entrance to the water feature: Redistribute mulch covering bare soil.
36. **Continue to remove leaves and pinecones in the mulch beds.**
37. Remove leaves in the water feature and top dress Confederate Jasmine beds.

38. Inside the rear of the wall: Reduce the height of the Viburnums by 50%.
39. Behind the wall feature: Remove Spanish Moss and suckering growth from Ligustrums.
40. Inbound lane between the golf cart crossing: Replace under warranty failed turf in front of the Viburnum hedgerow and the Juniper hedgerows.
41. Throughout monuments: Rejuvenate prune Dwarf Oleander to approximately 24 inches stagger pruning stems. Also, treat with systemic fungicides and fertilize to flush new growth.
42. **19000 block: Remove leaves on the islands.**

CATEGORY III: IMPROVEMENTS – PRICING

1. Near the pool: Provide a price to install additional drain field stone to prevent sand from entering the storm water.
2. Behind the clubhouse near the exit side of the golf cart barn: Provide a price for additional gravel and border to reduction erosion.
3. At the parkway / Harbor Towne entrance: Provide a price to remove the dead Pine.
4. South of the Harbor Lake intersection adjacent to the Bridgewater entrance: Provide a price to remove the dead Pine.

CATEGORY IV: NOTES TO OWNER

1. I recommend approval of the Contractor's proposal to remove 2 declining Queen palms in the pool lawn seating area.
2. On the south side of the tennis court the run off from the clay surface has damaged turf and caused loss of turf. We recommend the consideration of a couple options adding a border to retain the clay, install a sock drain system to absorb run off, or resod the areas to prevent the washout on the sidewalk area.

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Jackie Leger jleger@dpfgmc.com
Tish Dobson tdobson@dpfgmc.com
Ray Leonard rleonard@greenacre.com
Larry Rhum debs@greenviewfl.com

HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Warranty / move leaf debris from turf stands/ mow skip
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2	Broadleaf
TURF INSECT/DISEASE CONTROL	10	-5	Warranty
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodline
CLEANLINESS	10	-2	Leaf debris
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-2	Broadleaf weeds back of club

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Impatiens look good.
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 4-27-23 _____ Score: 90 Performance Payment™100 _____

Contractor Signature: _____ 

Inspector Signature: _____ 

Property Representative Signature: _____

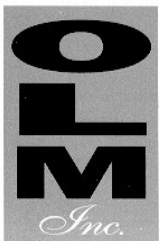


EXHIBIT 2

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEW LANDSCAPING INC.

TO: HERITAGE HARBOR CDD

ATTN: TISH DOBSON

DATE: April 20, 2023

RE: LANDSCAPE PROPOSALS

1. West side of Heritage Harbor Parkway between Harbor Watch and Guard Gate, remove the Junipers and replace with 90 three-gallon Jack Frost and cover with Pine Bark Mulch. COST: \$1700.00.
2. East side of Heritage Harbor Parkway, between the Guard House and Sandy Shores, remove the Juniper and replace with 70 three-gallon Jack Frost and cover with Pine Bark Mulch. COST: \$1400.00.

EXHIBIT 3

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEW LANDSCAPING INC.

TO: HERITAGE HARBOR

ATTN: TISH DOBSON

DATE: March 15, 2023

RE: SOD INSTALLATION AT THE SEA COVE ENTRANCE

Replace the sod located on the center island near the Sea Cove entrance.

Install 1620 square feet of St. Augustine sod.

COST: \$2835.00.

EXHIBIT 4



Heritage Harbor CDD Aquatics

Inspection Date:

5/1/2023 10:07 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 37

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying surface and subsurface algae is present around the perimeter of this pond. Water level in pond is low and the exposed bank is allowing for the growth of Slender Spikerush and Torpedo grass. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

SITE: 38

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Shoreline grasses are present in minor amounts but appear to be decaying from treatment. Algae is present along some areas of the perimeter but also appears to be decaying from treatment. Technician will continue to routinely treat and monitor this pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

Inspection Report

SITE: 39

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Very minor amounts of decaying algae around the edge of the pond. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 40

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. One corner of pond contains floating vegetation that is dead. Minor amounts of subsurface algae is present throughout as well. Technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 58

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. No issues observed in pond. Technician is keeping exposed bank cleared. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 66

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is very low. No issues observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 67 + 74

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in ponds are low. Some decaying shoreline grasses observed. Beneficial vegetation is in healthy condition.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 68

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is very low. Technician is keeping exposed bank clear of any nuisance grasses. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 69

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Exposed bank is clear of grasses. No algae growth observed.

<u>WATER:</u>	Clear	Turbid	<input checked="" type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 75

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level is very low. No nuisance growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



With the arrival of May, the warmer weather conditions are now effecting the Heritage Harbor ponds. Increasingly warmer temperatures are now the norm (high 80's low 90's). The lack of significant rain has slowed growth in all areas, though this has also increased decay times for treated material. Residents may notice this sticks around longer between treatment events, this is a direct result of the current weather. Additionally, anticipating an increase of rain events, it is possible that sudden wind or rain action could lend towards possible pond turnover events.

We are starting to see some more frequent rain events, which means the ponds will slowly fill back up and filter out any older/decaying material. This will require some time and more consistent rain, but we should start seeing improvements. Technicians will continue on with routine treatment and make as much headway as possible on the exposed banks while they can.

Most ponds were in great or excellent condition on this most recent visit. Nuisance grasses were noted at several sites and will continue to be treated accordingly. Due to low water levels, some sections of the beds and banks are exposed. It is here that technicians are trying to make progress on exposed subsurface growth. Algae is the main enemy at this time of year. With lowered water levels, nutrients within the ponds have been concentrated, and the increase in temperature is allowing for rapid growth. This will be the main target moving forward for our technicians, and as we progress through the spring & summer months. Luckily, most of the Heritage Harbor ponds are staying resistant to any serious algal blooms.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Continue to apply treatment to heavily overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Heritage Harbor CDD
Heritage Harbor Pkwy, Lutz, FL

Gate Code:

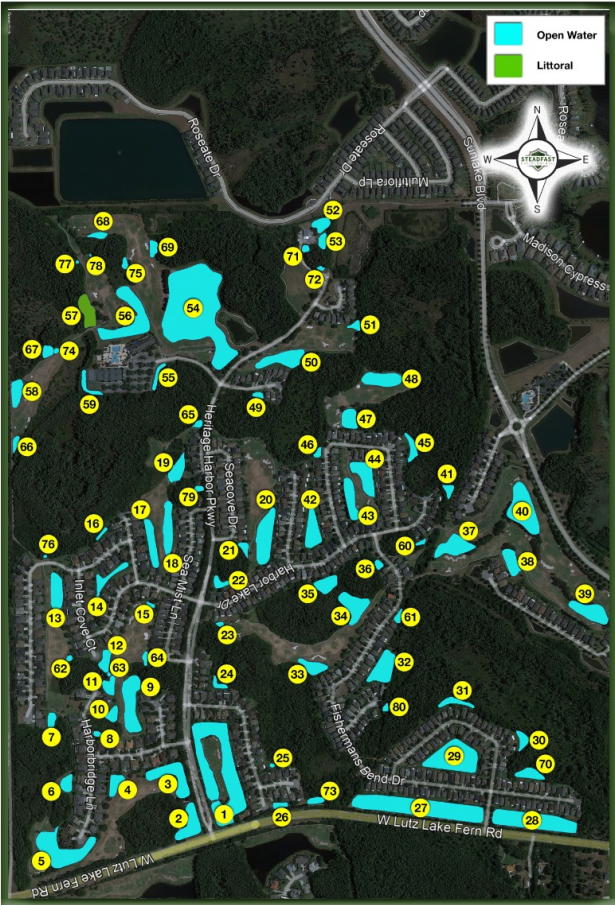


EXHIBIT 5



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 4/20/2023 **Proposal #** 795

Customer Information		Project Information	
Heritage Harbor CDD c/o DDPFG, Inc. 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact	Heritage Harbor CDD Pond 31 Forestry Mulching	Heritage Harbor Pond 31 F. Mulc...
	Phone		
	E-mail dpfginvoices@payablesloc...	Proposal Prepared By:	Kevin Riemensperger
	Account #	Type Of Work	F. Mulching

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
<p>Scope - Cut vegetation encroaching from wetland into pond 31 at Heritage Harbor CDD, back to treeline. Area of focus marked in green on the accompanying map.</p> <p>Methodology includes mulch-in-place via skid steer and forestry mulching attachment, in addition to ground crew for post-mulching cleanup. Seed to be dispersed on cleared area post-cleanup.</p> <p>Access is marked in Yellow on the attached map. Prior to mobilization, it is requested that the district notify homeowners at 19135 & 19133 Cypress Green Drive be notified that the easement abutting their house will be used.</p> <p>Est. Timeframe: 1 Day</p>		4,200.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total	\$4,200.00
--------------	------------

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 6

1 **MINUTES OF MEETING**

2 **HERITAGE HARBOR**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development
5 District was held on Tuesday, April 11, 2023 at 5:34 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage
6 Harbor Parkway, Lutz, Florida 33558.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Shelley Grandon	Board Supervisor, Chairwoman
11	Russ Rossi	Board Supervisor, Vice Chairman
12	Jeffrey Witt	Board Supervisor, Assistant Secretary
13	Clint Swigart	Board Supervisor, Assistant Secretary

14 Also present were:

15	Tish Dobson	District Manager, DPFM Management & Consulting
16	Tracy Robin	District Counsel, Straley Robin Vericker
17	John Panno	Golf Course Manager
18	Jamey McMullen	Double Bogeys
19	Deputy Wehr	Hillsborough County Sheriff's Office
20	Janet Morin	Resident
21	Elaine Kaufman	Resident
22	Paige Samson	Resident
23	Jeremiah Samson	Resident
24	Clara New	Resident
25	Hadi Harake	Resident
26	CJ Dineen	Resident
27	Hannah Dineen	Resident
28	Ryan Magill	Resident
29	Aaron Angel	Resident
30	Rob Davis	Resident
31	Amanda Davis	Resident
32	David Abraham	Resident
33	Joann Abraham	Resident
34	Mike Dickey	Resident
35	Karleen Wiley	Resident
36	George Theriault	Resident
37	Dana Milenkovski	Resident
38	Melissa Chevalier	Resident
39	Mike Grandon	Resident

40
41 *The following is a summary of the discussions and actions taken at the April 11, 2023 Heritage Harbor*
42 *CDD Board of Supervisors Regular Meeting.*

43 **FOURTH ORDER OF BUSINESS – Double Bogey's Quarterly Update**

44 **This item was presented out of order.**

45 Mr. McMullen gave a brief overview of the quarterly update regarding the restaurant. Discussion
46 ensued.

47 **FIFTH ORDER OF BUSINESS – Consideration of Nominations for Seat #5**

48 **This section was presented out of order.**

49 A. Exhibit 1: David Penzer

50 B. Kumar Ganesa

51 Discussion ensued regarding the two candidates for the vacant seat #5.

52 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board voted in
53 David Penzer to fill the vacancy of seat #5, for the Heritage Harbor Community Development District.

54 C. Exhibit 2: Oath of Office

55 Ms. Dobson administered the Oath of Office to Mr. Penzer.

56 D. Acceptance or Waiver of Compensation

57 E. Exhibit 3: Supervisor Information Sheet

58 F. Exhibit 4: Form 1

59 G. Exhibit 5: Review of Sunshine Law & Supervisor Duties

60 Mr. Robin reviewed the Sunshine Law & Supervisor Duties with Mr. Penzer.

61 **SECOND ORDER OF BUSINESS – Audience Comments**

62 Ms. Chevalier asked about the barrier arm at the front gate that was hit, and where the District
63 currently was in the process of being reimbursed for the damages. Discussion ensued regarding this
64 as well as speeding at the gate and the gate clickers malfunctioning.

65 A resident, with his two teenagers, presented before the Board an apology for damaging the
66 irrigation.

67 A resident asked if it would be possible to move the meeting time for the Board meetings to 6:30
68 from 5:30 in the future.

69 A resident asked about a notice she received in the mail regarding her mailbox not being in
70 compliance with the community standards.

71 A resident asked about what created the vacancy on the Board for seat #5.

72 Several residents had questions regarding golf cart usage. Discussion ensued.

73 A resident gave suggestions about how to handle the golf cart issue.

74 A resident asked about law enforcement in the community and how that is paid for. Discussion
75 ensued.

76 A resident asked about the process of making the community a golf cart community and if the
77 Board had ever tried to do so. Discussion ensued.

78 **THIRD ORDER OF BUSINESS – Discussion of Golf Cart Usage by Minors – HCSO Presentation**

79 **This item was presented out of order during the Second Order of Business, Audience**
80 **Comments.**

81 Deputy Wehr gave his presentation regarding golf cart usage by minors. Discussion ensued.

82 **SIXTH ORDER OF BUSINESS – Landscape & Pond Maintenance**

83 A. Exhibit 6: Greenview Landscape as Inspected by OLM – March 23, 2023 – 93%

- 84 1. Exhibit 7: Consideration of Greenview Sod Replacement Proposal – Heritage Harbor
85 Pkwy. & Sea Cove

86 This item was tabled to the May meeting.

87 A resident brought up concerns regarding trash in the ponds. Discussion ensued.

- 88 B. Exhibit 8: Steadfast Environmental – Waterway Inspection Report

89 **SEVENTH ORDER OF BUSINESS – Golf Operations**

- 90 A. Golf Course Report

91 Discussion ensued regarding the possibility of hiring a pro shop assistant manager, as well as Mr.
92 Panno’s title.

93 Mr. Panno gave an overview of his report for March. Discussion ensued.

94 Discussion ensued regarding events held on the golf course.

95 **EIGHTH ORDER OF BUSINESS – Consent Agenda**

- 96 A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
97 Held March 14, 2023

- 98 B. Exhibit 10: Consideration for Acceptance – The February 2023 Unaudited Financial Report

99 On a MOTION by Mr. Witt, SECONDED by Mr. Penzer, WITH ALL IN FAVOR, the Board approved the
100 Consent Agenda as presented, for the Heritage Harbor Community Development District.

101 **NINTH ORDER OF BUSINESS – Business Matters**

- 102 A. Exhibit 11: Consideration & Adoption of **Resolution 2023-02**, Adopting Policy Prohibiting
103 Volunteer Work or Employment of Board Supervisors

104 On a MOTION by Mr. Penzer, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board adopted
105 **Resolution 2023-02**, Adopting Policy Prohibiting Volunteer Work or Employment of Board Supervisors,
106 as presented, for the Heritage Harbor Community Development District.

- 107 B. Discussion & Consideration of Open Board Seat Policy

108 This item was tabled indefinitely.

- 109 C. Discussion of FY 2023-2024 Proposed Budget

- 110 D. Exhibit 12: Discussion of Board Meeting Times

111 This item was tabled to the June meeting.

- 112 E. Discussion of Reserve Study

113 Discussion ensued regarding the Reserve Study.

114 **TENTH ORDER OF BUSINESS – Staff Reports**

- 115 A. Exhibit 13: District Manager & Field Operations Report

116 Ms. Dobson had nothing further to report.

- 117 B. District Attorney

118 Mr. Robin had nothing further to report.

119

120 C. District Engineer

121 Ms. Dobson gave a brief update on what the District Engineer was in the process of working on.

122 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

123 Supervisor Witt noted that the garage sale is April 22nd.

124 **TWELFTH ORDER OF BUSINESS – Audience Comments – New Business**

125 A resident asked about the bonds and how and when they will be paid off. Discussion ensued.

126 A resident gave accolades to the Board.

127 **THIRTEENTH ORDER OF BUSINESS – May 9, 5:30 PM**

128 All Board members present stated that they would be present at the Tuesday, May 9th Board meeting
129 at 5:30 PM.

130 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

131 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to
132 adjourn the meeting. There being none, Mr. Penzer made a motion to adjourn the meeting.

133 On a MOTION by Mr. Penzer, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board adjourned
134 the meeting at 8:14 p.m. for the Heritage Harbor Community Development District.

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

138 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
139 **meeting held on May 9th, 2023.**

140

Signature

Signature

Printed Name

Printed Name

141 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 7

Heritage Harbor
Community Development District

Financial Statements
(Unaudited)

Preliminary

March 31, 2023

Financial Snapshot - General Fund

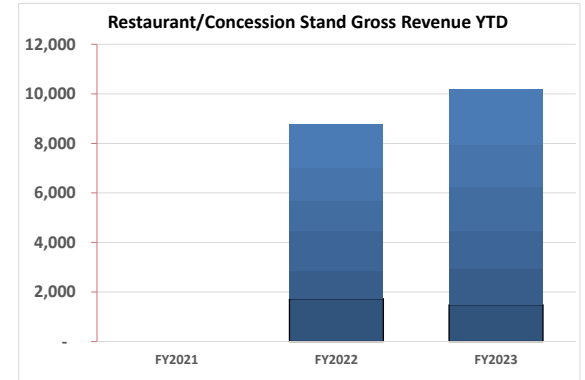
Revenue: Net Assessments % Collected YTD			
	FY 2022 YTD	FY 2023 YTD	
General Fund	95.7%	96.4%	
Debt Service Fund	95.7%	N/A	

Expenditures: Amount Spent YTD			
	FY 2022 YTD	FY 2023 YTD	
General Fund			
Administration	\$ 82,921	\$ 352,592	
Field	260,029	265,718	
Total General Fund	\$ 342,950	\$ 618,310	
% of Actual Expenditures Spent of Budgeted Expenditures	30%	54%	

Cash and Investment Balances			
	Prior Year YTD	Current Year YTD	
Operating Accounts	\$ 1,494,346	\$ 1,390,813	

Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop

Pro Shop Concession Stand Gross Revenue YTD			
	FY2021	FY2022	FY2023
October	-	1,729	1,489
November	-	1,148	1,441
December	-	1,627	1,567
January	-	1,169	1,746
February	-	1,332	1,707
March	-	1,757	2,257
April	-	2,056	N/A
May	-	2,484	N/A
June	27	1,884	N/A
July	2,510	2,195	N/A
August	2,402	2,375	N/A
September	1,406	1,573	N/A
Yearly Total	\$ 6,346	\$ 21,328	\$ 10,207



Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course	\$ 591,753	\$ 622,008	\$ 788,065
Pro Shop	21,412	21,592	40,105
Cost of Goods Sold	(11,075)	(10,683)	(21,328)
Total Gross Profit	\$ 602,090	\$ 632,916	\$ 806,841

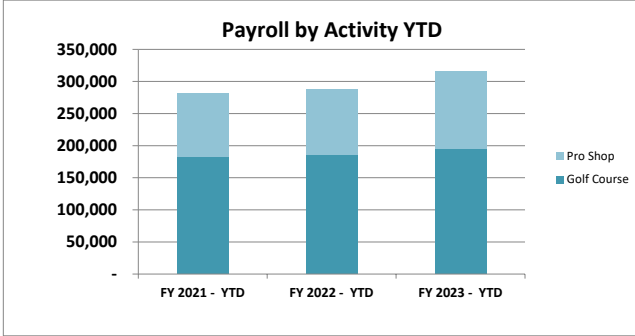
Expenses by Golf Activity	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course	\$ 316,199	\$ 328,048	\$ 346,319
Pro Shop	172,935	180,108	216,916
Total Expenses	\$ 489,134	\$ 508,156	\$ 563,235

Net Income (Loss) by Golf Activity	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course	\$ 275,554	\$ 293,959	\$ 441,746
Pro Shop	(162,598)	(169,199)	(198,140)
Total Net Income (Loss) B4 Depreciation	\$ 112,956	\$ 124,760	\$ 243,606
Total Depreciation Expense	37,111	-	-
Total Net Income (Loss) After Depreciation	\$ 75,846	\$ 124,760	\$ 243,606

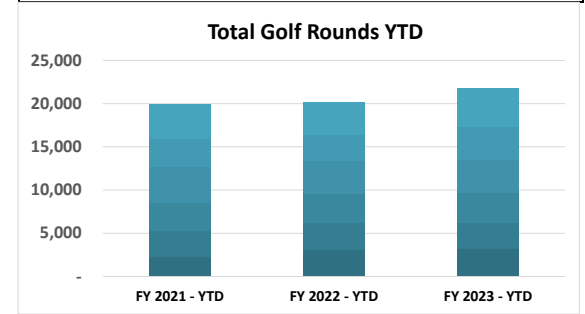
Financial Snapshot - Debt Service Fund

	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Principal Payment	\$ -	\$ -	\$ -
Interest Payment	17,941	12,205	11,551
Prepayment Call	-	-	-
Total Debt Service Payments	\$ 17,941	\$ 12,205	\$ 11,551

Payroll by Activity	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course			
Payroll- Hourly	\$ 159,043	\$ 157,490	\$ 156,252
FICA Taxes	14,161	19,175	20,797
Life and Health Insurance	8,899	9,354	17,489
Total Golf Course	182,103	186,019	194,538
Pro Shop			
Payroll- Hourly	81,942	83,589	98,456
FICA Taxes	10,795	12,999	13,817
Life and Health Insurance	6,976	6,014	8,843
Total Pro Shop	99,714	102,602	121,117
Total Payroll	\$ 281,817	\$ 288,621	\$ 315,655
% of Revenues	46.81%	45.60%	39.12%



Actual Rounds of Golf by Month	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
	October	2,312	3,112
November	3,053	3,124	3,085
December	3,242	3,359	3,398
January	4,054	3,833	3,859
February	3,227	2,934	3,833
March	4,024	3,727	4,489
April	3,154	3,937	N/A
May	2,936	3,932	N/A
June	2,620	3,236	N/A
July	2,671	3,293	N/A
August	2,573	3,043	N/A
September	2,573	2,483	N/A
Total Rounds	36,439	40,013	21,827



Heritage Harbor CDD

Balance Sheet

March 31, 2023

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2018	Debt Service Series 2021	Acq & Cons 2018	Acq & Cons 2021	TOTAL
1 ASSETS								
2 CASH - BU OPERATING	\$ 64,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,451
3 CASH - BU MONEY MARKET	435,651	-	-	-	-	-	-	435,651
4 CASH - SOUTHSTATE OPERATING	8,194	-	-	-	-	-	-	8,194
5 CASH - TRUIST	100	-	56,185	-	-	-	-	56,285
6 CASH - HANCOCK WHITNEY OPERATING	782,573	-	-	-	-	-	-	782,573
7 CASH - HANCOCK WHITNEY LOAN	99,843	-	-	-	-	-	171,700	271,543
8 CASH - BU GOLF ACCOUNT	-	-	945,174	-	-	-	-	945,174
9 CASH - SOUTHSTATE GOLF ACCOUNT	-	-	203,503	-	-	-	-	203,503
10 CASH - DEBIT CARD	-	-	-	-	-	-	-	-
11 CASH ON HAND	-	-	1,672	-	-	-	-	1,672
12 INVESTMENTS:								
13 REVENUE FUND	-	-	-	37,429	2	-	-	37,431
14 RESERVE TRUST FUND	-	-	-	65,884	-	-	-	65,884
15 INTEREST FUND	-	-	-	1	-	-	-	1
16 SINKING FUND	-	-	-	-	-	-	-	-
17 COST OF ISSUANCE	-	-	-	-	-	-	-	-
18 US BANK CONSTRUCTION TRUST FUND	-	-	-	-	-	21,922	12	21,934
19 ACCOUNTS RECEIVABLE	11,881	-	63	-	-	-	-	11,944
20 ON ROLL ASSESSMENT RECEIVABLE	38,603	4,094	-	-	-	-	-	42,698
21 DEPOSITS	1,890	-	3,456	-	-	-	-	5,346
22 PREPAID	4,944	-	8,770	-	-	-	-	13,713
23 ON ROLL IN TRANSIT	-	-	-	-	-	-	-	-
24 DUE FROM OTHER FUNDS	164,304	47,143	7,421	2,645	-	1,441	-	222,954
25 INVENTORY ASSETS:								
26 GOLF BALLS	-	-	14,551	-	-	-	-	14,551
27 GOLF CLUBS	-	-	442	-	-	-	-	442
28 GLOVES	-	-	2,852	-	-	-	-	2,852
29 HEADWEAR	-	-	2,662	-	-	-	-	2,662
30 LADIES WEAR	-	-	1,253	-	-	-	-	1,253
31 MENS WEAR	-	-	2,563	-	-	-	-	2,563
32 SHOES/SOCKS	-	-	370	-	-	-	-	370
33 MISCELLANEOUS	-	-	5,401	-	-	-	-	5,401
34 TOTAL CURRENT ASSETS	1,612,435	51,237	1,256,339	105,959	2	23,363	171,711	3,221,047

Heritage Harbor CDD

Balance Sheet

March 31, 2023

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2018	Debt Service Series 2021	Acq & Cons 2018	Acq & Cons 2021	TOTAL
35	<u>NONCURRENT ASSETS</u>							
36	-	-	1,204,598	-	-	-	-	1,204,598
37	-	-	6,054,583	-	-	-	-	6,054,583
38	-	-	(6,015,863)	-	-	-	-	(6,015,863)
39	-	-	1,065,890	-	-	-	-	1,065,890
40	-	-	(941,334)	-	-	-	-	(941,334)
41	-	-	1,367,874	-	-	-	-	1,367,874
42	\$ 1,612,435	\$ 51,237	\$ 2,624,213	\$ 105,959	\$ 2	\$ 23,363	\$ 171,711	\$ 4,588,921
43	<u>LIABILITIES</u>							
44	\$ 245,579	\$ -	\$ 17,445	\$ -	\$ -	\$ 5,586	\$ -	\$ 268,610
45	38,603	4,094	-	-	-	-	-	42,698
46	3,024	-	21,431	-	-	-	-	24,455
47	-	-	-	-	-	-	-	-
48	5,338	-	25,452	-	-	-	-	30,790
49	-	-	-	-	-	-	-	-
50	-	-	764	-	-	-	-	764
51	6,000	-	-	-	-	-	-	6,000
52	-	-	-	-	-	-	-	-
53	58,650	-	132,884	-	-	-	-	191,534
54	-	-	-	-	-	-	-	-
55	357,195	4,094	197,975	-	-	5,586	-	564,850
56	<u>FUND BALANCES</u>							
57	NONSPENDABLE							
58	6,834	-	12,226	-	-	-	-	19,060
59	-	-	275,000	-	-	-	-	275,000
60	188,936	-	82,304	-	-	-	-	271,240
61	-	-	1,538,158	-	-	-	-	1,538,158
62	1,059,471	47,143	518,550	105,959	2	17,778	171,711	1,920,614
63	1,255,241	47,143	2,426,238	105,959	2	17,778	171,711	4,024,071
64	\$ 1,612,435	\$ 51,237	\$ 2,624,213	\$ 105,959	\$ 2	\$ 23,363	\$ 171,711	\$ 4,588,921

Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 1,071,986	\$ 11,560	\$ 1,033,383	\$ (38,603)	96%
3 RESTAURANT LEASE	61,632	4,800	28,800	(32,832)	47%
4 RESTAURANT COMMISSION	-	655	1,303	1,303	
5 INTEREST	1,000	1,277	5,915	4,915	592%
6 MISCELLANEOUS	-	-	-	-	
7 TOTAL REVENUE	1,134,618	18,292	1,069,401	(65,218)	94%
8 EXPENDITURES					
9 ADMINISTRATIVE					
10 SUPERVISORS' COMPENSATION	12,000	600	6,200	(5,800)	52%
11 PAYROLL TAXES & SERVICE	2,129	67	588	(1,541)	28%
12 ENGINEERING SERVICES	10,000	438	3,143	(6,858)	31%
13 LEGAL SERVICES	30,000	870	12,560	(17,440)	42%
14 DISTRICT MANAGEMENT	69,445	5,788	34,728	(34,717)	50%
15 DISSEMINATION FEE	2,000	-	2,000	-	100%
16 AUDITING SERVICES	6,200	-	-	(6,200)	0%
17 POSTAGE & FREIGHT	1,500	-	83	(1,417)	6%
18 INSURANCE (Liability, Property and Casualty)	17,396	-	16,064	(1,332)	92%
19 PRINTING & BINDING	1,500	-	-	(1,500)	0%
20 LEGAL ADVERTISING	1,200	-	61	(1,139)	5%
21 MISC. (BANK FEES, BROCHURES & MISC)	1,500	18	1,033	(467)	69%
22 WEBSITE HOSTING & MANAGEMENT	2,115	-	1,515	(600)	72%
23 EMAIL HOSTING	1,500	50	300	(1,200)	20%
24 OFFICE SUPPLIES	200	-	199	(1)	99%
25 ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
26 ALLOCATION OF HOA SHARED EXPENDITURES	27,081	1,603	13,130	(13,951)	48%
27 TRUSTEE FEE	4,041	-	2,155	(1,886)	53%
28 SERIES 2018 BANK LOAN	329,422	225,905	225,905	(103,518)	69%
29 SERIES 2021 BANK LOAN	17,170	8,583	8,583	(8,587)	50%
30 RESTAURANT EXPENSES	50,644	3,481	24,172	(26,472)	48%
31 STATE SALES TAX	4,314	-	-	(4,314)	0%
32 TOTAL ADMINISTRATIVE	591,532	247,403	352,592	(238,940)	60%

Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
33 FIELD OPERATIONS					
34 PAYROLL	55,406	3,800	29,833	(25,573)	54%
35 FICA, TAXES & PAYROLL FEES	14,960	507	3,816	(11,144)	26%
36 LIFE AND HEALTH INSURANCE	8,311	977	5,973	(2,338)	72%
37 CONTRACT- GUARD SERVICES	60,000	3,335	26,788	(33,212)	45%
38 CONTRACT-FOUNTAIN	-	-	-	-	
39 CONTRACT-LANDSCAPE	150,480	17,710	80,860	(69,620)	54%
40 CONTRACT-LAKE	36,000	2,978	17,866	(18,134)	50%
41 CONTRACT-GATES	51,889	4,249	25,372	(26,517)	49%
42 GATE - COMMUNICATIONS - TELEPHONE	4,440	401	2,548	(1,892)	57%
43 UTILITY-GENERAL	80,500	536	41,042	(39,458)	51%
44 R&M-GENERAL	3,000	625	972	(2,028)	32%
45 R&M-GATE	3,000	-	-	(3,000)	0%
46 R&M-OTHER LANDSCAPE	25,000	1,770	22,452	(2,548)	90%
47 R&M-IRRIGATION	3,500	-	2,518	(982)	72%
48 R&M-LAKE	-	-	-	-	
49 R&M-MITIGATION	-	-	-	-	
50 R&M-TREES AND TRIMMING	7,500	-	-	(7,500)	0%
51 R&M-PARKS & FACILITIES	1,000	-	-	(1,000)	0%
52 MISC-HOLIDAY DÉCOR	8,500	-	-	(8,500)	0%
53 MISC-CONTINGENCY	29,600	(1,337)	5,678	(23,922)	19%
54 CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	
55 TOTAL FIELD OPERATIONS	543,086	35,550	265,718	(277,368)	49%
56 TOTAL EXPENDITURES	1,134,618	282,953	618,310	(516,308)	54%
57 EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	(264,661)	451,091	451,091	

Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Month of March</u>	<u>FY 2023 Total Actual Year-to-Date</u>	<u>VARIANCE Over (Under) to Budget</u>	<u>% Actual YTD / FY Budget</u>
58 OTHER FINANCING SOURCES & USES					
59 TRANSFERS IN	-	-	4,146	4,146	
60 TRANSFERS OUT	(304,133)	-	(9,479)	294,654	
61 TOTAL OTHER FINANCING RESOURCES & USES	(304,133)	-	(5,333)	298,800	
62 FUND BALANCE - BEGINNING - UNAUDITED	793,887		813,161	19,274	
63 NET CHANGE IN FUND BALANCE	(304,133)	(264,661)	445,757	749,890	
64 FUND BALANCE - ENDING - PROJECTED	489,754	-	1,258,918	769,164	
65 ANALYSIS OF FUND BALANCE					
66 NON SPENDABLE DEPOSITS					
67 PREPAID & DEPOSITS	6,834		6,834		
68 CAPITAL RESERVES	-		-		
69 OPERATING CAPITAL	188,936		188,936		
70 UNASSIGNED	293,984		1,063,148		
71 TOTAL FUND BALANCE	\$ 489,754		\$ 1,258,918		

Heritage Harbor CDD
Golf Course & Pro Shop Enterprise Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 GOLF COURSE REVENUE					
3 GREEN FEES	\$ 1,013,175	\$ 162,165	\$ 740,612	\$ (272,563)	73%
4 RANGE BALLS	62,500	9,849	47,452	(15,048)	76%
5 HANDICAPS	1,000	-	-	(1,000)	0%
6 INTEREST	100	-	1	(99)	1%
7 TOTAL GOLF COURSE REVENUE	1,076,775	172,014	788,065	(288,710)	73%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	1,000	380	1,650	650	165%
10 GOLF BALL SALES	22,800	3,003	17,618	(5,182)	77%
11 GLOVES SALES	6,000	709	4,907	(1,093)	82%
12 HEADWEAR SALES	3,000	614	2,241	(759)	75%
13 LADIES' WEAR SALES	100	25	75	(25)	75%
14 MEN'S WEAR SALES	1,500	200	940	(560)	63%
15 MISC./CONCESSION SALES	2,000	2,812	12,674	10,674	634%
16 TOTAL PRO SHOP REVENUE	36,400	7,743	40,105	3,705	110%
17 TOTAL OPERATING REVENUE	1,113,175	179,756	828,170	(285,005)	74%
18 COST OF GOODS SOLD					
19 GOLF BALL	12,500	1,902	10,584	(1,916)	85%
20 GLOVES	3,500	1,064	2,372	(1,129)	68%
21 HEADWEAR	1,300	-	1,521	221	117%
22 LADIES' WEAR	50	-	-	(50)	0%
23 MEN'S WEAR	1,000	925	925	(75)	92%
24 MISC./CONCESSION	1,000	1,510	5,927	4,927	593%
25 TOTAL COST OF GOODS SOLD	19,350	5,401	21,328	1,978	110%
26 GROSS PROFIT	\$ 1,093,825	\$ 174,355	\$ 806,841	\$ (286,984)	74%

Heritage Harbor CDD
Golf Course & Pro Shop Enterprise Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
27 <u>EXPENSES</u>					
28 GOLF COURSE					
29 PAYROLL-HOURLY	\$ 297,825	\$ 22,824	\$ 156,252	\$ (141,573)	52%
30 INCENTIVE	5,000	-	5,077	77	102%
31 FICA TAXES & ADMINISTRATIVE	44,674	3,070	20,797	(23,877)	47%
32 LIFE AND HEALTH INSURANCE	31,680	2,763	17,489	(14,191)	55%
33 ACCOUNTING SERVICES	4,880	407	2,440	(2,440)	50%
34 CONTRACTS-SECURITY ALARMS	800	60	180	(620)	22%
35 COMMUNICATION-TELEPHONE	3,600	288	1,684	(1,916)	47%
36 POSTAGE AND FREIGHT	200	-	-	(200)	0%
37 ELECTRICITY	20,141	-	4,563	(15,578)	23%
38 UTILITY-REFUSE REMOVAL - MAINTENANCE	6,235	-	4,002	(2,233)	64%
39 UTILITY-WATER AND SEWER	7,616	111	2,673	(4,943)	35%
40 RENTAL/LEASE - VEHICLE/EQUIP	34,996	7,342	27,897	(7,098)	80%
41 LEASE - ICE MACHINES	1,500	125	750	(750)	50%
42 INSURANCE-PROPERTY and GENERAL LIABILITY	52,568	-	50,996	(1,573)	97%
43 R&M-BUILDINGS	500	240	618	118	124%
44 R&M-EQUIPMENT	17,000	1,843	9,917	(7,083)	58%
45 R&M-FERTILIZER	42,000	-	4,063	(37,937)	10%
46 R&M-IRRIGATION	5,000	59	726	(4,274)	15%
47 R&M-GOLF COURSE	4,000	996	2,153	(1,847)	54%
48 R&M-PUMPS	11,000	-	-	(11,000)	0%
49 MISC-PROPERTY TAXES	2,100	-	-	(2,100)	0%
50 MISC-LICENSES AND PERMITS	600	-	180	(420)	30%
51 OP SUPPLIES - GENERAL	7,000	297	1,870	(5,130)	27%
52 OP SUPPLIES - FUEL / OIL	25,000	69	7,033	(17,967)	28%
53 OP SUPPLIES - CHEMICALS	33,000	585	20,858	(12,142)	63%
54 OP SUPPLIES - HAND TOOLS	1,750	-	49	(1,701)	3%
55 SUPPLIES - SAND	3,000	-	-	(3,000)	0%
56 SUPPLIES - TOP DRESSING	3,400	-	2,556	(844)	75%
57 SUPPLIES - SEEDS	6,500	-	1,100	(5,400)	17%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	52	397	(572)	41%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	686,534	41,128	346,319	(340,215)	50%

Heritage Harbor CDD
Golf Course & Pro Shop Enterprise Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
61 PRO SHOP					
62 PAYROLL- HOURLY	181,993	16,233	98,456	(83,537)	54%
63 BONUS	2,500	-	4,754	2,254	190%
64 FICA TAXES & ADMINISTRATIVE	27,299	2,221	13,817	(13,482)	51%
65 LIFE AND HEALTH INSURANCE	18,700	1,609	8,843	(9,857)	47%
66 ACCOUNTING SERVICES	4,880	407	2,440	(2,440)	50%
67 CONTRACT-SECURITY ALARMS	2,157	120	359	(1,798)	17%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	9,660	-	3,457	(6,203)	36%
70 LEASE-CARTS	92,669	7,722	46,334	(46,334)	50%
71 R&M-GENERAL	3,000	-	3,054	54	102%
72 R&M-RANGE	8,000	-	8,775	775	110%
73 ADVERTISING	7,500	200	2,600	(4,900)	35%
74 MISC-BANK CHARGES	26,000	3,765	17,183	(8,817)	66%
75 MISC-CABLE TV EXPENSES	1,680	-	110	(1,570)	7%
76 MISC-PROPERTY TAXES	5,500	-	-	(5,500)	0%
77 MISC-HANDICAP FEES	500	-	846	346	169%
78 OFFICE SUPPLIES	1,200	-	-	(1,200)	0%
79 COMPUTER EXPENSE	2,000	-	995	(1,005)	50%
80 OP SUPPLIES - GENERAL	2,000	-	174	(1,826)	9%
81 SUPPLIES - SCORECARDS	1,000	-	550	(450)	55%
82 CONTINGENCY	2,000	10	60	(1,940)	3%
83 ALLOCATION OF HOA SHARED EXPENDITURES	6,804	404	4,107	(2,696)	60%
84 TOTAL PRO SHOP	407,291	32,691	216,916	(190,375)	53%
85 TOTAL EXPENSES	1,093,825	73,819	563,235	(530,590)	51%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	-	100,536	243,606	243,606	

Heritage Harbor CDD
Golf Course & Pro Shop Enterprise Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Month of March	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
87 OTHER FINANCING SOURCES & USES					
88 TRANSFERS IN	-	-	4,146	4,146	
89 TRANSFERS OUT	-	-	(4,146)	(4,146)	
90 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	-	
91 FUND BALANCE - BEGINNING - UNAUDITED	467,685		638,171	170,486	
92 NET CHANGE IN FUND BALANCE	-	100,536	243,606	243,606	
93 FUND BALANCE - ENDING - PROJECTED	467,685		881,777	414,092	
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	11,571		12,226		
97 CAPITAL RESERVES	275,000		275,000		
98 OPERATING CAPITAL	82,304		82,304		
99 UNASSIGNED	98,810		512,247		
100 TOTAL FUND BALANCE	\$ 467,685		\$ 881,777		

Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 113,700	\$ 109,606	\$ (4,094)
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	113,800	109,606	(4,194)
5 EXPENDITURES			
6 HOA RESERVE CONTRIBUTION	29,700	10,950	(18,750)
7 SITE RESERVE CONTRIBUTION	44,000	51,513	7,513
8 CAPITAL IMPROVEMENT PLAN	40,000	-	(40,000)
9 TOTAL EXPENDITURES	113,700	62,463	(51,237)
10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	100	47,143	47,043
11 OTHER FINANCING SOURCES & USES			
12 TRANSFERS IN	304,133	-	(304,133)
13 TRANSFERS OUT	-	-	-
14 TOTAL OTHER FINANCING SOURCES & USES	304,133	-	(304,133)
15 FUND BALANCE - BEGINNING	-	-	-
16 NET CHANGE IN FUND BALANCE	304,233	47,143	(257,090)
17 FUND BALANCE - ENDING	\$ 304,233	\$ 47,143	\$ (257,090)

Heritage Harbor CDD
Debt Service Series 2018
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
1 <u>REVENUE</u>		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ -	\$ -
3 INTEREST REVENUE	-	1,691
4 MISC REVENUE	-	-
5 <u>TOTAL REVENUE</u>	<u>-</u>	<u>1,691</u>
6 <u>EXPENDITURES</u>		
7 INTEREST EXPENSE		
8 November 1, 2022	-	6,218
9 May 1, 2023	-	-
10 November 1, 2023	-	-
11 PRINCIPAL RETIREMENT		
12 May 1, 2023	-	-
13 <u>TOTAL EXPENDITURES</u>	<u>-</u>	<u>6,218</u>
14 <u>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</u>	<u>-</u>	<u>(4,527)</u>
15 <u>OTHER FINANCING SOURCES (USES)</u>		
16 TRANSFERS IN	-	-
17 TRANSFERS OUT	-	-
18 <u>TOTAL OTHER FINANCING SOURCES (USES)</u>	<u>-</u>	<u>-</u>
19 FUND BALANCE - BEGINNING	110,486	110,486
20 <u>NET CHANGE IN FUND BALANCE</u>	<u>-</u>	<u>(4,527)</u>
21 <u>FUND BALANCE - ENDING</u>	<u>\$ 110,486</u>	<u>\$ 105,959</u>

Heritage Harbor CDD
Debt Service Series 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
1 <u>REVENUE</u>		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ -	\$ -
3 INTEREST REVENUE	-	2
4 MISC REVENUE	-	-
5 <u>TOTAL REVENUE</u>	<u>-</u>	<u>2</u>
6 <u>EXPENDITURES</u>		
7 INTEREST EXPENSE		
8 November 1, 2022	-	5,333
9 May 1, 2023	-	-
10 November 1, 2023	-	-
11 PRINCIPAL RETIREMENT		
12 May 1, 2023	-	-
13 <u>TOTAL EXPENDITURES</u>	<u>-</u>	<u>5,333</u>
14 <u>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</u>	<u>-</u>	<u>(5,331)</u>
15 <u>OTHER FINANCING SOURCES (USES)</u>		
16 TRANSFERS IN	-	5,333
17 TRANSFERS OUT	-	-
18 <u>TOTAL OTHER FINANCING SOURCES (USES)</u>	<u>-</u>	<u>5,333</u>
19 FUND BALANCE - BEGINNING	-	-
20 <u>NET CHANGE IN FUND BALANCE</u>	<u>-</u>	<u>2</u>
21 <u>FUND BALANCE - ENDING</u>	<u>\$ -</u>	<u>\$ 2</u>

Heritage Harbor CDD
Acquisition & Construction Fund 2018
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
1 REVENUE		
2 INTEREST REVENUE	\$ -	\$ 851
3 MISCELLANEOUS	-	-
4 TOTAL REVENUE	<u>-</u>	<u>851</u>
5 EXPENDITURES		
6 CONSTRUCTION IN PROGRESS	-	46,866
7 TOTAL EXPENDITURES	<u>-</u>	<u>46,866</u>
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>-</u>	<u>(46,015)</u>
9 OTHER FINANCING SOURCES (USES)		
10 TRANSFERS IN	-	-
11 TRANSFERS OUT	-	(40,325)
12 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>(40,325)</u>
13 FUND BALANCE - BEGINNING	104,118	104,118
14 NET CHANGE IN FUND BALANCE	-	(86,340)
15 FUND BALANCE - ENDING	<u>\$ 104,118</u>	<u>\$ 17,778</u>

Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2022 to March 31, 2023

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
1 REVENUE		
2 INTEREST REVENUE	\$ -	\$ -
3 MISCELLANEOUS	-	-
4 TOTAL REVENUE	<u>-</u>	<u>-</u>
5 EXPENDITURES		
6 CONSTRUCTION IN PROGRESS	-	62,060
7 TOTAL EXPENDITURES	<u>-</u>	<u>62,060</u>
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>-</u>	<u>(62,060)</u>
9 OTHER FINANCING SOURCES (USES)		
10 TRANSFERS IN	-	40,325
11 TRANSFERS OUT	-	-
12 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>40,325</u>
13 FUND BALANCE - BEGINNING		193,446
14 NET CHANGE IN FUND BALANCE	-	(21,735)
15 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 171,711</u>

EXHIBIT 8



2101 Cantu Court, Sarasota FL 34232
 300 Technology Park, Lake Mary FL 32746
 7037-37 Commonwealth Avenue, Jacksonville FL 32220

Q-14529

Date: April 5, 2023
 Expires: May 4, 2023

Prepared For:

Marty Ford
 Golf Course Superintendent
 Heritage Harbor Golf and Country Club
 19502 Heritage Harbor Parkway
 Lutz, FL 33558

Ship To:

HERITAGE HARBOR GOLF CLUB
 19650 HERITAGE HARBOR PARKWAY
 LUTZ, FL 33558-9743

State Contract Number: 25101900-21-STC

Total Units	Qty	Model No.	Description	Unit Price	Extended Price
1	1	WFR	Lely Spreader 11.5 CU	\$7,871.00	\$7,871.00

Terms:	Net 30
Equipment Total	\$7,871.00
Sales Tax	\$0.00
Totals:	<u>\$7,871.00</u>

Warranty

The above quote meets or exceeds ANSI Safety Specification.

The undersigned hereby orders from Wesco Turf the equipment detailed in this quotation. This order is subject to our ability to obtain such equipment from the manufacturer and Wesco Turf shall be under no liability if delivery of the equipment is delayed or prevented due to labor disturbances, transportation difficulties, or for any reason beyond our control. The price indicated is subject to your receipt of the Equipment prior to any change in price by the manufacturer.

Please indicate your acceptance of this quote as an order by signing below and returning via email to rob.beatenhead@wescoturf.com or fax 941.487.6889. Payment terms are subject to credit approval. Time of delivery may vary; please check when placing order.

Signed: Tish Dobson

Name: Tish Dobson

Date: 5-3-2023

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Rob Beatenhead

Commercial Golf Territory Manager
 (941) 915-7867, rob.beatenhead@wescoturf.com

EXHIBIT 9

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO FY 2024
	REVENUE						
1	SPECIAL ASSESSMENTS - ON-ROLL	\$ 866,451	\$ 866,568	\$ 1,006,720	\$ 1,071,986	\$ 946,568	\$ (125,418)
2	RESTAURANT LEASE	24,000	48,674	19,200	61,632	61,632	-
3	INTEREST	898	1,890	3,488	1,000	1,000	-
4	MISCELLANEOUS	21	27,669	-	-	-	-
5	FUND BALANCE FORWARD	-	-	-	-	-	-
6	TOTAL REVENUE:	891,370	944,802	1,029,408	1,134,618	1,009,200	(125,418)
7							
8	EXPENDITURES						
9	ADMINISTRATIVE:						
10	SUPERVISORS' COMPENSATION	17,000	12,400	4,600	12,000	12,000	-
11	PAYROLL TAXES & SERVICE	3,712	1,016	424	2,129	2,129	-
12	ENGINEERING SERVICES	3,947	4,740	2,157	10,000	10,000	-
13	LEGAL SERVICES	66,196	28,417	10,241	30,000	30,000	-
14	DISTRICT MANAGEMENT	69,172	71,177	23,152	69,445	69,445	-
15	DISSEMINATION FEE			2,000	2,000	2,000	-
16	AUDITING SERVICES	6,000	6,200	-	6,200	6,200	-
17	POSTAGE & FREIGHT	24	125	83	1,500	1,500	-
18	INSURANCE (Liability, Property and Casualty)	19,429	15,843	16,064	17,396	20,005	2,609
19	PRINTING & BINDING	-	-	-	1,500	1,500	-
20	LEGAL ADVERTISING	6,132	765	61	1,200	1,200	-
21	MISC. (BANK FEES, BROCHURES & MISC)	637	2,132	564	1,500	1,500	-
22	WEBSITE HOSTING & MANAGEMENT	2,615	2,615	1,515	2,115	2,115	-
23	EMAIL HOSTING	-	-	200	1,500	1,500	-
24	OFFICE SUPPLIES	-	-	199	200	200	-
25	ANNUAL DISTRICT FILING FEE	175	175	175	175	175	-
26	ALLOCATION OF HOA SHARED EXPENDITURES	19,950	18,419	9,602	27,081	27,081	-
27	TRUSTEE FEE	4,041	6,398	2,155	4,041	4,041	-
28	SERIES 2018 BANK LOAN	-	-	-	329,422	-	(329,422)
29	SERIES 2021 BANK LOAN	-	-	-	17,170	150,807	133,637
30	RESTAURANT EXPENSES	45,652	48,039	16,894	50,644	50,644	-
31	STATE SALES TAX				4,314	4,314	-
32	ADMIN SERVICES	185					
33	TOTAL ADMINISTRATION	264,867	218,460	90,086	591,532	398,357	(193,176)
34							
35	FIELD OPERATIONS						
36	PAYROLL	33,383	50,092	21,659	55,406	58,322	2,916
37	FICA, TAXES & PAYROLL FEES	4,921	10,247	2,709	14,960	15,747	787
38	LIFE AND HEALTH INSURANCE	3,819	6,280	4,019	8,311	10,000	1,689

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO FY 2024
39	CONTRACT- GUARD SERVICES	66,635	58,071	19,403	60,000	75,000	15,000
40	CONTRACT-FOUNTAIN	1,680	1,085	-	-	-	-
41	CONTRACT-LANDSCAPE	136,800	137,320	49,760	150,480	150,480	-
42	CONTRACT-LAKE	35,732	32,755	11,911	36,000	40,000	4,000
43	CONTRACT-GATES	46,228	45,826	16,874	51,889	53,494	1,605
44	GATE - COMMUNICATIONS - TELEPHONE	4,530	3,754	1,746	4,440	5,200	760
45	UTILITY-GENERAL	83,160	90,946	24,851	80,500	95,000	14,500
46	R&M-GENERAL	7,473	4,309	317	3,000	5,000	2,000
47	R&M-GATE	-	-	215	3,000	5,000	2,000
48	R&M-OTHER LANDSCAPE	21,215	25,812	20,682	25,000	25,000	-
49	R&M-IRRIGATION	-	4,900	1,918	3,500	5,000	1,500
50	R&M-LAKE	-	-	-	-	-	-
51	R&M-MITIGATION	-	-	-	-	-	-
52	R&M-TREES AND TRIMMING	22,460	2,300	-	7,500	22,000	14,500
53	R&M-PARKS & FACILITIES	30	-	-	1,000	1,000	-
54	MISC-HOLIDAY DÉCOR	6,300	14,342	-	8,500	10,000	1,500
55	MISC-CONTINGENCY	3,516	20,355	2,300	29,600	28,600	(1,000)
56	RESTAURANT EXPENDITURES	-	-	-	-	-	-
57	CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	-	-
58	TOTAL FIELD OPERATIONS	477,883	508,393	178,364	543,086	604,843	61,757
59							
60	RENEWAL & REPLACEMENT RESERVE						
61	NEW RESERVE STUDY	-	-	-	-	6,000	6,000
62	RESERVE STUDY CONTRIBUTION - CDD (Moved to CRF)	-	36,392	-	-	-	-
63	RESERVE STUDY - HOA SHARED CONTRIBUTION (Moved to CRF)	21,900	20,075	-	-	-	-
64	TOTAL RENEWAL & REPLACEMENT RESERVE	21,900	56,467	-	-	6,000	6,000
65							
66	TOTAL EXPENDITURES	764,650	783,320	268,450	1,134,618	1,009,200	(125,418)
67							
68	EXCESS REVENUES OVER (UNDER) EXPEND.	126,720	161,482	760,958	-	-	-
69							
70	OTHER FINANCING SOURCES & USES						
71	TRANSFER IN (OUT)		(2,973)	(5,333)	(304,133)	-	304,133
72	NET CHANGE IN FUND BALANCE	126,720	158,508	755,625	(304,133)	-	304,133

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 23 - FY 24
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 113,700	239,119	\$ 125,419
3 INTEREST	100	100	-
4 TOTAL REVENUES	113,800	239,219	125,419
5			
6 EXPENDITURES			-
7 HOA RESERVE CONTRIBUTION	29,700	29,700	-
8 SITE RESERVE CONTRIBUTION	44,000	44,000	-
9 TBD - ASSESSMENT ADJUSTMENT		125,419	125,419
10 CAPITAL IMPROVEMENT PLAN	40,000	40,000	-
11 TOTAL EXPENDITURES	113,700	239,119	125,419
12			
13 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	100	100	-
14			
15 OTHER FINANCING SOURCES & USES			
16 TRANSFER IN (OUT)	304,133	-	(304,133)
17 NET CHANGE IN FUND BALANCE	304,133	-	(304,133)

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	FY 2024 BUDGETED AMOUNT	COMMENTS/SCOPE OF SERVICE
	ADMINISTRATIVE:			
1	Supervisors' Compensation		12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
2	Payroll Taxes & Service		2,129	As an employer, the District is required to pay this tax.
3	Engineering Services	Stantec	10,000	The District has engaged Stantec, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
4	Legal Services	Straley, Robin, Vericker	30,000	Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
5	District Management	DPFG	69,445	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on February 1, 2018, which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District Management Agreement in addition to the District Management
6	Dissemination Agent	DPFG	2,000	The District has an ongoing disclosure requirement until the debt is paid off.
7	Auditing Services	DiBartolmeo	6,200	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
8	Postage & Freight	CDD	1,500	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings.
9	Insurance (Liability, Property, Casualty)	Egis	20,005	The District obtains general liability, property, and public officials insurance.
10	Printing & Binding	CDD	1,500	Printing of District packages, mail printings and other special projects
11	Legal Advertising	Times Publishing	1,200	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
12	Miscellaneous (Bank Fees, , Misc)	Banking/Misc.	1,500	The District pays fees to various financial institutions for its bank accounts.
13	Website Hosting & Management	Innersync	2,115	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc,
14	EMAIL HOSTING	Vglobaltech	1,500	Vglobaltech - Waiting on Proposal, approximately \$1,200 annually for up to 10 email addresses
15	Office Supplies	Miscellaneous	200	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget.
16	Annual District Filing Fee	Department of Economic Opportunity	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
17	Allocation of HOA Shared Expenditures		27,081	Per District's agreement with the HOA, cost share of certain HOA expenses that benefit the District
18	TRUSTEE FEE		4,041	SERIES 2018 DEBT SERVICE (ends in 2024)
19	2018 BANK LOAN	Hancock Whitney	-	District pledge to re-pay series 2018 note - Matures in 2023
20	2021 BANK LOAN	Hancock Whitney	150,807	Interest only payments of \$8585 due November 2022 and May 2023. P&I payments start in 2024 when the 2018 note is paid off
21	RESTAURANT EXPENSES	Double Bogey's	50,644	Additional repair and replacement costs associated to the District's obligation to sublease the restaurant.
22	STATE SALES TAX	Double Bogey's	4,314	Estimated State Sales tax, due to revenue share from Double Bogey's sub lease
23	ADMINISTRATIVE TOTAL:		398,357	

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	FY 2024 BUDGETED AMOUNT	COMMENTS/SCOPE OF SERVICE
24				
25	FIELD:			
26	Payroll	Innovation	58,322.11	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA (80% CDD Share is GF & 20% is Restaurant Share)
27	FICA Taxes	Innovation	15,747.37	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
28	Life & Health Insurance	Innovation	10,000.00	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
29	Contract - Guard Services	Hillborough County Sheriff	75,000.00	The District has a contract with Hillsborough County Sheriff to provide rover and security services for the District. The HOA pays for 30% of the total of \$115,000.
30	Contract - Fountain Repairs & Maintenance	A-Quality Pool Service	-	The District terminated this agreement in 2022.
31	Contract - Landscape	Greenview Landscape & OLM	150,480.00	Monthly amount is \$10,400. OLM landscape inspection is \$1,000 monthly
32	Contract - Lake Maintenance	Steadfast Environmental	40,000.00	Steadfast manages 88 waterways with a minimum of 4 events monthly; providing algae and aquatic weed control as well as shoreline grass control. Additional services include the removal of normal size trash and debris items
33	Contract - Gate Security Monitoring	Envera	53,493.81	Contract provides for monitoring and database services (\$3,300 monthly) and repair and maintenance services (\$400 monthly). \$570/Qtr for East Gate Monitoring.
34	Gate Telephone Communications	Frontier	5,200.00	Contracts with Frontier provide for East (\$275 monthly) & West Gate (\$95 monthly) telephone/internet service. (includes estimates for taxes and surcharges)
35	Utility - General	TECO	95,000.00	Includes streetlight as well as water
36	R&M General		5,000.00	As needed
37	R&M Gate		5,000.00	
38	R&M Other Landscape	Greenview Landscape	25,000.00	Pursuant to the contract mulch is \$12,540 and Seasonal Plant Installation is \$21,700 annually
39	R&M Irrigation		5,000.00	The District will incur expenses for irrigation repairs and replacements.
40	R&M Lake		-	
41	R&M Mitigation		-	As needed
42	R&M Trees & Trimming		22,000.00	The District will incur expenses for tree pruning.
43	R&M Parks & Facilities		1,000.00	The District will incur expenses for parks and facilities.
44	MISC - Holiday Décor		10,000.00	The District will incur expenses for annual holiday light displays.
45	MISC - Contingency		28,600.00	
46	Total Restaurant Expenditure		-	Tish to review
47	FIELD TOTAL:		604,843.29	

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 & FY 2024
1 REVENUE						
2 GOLF COURSE REVENUES:						
3 GREEN FEES	1,006,526	\$ 1,112,745	\$ 438,539	\$ 1,013,175	\$ 1,276,148	\$ 262,973
4 RANGE FEES	77,902	85,179	28,748	62,500	85,200	22,700
5 HANDICAPS	60	-	-	1,000	1,000	-
6 INTEREST	-	-	-	100	100	-
7 TOTAL GOLF REVENUES	1,084,488	1,197,923	467,287	1,076,775	1,362,448	285,673
8						
9 PRO SHOP REVENUES:						
10 CLUB RENTALS	1,680	2,672	910	1,000	4,000	3,000
11 GOLF BALL SALES	25,419	32,150	12,044	22,800	28,000	5,200
12 GLOVES SALES	9,745	10,402	3,564	6,000	8,000	2,000
13 HEADWEAR SALES	2,370	3,813	1,012	3,000	3,000	-
14 LADIE'S WEAR SALES	-	200	25	100	100	-
15 MEN'S WEAR SALES	1,690	1,909	430	1,500	1,500	-
16 CONCESSION SALES	-	21,328	-	-	20,000	20,000
17 MISCELLANEOUS	4,379	5,241	7,744	2,000	1,000	(1,000)
18 TOTAL PRO SHOP REVENUES	45,283	77,715	25,729	36,400	65,600	29,200
19						
20 TOTAL OPERATING REVENUE:	1,129,771	1,275,638	493,016	1,113,175	1,428,048	314,873
21						
22 COST OF GOODS SOLD						
23 GOLF BALL	14,482	11,849	7,347	12,500	13,000	500
24 GLOVES	3,043	4,749	1,307	3,500	3,500	-
25 HEADWEAR	5,078	1,665	1,521	1,300	1,300	-
26 LADIE'S WEAR	(1,176)	36	-	50	50	-
27 MEN'S WEAR	(1,403)	743	-	1,000	1,000	-
28 SHOES/SOCKS	(273)	30	-	-	-	-
29 MISCELLANEOUS	1,927	5,132	3,158	1,000	5,500	4,500
30 TOTAL COST OF GOODS SOLD	21,678	24,205	13,333	19,350	24,350	5,000
31						
32 GROSS PROFIT	1,108,092	1,251,433	479,683	1,093,825	1,403,698	309,873

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 & FY 2024
33						
34	EXPENSES					
35	GOLF COURSE:					
36	292,617	300,148	108,922	297,825	407,825	110,000
37	2,300	500	5,077	5,000	6,000	1,000
38	39,111	38,038	14,283	44,674	49,638	4,964
39	18,833	26,166	11,964	31,680	35,200	3,520
40	-	-	-	-	-	-
41	5,373	2,866	1,627	4,880	4,880	-
42	599	721	120	800	1,000	200
43	3,390	2,878	1,107	3,600	3,600	-
44	158	-	-	200	200	-
45	8,808	12,262	2,768	20,141	22,000	1,859
46	5,665	3,775	2,824	6,235	7,000	765
47	7,247	4,337	2,451	7,616	7,616	-
48	38,929	43,509	14,348	34,996	80,000	45,004
49	1,525	750	625	1,500	1,600	100
50	37,381	44,761	50,996	52,568	55,000	2,432
51	-	-	378	500	1,000	500
52	12,905	25,780	6,507	17,000	20,000	3,000
53	43,894	22,904	882	42,000	65,000	23,000
54	1,871	6,170	354	5,000	8,000	3,000
55	11,702	1,300	755	4,000	6,000	2,000
56	4,686	5,138	-	11,000	11,000	-
57	-	14,641	-	2,100	2,100	-
58	2,587	1,214	180	600	600	-
59	14,837	381	1,002	7,000	7,000	-
60	17,047	22,299	5,850	25,000	29,000	4,000
61	17,259	17,972	8,720	33,000	55,000	22,000
62	-	140	-	1,750	2,000	250
63	-	183	-	3,000	8,000	5,000
64	5,574	7,633	366	3,400	9,000	5,600

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 & FY 2024
65 SUPPLIES - SEEDS	5,361	10,187	1,100	6,500	15,000	8,500
66 ALLOCATION OF HOA SHARED EXPENDITURES	587	579	281	969	969	-
67 RESERVE	2,711	2,100		12,000	12,000	-
68 GOLF COURSE TOTAL	602,958	619,330	243,487	686,534	933,228	246,694
69						
70 PRO SHOP:						
71 PAYROLL- HOURLY	137,713	169,782	65,738	181,993	225,000	43,007
72 BONUS	-	-	4,754	2,500	4,000	1,500
73 FICA TAXES & ADMINISTRATIVE	21,086	33,715	9,323	27,299	34,000	6,701
74 LIFE AND HEALTH INSURANCE	12,929	12,071	5,656	18,700	27,000	8,300
75 ACCOUNTING SERVICES	2,508	-	1,627	4,880	4,880	-
76 CONTRACT-SECURITY ALARMS	299	-	239	2,157	2,157	-
77 POSTAGE AND FREIGHT	-	-	-	250	250	-
78 ELECTRICITY	9,272	8,589	1,932	9,660	11,000	1,340
79 LEASE-CARTS	83,355	86,325	30,890	92,669	95,000	2,331
80 R&M-GENERAL	-	-	2,470	3,000	5,000	2,000
81 R&M-RANGE	-	2,873	8,775	8,000	6,000	(2,000)
82 ADVERTISING	6,049	8,276	2,200	7,500	7,000	(500)
83 MISC-BANK CHARGES	24,376	28,748	9,735	26,000	26,000	-
84 MISC-CABLE TV EXPENSES	348	-	110	1,680	1,680	-
85 MISC-PROPERTY TAXES	-	-		5,500	5,500	-
86 MISC-HANDICAP FEES	708	-		500	500	-
87 OFFICE SUPPLIES	1,112	1,501		1,200	1,200	-
88 COMPUTER EXPENSE	1,551	850	995	2,000	2,000	-
89 OP SUPPLIES - GENERAL	1,344	1,716	174	2,000	2,500	500
90 SUPPLIES - SCORECARDS	400	-		1,000	1,000	-
91 CONTINGENCY	300	1,844	40	2,000	2,000	-
92 ALLOCATION OF HOA SHARED EXPENDITURES	11,920	6,141	2,995	6,804	6,804	-
93 RESERVE CONTRIBUTION - GOLF	71,716	-		-	-	-
94 PRO SHOP TOTAL	386,985	362,430	147,653	407,291	470,471	63,180
95						
96 TOTAL EXPENSES	989,943	981,760	391,139	1,093,825	1,403,698	309,873

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2021 BANK LOAN (PRELIMINARY SCHEUDLE)**

Period Ending	Principal	Coupon	Interest	Assessment	Annual Assessment	Amount Outstanding
						425,000
5/1/2022		4.040%	8,585	8,585		425,000
11/1/2022		4.040%	8,585	8,585	17,170	425,000
5/1/2023		4.040%	8,585	8,585		425,000
11/1/2023		4.040%	8,585	8,585	17,170	425,000
5/1/2024	136,000	4.040%	8,585	144,585		289,000
11/1/2024		4.040%	5,838	5,838	150,423	289,000
5/1/2025	142,000	4.040%	5,838	147,838		147,000
11/1/2025		4.040%	2,969	2,969	150,807	147,000
5/1/2026	147,000	4.040%	2,969	149,969		-
11/1/2026		4.040%	-	-	149,969	-
Total	\$ 425,000		\$ 60,539	\$ 485,539	\$ 485,539	

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

GENERAL FUND (O&M) BUDGET	\$946,568.08	CAPITAL RESERVE FUND (CRF)	\$239,118.60
COUNTY COLLECTION COSTS	\$20,139.75	COUNTY COLLECTION COSTS	\$5,087.63
EARLY PAYMENT DISCOUNT	\$40,279.49	EARLY PAYMENT DISCOUNT	\$10,175.26
GROSS O&M ASSESSMENT	<u>\$1,006,987.32</u>	GROSS CRF ASSESSMENT	<u>\$254,381.49</u>

	UNITS ASSESSED	ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	ERU FACTOR	TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
PLATTED LOT	670	1.00	670.00	\$1,006,987.32	\$1,502.97	1.00	670.00	\$254,381.49	\$379.67

	PER UNIT ANNUAL ASSESSMENT				
	O&M PER LOT	CRF PER LOT	FY 2024 ASSMT. PER UNIT ⁽¹⁾	FY 2023 PER LOT	CHANGE PER LOT FY23-FY24
PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64	\$1,882.64	\$0.00

⁽¹⁾Annual assessments that will appear on the November, 2023 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 10

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Harbor Community Development District (“**District**”) prior to June 15, 2023, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: July 11, 2023

HOUR: 5:30 p.m.

LOCATION: The Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558

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

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

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

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

PASSED AND ADOPTED ON MAY 9, 2023.

Attest:

**Heritage Harbor Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO FY 2024
REVENUE							
1	SPECIAL ASSESSMENTS - ON-ROLL	\$ 866,451	\$ 866,568	\$ 1,006,720	\$ 1,071,986	\$ 946,568	\$ (125,418)
2	RESTAURANT LEASE	24,000	48,674	19,200	61,632	61,632	-
3	INTEREST	898	1,890	3,488	1,000	1,000	-
4	MISCELLANEOUS	21	27,669	-	-	-	-
5	FUND BALANCE FORWARD	-	-	-	-	-	-
6	TOTAL REVENUE:	891,370	944,802	1,029,408	1,134,618	1,009,200	(125,418)
7							
8	EXPENDITURES						
9	ADMINISTRATIVE:						
10	SUPERVISORS' COMPENSATION	17,000	12,400	4,600	12,000	12,000	-
11	PAYROLL TAXES & SERVICE	3,712	1,016	424	2,129	2,129	-
12	ENGINEERING SERVICES	3,947	4,740	2,157	10,000	10,000	-
13	LEGAL SERVICES	66,196	28,417	10,241	30,000	30,000	-
14	DISTRICT MANAGEMENT	69,172	71,177	23,152	69,445	69,445	-
15	DISSEMINATION FEE			2,000	2,000	2,000	-
16	AUDITING SERVICES	6,000	6,200	-	6,200	6,200	-
17	POSTAGE & FREIGHT	24	125	83	1,500	1,500	-
18	INSURANCE (Liability, Property and Casualty)	19,429	15,843	16,064	17,396	20,005	2,609
19	PRINTING & BINDING	-	-	-	1,500	1,500	-
20	LEGAL ADVERTISING	6,132	765	61	1,200	1,200	-
21	MISC. (BANK FEES, BROCHURES & MISC)	637	2,132	564	1,500	1,500	-
22	WEBSITE HOSTING & MANAGEMENT	2,615	2,615	1,515	2,115	2,115	-
23	EMAIL HOSTING	-	-	200	1,500	1,500	-
24	OFFICE SUPPLIES	-	-	199	200	200	-
25	ANNUAL DISTRICT FILING FEE	175	175	175	175	175	-
26	ALLOCATION OF HOA SHARED EXPENDITURES	19,950	18,419	9,602	27,081	27,081	-
27	TRUSTEE FEE	4,041	6,398	2,155	4,041	4,041	-
28	SERIES 2018 BANK LOAN	-	-	-	329,422	-	(329,422)
29	SERIES 2021 BANK LOAN	-	-	-	17,170	150,807	133,637
30	RESTAURANT EXPENSES	45,652	48,039	16,894	50,644	50,644	-
31	STATE SALES TAX				4,314	4,314	-
32	ADMIN SERVICES	185					
33	TOTAL ADMINISTRATION	264,867	218,460	90,086	591,532	398,357	(193,176)
34							
35	FIELD OPERATIONS						
36	PAYROLL	33,383	50,092	21,659	55,406	58,322	2,916
37	FICA, TAXES & PAYROLL FEES	4,921	10,247	2,709	14,960	15,747	787
38	LIFE AND HEALTH INSURANCE	3,819	6,280	4,019	8,311	10,000	1,689

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO FY 2024
39	CONTRACT- GUARD SERVICES	66,635	58,071	19,403	60,000	75,000	15,000
40	CONTRACT-FOUNTAIN	1,680	1,085	-	-	-	-
41	CONTRACT-LANDSCAPE	136,800	137,320	49,760	150,480	150,480	-
42	CONTRACT-LAKE	35,732	32,755	11,911	36,000	40,000	4,000
43	CONTRACT-GATES	46,228	45,826	16,874	51,889	53,494	1,605
44	GATE - COMMUNICATIONS - TELEPHONE	4,530	3,754	1,746	4,440	5,200	760
45	UTILITY-GENERAL	83,160	90,946	24,851	80,500	95,000	14,500
46	R&M-GENERAL	7,473	4,309	317	3,000	5,000	2,000
47	R&M-GATE	-	-	215	3,000	5,000	2,000
48	R&M-OTHER LANDSCAPE	21,215	25,812	20,682	25,000	25,000	-
49	R&M-IRRIGATION	-	4,900	1,918	3,500	5,000	1,500
50	R&M-LAKE	-	-	-	-	-	-
51	R&M-MITIGATION	-	-	-	-	-	-
52	R&M-TREES AND TRIMMING	22,460	2,300	-	7,500	22,000	14,500
53	R&M-PARKS & FACILITIES	30	-	-	1,000	1,000	-
54	MISC-HOLIDAY DÉCOR	6,300	14,342	-	8,500	10,000	1,500
55	MISC-CONTINGENCY	3,516	20,355	2,300	29,600	28,600	(1,000)
56	RESTAURANT EXPENDITURES	-	-	-	-	-	-
57	CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	-	-
58	TOTAL FIELD OPERATIONS	477,883	508,393	178,364	543,086	604,843	61,757
59							
60	RENEWAL & REPLACEMENT RESERVE						
61	NEW RESERVE STUDY	-	-	-	-	6,000	6,000
62	RESERVE STUDY CONTRIBUTION - CDD (Moved to CRF)	-	36,392	-	-	-	-
63	RESERVE STUDY - HOA SHARED CONTRIBUTION (Moved to CRF)	21,900	20,075	-	-	-	-
64	TOTAL RENEWAL & REPLACEMENT RESERVE	21,900	56,467	-	-	6,000	6,000
65							
66	TOTAL EXPENDITURES	764,650	783,320	268,450	1,134,618	1,009,200	(125,418)
67							
68	EXCESS REVENUES OVER (UNDER) EXPEND.	126,720	161,482	760,958	-	-	-
69							
70	OTHER FINANCING SOURCES & USES						
71	TRANSFER IN (OUT)		(2,973)	(5,333)	(304,133)	-	304,133
72	NET CHANGE IN FUND BALANCE	126,720	158,508	755,625	(304,133)	-	304,133

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 23 - FY 24
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 113,700	239,119	\$ 125,419
3 INTEREST	100	100	-
4 TOTAL REVENUES	113,800	239,219	125,419
5			
6 EXPENDITURES			-
7 HOA RESERVE CONTRIBUTION	29,700	29,700	-
8 SITE RESERVE CONTRIBUTION	44,000	44,000	-
9 TBD - ASSESSMENT ADJUSTMENT		125,419	125,419
10 CAPITAL IMPROVEMENT PLAN	40,000	40,000	-
11 TOTAL EXPENDITURES	113,700	239,119	125,419
12			
13 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	100	100	-
14			
15 OTHER FINANCING SOURCES & USES			
16 TRANSFER IN (OUT)	304,133	-	(304,133)
17 NET CHANGE IN FUND BALANCE	304,133	-	(304,133)

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	FY 2024 BUDGETED AMOUNT	COMMENTS/SCOPE OF SERVICE
	ADMINISTRATIVE:			
1	Supervisors' Compensation		12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
2	Payroll Taxes & Service		2,129	As an employer, the District is required to pay this tax.
3	Engineering Services	Stantec	10,000	The District has engaged Stantec, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
4	Legal Services	Straley, Robin, Vericker	30,000	Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
5	District Management	DPFG	69,445	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on February 1, 2018, which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District Management Agreement in addition to the District Management
6	Dissemination Agent	DPFG	2,000	The District has an ongoing disclosure requirement until the debt is paid off.
7	Auditing Services	DiBartolmeo	6,200	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
8	Postage & Freight	CDD	1,500	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings.
9	Insurance (Liability, Property, Casualty)	Egis	20,005	The District obtains general liability, property, and public officials insurance.
10	Printing & Binding	CDD	1,500	Printing of District packages, mail printings and other special projects
11	Legal Advertising	Times Publishing	1,200	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
12	Miscellaneous (Bank Fees, , Misc)	Banking/Misc.	1,500	The District pays fees to various financial institutions for its bank accounts.
13	Website Hosting & Management	Innersync	2,115	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc,
14	EMAIL HOSTING	Vglobaltech	1,500	Vglobaltech - Waiting on Proposal, approximately \$1,200 annually for up to 10 email addresses
15	Office Supplies	Miscellaneous	200	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget.
16	Annual District Filing Fee	Department of Economic Opportunity	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
17	Allocation of HOA Shared Expenditures		27,081	Per District's agreement with the HOA, cost share of certain HOA expenses that benefit the District
18	TRUSTEE FEE		4,041	SERIES 2018 DEBT SERVICE (ends in 2024)
19	2018 BANK LOAN	Hancock Whitney	-	District pledge to re-pay series 2018 note - Matures in 2023
20	2021 BANK LOAN	Hancock Whitney	150,807	Interest only payments of \$8585 due November 2022 and May 2023. P&I payments start in 2024 when the 2018 note is paid off
21	RESTAURANT EXPENSES	Double Bogey's	50,644	Additional repair and replacement costs associated to the District's obligation to sublease the restaurant.
22	STATE SALES TAX	Double Bogey's	4,314	Estimated State Sales tax, due to revenue share from Double Bogey's sub lease
23	ADMINISTRATIVE TOTAL:		398,357	

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	VENDOR	FY 2024 BUDGETED AMOUNT	COMMENTS/SCOPE OF SERVICE
24				
25	FIELD:			
26	Payroll	Innovation	58,322.11	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA (80% CDD Share is GF & 20% is Restaurant Share)
27	FICA Taxes	Innovation	15,747.37	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
28	Life & Health Insurance	Innovation	10,000.00	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
29	Contract - Guard Services	Hillborough County Sheriff	75,000.00	The District has a contract with Hillsborough County Sheriff to provide rover and security services for the District. The HOA pays for 30% of the total of \$115,000.
30	Contract - Fountain Repairs & Maintenance	A-Quality Pool Service	-	The District terminated this agreement in 2022.
31	Contract - Landscape	Greenview Landscape & OLM	150,480.00	Monthly amount is \$10,400. OLM landscape inspection is \$1,000 monthly
32	Contract - Lake Maintenance	Steadfast Environmental	40,000.00	Steadfast manages 88 waterways with a minimum of 4 events monthly; providing algae and aquatic weed control as well as shoreline grass control. Additional services include the removal of normal size trash and debris items
33	Contract - Gate Security Monitoring	Envera	53,493.81	Contract provides for monitoring and database services (\$3,300 monthly) and repair and maintenance services (\$400 monthly). \$570/Qtr for East Gate Monitoring.
34	Gate Telephone Communications	Frontier	5,200.00	Contracts with Frontier provide for East (\$275 monthly) & West Gate (\$95 monthly) telephone/internet service. (includes estimates for taxes and surcharges)
35	Utility - General	TECO	95,000.00	Includes streetlight as well as water
36	R&M General		5,000.00	As needed
37	R&M Gate		5,000.00	
38	R&M Other Landscape	Greenview Landscape	25,000.00	Pursuant to the contract mulch is \$12,540 and Seasonal Plant Installation is \$21,700 annually
39	R&M Irrigation		5,000.00	The District will incur expenses for irrigation repairs and replacements.
40	R&M Lake		-	
41	R&M Mitigation		-	As needed
42	R&M Trees & Trimming		22,000.00	The District will incur expenses for tree pruning.
43	R&M Parks & Facilities		1,000.00	The District will incur expenses for parks and facilities.
44	MISC - Holiday Décor		10,000.00	The District will incur expenses for annual holiday light displays.
45	MISC - Contingency		28,600.00	
46	Total Restaurant Expenditure		-	Tish to review
47	FIELD TOTAL:		604,843.29	

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 & FY 2024
1 REVENUE						
2 GOLF COURSE REVENUES:						
3 GREEN FEES	1,006,526	\$ 1,112,745	\$ 438,539	\$ 1,013,175	\$ 1,276,148	\$ 262,973
4 RANGE FEES	77,902	85,179	28,748	62,500	85,200	22,700
5 HANDICAPS	60	-	-	1,000	1,000	-
6 INTEREST	-	-	-	100	100	-
7 TOTAL GOLF REVENUES	1,084,488	1,197,923	467,287	1,076,775	1,362,448	285,673
8						
9 PRO SHOP REVENUES:						
10 CLUB RENTALS	1,680	2,672	910	1,000	4,000	3,000
11 GOLF BALL SALES	25,419	32,150	12,044	22,800	28,000	5,200
12 GLOVES SALES	9,745	10,402	3,564	6,000	8,000	2,000
13 HEADWEAR SALES	2,370	3,813	1,012	3,000	3,000	-
14 LADIE'S WEAR SALES	-	200	25	100	100	-
15 MEN'S WEAR SALES	1,690	1,909	430	1,500	1,500	-
16 CONCESSION SALES	-	21,328	-	-	20,000	20,000
17 MISCELLANEOUS	4,379	5,241	7,744	2,000	1,000	(1,000)
18 TOTAL PRO SHOP REVENUES	45,283	77,715	25,729	36,400	65,600	29,200
19						
20 TOTAL OPERATING REVENUE:	1,129,771	1,275,638	493,016	1,113,175	1,428,048	314,873
21						
22 COST OF GOODS SOLD						
23 GOLF BALL	14,482	11,849	7,347	12,500	13,000	500
24 GLOVES	3,043	4,749	1,307	3,500	3,500	-
25 HEADWEAR	5,078	1,665	1,521	1,300	1,300	-
26 LADIE'S WEAR	(1,176)	36	-	50	50	-
27 MEN'S WEAR	(1,403)	743	-	1,000	1,000	-
28 SHOES/SOCKS	(273)	30	-	-	-	-
29 MISCELLANEOUS	1,927	5,132	3,158	1,000	5,500	4,500
30 TOTAL COST OF GOODS SOLD	21,678	24,205	13,333	19,350	24,350	5,000
31						
32 GROSS PROFIT	1,108,092	1,251,433	479,683	1,093,825	1,403,698	309,873

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 & FY 2024
33						
34	EXPENSES					
35	GOLF COURSE:					
36	292,617	300,148	108,922	297,825	407,825	110,000
37	2,300	500	5,077	5,000	6,000	1,000
38	39,111	38,038	14,283	44,674	49,638	4,964
39	18,833	26,166	11,964	31,680	35,200	3,520
40	-	-	-	-	-	-
41	5,373	2,866	1,627	4,880	4,880	-
42	599	721	120	800	1,000	200
43	3,390	2,878	1,107	3,600	3,600	-
44	158	-	-	200	200	-
45	8,808	12,262	2,768	20,141	22,000	1,859
46	5,665	3,775	2,824	6,235	7,000	765
47	7,247	4,337	2,451	7,616	7,616	-
48	38,929	43,509	14,348	34,996	80,000	45,004
49	1,525	750	625	1,500	1,600	100
50	37,381	44,761	50,996	52,568	55,000	2,432
51	-	-	378	500	1,000	500
52	12,905	25,780	6,507	17,000	20,000	3,000
53	43,894	22,904	882	42,000	65,000	23,000
54	1,871	6,170	354	5,000	8,000	3,000
55	11,702	1,300	755	4,000	6,000	2,000
56	4,686	5,138	-	11,000	11,000	-
57	-	14,641	-	2,100	2,100	-
58	2,587	1,214	180	600	600	-
59	14,837	381	1,002	7,000	7,000	-
60	17,047	22,299	5,850	25,000	29,000	4,000
61	17,259	17,972	8,720	33,000	55,000	22,000
62	-	140	-	1,750	2,000	250
63	-	183	-	3,000	8,000	5,000
64	5,574	7,633	366	3,400	9,000	5,600

HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 YTD (10/1/22-1/31/23)	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 & FY 2024
65 SUPPLIES - SEEDS	5,361	10,187	1,100	6,500	15,000	8,500
66 ALLOCATION OF HOA SHARED EXPENDITURES	587	579	281	969	969	-
67 RESERVE	2,711	2,100		12,000	12,000	-
68 GOLF COURSE TOTAL	602,958	619,330	243,487	686,534	933,228	246,694
69						
70 PRO SHOP:						
71 PAYROLL- HOURLY	137,713	169,782	65,738	181,993	225,000	43,007
72 BONUS	-	-	4,754	2,500	4,000	1,500
73 FICA TAXES & ADMINISTRATIVE	21,086	33,715	9,323	27,299	34,000	6,701
74 LIFE AND HEALTH INSURANCE	12,929	12,071	5,656	18,700	27,000	8,300
75 ACCOUNTING SERVICES	2,508	-	1,627	4,880	4,880	-
76 CONTRACT-SECURITY ALARMS	299	-	239	2,157	2,157	-
77 POSTAGE AND FREIGHT	-	-	-	250	250	-
78 ELECTRICITY	9,272	8,589	1,932	9,660	11,000	1,340
79 LEASE-CARTS	83,355	86,325	30,890	92,669	95,000	2,331
80 R&M-GENERAL	-	-	2,470	3,000	5,000	2,000
81 R&M-RANGE	-	2,873	8,775	8,000	6,000	(2,000)
82 ADVERTISING	6,049	8,276	2,200	7,500	7,000	(500)
83 MISC-BANK CHARGES	24,376	28,748	9,735	26,000	26,000	-
84 MISC-CABLE TV EXPENSES	348	-	110	1,680	1,680	-
85 MISC-PROPERTY TAXES	-	-		5,500	5,500	-
86 MISC-HANDICAP FEES	708	-		500	500	-
87 OFFICE SUPPLIES	1,112	1,501		1,200	1,200	-
88 COMPUTER EXPENSE	1,551	850	995	2,000	2,000	-
89 OP SUPPLIES - GENERAL	1,344	1,716	174	2,000	2,500	500
90 SUPPLIES - SCORECARDS	400	-		1,000	1,000	-
91 CONTINGENCY	300	1,844	40	2,000	2,000	-
92 ALLOCATION OF HOA SHARED EXPENDITURES	11,920	6,141	2,995	6,804	6,804	-
93 RESERVE CONTRIBUTION - GOLF	71,716	-		-	-	-
94 PRO SHOP TOTAL	386,985	362,430	147,653	407,291	470,471	63,180
95						
96 TOTAL EXPENSES	989,943	981,760	391,139	1,093,825	1,403,698	309,873

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2021 BANK LOAN (PRELIMINARY SCHEUDLE)**

Period Ending	Principal	Coupon	Interest	Assessment	Annual Assessment	Amount Outstanding
						425,000
5/1/2022		4.040%	8,585	8,585		425,000
11/1/2022		4.040%	8,585	8,585	17,170	425,000
5/1/2023		4.040%	8,585	8,585		425,000
11/1/2023		4.040%	8,585	8,585	17,170	425,000
5/1/2024	136,000	4.040%	8,585	144,585		289,000
11/1/2024		4.040%	5,838	5,838	150,423	289,000
5/1/2025	142,000	4.040%	5,838	147,838		147,000
11/1/2025		4.040%	2,969	2,969	150,807	147,000
5/1/2026	147,000	4.040%	2,969	149,969		-
11/1/2026		4.040%	-	-	149,969	-
Total	\$ 425,000		\$ 60,539	\$ 485,539	\$ 485,539	

**HERITAGE HARBOR CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

GENERAL FUND (O&M) BUDGET	\$946,568.08	CAPITAL RESERVE FUND (CRF)	\$239,118.60
COUNTY COLLECTION COSTS	\$20,139.75	COUNTY COLLECTION COSTS	\$5,087.63
EARLY PAYMENT DISCOUNT	\$40,279.49	EARLY PAYMENT DISCOUNT	\$10,175.26
GROSS O&M ASSESSMENT	<u>\$1,006,987.32</u>	GROSS CRF ASSESSMENT	<u>\$254,381.49</u>

	UNITS ASSESSED	ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	ERU FACTOR	TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
PLATTED LOT	670	1.00	670.00	\$1,006,987.32	\$1,502.97	1.00	670.00	\$254,381.49	\$379.67

	PER UNIT ANNUAL ASSESSMENT				
	O&M PER LOT	CRF PER LOT	FY 2024 ASSMT. PER UNIT ⁽¹⁾	FY 2023 PER LOT	CHANGE PER LOT FY23-FY24
PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64	\$1,882.64	\$0.00

⁽¹⁾Annual assessments that will appear on the November, 2023 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 11



Q-14528

2101 Cantu Court, Sarasota FL 34232
300 Technology Park, Lake Mary FL 32746
7037-37 Commonwealth Avenue, Jacksonville FL 32220

Date: April 6, 2023
Expires: April 22, 2023

Prepared For:
Marty Ford
Golf Course Superintendent
Heritage Harbor Golf and Country Club
19502 Heritage Harbor Parkway
Lutz, FL 33558

Ship To:
HERITAGE HARBOR GOLF CLUB
19650 HERITAGE HARBOR PARKWAY
LUTZ, FL 33558-9743

Quotation Summary

State Contract Number: 25101900-21-STC

Qty	Model No	Description	Unit Price	Extended Price	Finance Term	Approx Mth Pymt
2	04358	Toro Greenmaster 3150-Q	\$42,734.48	\$85,468.96	48 FMV<900	\$1,736.73
1	03954	Reelmaster 5510-D	\$83,939.88	\$83,939.88	48 FMV<900	\$1,705.66
1	41188	Toro Multi Pro 1750	\$44,374.90	\$44,374.90	48 FMV<900	\$901.70
2	47763034001	Carryall 502 Lithium Ion	\$18,175.00	\$36,350.00	60 CSC	\$730.27
1	39.51215	Ventrac 4520Z Kubota 32HP Gas 3LC	\$34,522.09	\$34,522.09	60 CSC	\$693.55
1	39.51215.ACC	Contour Mower for KN, 4520Z Kubota	\$10,108.00	\$10,108.00	60 CSC	\$203.07
1	39.51215.ACC	Boom Sickle Mower for KN, 4520Z Kubota	\$21,249.79	\$21,249.79	60 CSC	\$426.91
1	39.51215.ACC	Stump Grinder for KN, 4520Z Kubota	\$5,648.10	\$5,648.10	60 CSC	\$113.47

All Financing Provided by: Llanco Finance

Total Approximate Payments: \$6,511.35

Finance Term	Equipment Total	Sales Tax	Total w/Applicable Tax*	Approx Mth Pymt
60 CSC	\$107,877.98	\$0.00	\$107,877.98	\$2,167.27
FMV<900	\$213,783.74	\$0.00	\$213,783.74	\$4,344.09
Grand Total	\$321,661.72	\$0.00	\$321,661.72	\$6,511.35

A \$ 250.00 Documentation Fee will be included with the first payment.

Please note: All lease payments are approximate and subject to credit approval. First payment in advance. Estimated lease payments are subject to financial conditions at the time of lease commencement. Wesco Turf is not responsible for any fluctuations in lease rates resulting in higher payments. **FMV monthly lease payment quoted does not include any applicable state and local sales taxes or property taxes. All CSC payments are calculated with state and county surtax. CSC payment quoted does not include any applicable personal property taxes.**



Q-14528

2101 Cantu Court, Sarasota FL 34232
 300 Technology Park, Lake Mary FL 32746
 7037-37 Commonwealth Avenue, Jacksonville FL 32220

Date: April 6, 2023
 Expires: April 22, 2023

Detailed Equipment Specifications

Total Units	Qty	Model No.	Description	Finance Term	Unit Price	Extended Price
2	1	04358	Toro Greenmaster 3150-Q	48 FMV<900	\$42,734.48	\$85,468.96
	3	04654	11 Blade Cutting Unit			
	3	04255	Narrow Wiehle Roller Each			
	1	04554	Light Kit - LED			
	1	139-8580	KIT-LIGHT FRONT MOUNT			
1	1	03954	Reelmaster 5510-D	48 FMV<900	\$83,939.88	\$83,939.88
	5	03641	22 Inch 7-Inch, 11-Blade (Fsr) Forward Swept Reel Edgeseries			
	1	03405	7 in Weight for CUs w/o Attachments Set of 5			
1	1	41188	Toro Multi Pro 1750	48 FMV<900	\$44,374.90	\$44,374.90
	11	120-0710	Gray .6 GPM Turbo Air Induction Nozzle			
	11	120-0712	Blue 1.0 GPM Turbo Air Induction Nozzle			
	11	120-8570	Cap and Gasket for AI Turbo TwinJet			
	11	121-5062	Cap and Gasket for AI Turbo TwinJet			
	1	41249	Foam Marker Kit			
	1	136-0457	Foam Marker Finish Kit, MP1750			
2	1	47763034001	Carryall 502 Lithium Ion	60 CSC	\$18,175.00	\$36,350.00
	1	47770513001	On-Board Hi-Freq 650W Charger			
	1	47656552001	Dark Green Cowl			
	1	105064203	Gray Seat			
	1	105122102	Cargo Box with Tailgate Tether CA502			
	1	47664579001	Halogen Headlights			
	1	47785056001	Standard duty 7kWh Lithium Battery			
	1	101972901	Heavy Duty Trailer Hitch			
	1	47650426001	White Canopy			
	1	47610630001	Strut Kit			
1	1	39.51215	Ventrac 4520Z Kubota 32HP Gas 3LC	60 CSC	\$34,522.09	\$34,522.09
	1	70.4067	Ventrac 4500 Series Dual Wheel Kit - All Terrain Tires			
	1	47.0497	Kit, Arm Rest Deluxe Seat			
	1	70.4140	Slope Indicator Kit			
	1	VSETUP	Ventrac Setup Fee			
	1	VDELIVERY	Ventrac Delivery Fee			
	1	VFREIGHT	Ventrac Freight Charge			
1	1	39.51215.ACC	Accessories for KN, 4520Z Kubota WG972-GL	60 CSC	\$10,108.00	\$10,108.00
	1	39.55160	Ventrac MJ840 4500 Series 84" Contour Mower			
	1	VSETUP	Ventrac Setup Fee			
	1	VDELIVERY	Ventrac Delivery Fee			
	1	VFREIGHT	Ventrac Freight Charge			
1	1	39.51215.ACC	Accessories for KN, 4520Z Kubota WG972-GL	60 CSC	\$21,249.79	\$21,249.79
	1	39.55170	Ventrac MA900 4500 Series Boom Sickle Mower			
	4	47.0115	42 lb Suitcase Weight, Each			
	1	70.4161	Kit, 12V Switch & Plug Front 4500/4520			
	1	70.4164	Kit, Hydraulic Front Dual Valve 4500/4520			
	1	23.0212	Service Kit, 4 Pos Spool			
	1	VSETUP	Ventrac Setup Fee			
	1	VDELIVERY	Ventrac Delivery Fee			
	1	VFREIGHT	Ventrac Freight Charge			

1	1	39.51215.ACC	Accessories for KN, 4520Z Kubota WG972-GL	60 CSC	\$5,648.10	\$5,648.10
	1	39.55301	KC, KC220 Stump Grinder			
	1	VSETUP	Ventrac Setup Fee			
	1	VDELIVERY	Ventrac Delivery Fee			
	1	VFREIGHT	Ventrac Freight Charge			

Equipment Summary:

Toro Commercial:	\$213,783.74
Ventrac:	\$71,527.98
Club Car:	\$36,350.00
<hr/>	
Equipment Total:	\$321,661.72
Sales Tax:	\$0.00
Grand Total:	\$321,661.72

Warranty

The above quote meets or exceeds ANSI Safety Specification— excludes Pre-Owned Equipment. Toro Commercial Equipment carries a two-year or 1500 hour warranty. All new Ventrac tractors and attachments are covered by Ventrac's V-Plus Warranty. Two year commercial limited warranty with unlimited hours. Club Car carries a four-year battery, three-year/three-thousand hour powertrain and two-year bumper to bumper limited warranty on most vehicles.

The undersigned hereby orders from Wesco Turf the equipment detailed in this quotation. This order is subject to our ability to obtain such equipment from the manufacturer and Wesco Turf shall be under no liability if delivery of the equipment is delayed or prevented due to labor disturbances, transportation difficulties, or for any reason beyond our control. The price indicated is subject to your receipt of the Equipment prior to any change in price by the manufacturer.

Please indicate your acceptance of this quote as an order by signing below and returning via email to rob.beatenhead@wescoturf.com or fax 941.487.6889. Time of delivery may vary; please check when placing order.

Signed: _____

Name: _____

Date: _____

Thank you for considering Wesco Turf, Inc. for your equipment needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Rob Beatenhead

Commercial Golf Territory Manager

(941) 915-7867, rob.beatenhead@wescoturf.com

EXHIBIT 12



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Heritage Harbor	1655

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager



EXHIBIT 13

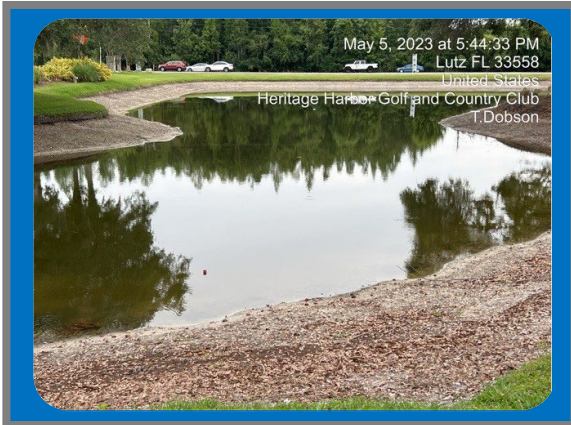


Heritage Harbor CDD Field Operations Report

May 2023

Aquatics

Pond Management: Minimal signs of new subsurface and surface algae growth as Steadfast is aggressively treating the algae. Th exposed pond banks offered up a great opportunity to remove debris and decaying vegetation. Routine maintenance and monitoring of the ponds for algae outbreaks will continue during the drought.





Heritage Harbor CDD Field Operations Report

Routine Maintenance

Bed Maintenance: The landscape beds are being managed well. Excellent control of weeds throughout the community, along with the removal of leaf drop. The ornamental grasses, shrubs, ground cover all have deep rich color and well defined offering a well maintenance appearance. The beds near the front monument are maturing and filling in since the enhancement.



May 5, 2023 at 6:32:14 PM
Heritage Harbor Pkwy
Lutz FL 33558
United States
T.Dobson



May 5, 2023 at 4:56:12 AM
Lutz FL 33558
United States
Heritage Harbor Golf and Country Club
T.Dobson



May 5, 2023 at 6:13:48 PM
19502 Heritage Harbor Pkwy
Lutz FL 33558
United States
Heritage Harbor Golf and Country Club
T.Dobson



May 6, 2023 at 11:29:20 AM
15932 Fishermans Bend I
Lutz FL 33558
United States
T.Dobson



May 6, 2023 at 11:36:22 AM
Lutz FL 33558
United States
Heritage Harbor Golf and Country Club
T.Dobson





Heritage Harbor CDD Field Operations Report

Landscape Maintenance

Mowing: The turf is neatly mowed with good edging. The density and color of the turf is bouncing back after the recent rain events.

Hedge Lines: The hedge lines continue to fill in with new growth, despite sparse rain events. No visible signs of stress or insect issues. The beds are weed free.



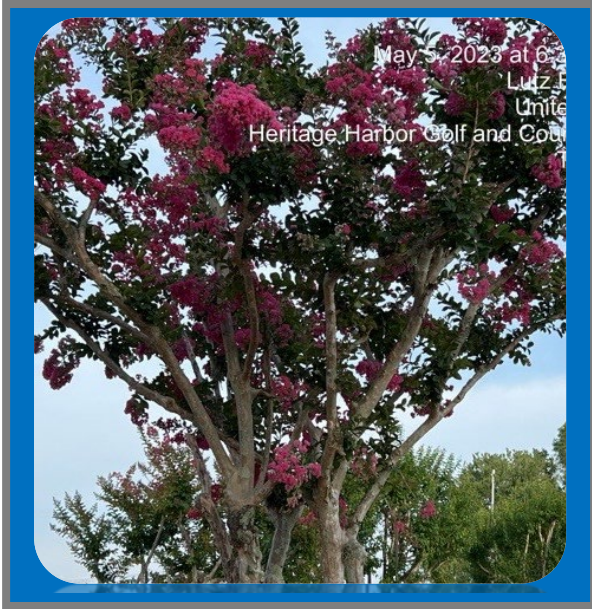


Heritage Harbor CDD Field Operations Report

Landscape Maintenance (Continued)

Crape Myrtles: All the Crepe Myrtles are blossoming with new growth and flowers after the hard cutback.

Spring Annuals: The Spring annual rotation is thick and lush with plenty of eye-popping color. The beds are weed free, and the plants were densely planted to assist with weed control.





Heritage Harbor CDD Field Operations Report

Observations

Heritage Harbor Parkway Fence: Damaged fence was reported to Maintenance for repair.
Erosion: Pond bank erosion on the pond behind the clubhouse is underway. The team has not experienced any issues along the way.
Cart Path Restrooms: Repairs are ongoing with the most recent repair to the windows was completed.
Golf Course Irrigation Pond: The well continues to produce an adequate amount of water.





Heritage Harbor CDD District Manager Report

May 2023

Budget: Met and conferenced with Supervisor Jeff Witt to draft the FY 2023-2024 budget. Budget will be completed and ready for the May meeting.

Cart Path Restroom Facilities: We are waiting on the doors and a few fixtures to complete the project.

Chemical Building: Egis asked Tonja for her recommendation. Waiting for the recommendation.

Entry Gate/Barrier Arm: Continual issues with residents hitting the barrier arm. **New signage is on back order.**

Fishing in the Ponds: A few incidents were reported and managed by the Deputies.

Golf Cart Issues (Community): Very few issues reported this month. The Hillsborough County Deputies dealt with the frequent offender.

Golf Course Drainage: AAA drainage is working through each section of the project. The owner will assess the repairs once the project is complete and the work is under warranty for 10 years, if any issues develop.

Golf Course Golf Cart Incident: A customer driving erratically tipped over a golf cart on the course. The customer claimed the golf cart tipped over abruptly. The incident was reported to the Sheriff's Dept.; however, the Deputy did not file a report. The incident was reported to the District's insurance carrier. The golf cart was assessed with mentionable mechanical issues.

Golf Course Employee Hiring: Hiring is in progress.

Golf Course Irrigation Well: Functioning as designed with no issues to report.

Greenview Landscape: Removed several large tree branches that fell during the most recent rain events.

Pond Debris/Trash: Steadfast was dispatched to remove trash along the embankments.

South Pasco Wellfield Fencing Project: The fence project around the well fields will begin mid-June.





K.L. SECURITY

Prepared By:
 James Morrow
 765-463-7972
james.morrow@klsecurity.com

Lead time is approximately 13-14 weeks. 50% down and remaining 50% to be paid upon completion. State sales tax may apply if not tax exempt.

Prepared For:
 Paul Shortway
 (heritageharbormaintenance@verizon.net)
 813-909-4336
 Heritage Harbor Golf

Quote#: 230221.104709 (sent)
Date: 2023-02-21
Expires: 2023-02-28
Quote Type: PREFERRED
[New Quote \(click here\)](#)

ITEM NUMBER	ITEM DESCRIPTION	QTY	PRICE	EXTENDED
Group: Delivery Options				
Freight Costs	All applicable freight charges - Freight Rates are valid for 7 Days and subject to change.	1	\$3,428.00	\$3,428.00
			Group Total: \$3,428.00	
Group: Custom Build				
OP-100A Load Center	12 SPACE 100A Main Breaker NEMA 3R	1	\$190.00	\$190.00
OP-Hurricane PKG - 16-48	OP-Hurricane PKG -16-48	1	\$1,998.00	\$1,998.00
OP0020	OP0020 200 CFM Non-Explosion Proof Industrial Exhaust System (ORD)	1	\$1,225.00	\$1,225.00
OP0031-24	OP0031-24 Primer Coat for Saltwater for B/AG2400	1	\$566.00	\$566.00
OP0071-5068-3HR- 75PSF MORTISE	OP0071-5068-3HR-75PSF MORTISE	1	\$8,781.00	\$8,781.00

5068 KD 3 Hour Fire, 75PSF Hurricane Door and

Frame With Fire Rated Mortise Lock.

(ORD)

Group Total: \$12,760.00

Group: Securall Flammable Storage

BLAG2400

Agri-Chemical Storage Building
8'4"H x 14'W x 8'D
BLAG2400 (WHITE)

1 \$20,324.00 \$20,324.00

Agri-Chemical Storage Building

8'4"H x 14'W x 8'D

Includes One 60"W x 80"H Double Door with 36"

Active Leaf

Sump Capacity: 393 gallons

Weight: 7,194 lbs


Group Total: \$20,324.00

Total: \$36,512.00

You can trust us to do the job for you.

Notes:

It is the responsibility of the buying authority to confirm all prices with K.L. Security Enterprises, Inc. before ordering. All containers are sold Open Market.



CALL TO QUALIFY! ADDITIONAL DISCOUNTS TODAY when you bundle NSA/CSS 02-01 Paper Shredders with your purchase.

TOLL FREE
1-866-867-0306

GET YOUR **FREE** CATALOG!

[CLICK HERE](#)

For sales information, contact:

Contact Travis Easter
E-Mail teaster@klsecurity.com
(O) 1-866-867-0306

Contact Roxie Contreras
E-Mail rcontreras@klsecurity.com
(O) 765-463-7972

Company Information:

Company K. L. Security Enterprises, Inc.
Address 1100 N 9th St
Lafayette, IN 47904
Website www.klsecurity.com

Notes: PO Box 3073
West Lafayette, IN 47906
Place your order today by calling 765-463-7972

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We reserve the right to recall this quote via e-mail notification.
Pricing powered by EchoQuote.io



PO Box 1579 Manchester MA 01944 Ph. 978-857-0569

Hazmat Building Condition Report

Date of Inspection: 3/3/2022

Project: Hazmat storage shed assessment

Location: Heritage Harbor Golf, Lutz FL

Prepared by Stephen Lauber, Safety Strategy Inc.

Purpose:

To provide an inspection of the Hazardous material storage building used as satellite storage of Hazardous Materials at this location. The inspection is to assess the condition of the unit, it's structural integrity and adherence to current applicable codes. Assess the possibility of repair.

Observations:

The prefab unit was originally constructed by Safety Storage, Inc. in Charleston IL in March of 2002. The Building is equipped with lights and mechanical ventilation. Secondary containment is provided by means of an integrated sump. It is set on a concrete slab, free standing , approximately 60 ft. from an existing building.

The exterior of the building shows surface rust areas on all sides.

Two external stiffeners are corroded and structurally compromised

Door leafs are corroded inside and outside,

Conclusions:

- 1) The structural integrity of the unit is compromised because the structural members are corroded.
- 2) The wall system and structural member damage is extensive and will not provide the blast resistance design pressure of 100 PSF.
- 3) The design of the unit will not meet current codes for wind load, anchoring or necessary equipment for the storage of flammable materials. It lacks a fire suppression system.
- 4) Due to the compromised condition of the unit, it should be de-commissioned as it represents significant risk to the owner.
- 5) The damage is extensive enough that it cannot be repaired to industry safety standards.



Safety Storage, Inc.
855 N. 5th Street
Charleston, IL 61920
Phone: (888) 345-4470
Fax: (217) 345-4428
<http://www.safetystorage.com>

Heritage Harbor Golf
Paul Shortway

19650 Heritage Harbor Parkway

Lutz, FL 33558

Quote Date: 3/3/2022
Quote Name: Heritage Harbor Golf
Quote Number: Q446235815

Dear Mr. Shortway:

Safety Storage, Inc., on behalf of its representative, is pleased to submit the following quotation for the manufacture of Safety Storage Product(s) specially configured per your request. The specifications for this product are attached for your review. The following quotation will be honored for a period of thirty (30) days from the date of this quote.

All applicable sales taxes are the responsibility of the customer; these taxes are not included in the price quoted. Applicable sales tax must be added to the purchase order. If tax exempt, please supply a copy of your Tax Exempt Certificate with your purchase order.

Due to unpredictable price increases we are currently experiencing in building components and materials, confirm the current purchase price before issuing any Purchase Orders.

Quote Items

1.00 12L x 8W x 9H "S" Series Storage Building
Nominal Ext. Dimensions 12'L X 8'W X 9'H (Optional items not included)
Includes 1 Door(s) 60 In. W X 80 In. H
Approx. Lbs. with Options: 6710
Sump Capacity (Gal): 304

12.00 8'W FS/S Model - High Velocity Hurricane Zone Wind Load Upgrade (Per Linear Ft)

-1.00 Door, Double, 60"W x 80"H, 3HR Fire-Rated

1.00 Door, Double, 60"W x 80"H, 1-1/2HR Fire-Rated (\pm 70 psf windstorm rating)

20.00 Shelving with Standards, Stainless Steel (Adjustable, 16"D) (Per Linear Ft.)

40.00 Shelving Additional W/O Standards, Stainless Steel (Adjustable, 16"D) (Per Linear Ft.)

1.00 Exhaust Ventilation, Exterior Low Mount (Explosion Proof) (Class I, Division 1 Groups C&D) with Snap-Type Switch (Non Explosion-Proof)

1.00 Heat Sensor - Exhaust Shutdown (Explosion-Proof) (Class I, Division 1 Groups C&D)

1.00 Interior LED Low Profile Lighting Fixture, 20W (Class I, Division 2 Groups A-D) with Exterior Light Switch (Non Explosion-Proof)

1.00 Additional Interior LED Low Profile Lighting Fixture, 20W (Class I, Division 2 Groups A-D) (Does not include switch)

1.00 Receptacle, 120V (Single Gang) While-In-Use Weather Cover (Non-Explosion-Proof)

1.00 Load Center, Single Phase (Nema 3R)

96.00 Florida Roof Coat, Required in Hurricane Zone (Per Sq. Ft)

#####

Quoted Items Price

43,858.26

Configuration Notes

- S1 Occupancy for storage only under exempt qtys
- Class I Div 2 Interior / General Purpose Exterior
- Fire suppression, if required, to be supplied and installed on site by others
- Emergency Local Alarm, if required, to be supplied and installed on site by others
- Panic Exit Device, if required, to be supplied and installed on site by others

Lead Time: 12 to 14 weeks after approval. Allow up to 5 days for Delivery. This is an estimate only; lead time affected by project complexity and production backlog at the time of order. Delivery time varies depending on location and season.

Delivery Terms are F.O.B. Origin – Prepaid & Added to Invoice. Freight charges, if included in this quote, are estimated charges only. Actual charges will be determined at time of shipment. Please indicate shipping preference on your purchase order.

Please issue and mail your purchase order directly to:

Safety Storage Inc
Bank of Ann Arbor
P.O. Box 7484
Ann Arbor, MI 48106

A copy of the purchase order may be emailed to:
sales@safetystorage.com

A copy of the purchase order may be faxed to:
(217) 345-4428

If you should have any questions regarding this quotation, please do not hesitate to contact Sales Representative:

Stephen Lauber
(877) 265-8820

stevel@safetystategyinc.com

Thank you for your interest in Safety Storage products. We look forward to working with you on the successful completion of this project.

Sincerely,

Lauren Wilcoxen
Sales and Marketing Manager
Safety Storage, Inc.
855 N 5th Street
Charleston, IL 61920
Phone: 217-345-4422
Fax: 217-345-4475

“S” Series

- A free-standing, relocatable chemical storage and containment structure. The structure includes the following components for storage of flammable or combustible liquids and other hazardous materials.

STANDARD FEATURES:

- Factory Mutual System (“FM”) Approved & Labeled.
- Exterior Wall Construction: Weatherproof unitized noncombustible steel construction fabricated from welded & corrosion-protected structural & heavy gauge steel sheets for maximum durability, weather resistance & rigidity
- Roof/Ceiling Construction: Weatherproof unitized noncombustible steel construction, fabricated from continuously welded heavy gauge steel roof sheets for maximum durability, weather resistance & rigidity. Roof/ceiling assembly permanently attached to exterior walls.
- 60”W x 80”H, steel double door(s) located on front wall of building. Active door leaf (36”W x 80”H) is equipped with an exterior UL Listed keyed security lock, and passive door (24”W x 80”H) is equipped with manually operated top and bottom UL Listed surface bolts. Both door leafs equipped with hold open door latches.
- Screened Air Vent(s): Air inlet vent(s) equipped with louvers and screens. The vent openings are arranged to provide air movement and prevent accumulation of hazardous vapors.
- Building Base: Open channel construction for forklift and/or crane slings and under building inspections with asphaltic-based, tack-free, flexible base undercoating for superior rust and corrosion protection.
- Internal Spill Containment Capacity: Minimum 30% of total storage capacity. Surpasses regulatory and Factory Mutual requirements for spill containment.
- Interior Finish: High solids, chemical-resistant epoxy undercoat with a heat reflective white aliphatic polyurethane topcoat.
- Exterior Finish: High solids, chemical-resistant epoxy undercoat with a heat reflective white aliphatic polyurethane topcoat.
- Four (4) Hold-down Brackets (structural steel angles) for bolting to purchaser’s foundation for seismic and wind load anchoring.
- Static Grounding System: One (1) exterior grounding connection, one (1) 10-foot long 5/8” diameter copper-clad steel grounding rod, one (1) #4AWG copper conductor, and grounding lug(s).
- Signage: D.O.T. hazard classification placard with rust-proof aluminum holder & stainless steel clips; and pressure sensitive NFPA 704 Hazard Rating Sign(s).

DESIGN LOADS:

- Roof Snow Load: 40 psf
- Wind Load: 110 mph, Exposure C
- Floor Live Load: 500 psf
- Seismic Condition: Zone 4 or Performance Category E

High Velocity Hurricane Zone Wind Load Upgrade

- Structural Upgrade to meet wind load requirements above SSI's standard design

Door, Double, 60”W x 80”H, 3HR Fire-Rated

- UL Classified and Labeled, 3-hour fire-rated swinging type doors (One 36”W x 80”H Active Leaf and One 24”W x 80”H Inactive Leaf). Door frame and hardware are UL Listed & Labeled. Door equipped with a UL Listed self-closer, rain guard and an exterior UL Listed keyed security lock.

Door, Double, 60”W x 80”H, 1-1/2HR Fire-Rated (± 70 psf windstorm rating)

- UL Classified and Labeled, 1-1/2 hour fire-rated swinging type door (60”W x 80”H). Door frame and hardware are UL Listed & Labeled. Door equipped with a UL Listed self-closer, rain guard and an exterior UL Listed keyed security lock on active leaf. (± 70 psf rating with third party approval for use in high velocity hurricane zones)

Shelving, Stainless Steel (Adjustable, 16”D) (Per Linear Ft.)

- Corrosion-resistant stainless steel adjustable shelving with clear zinc-coated supporting standards and brackets. Each shelf is 16” deep with a 1” lip on its front, back and side edges for secondary spill containment. Each shelf will support a uniformly distributed load of 80 psf.

Additional Shelving, Stainless Steel (Adjustable, 16"D) (Per Linear Ft.)

- Additional Corrosion-resistant stainless steel adjustable shelving and brackets (supporting standards not included). Each shelf is 16" deep with a 1" lip on its front, back and side edges for secondary spill containment. Each shelf will support a uniformly distributed load of 80 psf.

Exhaust Ventilation, Exterior Low Mount (Explosion Proof) (Class I, Division 1 Groups C&D) with Snap-Type Switch (Non Explosion-Proof)

- Consists of a UL Listed totally enclosed (Class I, Division 1 Groups C&D) motor (60 Hz, 1-Phase) housed inside an exterior end wall enclosure. Non-static & non-sparking 12" diameter fan blade to preclude the ignition of hazardous vapors. Exterior exhaust fan housing constructed of heavy gauge steel, with an exterior polyurethane finish for maximum chemical & corrosion resistance. Interior exhaust vent located within 12" of the floor for the extraction of heavier-than-air vapors. Exterior exhaust fan port opening protected with a UL Classified fire damper having a 3-hour fire protection rating. Fire damper has a galvanized steel frame, curtain-type galvanized steel blades, and a UL Listed 165°F fusible link. Exterior exhaust port equipped with shutter assembly. Equipped with an exterior UL Listed Non Explosion-Proof fan switch (snap type) suitable for outdoor locations. Automatic system shutdown if fire occurs.

Heat Sensor - Exhaust Shutdown (Explosion-Proof) (Class I, Division 1 Groups C&D)

- This is required when dry chemical fire suppression system is absent. In case of fire the heat sensor will shut off at 194°F, thus disabling power to the exhaust system.

Interior LED Low Profile Lighting Fixture, 20W (Class I, Division 2 Groups A-D) with Exterior Light Switch (Non Explosion-Proof)

- Interior ETL/CETL-Listed (Class I, Division 2 Groups A-D) LED low profile light fixture with one 20W lamp and an exterior UL Listed Non Explosion-Proof light switch (snap type) suitable for outdoor locations.

Additional Interior LED Low Profile Lighting Fixture, 20W (Class I, Division 2 Groups A-D)(switch not included)

- Additional Interior ETL/CETL-Listed (Class I, Division 2 Groups A-D) LED low profile light fixture with one 20W lamp.

Receptacle, 120V (Single Gang) While-In-Use Weather Cover (Non-Explosion-Proof)

- UL/CSA Listed Non Explosion-Proof Single (Single Gang) Receptacle (20A, 120V) with while-in-use weather cover. Accommodates 1 or 2 electrical appliances.

Load Center, Single Phase (Nema 3R)

- UL Listed, 208/120V or 240/120V, single-phase load center (NEMA 3R) with circuit breaker(s) and main breaker.

Florida Roof Coat (Required in Hurricane Zones)

- Acrylic Elastomeric roof coating, white, reflects 90% of infra-red heat and UV rays with a solar reflectance of 0.88/0.84 after 3 years (Required in Hurricane Zones)

Corporate Profile

Safety Storage, Inc.

From its start, Safety Storage, Inc. has been *the* industry leader designing high quality, cost-effective secondary containment Hazmat storage and compaction products meeting the latest compliance codes for the handling, use, containment and compaction of hazardous materials.

In **1982**, seeing rapidly expanding federal, state and local regulations and changing building, fire and environmental codes, SSI responded with the industry's *first* pre-engineered, pre-fabricated, factory-built, non-combustible hazardous material storage unit.

In **1999** SSI merged with Haz-Stor. The combined company offers the widest variety of pre-engineered secondary containment *lockers* and customized *buildings* available for use in and around an existing factory.

Between those major milestones, SSI has introduced or offered a wide range of pre-engineered units in many sizes with sophisticated options and applications. A few are:

- **1985** The first explosion-resistant construction for storage and dispensing
- **1988** The first 2-hour fire-rated building Classified construction
- **1992** The first 4-hour fire-rated building Classified construction
- **1994** Drive on decontamination sump for vehicles dispensing pesticides
- **1995** CTI brand hazwaste compaction systems and drum crushers acquired
- **1996** Modular units to 1500 sq. ft. to accommodate facilities expansions
- **1999** Buildings used to house and protect paint mixing equipment and operations
- **2008** The most corrosion resistant code compliant building ever, DualSafe is launched.

Safety Storage's Strengths – Yesterday, Today and in the Future

- SSI is the *only manufacturer* with a nationwide local representative network to meet in person with you and meet your needs.
- SSI is the most compliant manufacturer in the industry. We are constantly reviewing and updating our designs to meet the latest codes and requirements.
- SSI works directly with you on site, identifying your needs, recognizing your site constraints, finding you standard or custom-engineered special purpose buildings, and evaluating alternatives to satisfy you and state and local authorities using Regional Sales Managers and factory-trained Sales Professionals.
- SSI assembles professional technical packages, price proposals, and engineered drawing packages necessary for acceptance and approval by insurance, building, and fire officials prior to delivery.
- SSI's factories apply state-of-the-art manufacturing practices, employ AWS certified welders, and host independent 3rd party inspectors resulting in consistent quality and cost savings.
- SSI offers you complete product liability insurance and warranties which support your needs for safe, reliable, cost-effective, compliant secondary containment building systems.

PURCHASER'S RESPONSIBILITIES

- Any building permits required must be obtained by purchaser
- Any off-loading of equipment (if not already included in contact). Crane off-loading (need spreader bars) or forklift off-loading.
- Foundation design, concrete pad and site location for the free standing materials storage building(s), and all related building supplied equipment.
- All shims required to level building to allow for proper function of doors, gravity rollers, push-back racks, etc.
- Final adjustment of doors for proper function after placement on site
- Fasteners, anchor bolts, grounding and other similar items for securing the storage building(s), loading ramps, electrical transformer (if required) for the complete installation.
- Remove any packing materials and tapes (e.g. closed and taped vent openings). Refer to Building setup instructions (drawings, Explosion relief panels, etc.)
- Arming and testing of dry chemical fire suppression system (if provided). This needs to be done by an authorized installer/dealer.
- The installation of the 10' long 5/8" diameter static electricity grounding rod and attachment of supplied conductor (wire) from rod to the building-grounding lug.
- Electrical power connections, including but not limited to, electrical wiring, conduit, supports, step down transformer, with local disconnect switch. The Standard building distribution panel is rated 120/240 VAC single phase for either 125 amp service. See building electrical schematic drawing for exact power requirement.
- Remote wiring such as required for plant interfacing and alarm notification.
- Emergency/Backup power, if required (generally for hazardous occupancy) is the purchaser's responsibility to provide and connect.
- Field touch-up painting.
- Building clean up due to environmental exposure while in transit (unless shrink wrap included in contract)
- Final site inspection, if required, by local authorities.
- Re-install Roll-Up doors and testing of doors (if provided and installation not specifically included in quotation and Purchase Order).
- Completion of sprinkler assembly and testing per NFPA 13 (if provided).
- 20-minute fire water containment for water sprinkler system to be supplied and installed on site by others (if not specifically included in quotation and Purchase Order).
- Ducting for ventilation system, if required, to be supplied and installed on site by others (if not specifically included in quotation and Purchase Order).
- Re-installation of items removed for shipping. (A/C, Mechanical Ventilation, Vent Extensions, Exterior Lights, Etc.).
- Refrigeration/Freezer units: Although your cooling system was installed and tested at the factory, it is important to have a qualified HVAC technician check your system out before putting it into service. Pressures and settings may need to be fine-tuned for your specific environmental conditions (i.e. defrost cycle times, head pressures, line pressures, etc.). PLEASE NOTE! Due to the ventilation requirements in hazardous material areas, Safety Storage cannot guarantee humidity control/condensation build up. Pre-conditioned air, if required, must be supplied and installed on site by others.
- Gas Detectors must be tested and calibrated on site.

Safety Storage, Inc.

855 N. 5th Street, Charleston, IL 61920

Terms & Conditions

Rev: 02/04/2022

- 1) FOB POINT: Shipping Point (Charleston, IL) unless specifically stated otherwise when quoted by Safety Storage, Inc.
- 2) FREIGHT CHARGES: Safety Storage, Inc. quotations provide "estimated" freight charges. Actual freight cost will be calculated at time of shipment and added to final invoice.
- 3) US PAYMENT TERMS: 30% down due (net 30) upon Safety Storage acknowledgement of order, with an additional 50% due (net 30) upon completion of manufacturing. Such amounts shall be invoiced and due within 30 days of invoice date. The balance due (net 30), including actual freight charges will be invoiced upon shipment and is due within 30 days of invoice date. Arrangements other than described above will require written approval from the Safety Storage CFO or CEO. Payments are calculated and paid in US Dollar currency.
- 4) PURCHASE ORDER: Your order will be added to our production schedule upon receipt of the following:
 - Credit approval
 - Approved Purchase Order
 - Signed Safety Storage Terms & Conditions
 - Tax exempt documentation if applicable
 - 30.0% down payment
 - Signed approval drawings, and or release to production
- 5) Please issue your purchase order directly to:

Safety Storage, Inc.
855 N. 5th Street
Charleston, IL 61920
Attn: Sales Manager
Fax: 217 345-4428
E-mail: Sales@safetystorage.com
- 6) REMIT TO ADDRESS (PAPER CHECKS):

Safety Storage, Inc.
Bank of Ann Arbor
P.O. Box 7484
Ann Arbor, MI 48106

BANKING INFORMATION (ELECTRONIC PAYMENT):

Account Name:	Safety Storage Inc
Account Type:	Lockbox/Checking
Account Number:	211222
Routing Number:	072413735
Bank Name:	Bank of Ann Arbor
City, State, Zip:	Ann Arbor, MI 48106

- 7) CONTACT NAME: Delivery contact name and telephone number(s) must be included on the order.
- 8) PRODUCTION TIME: Orders will be scheduled for production on a first-come, first-served basis.
- 9) CREDIT APPROVAL: Credit Approval is required on all orders.
- 10) ORDER CONFIRMATION: The estimated completion date of your order will be provided after receipt and processing of the order. Note: Orders requiring state or local approvals are placed into the production schedule after receipt of such approvals.
- 11) INTERNATIONAL PAYMENT TERMS: The following will be required prior to processing of your order. Unless otherwise noted below, all terms and conditions listed above remain valid:
 - a. Original Irrevocable Letter of Credit submitted to Bank of Ann Arbor.
 - b. Irrevocable Letter of Credit must be in an acceptable form to Bank of Ann Arbor.
 - c. The expiration date of the Irrevocable Letter of Credit must be no less than six months (6 mos.) from the date the Irrevocable Letter of Credit is received by both Bank of Ann Arbor and Safety Storage, Inc.
 - d. 30% down due (net 30) upon Safety Storage acknowledgement of an order, with an additional 50% due (net 30) upon completion of manufacturing. Such amounts shall be invoiced and payment received in advance of shipping arrangements. The balance due (net 30), including freight charges, will be invoiced upon shipment and is due within 30 days of invoice date. Arrangements other than described above will require written approval from the Safety Storage CFO or CEO. Payments are calculated and paid in US Dollar currency.

Please note that funds must be deposited using the information referenced in #6, BANKING INFORMATION above.

REGULATORY AGENCY APPROVAL: Where applicable, third party approval may be required on "closed construction" (i.e., insulated or fire-rated) units. Associated fees are not typically included in the quotation. Prior to purchase order submission, the customer is responsible for contacting the local jurisdiction to ascertain the specific requirement. If local jurisdiction deems that third party approval is not required, documentation from that agency must be provided with the purchase order. If, however, third party approval is required, estimated fees will be provided by your Safety Storage, Inc. Field Engineer and must be included on your purchase order. Upon placement of an order, Material Safety Data Sheets (MSDS) for each of the chemicals being stored in the Safety Storage building(s), quantities and container size of each chemical, and a plot plan illustrating the location of the Safety Storage building(s) relative to existing structures and/or property lines will be required to determine the occupancy classification (H2, H3, H4, H7, S1, etc). As part of the plan review, the reviewing agency may require that

additional equipment be added to the unit(s). If this should occur, the price for these additional item(s) will be quoted to the customer upon receipt of the approval and a revised purchase order will be required to proceed with the order. An estimated completion date will be provided after receipt of the third party approval (estimate 10 to 14 weeks). In addition, the reviewing agency may require that additional equipment be added to the unit(s) during the plan review process. The price for these additional items will be quoted to the customer upon receipt of the plan review and a revised purchase order may be required to proceed with processing of the order. Note: Orders requiring state or local approvals are placed into the production schedule after receipt of such approvals.

- 1) **DELIVERY ACCEPTANCE/STORAGE:** If, for any reason, the customer is unable to accept delivery of the unit(s) upon production completion and notification from Safety Storage, Inc., the customer agrees to accept title of the building(s), be invoiced for the building(s) and pay the invoice according to terms. If, after two (2) weeks after notification that the SSI building(s) is/are available for shipment, the customer is unable to take delivery of the building(s), storage charges of \$500.00 per week, per building accrue and will be invoiced weekly.
- 2) **Insurance:** It is the customer's responsibility to insure the building after title is transferred unless otherwise agreed upon by Safety Storage Inc.
- 3) **DRY CHEMICAL FIRE SUPPRESSION SYSTEM:** Systems must be shipped unarmed to preclude accidental discharge during transportation. It is the customer's responsibility to initiate a start-up and regular maintenance program for each building by contacting the nearest Representative of the fire suppression system manufacturer.
- 4) **DOCUMENTATION & PERMITTING:** A certified engineering package consisting of detailed schematics and structural calculations, necessary for permitting, are available for an additional charge, subsequent to order placement.
- 5) **OFFLOADING:** All Safety Storage, Inc. buildings are shipped on open flatbed trailers. Offloading the building(s) at the customer's site is the responsibility of the customer. Upon order entry, offloading instructions will be provided to you by the Sales Project Coordinator to enable you to arrange offloading equipment of the proper type and capacity. **NOTE:** Offloading arrangements should not be made prior to notification from Safety Storage, Inc.'s Corporate Transportation Department as to actual delivery date of the unit(s). Safety Storage, Inc. will not be responsible for any incurred offloading charges as the result of an unauthorized arrangement.
- 6) **INSTALLATION:** Installation (anchoring, electrical connections, plumbing connections, etc.) of Safety Storage, Inc. buildings are the responsibility of the customer. Unless quoted by Safety Storage Inc. and noted on the purchase order.
- 7) **PRELIMINARY LIEN:** Safety Storage, Inc. reserves the right to pre-lien orders to assure payment.
- 8) **DEMURAGE:** In the event of any delays in offloading the Safety Storage, Inc. building(s) at the delivery site caused by the customer's inability to have the site prepared, the customer will be responsible for charges assessed by the transporting company or offloading company.
- 9) **CHANGE ORDERS:** Safety Storage, Inc. will assess a minimum \$500 change order fee to make customer requested changes to a product that has been released to engineering prior to the change notification. Safety Storage, Inc. will assess a minimum \$1,000 change order fee to make customer requested changes to a product that has been released to production prior to the change notification. The aforementioned charges are over and above the cost to implement the requested changes. Changes may affect promised delivery dates.
- 10) **RESTOCKING/CANCELLATION FEES:** Safety Storage, Inc. will assess a restocking/cancellation fee of 30% of the order total. Special Order items purchased at time of cancellation will be invoiced at cost.
- 11) **SECURITY:** In the event that the customer does not pay an amount when due, Safety Storage, Inc. may, as provided by law, commence any legal action for collection of the amount due. Safety Storage, Inc. may also pursue any other legal action deemed necessary or appropriate with respect to the account. The customer agrees to pay reasonable collection fees, late charges, court costs and all other costs of collection.
- 12) **LATE CHARGES:** It is understood and agreed that all charges are due and payable in full by the 30th day after customer's receipt of invoice or agreed upon terms and conditions. Any account not paid in full within thirty (30) days of customer's receipt of invoice or negotiated terms are delinquent and will be assessed a service charge of the lower of 18% per annum, or the maximum allowable by law.
- 13) **TAXES:** All applicable sales or use taxes are the responsibility of the customer; these taxes are not included in the price quoted. Applicable sales or use taxes should be added to the purchase order. If tax exempt, please supply a copy of your Tax Exempt Certificate with your purchase order.
- 14) **LIMITED WARRANTY**
 - a. Except as indicated below, your SSI building is warranted to you as the original purchaser for one (1) year from the date of your receipt of the SSI building. Defects must be reported to the SSI Customer Service Department within one (1) year of your receipt of the SSI building. SSI will replace or repair, at SSI's option, any product which, in its opinion, is defective and has not been tampered with, modified, subjected to an accident, misuse or abuse, subjected to use in extreme conditions not expressly communicated to SSI or not maintained, inspected and tested in accord with the Maintenance Manual. At the option of the SSI Customer Service Department, a product shall be replaced or repaired at the customer's site using factory personnel or outside contractors under SSI's direction.
 - b. Fifteen (15) Limited Structural Warranty - Safety Storage, Inc., will warrant structural components (e.g., load-bearing walls, floor supports, sump structure and roof) for a period of fifteen (15) years from the date of purchase.

Twenty (20) Year Limited Structural Warranty Option - An additional five (five) year warranty can be purchased at the time of Purchase Order Sale, extending the Limited Structural Warranty to twenty (20) years. Contact SSI Sales for details and a quotation.

SSI will replace or repair, at SSI's option, within the warranty period, any structural component which, in its opinion is defective and has not been tampered with, modified, subjected to an accident, misuse or abuse, neglect, subjected to use in extreme conditions not expressly communicated to Safety Storage, Inc., or not maintained, inspected and tested in accord with the SSI Maintenance Manual shipped with the product. At the option of the SSI Customer Service Department, a structural component shall be replaced or repaired at the customer's site using factory personnel or outside contractors under SSI's direction. This limited warranty does not apply to the installation of optional equipment by others. If the product must be returned to SSI or its authorized subcontractor for warranty repair work, all installed equipment not covered under warranty must be removed (by others) prior to shipment.

- c. **Limited Purchased Products or Parts Warranty** - Items that are not manufactured but purchased by SSI are warranted against defects resulting from the original manufacturer's fabrication process or parts for one (1) year from the date of delivery. Such items include but are not limited to: switches, lights, electrical boxes, air conditioners, heaters, fan motors, dry chemical fire protection equipment, fusible links, door closures, door locks, electrical relays, thermostats, pressure relief valves, shut-off valves, etc. Such items should be returned to SSI's Charleston, IL factory with the prior approval of the SSI Customer Service Department. Evaluation of each reported defective part will be made by the original manufacturer or agent thereof and their judgment shall be final. Upon Safety Storage, Inc.'s receipt of the original receipts, the Customer will be reimbursed for the postal charges, duties and insurance where applicable. SSI will replace or repair, at SSI's option, any purchased product or part which, in its

opinion is defective and has not been tampered with, modified, subjected to an accident, misuse or abuse, neglect, subjected to use in extreme conditions not expressly communicated to Safety Storage, Inc., or not maintained, inspected and tested in accord with the SSI Maintenance Manual shipped with the product. At the option of the SSI Customer Service Department, a purchased product or part shall be replaced or repaired at the customer's site using factory personnel or outside contractors under SSI's direction. This limited warranty does not apply to the installation of optional equipment by others. If the product must be returned to SSI or its authorized subcontractor for warranty repair work, all installed equipment not covered under warranty must be removed (by others) prior to shipment.

- a. These limited warranties are the original purchaser's exclusive warranties and replace all other warranties or conditions, expressed or implied.
- b. Items Not Covered By Warranty - Safety Storage, Inc., does not warrant uninterrupted operation of building systems or lost production or function caused by warranty issues. Any technical support provided for a product under warranty, such as telephone assistance with "how to" questions and those regarding building and product setup and installation will be provided without warranties of any kind.
- c. Warranty Work:
 - Before Safety Storage, Inc., will approve return of any products under warranty, the Purchaser must ensure that the product(s) are free of any legal obligations or restrictions and obtain written authorization from the legal owner.
 - Prior to any on-site warranty work by SSI or its authorized subcontractor(s), the Purchaser will provide sufficient, free, and safe access the Purchaser's facilities to permit warranty repair(s).
 - Safety Storage, Inc., is responsible for the loss of, or damage to, warranted products while they are in SSI's possession. While products are in transit, any damage or loss will be the responsibility of the transporter.

1) **DISCLAIMER AND LIMITATION OF DAMAGES:** Except as stated in Safety Storage, Inc.'s "Limited General Warranty", "Limited Structural Warranty" and "Limited Purchased Products or Parts Warranty", SSI makes no other warranties whatsoever, whether express or implied, including the warranties of merchantability and fitness for particular purpose. SSI does not assume or authorize any person to assume for it any liability in connection with the damage. Under no circumstances, shall SSI be liable for any special, incidental, consequential, or indirect damage. SSI's maximum liability for any direct damages shall be limited to the purchase price paid by the customer for the particular product. Under no circumstances will SSI be liable for any third party claims against the original purchaser.

Customer's Signature

Date

Customer's Name



Safety Storage Inc.
 855 North 5th Street
 Charleston, IL 61920
 888-345-4470
 Fax: 217-345-4428

Credit Application

1. Company Information

Full Legal Name/Business Entity	Phone #	Fax #
Doing Business As (DBA)		
Billing Address	City	State Zip
Company Type: <input type="checkbox"/> Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Franchise <input type="checkbox"/> Corporation <input type="checkbox"/> Other:		
D&B Number	Year Business Established	Annual Sales Type of Business
Federal Tax ID (If Incorporated)		State of Incorporation
E-Mail Address(es):		Website:

2. Bank References

Bank Name	Account Number	Contact
Address	City	State Zip Phone #

3. Trade Credit References

Company Name	Contact	Fax #
Address	City	State Zip Phone #

4. Trade Credit References

Company Name	Contact	Fax #
Address	City	State Zip Phone #

5. Trade Credit References

Company Name	Contact	Fax #
Address	City	State Zip Phone #

We hereby apply for credit and affirm financial responsibility, ability and willingness to pay invoices in accordance with published terms. The above information is warranted to be true and complete. We hereby authorize you to verify and collect information on us, including but not limited to bank references, trade credit references, consumer and/or commercial credit reports. We agree to pay a monthly finance charge of the maximum applicable state rate on all past due balances. We agree to pay all costs of collection and litigation on this account in accordance with the laws of the Creditor's State of Incorporation. We agree that all decisions with respect to the extension or continuation of credit shall be in the sole discretion of the Creditor.

Authorized Signature/Title: _____ Date: _____



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Wilkesboro, NC 28697
Phone: (800) 233-1480
Phone: (336) 990-0601
Fax: (336) 990-0076
Email: info@uschemicalstorage.com
www.uschemicalstorage.com

Quote: Q-17229

Date: 2/28/2023
Revised Date: 3/2/2023

Building Quotation Prepared For:
Paul Shortway
Heritage Harbor Maintenance
near
Lutz Florida 0

Quoted by:
Patrick Harris
336-990-0668
pharris@uschemicalstorage.com

CL1107

Full Storage: 22,423 Lbs

Wind Load: 153 MPH Exp. C

Bldg Weight: 6,062 Lbs

Floor Load: 250 psf

Snow Load: 40 psf

Seismic: Category C

Sump Capacity: 242 Gallons

Drum Capacity: 15

Standard Features

The steel used to fabricate the model quoted here is the highest grade American made steel and is free from rough edges, kinks and sharp bends. Our manufacturing does not reduce the strength of the steel to a value less than intended by the design. Our manufacturing is done precisely and in a neat fashion and all bends are made by controlled means to ensure uniformity and strength. Our welding procedures are in accordance with the American Welding Society and meet standards set forth by the ASTM, and all welds are sufficient in size and shape to accommodate wall designs and loads.

Actual Exterior: 12'-0" x 7'-6" x 9'-5"

Actual Interior: 10'-4" x 6'-4" x 7'-8"

WALL STRUCTURAL FRAMEWORK: Fabricated from 14ga steel proprietary studs placed 24-inch on center. Building perimeter shall have 6"x4"x1/8" steel tubing minimum below and above wall studs. The corner studs and door frame opening studs shall be minimum 4"x3"x1/8". Framework connected by welding. Exterior sheets are 14ga steel.

ROOF SYSTEM: Noncombustible weatherproof construction of continuously welded 12 gauge steel roof permanently attached to building. Roof Structural System fabricated from minimum 4" x 2" x 1/8" structural steel or mechanical tubing. Roof supports installed 24" inches on center. Exterior roof sheets are continuously welded to roof supports at each seam. Roof sloped to facilitate rain run off and equipped with rain shield over doors.

FLOOR SYSTEM: Grating and Leak Proof Spill-Containment Sump Assembly consisting of 1" deep welded galvanized steel floor grating over 6" deep leak proof secondary containment sump. Galvanized steel floor grating fabricated from welded steel grating with 1" tall x 3/16" thick bearing bars at 1" on center and crossbars at 4" on center. Sump floor is fabricated utilizing continuously welded 10 gauge steel sheets for maximum spill containment. Acrylic alkyd enamel



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coating is applied to secondary containment sump. Floor System is fabricated to comply with NAAMM MBG 531, "Metal Bar Grating Manual for Steel, Stainless Steel, and Aluminum Gratings and Stair Treads."

BUILDING BASE: Open channel construction, underside coated with corothan I-Coal Tar for maximum corrosion resistance. Forklift pockets and hold-down brackets for ease of off-loading and relocation. The building base is constructed in a manner to ensure the fork lifting, loading, transporting, offloading, and relocation do not affect this chemical storage building. This is to ensure the door openings remain square after lifting the building multiple times with a crane or fork trucks. The building base assembly shall consist of the following materials: 6 x 4 x 3/16" rectangular tubing, Hold Down Brackets welded to building are 1/2" thick plate steel angles, Floor Channel C 4x5.4, Floor Channel C6x8.2, and 4 x 2 x 1/8" rectangular tubing

STATIC GROUNDING SYSTEM: Three (3) Interior grounding lugs, one (1) exterior static grounding connection and one (1) 10-foot long 5/8" diameter copper-clad steel grounding rod, and grounding lugs.

GRAVITY AIR FLOW VENTS: Steel frame and louvers with screens to provide adequate air flow and natural draft.

BUILDING FINISH: After an extensive cleaning process, the interior and exterior surfaces are protected with a high solids alkyd universal metal primer (primer) and a high solid acrylic alkyd enamel top coat providing proven resistance to exterior abrasion, corrosion, UV resistance and exceptional durability.

SIGNAGE: Permanent D.O.T. metal flip placard with rust proof aluminum holder and stainless steel clips on each building. One (1) pressure sensitive NFPA 704 Hazard Rating sign.

APPROVALS: Third party and/or state approvals are available and are not included in this quotation unless noted.

Accessories may increase exterior dimensions.

Accessories (may increase exterior dimensions)

COLOR CHOICES 1

COLOR CHOICES - WHITE, BLEACHED BONE, DOVE GRAY, BARBER GREEN

DOOR 60 X 80 3HR DOUBLE std 1

3RD PARTY CLASSIFIED AND LABELED, (3) HOUR FIRE-RATED 60" X 80" DOUBLE LEAF STEEL DOOR. LOCATED ON FRONT BUILDING. EQUIPPED WITH A UL LISTED SELF DOOR CLOSER, STEEL LATCH GUARD, SURFACE SLIDE BOLT, POSITIVE PRESSURE THRESHOLD, AND AN EXTERIOR UL LISTED GRADE 2 KEYED LEVER SET

PE STAMPED PLANS 1

SPECIFICATION SUBMITTAL PACKAGE WITH STATE SPECIFIC PE STAMP AND CALCS.

17229 - WIND LOAD UPGRADE 1

STRUCTURAL UPGRADE TO INCREASE WIND LOAD REQUIREMENT TO 153 MPH



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Qty of Units

1

Estimated Lead Time: 12 WEEKS

Actual Lead time may vary based upon factory load at time of order.

MADE IN USA

Subtotal: USD 40,549.00
Freight Estimate*: Freight Not Included, Added To Invoice

Total Price: USD 40,549.00

All prices here in are quoted in US Dollars

Expiration: This Quotation Expires 30 DAYS from date of issue.

Payment Terms: 50% Deposit Due at Order and Prior to Beginning of Lead Time, 50% Balance Due Net 30 From Date of Shipment. A 1% discount will be allowed for final payments received and deposited within 15 days of shipment. A 1% penalty per month will be applied to balances past 30 days.

Quoted by: Patrick Harris

Signature: _____

PO#: _____

(Customer is responsible to check with appropriate agencies to determine if any third party or local approvals are necessary. This order does not include tax, offloading anchoring, arming of dry chemical fire suppression, electrical/water connections or permits. This order is subject to US Chemical Storage LLC's terms and conditons which are located in your building manual which can be downloaded from <http://www.uschemicalstorage.com/company/terms-and-conditions.html>. Projected lead time may vary and will be updated at time of order. Customer is responsible for offloading and positioning of their building onsite.)

**Freight is an estimate only, we will attempt to honor a freight quote but cannot guarantee rates. Accurate freight prices will be available prior to actual delivery. At any time customer may arrange for their own freight.*



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Optional Components (Additional to Subtotal and Total Price Listed Above)

FLORIDA APPROV. LOUVER 1 USD 582.00

FLORIDA APPROVED DRAINABLE BLADE LOUVER FLORIDA PRODUCT APPROVED DRAINABLE BLADE LOUVER DESIGNED TO PROTECT AIR INTAKE AND EXHAUST OPENINGS IN BUILDING EXTERIOR WALLS. QUALIFIED FOR WIND-LOADS UP TO 200 PSF. FLORIDA PRODUCT APPROVAL NO. FL6876.3

RAMP ADJUSTABLE 60 X 96 HD 1 USD 2,379.00

ACCESS RAMP (60"W X 96"L) ADJUSTABLE, FABRICATED FROM 1/8" DIAMOND PLATE STEEL. COLOR: SAFETY YELLOW. RATED FOR 100 LBS PER SQ FT AND 1,500 LBS POINT LOAD. RAMP WEIGHT - 396 LBS; PALLETIZED SHIPPING WEIGHT - 500 LBS; ESTIMATED SHIPPING DIMENSIONS 65"W X 97"L X 17"H.

DOOR 60 X 80 3HR FLORIDA 1 USD 3,299.00

60"X80" DOUBLE LEAF DOOR, 3 HOUR FIRE RATED, FLORIDA APPROVED, 3RD PARTY CLASSIFIED & LABELED LOCATED ON FRONT OF BUILDING. EQUIPPED WITH A UL LISTED SELF DOOR CLOSER, STEEL LATCH GUARD, SURFACE SLIDE BOLT, POSITIVE PRESSURE THRESHOLD, AND AN EXTERIOR UL LISTED KEYED LOCK.