

***HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

Regular Meeting

***Thursday
July 23, 2020
6:30 p.m.***

***Location:
Zoom
Conference Call
Audio Only***

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

DPFG Management & Consulting, LLC

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
(321) 263-0132 Ext. 4205

[] 15310 Amberly Drive, Suite 175
Tampa, Florida 33647
(813) 374 -9105

July 16, 2020

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 **Thursday, July 23, 2020 at 6:30 p.m. via Zoom Conference Call – Audio Only.**

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.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

Cc: Attorney
Engineer
District Records

Heritage Harbor Community Development District

Board of Supervisors Meeting

Thursday, July 23rd at 6:30 PM

via Zoom – AUDIO ONLY

Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Thursday, July 23rd at 6:30 PM. This meeting will be held via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to patricia.thibault@dpfg.com before the meeting so that they can be answered accordingly. Please be advised that the meeting will not start until the host, the District Manager, has started the meeting. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer

<https://us02web.zoom.us/j/89673100488?pwd=TldYNSt6R29pLzZHVXYrM005dlBDdz09>

Meeting ID: 896 7310 0488

Password: 939110

Join Zoom Meeting by Phone

Dial by your location – Follow the Prompts – Meeting ID - **896 7310 0488** – Hit # when it requests a participant ID

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

District: **HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, July 23, 2020

Time: 6:30 PM

Location: Zoom – Conference Call – Audio
Only

Dial-in Number: +1 253 215 8782
Guest Access Code: 896 7310 0488

Agenda

I. Roll Call

II. Audience Comments

III. Landscape & Pond Maintenance

A. Greenview Landscape as Inspected by OLM – July 9 , 2020 – 95% Exhibit 1

IV. Operations

A. Golf Course Report Exhibit 2

B. DPFG Operations Report – July 2020 Exhibit 3

V. Administrative

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 17, 2020 Exhibit 4

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 25, 2020 Exhibit 5

C. Consideration for Acceptance – The June 2020 Unaudited Financial Report Exhibit 6

VI. Business Matters

A. Presentation & Acceptance of the FY 2019 Audited Annual Financial Report Exhibit 7

B. Consideration of Guard House Stucco Repair Proposals – Payment to be made by College Hunks Hauling Junk Exhibit 8

➤ Stucco Pros of Tampa Bay - \$2,200.00

➤ MD Construction Pros - \$1,400.00

C. Consideration of Harley Painting Co. Repaint Damaged Area of Guardhouse Proposal - \$800.00 Exhibit 9

VI. Business Matters (continued)

- | | |
|---|------------|
| D. Consideration of Viburnum Bush Replacement Proposals | Exhibit 10 |
| ➤ Greenview - \$1,600.00 | |
| ➤ Green Thumb - \$1,450.00 | |
| E. Consideration of Palm Tree Trimming Proposals | Exhibit 11 |
| ➤ Green Thumb - \$10,210.00 | |
| ➤ Greenview Landscaping - \$11,140.00 | |
| F. Consideration of Envera Barrier Arm Repair Proposal - \$1,021.00 | Exhibit 12 |
| G. Consideration of Blue Wave Lighting Landscape Lighting Repair Proposal - \$3,850.00 | Exhibit 13 |
| H. Consideration for Approval of the Quit Claim Deed Between Stonebrier HOA and Heritage Harbor CDD | Exhibit 14 |
| I. Discussion of August Meeting for Budget Presentation | |
| J. Discussion of Updates to the Restaurant RFP Process | |

VII. Staff Reports

- A. District Manager
- 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. Adjournment

EXHIBIT 1



HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

July 9, 2020

ATTENDING:

LARRY RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 95%

**NEXT INSPECTION
AUGUST 6TH, 2020 AT 10:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Front of clubhouse: Monitor Firecracker plants for fungus.
2. Backside of building, at the a/c enclosure: Prune Viburnum hedgerows away from air intakes. I recommend eliminating the heavily box sheared appearance.
3. Common lawn at the north side of the pool: Closely monitor recovery of drought stressed St. Augustine. Repair under warranty any failed sod if not recovered in 30days.
4. Near playground: Rake down fire ant mounds after insects have been eradicated.
5. Improve vigor and fertility of Viburnum suspensum around tennis court perimeter. Due to the clay runoff, I recommend increasing fertilization to improve soil nutrition.
6. Detail pine straw drop throughout parkway sidewalk beds during weekly service visits, maintaining visibility of pine bark nugget mulch.

PARKWAY

7. Backflow preventor at the north end: Edge concrete pad near the entrance to golf course operations.
8. Remove palm volunteers from Viburnum hedgerow in right-of-way islands.
9. Near Harbor Lake Drive intersection: Monitor and control grassy weed infestation in Liriope.
10. **Median island: Apply fungicide at curative rates to Liriope plantings.**

ENTRANCE

11. Gatehouse: I recommend lightly pencil pruning spent flowers from Crape Myrtles, eliminating seedpods, and promoting a second bloom.
12. Use sanitized pruning tools to remove seedpods and brown fronds from Roebelenii Palms on the islands.

13. East side of parkway in the vicinity of Harbor Lake Drive/Brightwater: I recommend pruning stubs and weak attachments from Bottlebrush trees to promote improved growth.
14. Prune back wood line overgrowth extending over the bridge handrail. Contractor is reminded that maintenance pruning is up to 15 feet.

CATEGORY III: IMPROVEMENTS – PRICING

1. Median island: Provide a price to remove remaining Juniper adjacent to Sandy Shores Drive center island. I recommend installing ornamental Fountain Grass to continue the theme of other islands.

CATEGORY IV: NOTES TO OWNER

1. Note to Ray – 4340 block of Waterford Landing Drive: A 6 foot alligator came out of the storm water sewer into the middle of the street during today's inspection. It did go back behind a home heading towards the golf course pond and conservation easement in the 4300 block. State Nuisance Alligator Program (SNAP) might assist in removal of the alligator.

CATEGORY V: NOTES TO CONTRACTOR

NONE

PGW:ml

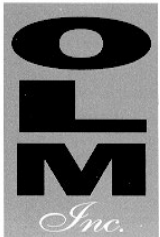
cc: Patricia Comings-Thibault patricia.comings-thibault@dpfg.com
Ray Lotito Raymond.Lotito@dpfg.com
Ray Leonard rleonard@greenacre.com
Larry Rhum debs@greenviewfl.com
records@dpfg.com

HERITAGE HARBOUR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	2	Star Jasmine, juniper
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10	3	Liriope
PRUNING	10		Pocket prune Viburnum avoid repetitive shear pruning
CLEANLINESS	10	2	
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 7-9-20 Score: 95 Performance Payment™ 100%

Contractor Signature: TARA

Inspector Signature: PW

Property Representative Signature: _____

EXHIBIT 2

John Panno
1451 Stetson Drive
Wesley Chapel, Fl 33543

Date: July 23, 2020

To: CDD Board

Re: Golf Course Review June

Dear CDD Board,

Play continued to be strong in June, as we passed rounds and revenue from last year. This came as a little surprise as we moved our aerification date up a month early this year. Most of our play returned in about two weeks following the greens being punched.

July looks good as well as long as the weather cooperates, we are still waiting to hear if the golf teams will be allowed to play this season or not, we should hear something by the end of the month.

As always thanks for your time and support

Sincerely,



John Panno

Date	Rounds
Mon 6-1-20	148
Tue 6-2-20	134
Wed 6-3-20	110
Thu 6-4-20	61 rain all day
Fri 6-5-20	107 cart path only
Sat 6-6-20	2 rain all day/cart path only
Sun 6-7-20	99 rain all morning/ cart path only
Mon 6-8-20	134
Tue 6-9-20	0 course closed/ greens
Wed 6-10-20	30
Thu 6-11-20	33 rain all afternoon
Fri 6-12-20	49 cart path only
Sat 6-13-20	74 rain all morning/ cart path only
Sun 6-14-20	64
Mon 6-15-20	66
Tue 6-16-20	69
Wed 6-17-20	61
Thu 6-18-20	87
Fri 6-19-20	78
Sat 6-20-20	124
Sun 6-21-20	130
Mon 6-22-20	88
Tue 6-23-20	76
Wed 6-24-20	70
Thu 6-25-20	75
Fri 6-26-20	84
Sat 6-27-20	119
Sun 6-28-20	101
Mon 6-29-20	61
Tue 6-30-20	94
TOTALS	2428

EXHIBIT 3

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT



Operations Report – July 2020



STATUS UPDATE

- **CDD Maintenance Activities Including Gate House, Entrance Monuments, Fountains and Common Areas**
 - **Gatehouse**
 - Upper Archway Of The Gatehouse Damaged By Moving Company – College Hunks Hauling Junk –
 - District Engineer Sent A Contractor To Inspect For Structural Damage
 - Proposals Received From College Hunks Hauling Junk For Cosmetic Repairs
 - District Management Working With Moving Company On Insurance Claim/Reimbursement
 - Received Proposal From Envera For The Replacement Of The Barrier Arm At Residents Entrance
 - **Entrance Monuments**
 - No Issues At This Time
 - **Fountains**
 - Received Proposal For The Installation Of Low Voltage LED Lighting System. Reduces Operating Cost From \$400 PA To \$40 PA
 - **Common Areas**
 - Received 2 Proposals Requested By The Board Or Replacement Of Viburnum Bushes Along Parkway
 - **Golf Course**
 - Received 2 Proposals Requested By The Board For The Trimming Of All Palm Trees On Golf Course

STATUS UPDATE

- **Resident Issues –**
 - **Request Board Guidance on Proposals Received**
 - Met w/ Residents Mr. & Ms. Ernie Ocasio – 19117 Cypress Green Drive. Resident Requested CDD Remove a Tree That is on CDD Property. The tree Was Blown Over in a storm.
 - Resident stated the tree is infested w/ termites. DPFG had tree inspected by Florida Forest Service. Letter of Opinion from County Forester Attached.
 - **Request Board Guidance**

FLORIDA FOREST SERVICE
WITHLACOOCHEE FORESTRY CENTER
(352) 797-4100
(352) 797-4103 FAX



15019 BROAD STREET
BROOKSVILLE, FLORIDA 34601

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER NICOLE "NIKKI" FRIED

Please Respond to:
Mona Neville
36339 State Road 52, Dade City, FL 33525
Telephone: 352-523-5101
Mona.Neville@FDACS.Gov

July 8, 2020

Mr. Ray Lotito
DPFG Management & Consulting, LLC
15310 Amberly Drivee, Suite 175
Tampa, FL 33647

Dear Mr. Lotito,

It has been a pleasure to continue to work with you and your community needs. On July 2, 2020, I met you at 19177 Cypress Green Drive, in the Heritage Harbor community for evaluation of a tree. Was stated that the tree had fallen, and homeowners were worried about termites. During my assessment of the tree I noticed that the ground around the downed tree was saturated with water and had cypress knees throughout area. This identifies to me that it is a wet area most times of year. This tree had been trimmed or cut back in the past and those stems that were left were dead, the tree had two new branches growing at time it fell. Hardwood trees as this will coppice spout (trees put out new shoots from their stumps or roots after cut) after being cut. This tree had exposed roots that were severely decayed. I feel this tree with decayed root system and saturated ground just lost its ability to stand due to root failure. I did not visually see termites in the decaying tree, there were other insects observed but none that I fear would be an issue to the nearby home. The dead branches that were on this downed tree had many signs of birds feeding on bug in the tree.

Tree that are not pruned correctly will allow pest and pathogens into the exposed wood and assist in killing off the tree in some cases. I believe that this is the case with the suspect tree. Pest and pathogens played a part of the demise of this tree and the root failure is most likely due to the pest and pathogen problem but also the saturated ground surrounding the tree.

Please feel free to contact me with any question or concerns.

Sincerely,

Mona Neville
Mona Neville
Cooperative Assistance Forester Pasco County

EXHIBIT 4

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
5 Development District was held on Wednesday, June 17, 2020 at 6:00 p.m. via Zoom Conference Call.

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

7 Ms. Thibault called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9	David Penzer	Board Supervisor, Chairman
10	Russ Rossi	Board Supervisor, Vice Chairman
11	Patrick Giambelluca	Board Supervisor, Assistant Secretary
12	Clint Swigart	Board Supervisor, Assistant Secretary
13	Shelley Grandon (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary

14 Also present were:

15	Patricia Thibault	District Manager, DPFM Management & Consulting
16	Tracy Robin	District Counsel, Straley Robin Vericker
17	Nic Kalojiannis	Harbor Terrace Restaurant

18 *The following is a summary of the discussions and actions taken at the June 17, 2020 Heritage Harbor*
19 *CDD Board of Supervisors Regular Meeting.*

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

21 Mr. Kalojiannis thanked Mr. Swigart and Ms. Thibault for working with him, and gave an
22 overview of what terms of negotiation had been put together for the Board.

23 **THIRD ORDER OF BUSINESS – Business Matters**

24 A. Exhibit 1: Discussion & Consideration of Restaurant Lease

25 Mr. Swigart noted multiple meetings with Mr. Kalojiannis, regarding putting together the
26 numbers in the terms of negotiation.

27 Mr. Penzer asked whether any Supervisors were in support of Option 2, Pandemic Relief and No
28 Early Termination in Lease. There being none, Mr. Penzer recommended Option 1, with rent to
29 be assessed monthly at an amount of \$4,200.00, except for April 2021 at an amount of \$3,000.00,
30 and for May and June 2021 rent to be waived. Discussion ensued.

31 On a MOTION by Mr. Penzer, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved 32 Restaurant Lease Option 1, Pandemic Relief and Early Termination of Lease, with rent to be assessed 33 monthly at an amount of \$4,200.00, with April 2021 rent being reduced to \$3,000.00, and May and June 34 2021 rent to be waived, for the Heritage Harbor Community Development District.

35 Following the motion, Mr. Penzer directed District Counsel to draft and deliver an early exit
36 based on the terms discussed. Mr. Rossi and Ms. Grandon apologized regarding the contentious
37 nature of past restaurant lease discussions, and expressed appreciation for Mr. Kalojiannis
38 working to be accommodating with the Board.

39 B. Exhibit 2: Consideration of DPFM Analyze Restaurant Financial Records Proposal

40 Ms. Thibault gave an overview of trends of revenue and operating costs over the years for the
41 restaurant. Mr. Rossi indicated that revenues generally declined over time and asked whether

there was a single explanation for this trend. Ms. Thibault noted that they were awaiting more specific financial details from Mr. Kalojiannis, who fielded questions from the Supervisors regarding financial trends of the restaurant's operations, particularly with employee payroll.

Following the motion in consideration of the restaurant lease, Ms. Thibault requested that Mr. Kalojiannis break down the sales numbers. Ms. Thibault noted that a formal proposal for financial analysis had not been brought to the previous meeting, and requested a motion to approve.

On a MOTION by Mr. Swigart, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board approved the DPFGE Analyze Restaurant Financial Records Proposal, in the amount of \$1,800.00, for the Heritage Harbor Community Development District.

C. Exhibit 3: Discussion of Proposed FY 2021 Budget

Ms. Thibault noted that a contingency amount had been included on the budget to address any potential restaurant expenditures or enhancements, and requested input from the Board as to whether to keep or reduce this amount. Ms. Grandon directed for the contingency to remain. Discussion of this item was to be brought back to the next meeting in June.

FOURTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

FIFTH ORDER OF BUSINESS – Supervisors Requests

Mr. Giambelluca informed the Board that his current term as a Supervisor would be his last. The Board expressed appreciation for his service.

Mr. Rossi asked whether additional workshop meetings could be scheduled with regards to the restaurant selection process. The Board directed District Management to amend the next meeting's agenda to include this discussion.

SIXTH ORDER OF BUSINESS – Audience Comments – New Business

A resident expressed disappointment with the decision to terminate the restaurant's lease by June 2021, opining that previous audience comments were not being taken into account, and Mr. Penzer clarified that the restaurant owner had personally put together the terms of the negotiation, and that the vote among Board members was unanimous.

Mr. Kalojiannis indicated that the shortest possible term for the beverage cart lease was two years, whereas the restaurant lease would be terminated in one year, and asked the Board whether the remainder of the lease could be handled by the District. A resident expressed concerns regarding the potential lack of a liquor license following the end of the restaurant lease, and Mr. Robin clarified that the license was co-owned by the District.

On a MOTION by Ms. Grandon, SECONDED by Mr. Penzer, WITH ALL IN FAVOR, the Board approved the inclusion of the beverage cart terms of lease agreement within the amendment, for the Heritage Harbor Community Development District.

82 **SEVENTH ORDER OF BUSINESS – Adjournment**

83 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
84 adjourn the meeting. There being none, Ms. Grandon made a motion to adjourn the meeting.

85 On a MOTION by Ms. Grandon, SECONDED by Mr. Penzer, WITH ALL IN FAVOR, the Board
86 adjourned the meeting for the Heritage Harbor Community Development District.

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

90 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
91 **meeting held on _____.**

92

93

Signature

Signature

94

Printed Name

Printed Name

95 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

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
5 Development District was held on Thursday, June 25, 2020 at 6:30 p.m. via Zoom conference call.

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

7 Mr. Penzer called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9 David Penzer	Board Supervisor, Chairman
10 Russ Rossi	Board Supervisor, Vice Chairman
11 Patrick Giambelluca	Board Supervisor, Assistant Secretary
12 Clint Swigart	Board Supervisor, Assistant Secretary
13 Shelley Grandon (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Patricia Thibault	District Manager, DPFG Management & Consulting
16 Ray Lotito	DPFG Management & Consulting
17 Tracy Robin (<i>joined in progress</i>)	District Counsel, Straley Robin Vericker
18 Tonja Stewart (<i>joined in progress</i>)	District Engineer, Stantec
19 Marty Ford	Golf Course Superintendent
20 John Panno	Heritage Harbor Golf Pro Shop
21 Nic Kalojiannis	Harbor Terrace Restaurant

22 *The following is a summary of the discussions and actions taken at the June 25, 2020 Heritage Harbor*
23 *CDD Board of Supervisors Regular Meeting.*

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

25 Mr. Kalojiannis asked if an organized viewing of the restaurant could be discussed.

26 A resident asked District Counsel whether there was a requirement for the Board issuing a
27 posting or calling a special meeting, alluding to decisions that may cost the residents additional
28 money. Mr. Robin advised that the Board was the decision-maker for operating in the best
29 interests of the District, and that residents would receive notice of proposed increases in the
30 budget, noting that the decision would not be made until a future public hearing in August.

31 A number of residents noted an incident where areas of wetland had been cleared beyond the
32 boundary line. Ms. Stewart noted that the lots were irregularly shaped and advised that these
33 should be looked at in-person in case the work was performed on private property rather than
34 District property. Mr. Penzer directed District Engineering to take the required measurements.

35 **THIRD ORDER OF BUSINESS – Landscape & Pond Maintenance**

36 A. Exhibit 1: Greenview Landscape as Inspected by OLM – June 4, 2020 – 94.5%

37 **FOURTH ORDER OF BUSINESS – Operations**

38 A. Exhibit 2: Golf Course Report

39 Mr. Panno gave an overview of changes in revenue for May and the beginning of June, indicating
40 that rate of play had picked up. Mr. Panno requested input from the Board regarding masks and
41 social distancing, noting that a mask policy was required only for customers unable to maintain a
42 six-foot social distance. Mr. Robin suggested signage recommending masks in the pro store and
43 noted that some businesses had policies in place only allowing for one customer at a time.

B. Exhibit 3: DPGF Operations Report – June 2020

Mr. Penzer directed Mr. Lotito to acquire proposals for repairing or replacing lighting on the fountains, and to follow up on resident reports of an alligator sighting.

FIFTH ORDER OF BUSINESS – Administrative

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 28, 2020

On a MOTION by Mr. Giambelluca, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held May 28, 2020, for the Heritage Harbor Community Development District.

B. Consideration for Acceptance – The May 2020 Unaudited Financial Report

Ms. Thibault indicated that profits were about \$12,000.00 over the amount budgeted.

On a MOTION by Mr. Penzer, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board accepted the May 2020 Unaudited Financial Report, for the Heritage Harbor Community Development District.

SIXTH ORDER OF BUSINESS – Business Matters

A. Exhibit 5: Consideration of Greenview Landscaping Proposals

➤ Palm Tree Trimming at 19342 Sandy Springs Circle - \$250.00

Mr. Penzer directed Mr. Lotito to acquire cost estimates from Greenview for annual palm trimming options.

➤ Bush Replacement - \$320.00

Mr. Penzer directed Mr. Lotito to acquire similar cost estimates from Greenview for regular replacement of dying bushes on the parkway.

B. Exhibit 6: Discussion of Proposed FY 2021 Budget

Ms. Thibault noted that the budget reflected an 11.23% increase which came out to a monthly amount of \$15.85, and gave an overview of changes to the budget.

On a MOTION by Mr. Penzer, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved the Proposed FY 2021 Budget, for the Heritage Harbor Community Development District.

Following the motion, Mr. Rossi asked whether the letter to residents regarding the budget could be sent to the Board for review, and Mr. Robin said that this was permissible, noting that it was standard practice.

C. Discussion of RFP for Restaurant

The Board scheduled a workshop meeting for this discussion for July 15, at 5:30 p.m.

Mr. Rossi gave an overview of the sections of his document, and requested that discussions regarding the restaurant transition focus on the greater good of the community, rather than any reasons why the situation may have arisen. Discussion ensued.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

Ms. Thibault advised that the executive order allowing for telephonic meetings had been extended to expire on August 1.

B. District Counsel

Mr. Robin requested a copy of the third amendment to the restaurant lease.

C. District Engineer

➤ Exhibit 7: Discussion of Attempts to Resolve Reclaimed Water Meter Installation

Ms. Stewart summarized the ongoing issue, noting that the specifications on the reclaimed water meter installation had changed over time, increasing the price significantly, and advised the Board of recent communications with the Southwest Florida Water Management District. Discussion ensued. Mr. Penzer recommended waiting for further responses from the Southwest Florida Water Management District, then to the county administrator and subsequently the media if this did not work.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

Mr. Rossi requested that discussions regarding the restaurant transition focus on the greater good of the community, rather than any reasons why the situation may have arisen, and stressed the need for the Board to be open to ideas and expertise from vendors.

Mr. Giambelluca noted that the gate at the main entrance for the inbound residents' side had been struck, but that it had since been reattached in the proper position.

NINTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Grandon, SECONDED by Mr. Penzer, WITH ALL IN FAVOR, the Board adjourned the meeting for the Heritage Harbor Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 6

Financial Snapshot - General Funds

Revenue: Net Assessments % Collected YTD			
	FY 2019 Actuals YTD	FY 2020 Actuals YTD	FY 2020 Budget YTD
General Fund	99.6%	100.4%	100.4%
Debt Service Fund	99.6%	100.4%	100.0%

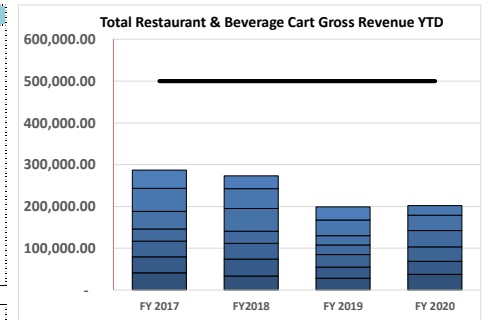
Expenditures: Amount Spent YTD			
	FY 2019 Actuals YTD	FY 2020 Actuals YTD	FY 2020 Budget YTD
General Fund			
Administration	\$ 92,466	\$ 122,227	\$ 114,147
Field	318,469	375,289	480,349
Total General Fund	\$ 410,935	\$ 497,516	\$ 594,496

% of Actual Expenditures Spent of Budgeted Expenditures **61%**

Cash and Investment Balances			
	Prior Year YTD	Current YTD	
Operating Accounts	\$ 638,800	760,074	

Financial Snapshot - Enterprise Fund - Restaurant

Restaurant and Beverage Cart Gross Revenue				
	FY 2017	FY2018	FY 2019	FY 2020
October	41,368.00	33,629.00	28,113.00	37,261.00
November	38,168.00	41,064.00	26,921.00	31,871.00
December	37,906.00	37,247.00	29,649.00	34,445.00
January	29,147.00	29,036.00	23,393.00	39,065.00
February	41,938.00	54,626.00	21,969.00	36,644.00
March	54,956.00	46,917.00	38,070.00	22,665.00
April	44,196.00	30,767.00	31,115.00	-
May	43,086.00	41,345.00	45,993.00	-
June	46,328.00	29,142.00	43,421.00	
July	32,565.00	24,196.00	32,429.00	
August	34,216.00	29,982.00	33,940.00	
September	29,643.00	28,801.00	34,700.00	
Yearly Total	\$ 473,517	\$ 426,752	\$ 389,713	\$ 201,951



Financial Snapshot - Enterprise Fund - Golf Activity

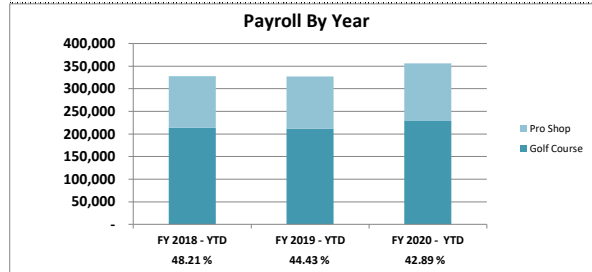
Gross Profit by Golf Activity				
	Actual FY 2018 - YTD	Actual FY 2019 - YTD	Actual FY 2020 - YTD	Budget FY 2020 - YTD
Golf Course	\$ 783,223	\$ 762,666	\$ 783,652	\$ 707,177
Pro Shop	65,359	28,925	31,968	27,431
Cost of Goods Sold	(16,019)	(15,815)	(16,530)	(14,397)
Total Gross Profit	\$ 832,563	\$ 775,776	\$ 799,089	\$ 720,211

Expenses by Golf Activity				
	Actual FY 2018 - YTD	Actual FY 2019 - YTD	Actual FY 2020 - YTD	Budget FY 2020 - YTD
Golf Course	\$ 391,712	\$ 399,928	\$ 370,025	\$ 423,194
Pro Shop	251,218	244,994	236,917	287,285
Total Expenses	\$ 642,930	\$ 644,922	\$ 606,941	\$ 710,479

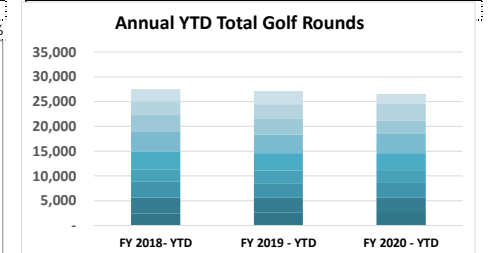
Net Income (Loss) by Golf Activity				
	Actual FY 2018 - YTD	Actual FY 2019 - YTD	Actual FY 2020 - YTD	Budget FY 2020 - YTD
Golf Course	\$ 391,511	\$ 362,738	\$ 413,627	\$ 283,983
Pro Shop	(201,878)	(231,884)	(221,479)	(274,250)
Total Net Income (Loss) B4 Depreciation	\$ 189,633	\$ 130,854	\$ 192,148	\$ 9,732
Total Depreciation Expense	148,442	148,442	148,442	-
Total Net Income (Loss) After Depreciation	\$ 41,191	\$ (17,588)	\$ 43,706	\$ 9,732

Debt Service				
	Actual FY 2018 - YTD	Actual FY 2019 - YTD	Actual FY 2020 - YTD	Budget FY 2020 - YTD
Principal Payment	\$ (10,000)	\$ (276,000)	\$ (287,000)	\$ (287,000)
Interest Payment	(39,622)	(44,127)	(46,932)	(46,932)
Prepayment Call	(120,000)	-	-	-
Total Debt Service Payments	\$ (169,622)	\$ (320,127)	\$ (333,932)	\$ (333,932)

Payroll by Activity				
	Actual FY 2018 - YTD	Actual FY 2019 - YTD	Actual FY 2020 - YTD	Budget FY 2020 - YTD
Golf Course				
Payroll- Hourly	\$ 171,125	\$ 173,562	\$ 186,983	\$ 206,250
FICA Taxes	21,882	21,847	23,255	33,000
Life and Health Insurance	20,962	16,286	18,744	21,300
Total Golf Course	213,969	211,695	228,983	260,550
Pro Shop				
Payroll- Hourly	91,445	93,604	104,308	111,750
FICA Taxes	11,885	12,327	13,923	17,880
Life and Health Insurance	10,356	9,318	8,631	12,750
Total Pro Shop	113,686	115,249	126,862	142,380
Total Payroll	\$ 327,655	\$ 326,944	\$ 355,845	\$ 402,930
% of Revenues	39.35%	42.14%	44.53%	55.95%



Actual Rounds of Golf by Month			
	FY 2018- YTD	FY 2019 - YTD	FY 2020 - YTD
October	2,405	2,612	2,711
November	3,233	3,066	2,946
December	3,267	2,835	2,909
January	2,318	2,621	2,588
February	3,628	3,442	3,461
March	4,024	3,743	3,833
April	3,433	3,162	2,648
May	2,751	3,003	3,432
June	2,439	2,620	2,032
Total Rounds	27,498	27,104	26,560



Heritage Harbor Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2020

Heritage Harbor CDD

Balance Sheet

June 30, 2020

	General Fund	Golf Course & Pro Shop	Debt Series 2018	Construction	Consolidated Total
<u>ASSETS:</u>					
CASH - HANCOCK OPERATING ACCOUNT	\$ 99,843	\$ -	\$ -	\$ -	\$ 99,843
CASH - BU OPERATING ACCOUNT	37,387	-	-	-	37,387
CASH - HH OPERATING ACCOUNT	8,542	-	-	-	8,542
CASH - SUNTRUST	5,349	-	-	-	5,349
CASH - MONEY MARKET	518,683	-	-	-	518,683
CASH - HH ENTERPRISE ACCOUNT	-	144,897	-	-	144,897
CASH - FIFTH THIRD BANK	90,270	297,158	-	-	387,428
CASH ON HAND	-	600	-	-	600
INVESTMENTS:					
REVENUE FUND	-	-	33,207	-	33,207
RESERVE TRUST FUND	-	-	65,884	-	65,884
CONSTRUCTION TRUST FUND	-	-	-	239,494	239,494
ON ROLL ASSESSMENT RECEIVABLE	-	-	-	-	-
ACCOUNTS RECEIVABLE	29,794	63	-	-	29,857
DEPOSITS - UTILITIES	1,890	3,456	-	-	5,346
DUE FROM OTHER FUNDS	-	-	11,007	1,441	12,448
INVENTORY ASSETS:					
GOLF BALLS	-	8,846	-	-	8,846
GOLF CLUBS	-	198	-	-	198
GLOVES	-	4,815	-	-	4,815
HEADWEAR	-	1,942	-	-	1,942
LADIES WEAR	-	662	-	-	662
MENS WEAR	-	1,913	-	-	1,913
SHOES/SOCKS	-	52	-	-	52
MISCELLANEOUS	-	2,712	-	-	2,712
INVESTMENTS CD	21,489	-	-	-	21,489
TOTAL CURRENT ASSETS	813,246	467,314	110,098	240,935	1,631,593
<u>NONCURRENT ASSETS</u>					
LAND	-	1,204,598	-	-	1,204,598
INFRASTRUCTURE	-	6,011,912	-	-	6,011,912
ASSUM. DEPRECIATION-INFRASTRUCTURE	-	(5,826,795)	-	-	(5,826,795)
EQUIPMENT & FURNITURE	-	853,044	-	-	853,044
ACCUM. DEPRECIATION - EQUIP/FURNITURE	-	(853,044)	-	-	(853,044)
TOTAL NONCURRENT ASSETS	-	1,389,715	-	-	1,389,715
TOTAL ASSETS	\$ 813,246	\$ 1,857,029	\$ 110,098	\$ 240,935	\$ 3,021,308

Heritage Harbor CDD

Balance Sheet

June 30, 2020

	General Fund	Golf Course & Pro Shop	Debt Series 2018	Construction	Consolidated Total
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$ 7,656	\$ 9,260	\$ -	\$ 5,586	\$ 22,502
DEFERRED ON ROLL ASSESSMENTS	-	-	-	-	-
SALES TAX PAYABLE	458	5,630	-	-	6,088
GIFT CERTIFICATES	-	764	-	-	764
RESTAURANT DEPOSITS	19,500	-	-	-	19,500
DUE TO OTHER FUNDS	12,448	-	-	-	12,448
TOTAL CURRENT LIABILITIES	40,062	15,654	-	5,586	61,302
TOTAL LIABILITIES	\$ 40,062	\$ 15,654	\$ -	\$ 5,586	\$ 61,302
<u>FUND BALANCES:</u>					
NON-SPENDABLE (DEPOSITS & PREPAID)	1,890	3,456	-	-	5,346
RESTRICTED FOR:					
DEBT SERVICE	-	-	110,098	-	110,098
1ST QUARTER OPERATING RESERVES	191,412	-	-	-	191,412
ASSIGNED:					
RESERVES - FOUNTAINS	11,625	-	-	-	11,625
RESERVES - GATE/ENTRY FEATURES	30,142	-	-	-	30,142
RESERVES - IRRIGATION SYSTEM	49,259	-	-	-	49,259
RESERVES - LAKE ENHANCEMENTS	34,875	-	-	-	34,875
RESERVES - LANDSCAPE	34,875	-	-	-	34,875
UNASSIGNED:	419,107	-	-	-	419,107
NET ASSETS					
INVESTED IN CAPITAL ASSETS	-	1,389,715	-	-	1,389,715
UNRESTRICTED/UNRESERVED	-	448,203	-	235,349	683,552
TOTAL LIABILITIES & FUND BALANCES/NET ASSETS	\$ 813,246	\$ 1,857,029	\$ 110,098	\$ 240,935	\$ 3,021,308

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Heritage Harbor CDD
GENERAL FUND
Statement of Revenue, Expenses and Change in Fund Balance
PRELIMINARY
For the period from October 1, 2019 through June 30, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 736,509	\$ 739,534	\$ 739,534	\$ -
INTEREST	2,700	2,025	2,201	176
MISCELLANEOUS	-	-	-	-
RESTAURANT REVENUE	78,000	58,500	48,828	(9,672)
TOTAL REVENUE	817,209	800,059	790,563	(9,496)
EXPENDITURES				
GENERAL ADMINISTRATION:				
SUPERVISORS' COMPENSATION	12,000	9,000	7,200	1,800
PAYROLL TAXES	2,259	1,694	732	962
PAYROLL SERVICE FEE	-	-	-	-
ENGINEERING SERVICES	9,000	6,750	6,548	202
LEGAL SERVICES	12,000	9,000	22,120	(13,120)
DISTRICT MANAGEMENT	66,759	50,069	49,711	358
ACCOUNTING SERVICES	-	-	-	-
AUDITING SERVICES	5,800	4,350	-	4,350
POSTAGE & FREIGHT	1,500	1,125	-	1,125
INSURANCE (Liability, Property and Casualty)	13,000	9,750	13,343	(3,593)
PRINTING & BINDING	2,200	1,650	-	1,650
LEGAL ADVERTISING	1,200	900	2,275	(1,375)
MISCELLANEOUS (BANK FEES, BROCHURES & MISC)	1,500	1,125	3,917	(2,792)
WEBSITE HOSTING & MANAGEMENT	2,265	1,699	3,278	(1,580)
OFFICE SUPPLIES	500	375	-	375
ANNUAL DISTRICT FILING FEE	175	175	175	-
ALLOCATION OF HOA SHARED EXPENDITURES	21,979	16,484	12,928	3,557
TOTAL GENERAL ADMINISTRATION	152,137	114,147	122,227	(8,081)
FIELD:				
PAYROLL - HOURLY	44,924	33,693	29,594	4,099
FICA TAXES & PAYROLL FEE	5,948	4,461	6,943	(2,482)
LIFE AND HEALTH INSURANCE	4,998	3,749	4,231	(482)
CONTRACT- GUARD SERVICES	82,000	61,500	50,031	11,469
CONTRACT-FOUNTAIN	1,680	1,260	1,260	-
CONTRACT-LANDSCAPE	136,800	102,600	102,600	-
CONTRACT-LAKE	42,436	31,827	31,302	525
CONTRACT-GATES	46,680	39,280	39,280	-
GATE - COMMUNICATIONS - TELEPHONE	3,744	2,808	1,903	905
UTILITY-GENERAL	78,000	58,500	53,586	4,914
R&M-GENERAL	3,000	2,250	350	1,900
R&M-GATE	3,000	2,250	-	2,250
R&M-OTHER LANDSCAPE	34,240	25,680	11,800	13,880
R&M-IRRIGATION	3,500	2,625	2,315	310
R&M-MITIGATION	2,000	1,500	-	1,500
R&M-TREES AND TRIMMING	7,500	5,625	-	5,625
R&M-PARKS & FACILITIES	1,000	750	850	(100)
MISC-HOLIDAY DÉCOR	8,500	6,375	6,440	(65)
MISC-CONTINGENCY	55,512	41,634	2,451	39,183
RESTAURANT EXPENDITURE	69,310	51,983	30,353	21,630
TOTAL FIELD	634,772	480,349	375,289	105,060
TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	786,909	594,496	497,516	96,979
OTHER FINANCING SOURCES AND (USES)				
RENEWAL & REPLACEMENT RESERVE				
RESERVE STUDY CONTRIBUTION	30,300	-	-	-
TOTAL RENEWAL & REPLACEMENT RESERVE	30,300	-	-	-
TOTAL EXPENDITURES	817,209	594,496	497,516	96,979
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	205,564	293,047	87,483
NET CHANGE IN FUND BALANCE	-	205,564	293,047	87,483
FUND BALANCE - BEGINNING	-	-	480,632	480,632
FUND BALANCE - INC IN RESERVE	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ 205,564	\$ 773,679	\$ 568,115

Heritage Harbor CDD
GOLF COURSE & PRO SHOP Enterprise Fund
Statement of Revenue, Expenses and Change in Fund Balance
For the period from October 1, 2019 through June 30, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
OPERATING REVENUE				
GOLF COURSE				
GREEN FEES	\$ 890,997	\$ 668,248	\$ 739,400	\$ 71,153
CLUB RENTALS	25	25	-	(25)
RANGE FEES	38,804	38,804	44,251	5,447
HANDICAPS	100	100	-	(100)
TOTAL GOLF COURSE REVENUE	929,926	707,177	783,652	76,475
PRO SHOP				
GOLF BALL SALES	22,800	17,100	21,698	4,598
GLOVE SALES	6,000	4,500	5,609	1,109
HEADWEAR SALES	3,775	2,831	1,609	(1,222)
LADIES WEAR SALES	-	-	125	125
MENS WEAR SALES	2,000	1,500	863	(637)
MISCELLANEOUS SALES	2,000	1,500	2,063	563
TOTAL PRO SHOP REVENUE	36,575	27,431	31,968	4,536
RENTAL	-	-	549	549
SALES DISCOUNT	-	-	-	-
TOTAL OPERATING REVENUE	966,501	734,608	816,168	81,560
COST OF GOODS SOLD				
COS-GOLF BALLS	12,136	9,102	11,854	2,752
COS-GLOVES	3,314	2,486	2,892	407
COS-HEADWEAR	1,880	1,410	483	(927)
COS-LADIES WEAR	-	-	63	63
COS-MENS WEAR	1,008	756	609	(147)
COS-MISCELLANEOUS	858	644	629	(15)
TOTAL COST OF GOODS SOLD	19,196	14,397	16,530	2,133
GROSS PROFIT	947,305	720,211	799,638	79,427
OPERATING EXPENSES				
GOLF COURSE				
PAYROLL-HOURLY	275,000	206,250	186,983	19,267
PAYROLL-INCENTIVE	500	375	903	(528)
FICA TAXES & ADMINISTRATIVE	44,000	33,000	23,255	9,745
LIFE AND HEALTH INSURANCE	28,400	21,300	18,744	2,556
WEB SITE DEVELOPMENT	-	-	-	-
ACCOUNTING SERVICES	4,210	3,158	3,261	(104)
CONTRACTS-SECURITY ALARMS	239	179	180	-
COMMUNICATION-TELEPHONE	2,364	1,773	1,262	511
POSTAGE & FREIGHT	200	150	-	150
ELECTRICITY-GENERAL	13,200	9,900	6,305	3,595
UTILITY-REFUSE REMOVAL	4,620	3,465	4,328	(863)
UTILITY-WATER & SEWER	6,600	4,950	4,175	775
RENTAL/LEASE-VEHICLE/EQUIP	39,311	29,483	23,388	6,096
LEASE-ICE MACHINES	1,500	1,125	1,250	(125)
INSURANCE-PROPERTY	24,377	18,283	21,347	(3,064)
R&M-BUILDING	500	375	-	375
R&M-EQUIPMENT	15,500	11,625	14,279	(2,654)
R&M-FERTILIZER	30,000	22,500	29,090	(6,590)
R&M-IRRIGATION	5,000	3,750	507	3,243
R&M-GOLF COURSE	5,025	3,769	225	3,544
R&M-PUMPS	2,760	2,070	9,122	(7,052)
MISC-PROPERTY TAXES	2,100	1,575	1,511	64
MISC-LICENSES & PERMITS	300	225	600	(375)
OP SUPPLIES- GENERAL	4,800	3,600	4,356	(756)
OP SUPPLIES-FUEL, OIL	15,500	11,625	9,594	2,031
OP SUPPLIES-CHEMICALS	30,571	22,928	443	22,485
OP SUPPLIES-HAND TOOLS	750	563	366	196
SUPPLIES-SAND	1,800	1,350	-	1,350
SUPPLIES-TOP DRESSING	2,400	1,800	4,106	(2,306)
SUPPLIES-SEEDS	2,000	1,500	-	1,500
ALLOCATIONS OF HOA SHARED EXPENDITURES	732	549	442	107
TOTAL GOLF COURSE	564,259	423,194	370,025	53,170

Heritage Harbor CDD
GOLF COURSE & PRO SHOP Enterprise Fund
Statement of Revenue, Expenses and Change in Fund Balance
For the period from October 1, 2019 through June 30, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
PRO SHOP:				
PAYROLL-HOURLY	149,000	111,750	104,308	7,442
FICA TAXES & ADMINISTRATIVE	23,840	17,880	13,923	3,957
LIFE AND HEALTH INSURANCE	17,000	12,750	8,631	4,119
ACCOUNTING SERVICES	4,890	3,668	3,261	406
CONTRACTS-SECURITY ALARMS	2,157	1,618	733	885
POSTAGE AND FREIGHT	250	188	-	188
ELECTRICITY-GENERAL	8,400	6,300	5,168	1,132
UTILITY-REFUSE REMOVAL	693	520	-	520
UTILITY-WATER & SEWER	2,500	1,875	-	1,875
LEASE-CARTS	70,560	52,920	48,598	4,322
INSURANCE-PROPERTY	11,561	8,671	13,310	(4,639)
R&M-GENERAL	3,000	2,250	-	2,250
R&M-AIR CONDITIONING	800	600	-	600
R&M - RANGE	1,000	750	240	510
ADVERTISING	10,500	7,875	5,839	2,036
MISC-BANK CHARGES	22,000	16,500	16,813	(313)
MISC-CABLE TV EXPENSES	1,600	1,200	1,250	(50)
MISC-PROPERTY TAXES	5,500	4,125	-	4,125
MISC-HANDICAP FEES	500	375	558	(183)
OFFICE SUPPLIES	1,200	900	976	(76)
COMPUTER EXPENSE	1,000	750	1,930	(1,180)
OP SUPPLIES-GENERAL	1,000	750	1,415	(665)
SUPPLIES-SCORECARDS	500	375	-	375
CONTINGENCY	2,000	1,500	1,258	242
ALLOCATION OF HOA SHARED EXPENDITURES	14,495	10,871	8,707	2,165
RESERVE	27,100	20,325	-	20,325
TOTAL PRO SHOP	383,046	287,285	236,917	50,368
TOTAL DEPRECIATION EXPENSE	-	-	148,442	(148,442)
TOTAL OPERATING EXPENSE	947,305	710,479	755,383	(44,904)
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	9,732	44,255	34,523
NONOPERATING EXPENSES:				
ARBITRAGE REBATE	-	-	-	-
DISSEMINATION AGENT	-	-	-	-
TRUSTEE	-	-	-	-
PRINCIPAL DEBT RETIREMENT	-	-	-	-
INTEREST EXPENSE	-	-	-	-
DEBT SERVICE TOTAL	-	-	-	-
TOTAL EXPENSES	947,305	710,479	755,383	(44,904)
NONOPERATING REVENUES				
INTEREST AND DIVIDEND REVENUE	-	-	-	-
SALES TAX DISCOUNT	-	-	-	-
MISC REVENUES	-	-	-	-
GAIN ON SALE OF EQUIPMENT	-	-	-	-
INTERFUND TRANSFER IN	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
CHANGE IN NET POSITION	-	9,732	44,255	34,523
NET ASSETS - BEGINNING	-	-	1,790,724	1,790,724
NET ASSETS- ENDING	\$ -	\$ 9,732	\$ 1,834,978	\$ 1,825,246

HERITAGE HARBOR CDD
DEBT SERVICE 2018
STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE
For the period from October 1, 2019 through June 30, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (NET)	\$ 328,407	\$ 328,407	\$ 330,777	\$ 2,370
SPECIAL ASSESSMENTS - EXCESS ON-ROLL (NET)	-	-	-	-
INTEREST-INVESTMENT	-	-	1,014	1,014
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	328,407	328,407	331,791	3,384
EXPENDITURES				
COST OF ISSUANCE	-	-	-	-
INTEREST EXPENSE	41,407	46,932	46,932	-
PRINCIPAL EXPENSE	287,000	-	287,000	287,000
TOTAL EXPENDITURES	328,407	46,932	333,932	-
OTHER FINANCING SOURCES (USES)				
TRANSFER -IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	281,475	(2,141)	3,384
FUND BALANCE - BEGINNING	-	-	112,240	112,240
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ 281,475	\$ 110,099	\$ 115,624

Heritage Harbor CDD
CONSTRUCTION FUND

Statement of Revenue, Expenses and Change in Fund Balance

For the period from October 1, 2019 through June 30, 2020

	CONSTRUCTION ACTUAL YTD
REVENUE	
INTEREST REVENUE	\$ 1,971
MISCELLANEOUS	1,441
TOTAL REVENUE	3,412
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	52,616
TOTAL EXPENDITURES	52,616
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (49,204)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
TRANSFER-IN	-
TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	-
 NET CHANGE IN FUND BALANCE	 (49,204)
 FUND BALANCE - BEGINNING	 284,551
 FUND BALANCE - ENDING	 \$ 235,347

HERITAGE HARBOR CDD
Community Development District
Operating Accounts Reconciliations
June 30, 2020

	GENERAL FUND		ENTERPRISE FUND	
	<u>HARBOR COMMUNITY BANK</u>	<u>Bank United</u>	<u>HARBOR COMMUNITY BANK</u>	<u>Fifth Third Bank</u>
Balance Per Bank Statement	\$ 8,541.94	\$ 44,548.44	\$ 144,896.99	\$ 392,698.76
Less: Outstanding Checks	-	(7,161.24)	-	(7,108.24)
Plus: Deposits In Transit	-	-	-	1,837.86
<i>Adjusted Bank Balance</i>	<u>\$ 8,541.94</u>	<u>\$ 37,387.20</u>	<u>\$ 144,896.99</u>	<u>\$ 387,428.38</u>

Beginning Bank Balance Per Books	\$ 8,541.94	\$ 15,893.37	\$ 144,896.99	\$ 383,164.94
Cash Receipts & Credits	-	100,003.61	-	71,881.99
Cash Disbursements	-	(78,509.78)	-	(67,618.55)
<i>Balance Per Books</i>	<u>\$ 8,541.94</u>	<u>\$ 37,387.20</u>	<u>\$ 144,896.99</u>	<u>\$ 387,428.38</u>

EXHIBIT 7

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2019

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2019

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Heritage Harbor Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the District as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 - 7 and page 30 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2020, on our consideration of Heritage Harbor Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Heritage Harbor Community Development District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 22, 2020 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2020

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2019

Our discussion and analysis of Heritage Harbor Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,661,074.
- The change in the District's total net position in comparison with the prior fiscal year was (\$99,003), a decrease.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$556,737. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2019

Both of the government-wide financial statements distinguish functions of the District that are principally supported by special assessment revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include the general government (management) and maintenance and operations. The business-type activities of the District include the operations of the golf course, pro shop, and restaurant.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2019

Proprietary Funds

The District maintains one type of proprietary fund: enterprise. The District maintains one enterprise fund. An enterprise fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the water and sewer utility. Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the water and sewer fund, which is considered a major fund.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2019	2018	2019	2018	2019	2018
Current assets	\$ 588,609	\$ 916,226	\$ 644,131	\$ 822,526	\$ 1,232,740	\$ 1,738,752
Capital assets	6,068,260	6,311,703	1,706,114	1,760,820	7,774,374	8,072,523
Total assets	6,656,869	7,227,929	2,350,245	2,583,346	9,007,114	9,811,275
Current liabilities	338,384	332,685	75,656	499,513	414,040	832,198
Long-term liabilities	932,000	1,219,000	-	-	932,000	1,219,000
Total liabilities	1,270,384	1,551,685	75,656	499,513	1,346,040	2,051,198
Net position						
Net invested in capital assets	4,849,260	4,816,703	1,706,114	1,760,820	6,555,374	6,577,523
Restricted for debt service	92,727	85,095	-	-	92,727	85,095
Unrestricted	444,498	774,446	568,475	323,013	1,012,973	1,097,459
Total net position	\$ 5,386,485	\$ 5,676,244	\$ 2,274,589	\$ 2,083,833	\$ 7,661,074	\$ 7,760,077

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2019

Key elements of the District's change in net position are reflected in the following table:

	Change in Net Position					
	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2019	2018	2019	2018	2019	2018
Program revenues	\$ 1,036,039	\$ 1,266,325	\$ 1,036,537	\$ 1,098,608	\$ 2,072,576	\$ 2,364,933
General revenues	11,087	3,971	10,779	1,116	21,866	5,087
Total revenues	1,047,126	1,270,296	1,047,316	1,099,724	2,094,442	2,370,020
Expenses						
General government	154,443	182,619	-	-	154,443	182,619
Physical environment	718,213	806,446	-	-	718,213	806,446
Golf course and restaurant	-	-	1,267,514	1,179,376	1,267,514	1,179,376
Interest on long-term debt	50,875	28,842	-	58,476	50,875	87,318
Cost of issuance	2,400	97,672	-	-	2,400	97,672
Total expenses	925,931	1,115,579	1,267,514	1,237,852	2,193,445	2,353,431
Change in net position	121,195	154,717	(220,198)	(138,128)	(99,003)	16,589
Transfers	(410,954)	(1,369,735)	410,954	1,369,735	-	-
Net position - beginning of year	5,676,244	6,891,262	2,083,833	852,226	7,760,077	7,743,488
Net position - end of year	\$ 5,386,485	\$ 5,676,244	\$ 2,274,589	\$ 2,083,833	\$ 7,661,074	\$ 7,760,077

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$2,193,445, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2019.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$7,774,374 invested in land and land improvements, infrastructure, and equipment. More detailed information about the District's capital assets is presented in the notes of the financial statements.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2019

Capital Debt

At September 30, 2019, the District had a \$1,219,000 Note outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2020, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Heritage Harbor Community Development District's Finance Department at 250 International Parkway, Suite 280, Lake Mary, Florida 32746.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2019

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
<u>ASSETS</u>			
Cash and cash equivalents	\$ 438,157	\$ 295,775	\$ 733,932
Accounts receivable	21,985	627	22,612
Assessments receivable	5,749	-	5,749
Inventory	-	18,603	18,603
Due from other funds	938	-	938
Deposits	1,890	3,456	5,346
Prepaid items	7,651	129	7,780
Restricted assets:			
Cash and investments	109,511	306,041	415,552
Assessments receivable	2,728		2,728
Customer deposits	-	19,500	19,500
Capital assets:			
Assets not being depreciated	906,667	1,204,598	2,111,265
Assets, net of depreciation	5,161,593	501,516	5,663,109
TOTAL ASSETS	<u>\$ 6,656,869</u>	<u>\$ 2,350,245</u>	<u>\$ 9,007,114</u>
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	\$ 31,872	\$ 55,218	\$ 87,090
Due to other funds	-	938	938
Accrued interest payable	19,512	-	19,512
Payable from restricted assets:			
Deposits	-	19,500	19,500
Note payable:			
Due within one year	287,000	-	287,000
Due in more than one year	932,000	-	932,000
TOTAL LIABILITIES	<u>1,270,384</u>	<u>75,656</u>	<u>1,346,040</u>
<u>NET POSITION</u>			
Net investment in capital assets	4,849,260	1,706,114	6,555,374
Restricted for:			
Debt service	92,727	-	92,727
Unrestricted	444,498	568,475	1,012,973
TOTAL NET POSITION	<u>\$ 5,386,485</u>	<u>\$ 2,274,589</u>	<u>\$ 7,661,074</u>

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenues and Changes in Net Position		Total
		Charges for Services	Governmental Activities	Business-type Activities	
Governmental activities					
General government	\$ 154,443	\$ 182,619	\$ 28,176	\$ -	\$ 28,176
Physical environment	718,213	519,964	(198,249)	-	(198,249)
Interest on long-term debt	50,875	333,456	282,581	-	282,581
Cost of issuance	2,400	-	(2,400)	-	(2,400)
Total governmental activities	925,931	1,036,039	110,108	-	110,108
Business-type activities					
Golf course	1,201,666	958,537	-	(243,129)	(243,129)
Restaurant	65,848	78,000	-	12,152	12,152
Total business-type activities	1,267,514	1,036,537	-	(230,977)	(230,977)
Total primary government	\$ 2,193,445	\$ 2,072,576	110,108	(230,977)	(120,869)
General revenues:					
Investment earnings			10,046	7,429	17,475
Miscellaneous income			1,041	3,350	4,391
Transfers			(410,954)	410,954	-
Total general revenues and transfers			(399,867)	421,733	21,866
Change in net position			(289,759)	190,756	(99,003)
Net position - October 1, 2018			5,676,244	2,083,833	7,760,077
Net position - September 30, 2019			\$ 5,386,485	\$ 2,274,589	\$ 7,661,074

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2019

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
<u>ASSETS</u>			
Cash and cash equivalents	\$ 438,157	\$ -	\$ 438,157
Accounts receivable	21,985	-	21,985
Assessments receivable	5,749	-	5,749
Due from other funds	938	-	938
Deposits	1,890	-	1,890
Prepaid items	7,651	-	7,651
Restricted assets:			
Investments	-	109,511	109,511
Assessments receivable	-	2,728	2,728
TOTAL ASSETS	<u>\$ 476,370</u>	<u>\$ 112,239</u>	<u>\$ 588,609</u>
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts payable and accrued expenses	\$ 31,872	\$ -	\$ 31,872
TOTAL LIABILITIES	<u>31,872</u>	<u>-</u>	<u>31,872</u>
FUND BALANCES			
Nonspendable:			
Prepaid items and deposits	9,541	-	9,541
Restricted for:			
Debt service	-	112,239	112,239
Unassigned	434,957	-	434,957
TOTAL FUND BALANCES	<u>444,498</u>	<u>112,239</u>	<u>556,737</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 476,370</u>	<u>\$ 112,239</u>	<u>\$ 588,609</u>

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances in the Balance Sheet, Page 10	\$ 556,737
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	10,747,134
Less accumulated depreciation	(4,678,874)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(19,512)
Governmental bonds payable	<u>(1,219,000)</u>
Net Position of Governmental Activities, Page 8	<u><u>\$ 5,386,485</u></u>

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2019

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
REVENUES			
Special assessments	\$ 702,583	\$ 333,456	\$ 1,036,039
Miscellaneous revenue	1,041	-	1,041
Investment earnings	6,595	3,451	10,046
TOTAL REVENUES	<u>710,219</u>	<u>336,907</u>	<u>1,047,126</u>
EXPENDITURES			
General government	154,443	-	154,443
Physical environment	474,770	-	474,770
Debt			
Principal	-	276,000	276,000
Interest expense	-	44,127	44,127
Bond issuance costs	-	2,400	2,400
TOTAL EXPENDITURES	<u>629,213</u>	<u>322,527</u>	<u>951,740</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	81,006	14,380	95,386
OTHER SOURCES (USES)			
Transfers in (out)	<u>(410,954)</u>	<u>-</u>	<u>(410,954)</u>
TOTAL OTHER SOURCES (USES)	<u>(410,954)</u>	<u>-</u>	<u>(410,954)</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	(329,948)	14,380	(315,568)
FUND BALANCE			
Beginning of year	<u>774,446</u>	<u>97,859</u>	<u>872,305</u>
End of year	<u>\$ 444,498</u>	<u>\$ 112,239</u>	<u>\$ 556,737</u>

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds, Page 12	\$ (315,568)
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Amount reported for governmental activities in the Statement of Activities
are different because:

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt	276,000
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Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(243,443)
Change in accrued interest payable	(6,748)

Change in Net Position of Governmental Activities, Page 9	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block; width: 100%;">\$ (289,759)</div>
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The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION – ENTERPRISE FUND

September 30, 2019

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 295,775
Accounts receivable	627
Inventory	18,603
Deposits	3,456
Prepaid items	129
Restricted assets:	
Investments	306,041
Customer deposits	19,500
TOTAL CURRENT ASSETS	<u>644,131</u>

NONCURRENT ASSETS

Capital assets:	
Land	1,204,598
Infrastructure	6,054,583
Equipment and furniture	993,129
	<u>8,252,310</u>
Less accumulated depreciation	6,546,196
Total capital assets (net of depreciation)	<u>1,706,114</u>
TOTAL NONCURRENT ASSETS	<u>1,706,114</u>
TOTAL ASSETS	<u><u>\$ 2,350,245</u></u>

LIABILITIES

CURRENT LIABILITIES

Accounts payable and accrued expenses	\$ 55,218
Due to other funds	938
Payable from restricted assets:	
Deposits	19,500
TOTAL CURRENT LIABILITIES	<u>75,656</u>
TOTAL LIABILITIES	<u><u>75,656</u></u>

NET POSITION

Net investment in capital assets	1,706,114
Unrestricted	568,475
TOTAL NET POSITION	<u><u>2,274,589</u></u>

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION –
ENTERPRISE FUND
Year Ended September 30, 2019

OPERATING REVENUES

Charges for services	
Golf course and pro shop	\$ 958,537
Other income	3,350
Restaurant	78,000
TOTAL OPERATING REVENUES	<u>1,039,887</u>

OPERATING EXPENSES

Cost of sales and services	20,073
Golf course and pro shop	943,481
Transportation	
Restaurant	65,848
Other	650
Depreciation	237,462
TOTAL OPERATING EXPENSES	<u>1,267,514</u>

OPERATING LOSS

(227,627)

NONOPERATING REVENUES(EXPENSES)

Interest earnings	<u>7,429</u>
TOTAL NONOPERATING REVENUES(EXPENSES)	<u>7,429</u>

LOSS BEFORE TRANSFERS

(220,198)

TRANSFERS

Transfers in (out)	<u>410,954</u>
TOTAL TRANSFERS	<u>410,954</u>

CHANGE IN NET POSITION

190,756

NET POSITION

Beginning of year	<u>2,083,833</u>
End of year	<u><u>\$ 2,274,589</u></u>

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF CASH FLOWS – ENTERPRISE FUND**

Year Ended September 30, 2019

	BUSINESS-TYPE ACTIVITIES ENTERPRISE FUND
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	\$ 630,452
Cash paid to suppliers	(1,043,252)
NET CASH USED IN OPERATING ACTIVITIES	(412,800)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfers in	410,954
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	410,954
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of fixed assets	(182,756)
Sale of investments	194,728
Interest income	7,429
NET CASH PROVIDED BY INVESTING ACTIVITIES	19,401
NET INCREASE IN CASH	17,555
CASH	
Beginning of Year	297,720
End of Year	\$ 315,275
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating loss	\$ (227,627)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	237,462
(Increase) Decrease in:	
Accounts receivable	581
Inventory	603
Prepaid items	38
Increase (Decrease) in:	
Accounts payable and accrued expenses	(13,841)
Due to other funds	938
Due to other governments	(410,954)
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$ (412,800)
Cash	\$ 295,775
Customer Deposits	19,500
Total cash - end of year	\$ 315,275

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Harbor Community Development District ("District") was created on August 26, 1997 by Hillsborough County Ordinance 97-9 pursuant to the Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

The District reports the following major proprietary funds:

Enterprise Fund

The enterprise fund accounts for the operations of the golf course, pro shop, and restaurant, which are funded by proceeds from operations of these facilities, included green fees, cart fees, rental fees and food sales.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	5-40
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE C - BUDGETARY INFORMATION

- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Treasury Obligation CL Y	109,511	S&P AAAM	Weighted average of the fund portfolio: 24 days
Total Investments	<u>\$ 109,511</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

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

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Balance 10/01/2018	Increases	Decreases	Balance 09/30/2019
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	\$ 906,667	\$ -	\$ -	\$ 906,667
Construction in process	35,100	-	(35,100)	-
Total capital assets, not being depreciated	941,767	-	(35,100)	906,667
Capital assets, being depreciated				
Infrastructure:				
Water and sewer systems	5,725,401	-	-	5,725,401
Roadways and other improvements	3,952,000	35,100	-	3,987,100
Recreational and security	127,966	-	-	127,966
Total capital assets, being depreciated	9,805,367	35,100	-	9,840,467
Less accumulated depreciation for:				
Infrastructure:				
Water and sewer systems	2,583,801	142,800	-	2,726,601
Roadways and other improvements	1,765,900	99,239	-	1,865,139
Recreational and security	85,730	1,404	-	87,134
Total accumulated depreciation	4,435,431	243,443	-	4,678,874
Total capital assets, being depreciated - net	5,369,936	(208,343)	-	5,161,593
Governmental activities capital assets - net	\$ 6,311,703	\$ (208,343)	\$ (35,100)	\$ 6,068,260

Depreciation of \$243,443 was charged to physical environment.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE E - CAPITAL ASSETS (CONTINUED)

	Balance 10/01/2018	Increases	Decreases	Balance 09/30/2019
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 1,204,598	\$ -	\$ -	\$ 1,204,598
Total capital assets, not being depreciated	1,204,598	-	-	1,204,598
Capital assets, being depreciated				
Infrastructure	6,011,912	42,671	-	6,054,583
Equipment	865,444	140,085	(12,400)	1,017,929
Total capital assets, being depreciated	6,877,356	182,756	(12,400)	7,072,512
Less accumulated depreciation for:				
Infrastructure	5,455,690	223,453	-	5,679,143
Equipment	865,444	14,009	(12,400)	891,853
Total accumulated depreciation	6,321,134	237,462	(12,400)	6,570,996
Total capital assets, being depreciated - net	556,222	(54,706)	-	501,516
Governmental activities capital assets - net	\$ 1,760,820	\$ (54,706)	\$ -	\$ 1,706,114

Depreciation of \$237,462 was charged to golf course.

NOTE F – LONG-TERM LIABILITIES

Governmental Activities Debt

\$1,495,000 Special Assessment Refunding Note, Series 2018 – July 25, 2018, the District issued \$1,495,000 in a Special Assessment Refunding Note, Series 2018. The Note was issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District and to payoff outstanding debt. The Note is payable in annual principal installments through May 2023. The Bonds bear interest at 3.85% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2019.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The District is in compliance with those requirements of the Bond Indenture at September 30, 2019.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2019:

	Balance 10/1/2018	Additions	Deletions	Balance 9/30/2019	Due Within One Year
Special Assessment Refunding Note, Series 2018	\$ 1,495,000		\$ 276,000	\$ 1,219,000	\$ 287,000
	<u>\$ 1,495,000</u>	<u>\$ -</u>	<u>\$ 276,000</u>	<u>\$ 1,219,000</u>	<u>\$ 287,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

September 30,	Principal	Interest	Total
2020	\$ 287,000	\$ 46,932	\$ 333,932
2021	298,000	35,882	333,882
2022	311,000	24,410	335,410
2023	323,000	12,436	335,436
2024	-	-	-
	<u>\$ 1,219,000</u>	<u>\$ 119,660</u>	<u>\$ 1,338,660</u>

NOTE G – INTERFUND BALANCES

	Interfund Receivables	Interfund Payables
General Fund	\$ 938	\$ -
Enterprise Fund	-	938
Total	<u>\$ 938</u>	<u>\$ 938</u>

The Enterprise Fund will not reimburse the General Fund the entire balance in the next fiscal year.

NOTE H – OPERATING LEASES

Business-Type Activities

The District leases golf carts and equipment under various operating lease agreements. The lease terms range from 48 to 60 months. During the year, golf cart and equipment lease payments totaled \$109,436. The future minimum payments on the leases are as follows:

September 30,	Payments
2020	\$ 52,920
Thereafter	-
	<u>\$ 52,920</u>

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2019

NOTE I – INTERLOCAL AGREEMENT

In a prior year, the District and Heritage Harbor Golf & Country Club Association, Inc. (the Association) entered into an agreement for shared costs. Reimbursements by the Association are reported as a reduction in the District's current year expenditures.

NOTE J – LEASE AGREEMENT

In January 2008, the District entered into a three-year lease agreement with Olympian Restaurant and Bar, Inc. to manage and operate its restaurant facility and golf course concessions. The agreement as amended to extend the contract for two additional three year terms with the option to extend for two additional terms of four years and two years. There is an annual base rent charge of \$78,000 payable in monthly installments plus five percent of gross revenues in excess of \$500,000. Rental income associated with the lease was \$78,000.

NOTE K - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE L – SUBSEQUENT EVENTS

Management has performed an analysis of the activities and transactions subsequent to September 30, 2019, to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2019. As a result of the spread of COVID-19, economic uncertainties have risen which are likely to negatively impact operating results, though such potential impact is unknown at this time. Management has performed their analysis through June 22, 2020, the audit completion date.

NOTE M - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE N – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES AND EXPENDITURES****BUDGET AND ACTUAL – GENERAL FUND**

Year Ended September 30, 2019

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Special assessments	\$ 746,829	\$ 702,583	\$ (44,246)
Miscellaneous revenue	-	1,041	1,041
Investment earnings	2,700	6,595	3,895
TOTAL REVENUES	<u>749,529</u>	<u>710,219</u>	<u>(39,310)</u>
EXPENDITURES			
Current			
General government	152,240	154,443	(2,203)
Physical environment	524,500	474,770	49,730
TOTAL EXPENDITURES	<u>676,740</u>	<u>629,213</u>	<u>47,527</u>
TOTAL EXPENDITURES AND RESERVES	<u>676,740</u>	<u>629,213</u>	<u>47,527</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	72,789	81,006	8,217
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	(410,954)	(410,954)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ 72,789</u>	(329,948)	<u>\$ (402,737)</u>
FUND BALANCES			
Beginning of year		<u>774,446</u>	
End of year		<u>\$ 444,498</u>	

* Original and final budget.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Heritage Harbor Community Development District, as of September 30, 2019 and for the year ended September 30, 2019, which collectively comprise Heritage Harbor Community Development District's basic financial statements and have issued our report thereon dated June 22, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

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

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

Compliance and Other Matters

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

Purpose of this Report

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



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 22, 2020

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Harbor Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2020

Management Letter

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of Heritage Harbor Community Development District as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 22, 2020.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 22, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Uncorrected audit findings from prior year 2017-01.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

Financial Condition

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

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

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for Heritage Harbor Community Development District for the fiscal year ended September 30, 2019, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2019. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

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

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

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 22, 2020

EXHIBIT 8

Stucco Pros of Tampa Bay

7610 Glades Ct
Tampa, FL 33637 US
(813) 770-6129
stuccoprostampabay@gmail.com
www.stuccoprostampabay.com



Estimate

ADDRESS

Austin Thomas
W Lutz Lake Fern Rd & Heritage Harbor Pkwy Cheval, FL 33558

ESTIMATE

1426

DATE

07/01/2020

DATE	ACTIVITY	AMOUNT
	Stucco & Lath Will Include:	2,200.00
	- Labor	
	- Materials	
	- Remove damaged Stucco	
	- Remove Wire Lath	
	- Inspect for rotten wood or framing	
	- Add Waterproofing Tyvek	
	- Add new Wire Lath	
	- Apply Stucco	
	- Match Stucco Texture	

Please find attach proposal for exterior stucco repair.

TOTAL

\$2,200.00

Thanks for the opportunity!!

Accepted By

Accepted Date

MD Construction Pros, LLC

4520 W Oakellar Ave., Unit 130374
Tampa, FL 33611
+352 2793745
David@MDCPFL.com
www.MDConstructionPros.com



Estimate

ADDRESS

Austin Thomas
College Hunks Moving
4756 N Dale Mabry Hwy
Tampa, FL 33614

ESTIMATE

20-0197

DATE

07/07/2020

EXPIRATION DATE

08/07/2020

DATE	DESCRIPTION	AMOUNT
07/06/2020	<p>The following stucco repairs are included, see picture attached to this estimate for additional details.</p> <p>Repair a section of stucco and foam banding with stucco over on a small portion of one side of the guard shack</p> <p>Special Notes: Google discount of \$100 has already been applied No other discounts are available for this project Full payment due when stucco repairs are complete Add 4% to payment if paying by credit card Painting will be required and is not included Joe Harley of Harley Painting Company will provide a separate estimate for \$800 for paint materials and labor All stucco materials and labor is included Disposal of the removed wire lath and stucco is included Stucco repairs will be completed within 1 day No structural repairs will be made or are required Hillsborough County License # SP-14587 This proposal may be withdrawn by us if not accepted within 30 days</p> <p>Acceptance of this proposal: This proposal may be accepted by reply email with authorization to do the work as specified. By accepting this proposal you are also agreeing to the proposed price(s) and payment terms</p>	1,400.00
TOTAL		\$1,400.00

Accepted By

Accepted Date

If you have any questions about this invoice, please contact David Fagle - (352) 279-3745 - DAVID@MDCPFL.COM

EXHIBIT 9

Customer Name: Collage Hunks Moving (C/o: Austin Thomas

Email: Harleypaintingcompany@gmail.com

EXHIBIT 10

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@GREENVIEWFL.COM

TO: HERITAGE HARBOR CDD

DATE: July 6, 2020

RE: REPLACEMENT OF MISSING BUSHES ON HERITAGE HARBOR PARKWAY

Replace 40 seven-gallon Viburnum plants on the Heritage Harbor Parkway berm hedge lines.

COST: \$1600.00.



Green Thumb Unlimited

Green Thumb Unlimited
6700 Industrial Ave
Port Richey, FL 34668
727-457-3460

Proposal

Wednesday, July 08, 2020

Heritage Harbor CDD 20200708

Heritage Harbor CDD
Raymond Lotito
19502 Heritage Harbor Pkwy
Lutz, FL 33558
Mobile: 813-220-6089

Worksite:

19502 Heritage Harbor Pkwy
Lutz, FL 33558

Salesperson: Eric Kopp
service@greenthumbunlimited.com

#	Item	Description	Qty	Cost
0		Install Plants Delivered & install 40 sweet viburnum 7 gallon. Along Heritage Harbor blvd.	0	\$1,450.00

Subtotal:	\$1,450.00
Tax:	\$0.00
Total:	\$1,450.00

Signature

Date

Acceptance of this proposal represents a signed contract.
Credit card processing fee of 3% will be added if applicable.
Proposal is good for 30 days.

A 30% deposit may be required.

www.greenthumbunlimited.com

EXHIBIT 11



Green Thumb Unlimited

Green Thumb Unlimited
6700 Industrial Ave
Port Richey, FL 34668
727-457-3460

Proposal

Wednesday, July 08, 2020

Heritage Harbor CDD 20200708

Heritage Harbor CDD
Raymond Lotito
19502 Heritage Harbor Pkwy
Lutz, FL 33558
Mobile: 813-220-6089

Worksite:
Heritage Harbor
19502 Heritage Harbor Pkwy
Lutz, FL 33558

Salesperson: Eric Kopp
service@greenthumbunlimited.com

#	Item	Description	Qty	Cost
0		Trim Palms 271 cabbage palms / queen palms 35.00 each. 9485.00 1 Washingtonian palm 100.00. 2 Pineapple palms 200.00 Lift rental 425.00 Palms will be trimmed to 9 and 3 O'clock Debris will be removed. We will need access for equipment and vehicle while work is being performed.	0	\$10,210.00

Subtotal: \$10,210.00

Tax: \$0.00

Total: \$10,210.00

Signature

Date

Acceptance of this proposal represents a signed contract.
Credit card processing fee of 3% will be added if applicable.
Proposal is good for 30 days.

A 30% deposit may be required.

www.greenthumbunlimited.com

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@GREENVIEWFL.COM

TO: HERITAGE HARBOR CDD

DATE: July 6, 2020

RE: PROPOSAL TO TRIM PALM TREES ON THE GOLF COURSE

271 Queen Palm and Sable Palms @ \$40.00/each.	\$10840.00.
1 Washingtonia Palm tree on hole #3.	\$100.00.
2 Canary Palm trees on hole # 16.	\$200.00.
 TOTAL COST:	 \$11140.00.

EXHIBIT 12

Proposal for Repair

Client/Community	Heritage Harbor- Lutz	Proposal Date:	07/09/2020
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Qty.	Equipment to Be Repaired/Replaced	Unit Cost	Extended Cost
1	Barrier Arm (SLC12)	846.00	846.00
1	Hourly Labor	125.00	125.00
1	Trip Charge	50.00	50.00

\$1021.00

Total Charges \$
(Plus any applicable taxes)

Scope of Work:

replace Resident Barrier Arm

HIDDEN EYES, LLC d/b/a Envera Systems:		CLIENT:	
Signature		Signature	
Print Name	Tiffany Knighton	Print Name	
Title / Position	Service Coordinators	Title / Position	
Date	07/09/2020	Date	

EXHIBIT 13

BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Heritage Harbor CDD
c/o DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

(321) 263-0132



JOB DESCRIPTION
Landscape lighting not working properly at Heritage Harbor main entrance sign and water fountain

ITEMIZED ESTIMATE: TIME AND MATERIALS					AMOUNT
Community Entrance Sign					
Install 2 Blue-Tooth wall washer lights on the Heritage Harbor Entrance Sign					\$3,850.00
Install 2 Blue-Tooth wall washer lights on the waterfalls left and right of entrance sign					
Install 4 Blue-Tooth wall washer lights on entrance landscaping inbetween sign and waterfall					
Note: Blue-Tooth lights have the capability to change colors					
Item	Count	LED Lights	Color Temp	Specs	
Heritage Harbor - Sign	1	2	2700K - 4000K	8W Flood	
Heritage Harbor - Waterfall	1	2	2700K - 4000K	8W Flood	
Heritage Harbor-Landscape	1	4	2700K - 4000K	8W Flood	
Total Lights		8			
Total Transformers		1			
Remove 8 existing lights from entrance area. Properly disconnect power to existing lights					
Color Temp: 2700K LED is equivalent to traditional incandescent lighting. 3000K LED is the normal bright LED, warm white color 4000K LED is Bright White, pure white color					
Warranties: 10 year warranty on light fixtures Life-time warranty on transformer					
Requires 50% Deposit					
TOTAL ESTIMATED JOB COST					\$3,850.00

* Price includes fixtures, transformers, risers, conduit, wire, connectors and any other material needed to complete project

* Assumes adequate power available. If additional power needed community responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

* Includes 1 year service warranty for any faulty lights or transformers

* Includes 20 year warranty on fixtures and transformers

Tim Gay

PREPARED BY

6/23/2020

DATE

AUTHORIZED SIGNATURE FOR HERITAGE HARBOR CDD

DATE

EXHIBIT 14

Prepared by and return to:
Michelle T. Reiss, Esquire
Appleton Reiss, PLLC
501 E. Kennedy Blvd., Ste. 802
Tampa, FL 33602

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made this 16th day of July, 2020, by and between:

STONEBRIER HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, whose address is c/o Wise Property Management, Inc., 18550 N. Dale Mabry Hwy., Lutz, Florida 33548 ("**Grantor**"); and

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and whose mailing address is 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

To the extent of its interests, the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Tax Parcel ID Number: U-04-27-18-ZZZ-000000-48160.0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining thereto, and all estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, to have and to hold the same in fee simple forever. Such conveyance is subject to all easements, restrictions, conditions and other matters of record; provided, however, reference hereto shall not operate to re-impose the same.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Amrita Joshi
Printed Name: Amrita Joshi

Witness

Taylor McQuown
Printed Name: Taylor McQuown
Witness

**STONEBRIER HOMEOWNER'S
ASSOCIATION, INC.**, a Florida non-profit
corporation

By: Ted Galloway
Printed Name: Ted Galloway
Title: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 16th day of JULY, 2020, by Ted Galloway, as President and Authorized Signor of **STONEBRIER HOMEOWNERS ASSOCIATION, INC.**, a Florida non-profit corporation, who appeared before me this day in person, and who ☒ is personally known to me or ☐ produced _____ as identification.

(SEAL)



Amrita Joshi
Comm. # GG906240
Expires: August 22, 2023
Bonded Thru Aaron Notary

Amrita Joshi
Signature of Notary Public

Amrita Joshi
Name of Notary Public
(Typed, Printed or Stamped)

EXHIBIT "A"

A parcel of land lying in Section 4, Township 27 south, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 4, run thence along the North boundary of said Section 4, N 89°17'41"W., 1416.77 feet; thence S.00°42'33"W., 244.55 feet to the POINT OF BEGINNING; thence continue S.00°42'33" W., 399.20 feet to the Northeast corner of the right-of-way for HERITAGE HARBOR PARKWAY, according to the plat of HERITAGE HARBOR – VILLAGES 6 AND 11, as recorded in Plat Book 88, Page 68 of the Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said right-of-way for HERITAGE HARBOR PARKWAY, N.76°32'06"W., 60.00 feet to a point on a curve on the Easterly boundary of the property as described in Official Records Book 8514, Page 687, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary the following three (3) courses: 1) Northerly, 149.13 feet along the arc of a curve to the left having a radius of 670.00 feet and a central angle of 12°45'11" (chord bearing N.07°05'09" E., 148.82 feet) to a point of tangency; 2) N.00°42'33"E., 52.72 feet to a point of curvature; 3) Northerly, 191.61 feet along the arc of a curve to the right having a radius of 430.00 feet and a central angle of 25°31'53" (chord bearing N.13°28'30"E., 190.03 feet) to the POINT OF BEGINNING.