



***HERITAGE HARBOR  
COMMUNITY DEVELOPMENT DISTRICT***

***Agenda Package***

***Regular Meeting &  
Budget Public Hearing***

***Tuesday  
July 11, 2023  
5:30 p.m.***

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

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

# Heritage Harbor Community Development District

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

Board of Supervisors  
**Heritage Harbor Community Development District**

Dear Board Members:

The Regular Meeting & Budget Public Hearing of the Board of Supervisors of the Heritage Harbor Community Development District is scheduled for **Tuesday, July 11, 2023, at 5:30 p.m.** at the **Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

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

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

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, July 11, 2023  
Time: 5:30 PM  
Location: Heritage Harbor Clubhouse  
19502 Heritage Harbor Parkway  
Lutz, Florida 33558

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

***Revised Agenda***

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. FY 2024 Budget Public Hearing**
  - A. Open the Public Hearing
  - B. Presentation of Public Notices [Exhibit 1](#)
  - C. Presentation of FY 2023-2024 Budget [Exhibit 2](#)
  - D. Public Comments
  - E. Close the Public Hearing
  - F. Consideration & Adoption of **Resolution 2023-04**, Adopting Fiscal Year 2023-2024 Budget [Exhibit 3](#)
  - G. Consideration & Adoption of **Resolution 2023-05**, Levying O&M Assessments for Fiscal Year 2023-2024 [Exhibit 4](#)
- IV. Landscape & Pond Maintenance**
  - A. Greenview Landscape as Inspected by OLM – June 29, 2023 – 91% [Exhibit 5](#)
  - B. Steadfast Environmental – Waterway Inspection Report [Exhibit 6](#)
- V. Golf Operations**
  - A. Golf Course Report
- VI. Consent Agenda**
  - A. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 13, 2023** [Exhibit 7](#)
  - B. **Consideration for Acceptance – The May 2023 Unaudited Financial Report** [Exhibit 8](#)
- VII. Business Matters**
  - A. Consideration of Worker’s Comp. Insurance [Exhibit 9](#)
  - B. Consideration & Adoption of **Resolution 2023-06**, Designating Meeting Dates, Times, & Location [Exhibit 10](#)

**VII. Business Matters – continued**

- C. **Consideration of Reserve Study Proposal Options** [Exhibit 11](#)
  - 1. **Community Advisors**
  - 2. **Custom Reserves**
- D. **Consideration of Greenview Landscaping Plant Installation Proposals** [Exhibit 12](#)
- E. **Consideration of Southscapes Landscape Maintenance Natural Area Cleanup Proposal** [Exhibit 13](#)
- F. **Consideration of Southscapes Landscape Palm Tree Removal & Replacement Proposal** [Exhibit 14](#)
- G. **Discussion of July Article – View from the 19<sup>th</sup> Hole** [Exhibit 15](#)

**VIII. Staff Reports**

- A. **District Manager & Field Operations Report** [Exhibit 16](#)
- B. District Attorney
- C. District Engineer

**IX. Supervisors Requests**

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

**XI. Next Meeting Quorum Check: August 8, 5:30 PM**

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

**XII. Adjournment**

# EXHIBIT 1

# NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Heritage Harbor Community Development District (the "District") will hold a public hearing and a meeting on Tuesday July 11, 2023, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.heritageharborcdd.org>, or may be obtained by contacting the District Manager's office via email at [tdobson@dpfgmc.com](mailto:tdobson@dpfgmc.com) or via phone at (321) 263-0132 Ext. 285.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Hillsborough County property tax bill. The amount shown includes all applicable collection costs. The property owner is eligible for a discount of up to 4% if paid early.

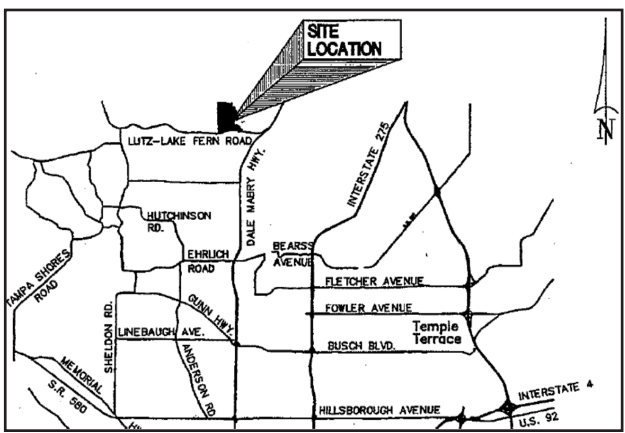
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Tish Dobson  
District Manager



**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS  
MEETING OF THE HERITAGE HARBOR COMMUNITY  
DEVELOPMENT DISTRICT**

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The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://www.heritageharboredd.org>, or may be obtained by contacting the District Manager’s office via email at [tdobson@dpgmc.com](mailto:tdobson@dpgmc.com) or via phone at (321) 263-0132 Ext. 285.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

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

Tish Dobson  
District Manager  
June 16, 2023

23-01826H

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# EXHIBIT 2



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

	FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-3/31/23)	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY 2023 TO FY 2024
<b>REVENUE</b>						
1 SPECIAL ASSESSMENTS - ON-ROLL	\$ 866,451	\$ 866,568	\$ 1,033,383	\$ 1,071,986	\$ 946,568	\$ (125,418)
2 RESTAURANT LEASE	24,000	48,674	28,800	61,632	61,632	-
3 RESTAURANT COMMISSION			1,303			
4 INTEREST	898	1,890	5,915	1,000	1,000	-
5 MISCELLANEOUS	21	27,669	-	-	-	-
6 FUND BALANCE FORWARD	-	-	-	-	-	-
<b>7 TOTAL REVENUE:</b>	<b>891,370</b>	<b>944,802</b>	<b>1,069,401</b>	<b>1,134,618</b>	<b>1,009,200</b>	<b>(125,418)</b>
8						
<b>9 EXPENDITURES</b>						
<b>10 ADMINISTRATIVE:</b>						
11 SUPERVISORS' COMPENSATION	17,000	12,400	6,200	12,000	12,000	-
12 PAYROLL TAXES & SERVICE	3,712	1,016	588	2,129	2,129	-
13 ENGINEERING SERVICES	3,947	4,740	3,143	10,000	10,000	-
14 LEGAL SERVICES	66,196	28,417	12,560	30,000	30,000	-
15 DISTRICT MANAGEMENT	69,172	71,177	34,728	69,445	69,445	-
16 DISSEMINATION FEE			2,000	2,000	2,000	-
17 AUDITING SERVICES	6,000	6,200	-	6,200	6,200	-
18 POSTAGE & FREIGHT	24	125	83	1,500	1,500	-
19 INSURANCE (Liability, Property and Casualty)	19,429	15,843	16,064	17,396	20,005	2,609
20 PRINTING & BINDING	-	-	-	1,500	1,500	-
21 LEGAL ADVERTISING	6,132	765	61	1,200	1,200	-
22 MISC. (BANK FEES, BROCHURES & MISC)	637	2,132	1,033	1,500	1,500	-
23 WEBSITE HOSTING & MANAGEMENT	2,615	2,615	1,515	2,115	2,115	-
24 EMAIL HOSTING	-	-	300	1,500	1,500	-
25 OFFICE SUPPLIES	-	-	199	200	200	-
26 ANNUAL DISTRICT FILING FEE	175	175	175	175	175	-
27 ALLOCATION OF HOA SHARED EXPENDITURES	19,950	18,419	13,130	27,081	27,081	-
28 TRUSTEE FEE	4,041	6,398	2,155	4,041	4,041	-
29 SERIES 2018 BANK LOAN	-	-	225,905	329,422	-	(329,422)
30 SERIES 2021 BANK LOAN	-	-	8,583	17,170	150,807	133,637
31 RESTAURANT EXPENSES	45,652	48,039	24,172	50,644	50,644	-
32 STATE SALES TAX		-	-	4,314	4,314	-
33 ADMIN SERVICES	185					
<b>34 TOTAL ADMINISTRATION</b>	<b>264,867</b>	<b>218,460</b>	<b>352,592</b>	<b>591,532</b>	<b>398,357</b>	<b>(193,176)</b>
35						
<b>36 FIELD OPERATIONS</b>						
37 PAYROLL	33,383	50,092	29,833	55,406	58,322	2,916
38 FICA, TAXES & PAYROLL FEES	4,921	10,247	3,816	14,960	15,747	787
39 LIFE AND HEALTH INSURANCE	3,819	6,280	5,973	8,311	10,000	1,689

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

	<b>FY 2021 ACTUAL (AUDITED)</b>	<b>FY 2022 ACTUAL (UNDAUDITED)</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 TO FY 2024</b>	
40	CONTRACT- GUARD SERVICES	66,635	58,071	26,788	60,000	75,000	15,000
41	CONTRACT-FOUNTAIN	1,680	1,085	-	-	-	-
42	CONTRACT-LANDSCAPE	136,800	137,320	80,860	150,480	150,480	-
43	CONTRACT-LAKE	35,732	32,755	17,866	36,000	40,000	4,000
44	CONTRACT-GATES	46,228	45,826	25,372	51,889	53,494	1,605
45	GATE - COMMUNICATIONS - TELEPHONE	4,530	3,754	2,548	4,440	5,200	760
46	UTILITY-GENERAL	83,160	90,946	41,042	80,500	95,000	14,500
47	R&M-GENERAL	7,473	4,309	972	3,000	5,000	2,000
48	R&M-GATE	-	-	-	3,000	5,000	2,000
49	R&M-OTHER LANDSCAPE	21,215	25,812	22,452	25,000	25,000	-
50	R&M-IRRIGATION	-	4,900	2,518	3,500	5,000	1,500
51	R&M-LAKE	-	-	-	-	-	-
52	R&M-MITIGATION	-	-	-	-	-	-
53	R&M-TREES AND TRIMMING	22,460	2,300	-	7,500	22,000	14,500
54	R&M-PARKS & FACILITIES	30	-	-	1,000	1,000	-
55	MISC-HOLIDAY DÉCOR	6,300	14,342	-	8,500	10,000	1,500
56	MISC-CONTINGENCY	3,516	20,355	5,678	29,600	28,600	(1,000)
57	RESTAURANT EXPENDITURES	-	-	-	-	-	-
58	CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	-	-
59	<b>TOTAL FIELD OPERATIONS</b>	<b>477,883</b>	<b>508,393</b>	<b>265,718</b>	<b>543,086</b>	<b>604,843</b>	<b>61,757</b>
60							
61	<b>RENEWAL &amp; REPLACEMENT RESERVE</b>						
62	NEW RESERVE STUDY	-	-	-	-	6,000	6,000
63	RESERVE STUDY CONTRIBUTION - CDD (Moved to CRF)	-	36,392	-	-	-	-
64	RESERVE STUDY - HOA SHARED CONTRIBUTION (Moved to CRF)	21,900	20,075	-	-	-	-
65	<b>TOTAL RENEWAL &amp; REPLACEMENT RESERVE</b>	<b>21,900</b>	<b>56,467</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>6,000</b>
66							
67	<b>TOTAL EXPENDITURES</b>	<b>764,650</b>	<b>783,320</b>	<b>618,310</b>	<b>1,134,618</b>	<b>1,009,200</b>	<b>(125,418)</b>
68							
69	<b>EXCESS REVENUES OVER (UNDER) EXPEND.</b>	<b>126,720</b>	<b>161,482</b>	<b>451,091</b>	<b>-</b>	<b>-</b>	<b>-</b>
70							
71	<b>OTHER FINANCING SOURCES &amp; USES</b>						
72	TRANSFER IN (OUT)		(2,973)	(5,333)	(304,133)	-	304,133
73	<b>NET CHANGE IN FUND BALANCE</b>	<b>126,720</b>	<b>158,508</b>	<b>445,758</b>	<b>(304,133)</b>	<b>-</b>	<b>304,133</b>

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

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

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

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

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

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

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
1 <b>REVENUE</b>						
2 <b>GOLF COURSE REVENUES:</b>						
3 GREEN FEES	1,006,526	\$ 1,112,745	\$ 740,612	\$ 1,013,175	\$ 1,276,148	\$ 262,973
4 RANGE FEES	77,902	85,179	47,452	62,500	85,200	22,700
5 HANDICAPS	60	-		1,000	1,000	-
6 INTEREST	-	-	1	100	100	-
7 <b>TOTAL GOLF REVENUES</b>	<b>1,084,488</b>	<b>1,197,923</b>	<b>788,065</b>	<b>1,076,775</b>	<b>1,362,448</b>	<b>285,673</b>
8						
9 <b>PRO SHOP REVENUES:</b>						
10 CLUB RENTALS	1,680	2,672	1,650	1,000	4,000	3,000
11 GOLF BALL SALES	25,419	32,150	17,618	22,800	28,000	5,200
12 GLOVES SALES	9,745	10,402	4,907	6,000	8,000	2,000
13 HEADWEAR SALES	2,370	3,813	2,241	3,000	3,000	-
14 LADIE'S WEAR SALES	-	200	75	100	100	-
15 MEN'S WEAR SALES	1,690	1,909	940	1,500	1,500	-
16 CONCESSION SALES	-	21,328			20,000	20,000
17 MISCELLANEOUS	4,379	5,241	12,674	2,000	1,000	(1,000)
18 <b>TOTAL PRO SHOP REVENUES</b>	<b>45,283</b>	<b>77,715</b>	<b>40,105</b>	<b>36,400</b>	<b>65,600</b>	<b>29,200</b>
19						
20 <b>TOTAL OPERATING REVENUE:</b>	<b>1,129,771</b>	<b>1,275,638</b>	<b>828,170</b>	<b>1,113,175</b>	<b>1,428,048</b>	<b>314,873</b>
21						
22 <b>COST OF GOODS SOLD</b>						
23 GOLF BALL	14,482	11,849	10,584	12,500	13,000	500
24 GLOVES	3,043	4,749	2,372	3,500	3,500	-
25 HEADWEAR	5,078	1,665	1,521	1,300	1,300	-
26 LADIE'S WEAR	(1,176)	36		50	50	-
27 MEN'S WEAR	(1,403)	743	925	1,000	1,000	-
28 SHOES/SOCKS	(273)	30				
29 MISCELLANEOUS	1,927	5,132	5,927	1,000	5,500	4,500
30 <b>TOTAL COST OF GOODS SOLD</b>	<b>21,678</b>	<b>24,205</b>	<b>21,328</b>	<b>19,350</b>	<b>24,350</b>	<b>5,000</b>
31						
32 <b>GROSS PROFIT</b>	<b>1,108,092</b>	<b>1,251,433</b>	<b>806,841</b>	<b>1,093,825</b>	<b>1,403,698</b>	<b>309,873</b>

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
33						
34	<b>EXPENSES</b>					
35	<b>GOLF COURSE:</b>					
36	292,617	300,148	156,252	297,825	<b>407,825</b>	110,000
37	2,300	500	5,077	5,000	<b>6,000</b>	1,000
38	39,111	38,038	20,797	44,674	<b>49,638</b>	4,964
39	18,833	26,166	17,489	31,680	<b>35,200</b>	3,520
40	-	-	-	-	-	-
41	5,373	2,866	2,440	4,880	<b>4,880</b>	-
42	599	721	180	800	<b>1,000</b>	200
43	3,390	2,878	1,684	3,600	<b>3,600</b>	-
44	158	-	-	200	<b>200</b>	-
45	8,808	12,262	4,563	20,141	<b>22,000</b>	1,859
46	5,665	3,775	4,002	6,235	<b>7,000</b>	765
47	7,247	4,337	2,673	7,616	<b>7,616</b>	-
48	38,929	43,509	27,897	34,996	<b>80,000</b>	45,004
49	1,525	750	750	1,500	<b>1,600</b>	100
50	37,381	44,761	50,996	52,568	<b>55,000</b>	2,432
51	-	-	618	500	<b>1,000</b>	500
52	12,905	25,780	9,917	17,000	<b>20,000</b>	3,000
53	43,894	22,904	4,063	42,000	<b>65,000</b>	23,000
54	1,871	6,170	726	5,000	<b>8,000</b>	3,000
55	11,702	1,300	2,153	4,000	<b>6,000</b>	2,000
56	4,686	5,138	-	11,000	<b>11,000</b>	-
57	-	14,641	-	2,100	<b>2,100</b>	-
58	2,587	1,214	180	600	<b>600</b>	-
59	14,837	381	1,870	7,000	<b>7,000</b>	-
60	17,047	22,299	7,033	25,000	<b>29,000</b>	4,000
61	17,259	17,972	20,858	33,000	<b>55,000</b>	22,000
62	-	140	49	1,750	<b>2,000</b>	250
63	-	183	-	3,000	<b>8,000</b>	5,000
64	5,574	7,633	2,556	3,400	<b>9,000</b>	5,600

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
65 SUPPLIES - SEEDS	5,361	10,187	1,100	6,500	15,000	8,500
66 ALLOCATION OF HOA SHARED EXPENDITURES	587	579	397	969	969	-
67 RESERVE	2,711	2,100		12,000	12,000	-
68 <b>GOLF COURSE TOTAL</b>	<b>602,958</b>	<b>619,330</b>	<b>346,319</b>	<b>686,534</b>	<b>933,228</b>	<b>246,694</b>
69						
70 <b>PRO SHOP:</b>						
71 PAYROLL- HOURLY	137,713	169,782	98,456	181,993	225,000	43,007
72 BONUS	-	-	4,754	2,500	4,000	1,500
73 FICA TAXES & ADMINISTRATIVE	21,086	33,715	13,817	27,299	34,000	6,701
74 LIFE AND HEALTH INSURANCE	12,929	12,071	8,843	18,700	27,000	8,300
75 ACCOUNTING SERVICES	2,508	-	2,440	4,880	4,880	-
76 CONTRACT-SECURITY ALARMS	299	-	359	2,157	2,157	-
77 POSTAGE AND FREIGHT	-	-	-	250	250	-
78 ELECTRICITY	9,272	8,589	3,457	9,660	11,000	1,340
79 LEASE-CARTS	83,355	86,325	46,334	92,669	95,000	2,331
80 R&M-GENERAL	-	-	3,054	3,000	5,000	2,000
81 R&M-RANGE	-	2,873	8,775	8,000	6,000	(2,000)
82 ADVERTISING	6,049	8,276	2,600	7,500	7,000	(500)
83 MISC-BANK CHARGES	24,376	28,748	17,183	26,000	26,000	-
84 MISC-CABLE TV EXPENSES	348	-	110	1,680	1,680	-
85 MISC-PROPERTY TAXES	-	-	-	5,500	5,500	-
86 MISC-HANDICAP FEES	708	-	846	500	500	-
87 OFFICE SUPPLIES	1,112	1,501	-	1,200	1,200	-
88 COMPUTER EXPENSE	1,551	850	995	2,000	2,000	-
89 OP SUPPLIES - GENERAL	1,344	1,716	174	2,000	2,500	500
90 SUPPLIES - SCORECARDS	400	-	550	1,000	1,000	-
91 CONTINGENCY	300	1,844	60	2,000	2,000	-
92 ALLOCATION OF HOA SHARED EXPENDITURES	11,920	6,141	4,107	6,804	6,804	-
93 RESERVE CONTRIBUTION - GOLF	71,716	-		-	-	-
94 <b>PRO SHOP TOTAL</b>	<b>386,985</b>	<b>362,430</b>	<b>216,916</b>	<b>407,291</b>	<b>470,471</b>	<b>63,180</b>
95						
96 <b>TOTAL EXPENSES</b>	<b>989,943</b>	<b>981,760</b>	<b>563,235</b>	<b>1,093,825</b>	<b>1,403,698</b>	<b>309,873</b>



**HERITAGE HARBOR CDD**

**FISCAL YEAR 2023-2024 ADOPTED BUDGET**

**ENTERPRISE FUND - GOLF COURSE / PRO SHOP**

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
97						
98 DEPRECIATION EXPENSE	(152,876)					
99 OTHER FINANCING SOURCES & USES						
100 TRANSFER IN (OUT)	6,522	2,600				
101 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>(28,205)</b>	<b>272,273</b>	<b>243,606</b>	<b>-</b>	<b>-</b>	<b>-</b>

**HERITAGE HARBOR CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
SERIES 2021 BANK LOAN**

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

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

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

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

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

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

# EXHIBIT 3

## RESOLUTION 2023-04

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

#### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

##### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Heritage Harbor Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$2,610,867, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$1,009,200</u>
Enterprise Fund	<u>\$1,362,448</u>
Total Reserve Fund [if Applicable]	<u>\$239,219</u>
<b>Total All Funds*</b>	<b><u>\$2,610,867</u></b>

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

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

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

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

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

**Passed and Adopted on July 11, 2023.**

Attested By:

**Heritage Harbor  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**

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

	FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-3/31/23)	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY 2023 TO FY 2024
<b>REVENUE</b>						
1 SPECIAL ASSESSMENTS - ON-ROLL	\$ 866,451	\$ 866,568	\$ 1,033,383	\$ 1,071,986	\$ 946,568	\$ (125,418)
2 RESTAURANT LEASE	24,000	48,674	28,800	61,632	61,632	-
3 RESTAURANT COMMISSION			1,303			
4 INTEREST	898	1,890	5,915	1,000	1,000	-
5 MISCELLANEOUS	21	27,669	-	-	-	-
6 FUND BALANCE FORWARD	-	-	-	-	-	-
<b>7 TOTAL REVENUE:</b>	<b>891,370</b>	<b>944,802</b>	<b>1,069,401</b>	<b>1,134,618</b>	<b>1,009,200</b>	<b>(125,418)</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE:</b>						
11 SUPERVISORS' COMPENSATION	17,000	12,400	6,200	12,000	12,000	-
12 PAYROLL TAXES & SERVICE	3,712	1,016	588	2,129	2,129	-
13 ENGINEERING SERVICES	3,947	4,740	3,143	10,000	10,000	-
14 LEGAL SERVICES	66,196	28,417	12,560	30,000	30,000	-
15 DISTRICT MANAGEMENT	69,172	71,177	34,728	69,445	69,445	-
16 DISSEMINATION FEE			2,000	2,000	2,000	-
17 AUDITING SERVICES	6,000	6,200	-	6,200	6,200	-
18 POSTAGE & FREIGHT	24	125	83	1,500	1,500	-
19 INSURANCE (Liability, Property and Casualty)	19,429	15,843	16,064	17,396	20,005	2,609
20 PRINTING & BINDING	-	-	-	1,500	1,500	-
21 LEGAL ADVERTISING	6,132	765	61	1,200	1,200	-
22 MISC. (BANK FEES, BROCHURES & MISC)	637	2,132	1,033	1,500	1,500	-
23 WEBSITE HOSTING & MANAGEMENT	2,615	2,615	1,515	2,115	2,115	-
24 EMAIL HOSTING	-	-	300	1,500	1,500	-
25 OFFICE SUPPLIES	-	-	199	200	200	-
26 ANNUAL DISTRICT FILING FEE	175	175	175	175	175	-
27 ALLOCATION OF HOA SHARED EXPENDITURES	19,950	18,419	13,130	27,081	27,081	-
28 TRUSTEE FEE	4,041	6,398	2,155	4,041	4,041	-
29 SERIES 2018 BANK LOAN	-	-	225,905	329,422	-	(329,422)
30 SERIES 2021 BANK LOAN	-	-	8,583	17,170	150,807	133,637
31 RESTAURANT EXPENSES	45,652	48,039	24,172	50,644	50,644	-
32 STATE SALES TAX		-	-	4,314	4,314	-
33 ADMIN SERVICES	185					
<b>34 TOTAL ADMINISTRATION</b>	<b>264,867</b>	<b>218,460</b>	<b>352,592</b>	<b>591,532</b>	<b>398,357</b>	<b>(193,176)</b>
<b>FIELD OPERATIONS</b>						
37 PAYROLL	33,383	50,092	29,833	55,406	58,322	2,916
38 FICA, TAXES & PAYROLL FEES	4,921	10,247	3,816	14,960	15,747	787
39 LIFE AND HEALTH INSURANCE	3,819	6,280	5,973	8,311	10,000	1,689



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

	<b>FY 2021 ACTUAL (AUDITED)</b>	<b>FY 2022 ACTUAL (UNDAUDITED)</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 TO FY 2024</b>
40 CONTRACT- GUARD SERVICES	66,635	58,071	26,788	60,000	<b>75,000</b>	15,000
41 CONTRACT-FOUNTAIN	1,680	1,085	-	-	-	-
42 CONTRACT-LANDSCAPE	136,800	137,320	80,860	150,480	<b>150,480</b>	-
43 CONTRACT-LAKE	35,732	32,755	17,866	36,000	<b>40,000</b>	4,000
44 CONTRACT-GATES	46,228	45,826	25,372	51,889	<b>53,494</b>	1,605
45 GATE - COMMUNICATIONS - TELEPHONE	4,530	3,754	2,548	4,440	<b>5,200</b>	760
46 UTILITY-GENERAL	83,160	90,946	41,042	80,500	<b>95,000</b>	14,500
47 R&M-GENERAL	7,473	4,309	972	3,000	<b>5,000</b>	2,000
48 R&M-GATE	-	-	-	3,000	<b>5,000</b>	2,000
49 R&M-OTHER LANDSCAPE	21,215	25,812	22,452	25,000	<b>25,000</b>	-
50 R&M-IRRIGATION	-	4,900	2,518	3,500	<b>5,000</b>	1,500
51 R&M-LAKE	-	-	-	-	-	-
52 R&M-MITIGATION	-	-	-	-	-	-
53 R&M-TREES AND TRIMMING	22,460	2,300	-	7,500	<b>22,000</b>	14,500
54 R&M-PARKS & FACILITIES	30	-	-	1,000	<b>1,000</b>	-
55 MISC-HOLIDAY DÉCOR	6,300	14,342	-	8,500	<b>10,000</b>	1,500
56 MISC-CONTINGENCY	3,516	20,355	5,678	29,600	<b>28,600</b>	(1,000)
57 RESTAURANT EXPENDITURES	-	-	-	-	-	-
58 CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	-	-
59 <b>TOTAL FIELD OPERATIONS</b>	<b>477,883</b>	<b>508,393</b>	<b>265,718</b>	<b>543,086</b>	<b>604,843</b>	<b>61,757</b>
60						
61 <b>RENEWAL &amp; REPLACEMENT RESERVE</b>						
62 NEW RESERVE STUDY	-	-	-	-	<b>6,000</b>	6,000
63 RESERVE STUDY CONTRIBUTION - CDD (Moved to CRF)	-	36,392	-	-	-	-
64 RESERVE STUDY - HOA SHARED CONTRIBUTION (Moved to CRF)	21,900	20,075	-	-	-	-
65 <b>TOTAL RENEWAL &amp; REPLACEMENT RESERVE</b>	<b>21,900</b>	<b>56,467</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>6,000</b>
66						
67 <b>TOTAL EXPENDITURES</b>	<b>764,650</b>	<b>783,320</b>	<b>618,310</b>	<b>1,134,618</b>	<b>1,009,200</b>	<b>(125,418)</b>
68						
69 <b>EXCESS REVENUES OVER (UNDER) EXPEND.</b>	<b>126,720</b>	<b>161,482</b>	<b>451,091</b>	<b>-</b>	<b>-</b>	<b>-</b>
70						
71 <b>OTHER FINANCING SOURCES &amp; USES</b>						
72 TRANSFER IN (OUT)		(2,973)	(5,333)	(304,133)	-	304,133
73 <b>NET CHANGE IN FUND BALANCE</b>	<b>126,720</b>	<b>158,508</b>	<b>445,758</b>	<b>(304,133)</b>	<b>-</b>	<b>304,133</b>

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

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

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

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

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

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

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
1 <b>REVENUE</b>						
2 <b>GOLF COURSE REVENUES:</b>						
3 GREEN FEES	1,006,526	\$ 1,112,745	\$ 740,612	\$ 1,013,175	\$ 1,276,148	\$ 262,973
4 RANGE FEES	77,902	85,179	47,452	62,500	85,200	22,700
5 HANDICAPS	60	-		1,000	1,000	-
6 INTEREST	-	-	1	100	100	-
7 <b>TOTAL GOLF REVENUES</b>	<b>1,084,488</b>	<b>1,197,923</b>	<b>788,065</b>	<b>1,076,775</b>	<b>1,362,448</b>	<b>285,673</b>
8						
9 <b>PRO SHOP REVENUES:</b>						
10 CLUB RENTALS	1,680	2,672	1,650	1,000	4,000	3,000
11 GOLF BALL SALES	25,419	32,150	17,618	22,800	28,000	5,200
12 GLOVES SALES	9,745	10,402	4,907	6,000	8,000	2,000
13 HEADWEAR SALES	2,370	3,813	2,241	3,000	3,000	-
14 LADIE'S WEAR SALES	-	200	75	100	100	-
15 MEN'S WEAR SALES	1,690	1,909	940	1,500	1,500	-
16 CONCESSION SALES	-	21,328			20,000	20,000
17 MISCELLANEOUS	4,379	5,241	12,674	2,000	1,000	(1,000)
18 <b>TOTAL PRO SHOP REVENUES</b>	<b>45,283</b>	<b>77,715</b>	<b>40,105</b>	<b>36,400</b>	<b>65,600</b>	<b>29,200</b>
19						
20 <b>TOTAL OPERATING REVENUE:</b>	<b>1,129,771</b>	<b>1,275,638</b>	<b>828,170</b>	<b>1,113,175</b>	<b>1,428,048</b>	<b>314,873</b>
21						
22 <b>COST OF GOODS SOLD</b>						
23 GOLF BALL	14,482	11,849	10,584	12,500	13,000	500
24 GLOVES	3,043	4,749	2,372	3,500	3,500	-
25 HEADWEAR	5,078	1,665	1,521	1,300	1,300	-
26 LADIE'S WEAR	(1,176)	36		50	50	-
27 MEN'S WEAR	(1,403)	743	925	1,000	1,000	-
28 SHOES/SOCKS	(273)	30				
29 MISCELLANEOUS	1,927	5,132	5,927	1,000	5,500	4,500
30 <b>TOTAL COST OF GOODS SOLD</b>	<b>21,678</b>	<b>24,205</b>	<b>21,328</b>	<b>19,350</b>	<b>24,350</b>	<b>5,000</b>
31						
32 <b>GROSS PROFIT</b>	<b>1,108,092</b>	<b>1,251,433</b>	<b>806,841</b>	<b>1,093,825</b>	<b>1,403,698</b>	<b>309,873</b>

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>	
33							
34	<b>EXPENSES</b>						
35	<b>GOLF COURSE:</b>						
36	PAYROLL-HOURLY	292,617	300,148	156,252	297,825	407,825	110,000
37	INCENTIVE	2,300	500	5,077	5,000	6,000	1,000
38	FICA TAXES & ADMINISTRATIVE	39,111	38,038	20,797	44,674	49,638	4,964
39	LIFE AND HEALTH INSURANCE	18,833	26,166	17,489	31,680	35,200	3,520
40	WEBSITE DEVELOPMENT	-	-	-	-	-	-
41	ACCOUNTING SERVICES	5,373	2,866	2,440	4,880	4,880	-
42	CONTRACTS-SECURITY ALARMS	599	721	180	800	1,000	200
43	COMMUNICATION-TELEPHONE	3,390	2,878	1,684	3,600	3,600	-
44	POSTAGE AND FREIGHT	158	-	-	200	200	-
45	ELECTRICITY	8,808	12,262	4,563	20,141	22,000	1,859
46	UTILITY-REFUSE REMOVAL - MAINTENANCE	5,665	3,775	4,002	6,235	7,000	765
47	UTILITY-WATER AND SEWER	7,247	4,337	2,673	7,616	7,616	-
48	RENTAL/LEASE - VEHICLE/EQUIP	38,929	43,509	27,897	34,996	80,000	45,004
49	LEASE - ICE MACHINES	1,525	750	750	1,500	1,600	100
50	INSURANCE-PROPERTY and GENERAL LIABILITY	37,381	44,761	50,996	52,568	55,000	2,432
51	R&M-BUILDINGS	-	-	618	500	1,000	500
52	R&M-EQUIPMENT	12,905	25,780	9,917	17,000	20,000	3,000
53	R&M-FERTILIZER	43,894	22,904	4,063	42,000	65,000	23,000
54	R&M-IRRIGATION	1,871	6,170	726	5,000	8,000	3,000
55	R&M-GOLF COURSE	11,702	1,300	2,153	4,000	6,000	2,000
56	R&M-PUMPS	4,686	5,138	-	11,000	11,000	-
57	MISC-PROPERTY TAXES	-	14,641	-	2,100	2,100	-
58	MISC-LICENSES AND PERMITS	2,587	1,214	180	600	600	-
59	OP SUPPLIES - GENERAL	14,837	381	1,870	7,000	7,000	-
60	OP SUPPLIES - FUEL / OIL	17,047	22,299	7,033	25,000	29,000	4,000
61	OP SUPPLIES - CHEMICALS	17,259	17,972	20,858	33,000	55,000	22,000
62	OP SUPPLIES - HAND TOOLS	-	140	49	1,750	2,000	250
63	SUPPLIES - SAND	-	183	-	3,000	8,000	5,000
64	SUPPLIES - TOP DRESSING	5,574	7,633	2,556	3,400	9,000	5,600

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
65 SUPPLIES - SEEDS	5,361	10,187	1,100	6,500	15,000	8,500
66 ALLOCATION OF HOA SHARED EXPENDITURES	587	579	397	969	969	-
67 RESERVE	2,711	2,100		12,000	12,000	-
68 <b>GOLF COURSE TOTAL</b>	<b>602,958</b>	<b>619,330</b>	<b>346,319</b>	<b>686,534</b>	<b>933,228</b>	<b>246,694</b>
69						
70 <b>PRO SHOP:</b>						
71 PAYROLL- HOURLY	137,713	169,782	98,456	181,993	225,000	43,007
72 BONUS	-	-	4,754	2,500	4,000	1,500
73 FICA TAXES & ADMINISTRATIVE	21,086	33,715	13,817	27,299	34,000	6,701
74 LIFE AND HEALTH INSURANCE	12,929	12,071	8,843	18,700	27,000	8,300
75 ACCOUNTING SERVICES	2,508	-	2,440	4,880	4,880	-
76 CONTRACT-SECURITY ALARMS	299	-	359	2,157	2,157	-
77 POSTAGE AND FREIGHT	-	-	-	250	250	-
78 ELECTRICITY	9,272	8,589	3,457	9,660	11,000	1,340
79 LEASE-CARTS	83,355	86,325	46,334	92,669	95,000	2,331
80 R&M-GENERAL	-	-	3,054	3,000	5,000	2,000
81 R&M-RANGE	-	2,873	8,775	8,000	6,000	(2,000)
82 ADVERTISING	6,049	8,276	2,600	7,500	7,000	(500)
83 MISC-BANK CHARGES	24,376	28,748	17,183	26,000	26,000	-
84 MISC-CABLE TV EXPENSES	348	-	110	1,680	1,680	-
85 MISC-PROPERTY TAXES	-	-	-	5,500	5,500	-
86 MISC-HANDICAP FEES	708	-	846	500	500	-
87 OFFICE SUPPLIES	1,112	1,501	-	1,200	1,200	-
88 COMPUTER EXPENSE	1,551	850	995	2,000	2,000	-
89 OP SUPPLIES - GENERAL	1,344	1,716	174	2,000	2,500	500
90 SUPPLIES - SCORECARDS	400	-	550	1,000	1,000	-
91 CONTINGENCY	300	1,844	60	2,000	2,000	-
92 ALLOCATION OF HOA SHARED EXPENDITURES	11,920	6,141	4,107	6,804	6,804	-
93 RESERVE CONTRIBUTION - GOLF	71,716	-		-	-	-
94 <b>PRO SHOP TOTAL</b>	<b>386,985</b>	<b>362,430</b>	<b>216,916</b>	<b>407,291</b>	<b>470,471</b>	<b>63,180</b>
95						
96 <b>TOTAL EXPENSES</b>	<b>989,943</b>	<b>981,760</b>	<b>563,235</b>	<b>1,093,825</b>	<b>1,403,698</b>	<b>309,873</b>

**HERITAGE HARBOR CDD**

**FISCAL YEAR 2023-2024 ADOPTED BUDGET**

**ENTERPRISE FUND - GOLF COURSE / PRO SHOP**

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
97						
98 DEPRECIATION EXPENSE	(152,876)					
99 OTHER FINANCING SOURCES & USES						
100 TRANSFER IN (OUT)	6,522	2,600				
101 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>(28,205)</b>	<b>272,273</b>	<b>243,606</b>	<b>-</b>	<b>-</b>	<b>-</b>



**HERITAGE HARBOR CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
SERIES 2021 BANK LOAN**

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

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

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

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

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

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

# EXHIBIT 4

## RESOLUTION 2023-05

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

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

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

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

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

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

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

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

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

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

**Passed and Adopted on July 11, 2023.**

Attested By:

**Heritage Harbor  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

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

	FY 2021 ACTUAL (AUDITED)	FY 2022 ACTUAL (UNDAUDITED)	FY 2023 YTD (10/1/22-3/31/23)	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY 2023 TO FY 2024
<b>REVENUE</b>						
1 SPECIAL ASSESSMENTS - ON-ROLL	\$ 866,451	\$ 866,568	\$ 1,033,383	\$ 1,071,986	\$ 946,568	\$ (125,418)
2 RESTAURANT LEASE	24,000	48,674	28,800	61,632	61,632	-
3 RESTAURANT COMMISSION			1,303			
4 INTEREST	898	1,890	5,915	1,000	1,000	-
5 MISCELLANEOUS	21	27,669	-	-	-	-
6 FUND BALANCE FORWARD	-	-	-	-	-	-
<b>7 TOTAL REVENUE:</b>	<b>891,370</b>	<b>944,802</b>	<b>1,069,401</b>	<b>1,134,618</b>	<b>1,009,200</b>	<b>(125,418)</b>
<b>EXPENDITURES</b>						
<b>ADMINISTRATIVE:</b>						
11 SUPERVISORS' COMPENSATION	17,000	12,400	6,200	12,000	12,000	-
12 PAYROLL TAXES & SERVICE	3,712	1,016	588	2,129	2,129	-
13 ENGINEERING SERVICES	3,947	4,740	3,143	10,000	10,000	-
14 LEGAL SERVICES	66,196	28,417	12,560	30,000	30,000	-
15 DISTRICT MANAGEMENT	69,172	71,177	34,728	69,445	69,445	-
16 DISSEMINATION FEE			2,000	2,000	2,000	-
17 AUDITING SERVICES	6,000	6,200	-	6,200	6,200	-
18 POSTAGE & FREIGHT	24	125	83	1,500	1,500	-
19 INSURANCE (Liability, Property and Casualty)	19,429	15,843	16,064	17,396	20,005	2,609
20 PRINTING & BINDING	-	-	-	1,500	1,500	-
21 LEGAL ADVERTISING	6,132	765	61	1,200	1,200	-
22 MISC. (BANK FEES, BROCHURES & MISC)	637	2,132	1,033	1,500	1,500	-
23 WEBSITE HOSTING & MANAGEMENT	2,615	2,615	1,515	2,115	2,115	-
24 EMAIL HOSTING	-	-	300	1,500	1,500	-
25 OFFICE SUPPLIES	-	-	199	200	200	-
26 ANNUAL DISTRICT FILING FEE	175	175	175	175	175	-
27 ALLOCATION OF HOA SHARED EXPENDITURES	19,950	18,419	13,130	27,081	27,081	-
28 TRUSTEE FEE	4,041	6,398	2,155	4,041	4,041	-
29 SERIES 2018 BANK LOAN	-	-	225,905	329,422	-	(329,422)
30 SERIES 2021 BANK LOAN	-	-	8,583	17,170	150,807	133,637
31 RESTAURANT EXPENSES	45,652	48,039	24,172	50,644	50,644	-
32 STATE SALES TAX		-	-	4,314	4,314	-
33 ADMIN SERVICES	185					
<b>34 TOTAL ADMINISTRATION</b>	<b>264,867</b>	<b>218,460</b>	<b>352,592</b>	<b>591,532</b>	<b>398,357</b>	<b>(193,176)</b>
<b>FIELD OPERATIONS</b>						
37 PAYROLL	33,383	50,092	29,833	55,406	58,322	2,916
38 FICA, TAXES & PAYROLL FEES	4,921	10,247	3,816	14,960	15,747	787
39 LIFE AND HEALTH INSURANCE	3,819	6,280	5,973	8,311	10,000	1,689

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

	<b>FY 2021 ACTUAL (AUDITED)</b>	<b>FY 2022 ACTUAL (UNDAUDITED)</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 TO FY 2024</b>	
40	CONTRACT- GUARD SERVICES	66,635	58,071	26,788	60,000	75,000	15,000
41	CONTRACT-FOUNTAIN	1,680	1,085	-	-	-	-
42	CONTRACT-LANDSCAPE	136,800	137,320	80,860	150,480	150,480	-
43	CONTRACT-LAKE	35,732	32,755	17,866	36,000	40,000	4,000
44	CONTRACT-GATES	46,228	45,826	25,372	51,889	53,494	1,605
45	GATE - COMMUNICATIONS - TELEPHONE	4,530	3,754	2,548	4,440	5,200	760
46	UTILITY-GENERAL	83,160	90,946	41,042	80,500	95,000	14,500
47	R&M-GENERAL	7,473	4,309	972	3,000	5,000	2,000
48	R&M-GATE	-	-	-	3,000	5,000	2,000
49	R&M-OTHER LANDSCAPE	21,215	25,812	22,452	25,000	25,000	-
50	R&M-IRRIGATION	-	4,900	2,518	3,500	5,000	1,500
51	R&M-LAKE	-	-	-	-	-	-
52	R&M-MITIGATION	-	-	-	-	-	-
53	R&M-TREES AND TRIMMING	22,460	2,300	-	7,500	22,000	14,500
54	R&M-PARKS & FACILITIES	30	-	-	1,000	1,000	-
55	MISC-HOLIDAY DÉCOR	6,300	14,342	-	8,500	10,000	1,500
56	MISC-CONTINGENCY	3,516	20,355	5,678	29,600	28,600	(1,000)
57	RESTAURANT EXPENDITURES	-	-	-	-	-	-
58	CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	-	-
59	<b>TOTAL FIELD OPERATIONS</b>	<b>477,883</b>	<b>508,393</b>	<b>265,718</b>	<b>543,086</b>	<b>604,843</b>	<b>61,757</b>
60							
61	<b>RENEWAL &amp; REPLACEMENT RESERVE</b>						
62	NEW RESERVE STUDY	-	-	-	-	6,000	6,000
63	RESERVE STUDY CONTRIBUTION - CDD (Moved to CRF)	-	36,392	-	-	-	-
64	RESERVE STUDY - HOA SHARED CONTRIBUTION (Moved to CRF)	21,900	20,075	-	-	-	-
65	<b>TOTAL RENEWAL &amp; REPLACEMENT RESERVE</b>	<b>21,900</b>	<b>56,467</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>6,000</b>
66							
67	<b>TOTAL EXPENDITURES</b>	<b>764,650</b>	<b>783,320</b>	<b>618,310</b>	<b>1,134,618</b>	<b>1,009,200</b>	<b>(125,418)</b>
68							
69	<b>EXCESS REVENUES OVER (UNDER) EXPEND.</b>	<b>126,720</b>	<b>161,482</b>	<b>451,091</b>	<b>-</b>	<b>-</b>	<b>-</b>
70							
71	<b>OTHER FINANCING SOURCES &amp; USES</b>						
72	TRANSFER IN (OUT)		(2,973)	(5,333)	(304,133)	-	304,133
73	<b>NET CHANGE IN FUND BALANCE</b>	<b>126,720</b>	<b>158,508</b>	<b>445,758</b>	<b>(304,133)</b>	<b>-</b>	<b>304,133</b>



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

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

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

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

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

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

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
1 <b>REVENUE</b>						
2 <b>GOLF COURSE REVENUES:</b>						
3 GREEN FEES	1,006,526	\$ 1,112,745	\$ 740,612	\$ 1,013,175	\$ 1,276,148	\$ 262,973
4 RANGE FEES	77,902	85,179	47,452	62,500	85,200	22,700
5 HANDICAPS	60	-		1,000	1,000	-
6 INTEREST	-	-	1	100	100	-
7 <b>TOTAL GOLF REVENUES</b>	<b>1,084,488</b>	<b>1,197,923</b>	<b>788,065</b>	<b>1,076,775</b>	<b>1,362,448</b>	<b>285,673</b>
8						
9 <b>PRO SHOP REVENUES:</b>						
10 CLUB RENTALS	1,680	2,672	1,650	1,000	4,000	3,000
11 GOLF BALL SALES	25,419	32,150	17,618	22,800	28,000	5,200
12 GLOVES SALES	9,745	10,402	4,907	6,000	8,000	2,000
13 HEADWEAR SALES	2,370	3,813	2,241	3,000	3,000	-
14 LADIE'S WEAR SALES	-	200	75	100	100	-
15 MEN'S WEAR SALES	1,690	1,909	940	1,500	1,500	-
16 CONCESSION SALES	-	21,328			20,000	20,000
17 MISCELLANEOUS	4,379	5,241	12,674	2,000	1,000	(1,000)
18 <b>TOTAL PRO SHOP REVENUES</b>	<b>45,283</b>	<b>77,715</b>	<b>40,105</b>	<b>36,400</b>	<b>65,600</b>	<b>29,200</b>
19						
20 <b>TOTAL OPERATING REVENUE:</b>	<b>1,129,771</b>	<b>1,275,638</b>	<b>828,170</b>	<b>1,113,175</b>	<b>1,428,048</b>	<b>314,873</b>
21						
22 <b>COST OF GOODS SOLD</b>						
23 GOLF BALL	14,482	11,849	10,584	12,500	13,000	500
24 GLOVES	3,043	4,749	2,372	3,500	3,500	-
25 HEADWEAR	5,078	1,665	1,521	1,300	1,300	-
26 LADIE'S WEAR	(1,176)	36		50	50	-
27 MEN'S WEAR	(1,403)	743	925	1,000	1,000	-
28 SHOES/SOCKS	(273)	30				
29 MISCELLANEOUS	1,927	5,132	5,927	1,000	5,500	4,500
30 <b>TOTAL COST OF GOODS SOLD</b>	<b>21,678</b>	<b>24,205</b>	<b>21,328</b>	<b>19,350</b>	<b>24,350</b>	<b>5,000</b>
31						
32 <b>GROSS PROFIT</b>	<b>1,108,092</b>	<b>1,251,433</b>	<b>806,841</b>	<b>1,093,825</b>	<b>1,403,698</b>	<b>309,873</b>

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
33						
34	<b>EXPENSES</b>					
35	<b>GOLF COURSE:</b>					
36	292,617	300,148	156,252	297,825	<b>407,825</b>	110,000
37	2,300	500	5,077	5,000	<b>6,000</b>	1,000
38	39,111	38,038	20,797	44,674	<b>49,638</b>	4,964
39	18,833	26,166	17,489	31,680	<b>35,200</b>	3,520
40	-	-	-	-	-	-
41	5,373	2,866	2,440	4,880	<b>4,880</b>	-
42	599	721	180	800	<b>1,000</b>	200
43	3,390	2,878	1,684	3,600	<b>3,600</b>	-
44	158	-	-	200	<b>200</b>	-
45	8,808	12,262	4,563	20,141	<b>22,000</b>	1,859
46	5,665	3,775	4,002	6,235	<b>7,000</b>	765
47	7,247	4,337	2,673	7,616	<b>7,616</b>	-
48	38,929	43,509	27,897	34,996	<b>80,000</b>	45,004
49	1,525	750	750	1,500	<b>1,600</b>	100
50	37,381	44,761	50,996	52,568	<b>55,000</b>	2,432
51	-	-	618	500	<b>1,000</b>	500
52	12,905	25,780	9,917	17,000	<b>20,000</b>	3,000
53	43,894	22,904	4,063	42,000	<b>65,000</b>	23,000
54	1,871	6,170	726	5,000	<b>8,000</b>	3,000
55	11,702	1,300	2,153	4,000	<b>6,000</b>	2,000
56	4,686	5,138	-	11,000	<b>11,000</b>	-
57	-	14,641	-	2,100	<b>2,100</b>	-
58	2,587	1,214	180	600	<b>600</b>	-
59	14,837	381	1,870	7,000	<b>7,000</b>	-
60	17,047	22,299	7,033	25,000	<b>29,000</b>	4,000
61	17,259	17,972	20,858	33,000	<b>55,000</b>	22,000
62	-	140	49	1,750	<b>2,000</b>	250
63	-	183	-	3,000	<b>8,000</b>	5,000
64	5,574	7,633	2,556	3,400	<b>9,000</b>	5,600

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

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
65 SUPPLIES - SEEDS	5,361	10,187	1,100	6,500	15,000	8,500
66 ALLOCATION OF HOA SHARED EXPENDITURES	587	579	397	969	969	-
67 RESERVE	2,711	2,100		12,000	12,000	-
68 <b>GOLF COURSE TOTAL</b>	<b>602,958</b>	<b>619,330</b>	<b>346,319</b>	<b>686,534</b>	<b>933,228</b>	<b>246,694</b>
69						
70 <b>PRO SHOP:</b>						
71 PAYROLL- HOURLY	137,713	169,782	98,456	181,993	225,000	43,007
72 BONUS	-	-	4,754	2,500	4,000	1,500
73 FICA TAXES & ADMINISTRATIVE	21,086	33,715	13,817	27,299	34,000	6,701
74 LIFE AND HEALTH INSURANCE	12,929	12,071	8,843	18,700	27,000	8,300
75 ACCOUNTING SERVICES	2,508	-	2,440	4,880	4,880	-
76 CONTRACT-SECURITY ALARMS	299	-	359	2,157	2,157	-
77 POSTAGE AND FREIGHT	-	-	-	250	250	-
78 ELECTRICITY	9,272	8,589	3,457	9,660	11,000	1,340
79 LEASE-CARTS	83,355	86,325	46,334	92,669	95,000	2,331
80 R&M-GENERAL	-	-	3,054	3,000	5,000	2,000
81 R&M-RANGE	-	2,873	8,775	8,000	6,000	(2,000)
82 ADVERTISING	6,049	8,276	2,600	7,500	7,000	(500)
83 MISC-BANK CHARGES	24,376	28,748	17,183	26,000	26,000	-
84 MISC-CABLE TV EXPENSES	348	-	110	1,680	1,680	-
85 MISC-PROPERTY TAXES	-	-	-	5,500	5,500	-
86 MISC-HANDICAP FEES	708	-	846	500	500	-
87 OFFICE SUPPLIES	1,112	1,501	-	1,200	1,200	-
88 COMPUTER EXPENSE	1,551	850	995	2,000	2,000	-
89 OP SUPPLIES - GENERAL	1,344	1,716	174	2,000	2,500	500
90 SUPPLIES - SCORECARDS	400	-	550	1,000	1,000	-
91 CONTINGENCY	300	1,844	60	2,000	2,000	-
92 ALLOCATION OF HOA SHARED EXPENDITURES	11,920	6,141	4,107	6,804	6,804	-
93 RESERVE CONTRIBUTION - GOLF	71,716	-		-	-	-
94 <b>PRO SHOP TOTAL</b>	<b>386,985</b>	<b>362,430</b>	<b>216,916</b>	<b>407,291</b>	<b>470,471</b>	<b>63,180</b>
95						
96 <b>TOTAL EXPENSES</b>	<b>989,943</b>	<b>981,760</b>	<b>563,235</b>	<b>1,093,825</b>	<b>1,403,698</b>	<b>309,873</b>

**HERITAGE HARBOR CDD**

**FISCAL YEAR 2023-2024 ADOPTED BUDGET**

**ENTERPRISE FUND - GOLF COURSE / PRO SHOP**

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 YTD (10/1/22-3/31/23)</b>	<b>FY 2023 ADOPTED</b>	<b>FY 2024 ADOPTED</b>	<b>VARIANCE FY 2023 &amp; FY 2024</b>
97						
98 DEPRECIATION EXPENSE	(152,876)					
99 OTHER FINANCING SOURCES & USES						
100 TRANSFER IN (OUT)	6,522	2,600				
101 <b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>(28,205)</b>	<b>272,273</b>	<b>243,606</b>	<b>-</b>	<b>-</b>	<b>-</b>

**HERITAGE HARBOR CDD  
FISCAL YEAR 2023-2024 ADOPTED BUDGET  
SERIES 2021 BANK LOAN**

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



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

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

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

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

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

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281906	19103	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281908	19105	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281910	19107	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281912	19109	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281914	19111	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281916	19113	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281918	19115	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281920	19117	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281922	19119	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280502	4244	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280504	4242	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280506	4240	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280508	4238	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280510	4236	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280512	4228	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280514	4226	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280516	4224	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280518	4222	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280520	4221	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280522	4223	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280524	4225	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280526	4227	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280528	4229	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280530	4231	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280532	4233	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280534	4235	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280536	4237	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280538	4239	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280540	4241	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280542	4243	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280544	19105	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280546	19107	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280548	19109	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280550	19111	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280552	19113	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280554	19101	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280556	19103	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280558	19105	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280560	19107	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280562	19109	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280564	19110	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280566	19108	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280568	19106	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280570	19104	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280572	19102	HARBOR COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280574	4302	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280576	4304	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280578	4306	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280602	4307	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280604	4309	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129280606	4311	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280608	4313	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280610	4315	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280612	4308	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280614	4310	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280616	4312	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280618	4314	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280620	4316	HARBORWATCH	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280622	19128	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280624	19126	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280626	19124	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280628	19122	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280630	19120	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280632	19118	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280634	19134	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280636	19133	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280638	19131	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280640	19221	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280642	19219	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280644	19217	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280646	19215	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280648	19213	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280650	19209	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280652	19207	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280654	19205	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280656	19203	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280658	19202	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280660	19204	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280662	19206	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280664	19208	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280666	19210	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280668	19212	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280670	19214	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280672	19216	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280674	19218	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280676	19220	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280678	19222	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280680	4306	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280682	4308	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280684	4310	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280686	4312	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280688	4316	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280690	4318	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280692	4320	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280694	4322	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280696	4324	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280698	4309	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280700	4311	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280702	4313	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280704	4315	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129280706	4317	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280708	4319	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280710	19316	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280712	4301	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280714	19317	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280716	19315	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280718	19313	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280720	19311	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280722	19309	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280724	19307	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280726	19305	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280728	19303	PIER POINT	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280730	4307	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280732	4305	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280734	4234	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280736	4232	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280738	4230	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280740	4228	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280742	4226	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280744	4224	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280746	4222	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280748	4220	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280750	4218	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280752	4216	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280754	4214	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280756	4212	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280758	4210	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280760	4208	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280762	4206	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280764	4204	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280766	4202	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280768	4130	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280770	4233	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280772	4231	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280774	4227	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280776	4223	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280778	4221	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280780	4219	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280782	4217	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280784	4215	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280786	4213	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280788	4211	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280790	4209	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280792	4207	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280794	4205	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280796	4201	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280798	19304	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280800	19306	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280802	19308	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280804	19310	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129280806	19312	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280808	19314	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280810	19316	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280812	19318	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280814	19320	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280816	19322	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280818	19324	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280820	19326	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280822	19328	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280824	19330	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280826	19332	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280828	19334	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280830	19336	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280832	19335	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280834	19333	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280836	19331	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280838	19329	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280840	19327	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280842	19325	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280844	19323	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280846	19321	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280848	19319	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280850	19317	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280852	19315	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280854	19313	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280856	19311	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280858	19309	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280860	19307	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280862	19305	AQUA SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280902	4220	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280904	4218	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280906	4216	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280908	4214	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280910	4212	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280928	4104	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280932	4101	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280934	4103	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280936	4105	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280938	4107	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280940	4109	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280942	4213	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280944	4215	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280946	4217	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280948	4219	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280950	19115	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280962	19116	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280976	4326	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280978	4303	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280980	4305	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280982	4307	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129280984	4309	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280986	4311	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280988	4313	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280990	4302	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280992	4304	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280994	4306	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280996	4308	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280998	4317	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281000	4319	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281002	4321	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281004	4323	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281006	4325	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281008	4327	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281010	4329	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281012	4331	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281014	4333	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281016	4335	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281018	4337	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281020	4339	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281022	4341	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281024	4343	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281026	4345	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281028	4347	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281030	4349	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281032	4351	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281034	4322	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281036	4324	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281038	4326	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281040	4328	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281042	4330	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281044	4332	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281046	4334	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281048	4336	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281050	4338	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281052	4340	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281054	4342	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281056	4344	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281058	4346	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281060	4348	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281062	4350	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281064	4352	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281066	4354	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281068	4356	WATERFORD LANDING	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281070	19207	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281072	19209	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281074	19211	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281076	19215	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281078	19217	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281080	19219	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281082	19221	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281084	19202	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281086	19204	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281088	19206	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281090	19208	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281092	19210	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281094	19212	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281096	19214	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281098	19216	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281100	19218	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281102	19220	INLET COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281152	4128	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281154	4126	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281156	4124	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281158	4122	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281160	4120	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281162	4118	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281164	4116	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281166	4114	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281168	4112	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281170	4110	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281172	4108	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281174	4106	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281176	4104	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281178	4127	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281180	4123	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281182	4121	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281184	4119	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281186	4117	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281188	4115	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281190	19431	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281192	19429	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281194	19427	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281196	19425	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281198	19423	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281200	19421	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281202	19419	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281204	19417	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281206	19415	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281208	19413	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281210	19411	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281212	19409	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281214	19407	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281216	19405	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281218	19402	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281220	19404	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281222	19406	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281224	19408	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281226	19410	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281228	19412	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281230	19414	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281232	19416	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281234	19418	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281236	19420	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281238	19422	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281240	19424	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281242	19426	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281244	19428	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281246	4109	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281248	4107	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281250	4105	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281252	4103	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281254	4101	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281256	4027	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281258	4025	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281260	19302	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281262	19304	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281264	19306	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281266	19308	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281268	19310	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281270	19312	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281272	19314	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281274	19316	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281276	19318	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281278	19320	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281280	19322	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281282	19324	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281284	19336	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281286	19338	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281288	19340	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281290	19342	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281292	4018	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281294	4016	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281296	4014	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281298	4012	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281300	4010	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281302	4008	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281304	4006	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281306	4004	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281308	4002	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281310	19353	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281312	19351	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281314	19349	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281316	19347	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281318	19345	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281320	19343	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281322	19341	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281324	19339	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281326	19337	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281328	19335	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281330	19333	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64



**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281332	19331	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281334	19329	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281336	19327	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281338	19325	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281340	19323	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281342	19321	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281344	19319	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281346	19317	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281348	19315	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281350	19313	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281352	19311	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281354	19309	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281356	19307	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281358	19305	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281360	19303	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281362	19301	SANDY SPRINGS	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281364	4009	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281366	4007	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281368	4005	HARBOR LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281402	19408	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281404	19410	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281406	19412	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281408	19414	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281410	19416	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281412	19418	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281414	19420	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281416	19422	HERITAGE HARBOR	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281418	19304	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281420	19306	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281422	19308	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281424	19310	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281426	19312	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281428	19314	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281430	19316	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281432	19318	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281434	19320	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281436	19322	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281438	19324	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281440	19326	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281442	19328	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281444	19330	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281446	19301	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281448	19303	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281450	19305	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281452	19307	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281454	19309	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281456	19311	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281458	19313	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281460	19315	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281462	19317	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281464	19319	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281466	19321	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281468	19323	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281470	19325	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281472	19327	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281474	19329	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281476	19331	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281478	19333	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281480	19335	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281482	19337	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281484	19339	SEACOVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281502	19267	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281504	19265	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281506	19263	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281508	19261	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281510	19266	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281512	19264	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281514	19262	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281516	19260	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281518	19258	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281520	19256	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281522	19254	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281524	19252	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281526	19250	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281528	19248	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281530	19246	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281532	19244	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281534	19242	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281536	19240	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281538	19238	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281540	19236	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281542	19234	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281544	19232	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281546	19230	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281548	19228	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281550	19226	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281552	19224	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281554	19222	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281556	19220	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281558	19218	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281560	19216	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281562	19214	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281564	19212	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281566	19210	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281568	19208	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281570	19206	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281572	19204	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281574	19202	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281576	19108	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281578	19106	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281580	19104	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281582	19102	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281584	19251	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281586	19249	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281588	19247	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281590	19245	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281592	19243	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281594	19241	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281596	19239	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281598	19237	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281600	19235	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281602	19233	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281604	19231	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281606	19229	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281608	19227	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281610	19225	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281612	19211	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281614	19209	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281616	4021	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281618	4015	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281620	4013	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281622	4011	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281624	4009	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281626	4007	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281628	4005	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281630	4003	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281632	4001	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281634	4022	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281636	4020	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281638	4018	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281640	4016	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281642	4012	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281644	4008	FISHERMANS COVE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281702	19302	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281704	19304	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281706	19306	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281708	19308	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281710	19310	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281712	19312	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281714	19314	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281716	19316	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281718	19318	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281720	19320	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281722	19322	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281724	19324	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281726	19326	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281728	19328	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281730	19327	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281732	19325	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281734	19323	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281736	19321	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281738	19319	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281740	19317	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281742	19315	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281744	19313	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281746	19311	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281748	19309	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281750	19307	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281752	19305	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281754	19303	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281756	19301	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281758	19334	SEA MIST	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281924	19121	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281926	19123	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281928	19125	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281930	19127	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281932	19129	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281934	19131	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281936	19133	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281938	19135	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281940	19137	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281942	19139	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281944	19141	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281946	19143	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281948	19145	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281950	19147	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281952	19149	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281954	19151	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281956	19153	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281958	19155	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281960	19157	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281962	19159	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281964	19161	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281966	19163	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281968	19165	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281970	19037	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281972	19039	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281982	19009	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281984	19011	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281986	19013	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281988	19015	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281990	19017	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281992	19019	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281994	19021	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281996	19023	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281998	19025	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282000	19027	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282002	19029	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282004	19031	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282006	19160	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129282008	19156	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282010	19154	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282012	19152	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282014	19150	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282016	19148	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282018	19146	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282020	19144	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282022	19142	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282024	19138	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282026	19132	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282028	19128	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282030	19126	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282032	19124	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282034	19122	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282036	19112	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282038	19110	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282040	19108	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282042	19106	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282044	19104	CYPRESS GREEN	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282102	4217	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282104	4215	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282106	4213	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282108	4211	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282110	4209	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282112	4207	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282114	4205	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282116	4203	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282118	4201	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282120	4202	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282122	4204	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282124	4206	FISHERMANS LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282152	4224	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282154	4222	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282156	4220	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282158	4218	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282160	4216	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282162	4214	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282164	4212	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282166	4210	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282168	4208	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282170	4206	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282172	4204	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282174	4202	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129282176	4207	FISHERMANS PIER	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280912	4210	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280914	4208	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280916	4206	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280918	4204	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280920	4202	SANDY SHORES	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280922	4110	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129280924	4108	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280926	4106	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280930	4102	HERITAGE LAKE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280952	19113	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280954	19111	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280956	19109	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280958	19107	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280960	19105	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280964	19112	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280966	19110	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280968	19108	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280970	19106	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280972	19104	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129280974	19102	HARBORBRIDGE	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281802	19002	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281804	19004	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281806	19006	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281808	19008	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281810	19010	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281812	19012	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281814	19014	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281816	19016	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281818	19018	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281820	19020	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281822	19022	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281824	19024	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281826	19026	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281828	19028	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281830	19030	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281832	19032	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281834	19034	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281836	19036	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281838	19038	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281840	19040	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281842	19042	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281844	19044	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281974	19001	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281976	19003	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281978	19005	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281980	19007	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281846	18932	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281848	18930	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281850	18928	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281852	18926	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281854	18924	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281856	18922	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281858	18920	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281860	18918	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281862	18916	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281864	18914	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64

**HERITAGE HARBOR CDD  
FY 2023-2024 ASSESSMENT ROLL**

<b>Folio</b>	<b>Site_num</b>	<b>Site_Street</b>	<b>CDD USE</b>	<b>O&amp;M ASSMT</b>	<b>CRF ASSMT</b>	<b>TOTAL</b>
0129281866	18912	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281868	18910	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281870	18908	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281872	18906	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281874	18904	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281876	18902	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281878	18905	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281880	18907	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281882	18909	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281884	18911	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281886	18913	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281888	18915	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281890	18917	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281892	18919	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281894	18921	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281896	18923	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281898	18925	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281900	18927	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281902	18929	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
0129281904	18931	FISHERMANS BEND	PLATTED LOT	\$1,502.97	\$379.67	\$1,882.64
<b>Total</b>	<b>670</b>			<b>\$1,006,987.32</b>	<b>\$254,381.49</b>	<b>\$1,261,368.80</b>

# EXHIBIT 5





# HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

June 29, 2023

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPE

PAUL WOODS – OLM, INC.

**SCORE: 91%**

**NEXT INSPECTION  
JULY 27, 2023 AT 9:00 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 04/27/2023

### HARBOR TOWNE

3. Between the tennis court and maintenance shop drive: Repair turf damage under warranty.

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 05/25/2023

### HARBOR TOWNE

1. Parking lot south of the tennis courts: Use a flat shovel to remove sand, gravel, and debris accumulations.

### COMMONS

19. Vicinity of Sea Mist Lane: Lightly pocket prune Viburnum to encourage infilling and improved screening. These are fairly shade impacted areas so plant response will be somewhat slowed.

## CATEGORY II: MAINTENANCE ITEMS

### HARBOR TOWNE

1. Confirm irrigation coverage on damaged turf in the center median island.
2. **Remove herbicided weeds.**
3. Do not increase the southside tennis beds.
4. Around the perimeter of the tennis court: Establish a parrel soft edge to the sidewalk and remove runners that persist.
5. Along the north perimeter of the pool seating area: Infill the animal burrow under the fence.
6. Clubhouse frontage: Remove trash and debris weekly.
7. Porte-cochere: Improve fertility and closely monitor Blue Daze.
8. Entrance berm: Redistribute or top dress mulch to cover bare areas.
9. **Remove sand, gravel, and debris with a flat shovel along curb lines.**

10. South perimeter east of the well: Improve or repair areas of turf loss.

#### COMMONS

11. Around the lift station at the Harbor Town entrance: Remove debris around the perimeter of the lift station.
12. Driving range pond: Detail along the base of the fence.
13. Overflow parking near the well house: Control weeds in the pavers.
14. **Control broadleaf and grassy weeds. Promote infilling growth of St. Augustine.**
15. Sea Mist entrance: Repair under warranty turf pest damage.
16. Along the Sea Mist frontage: Slightly stagger prune shade impacted Viburnum to improve screening and interior density.
17. Harbor Lake golf cart crossing: Control turf weeds.
18. 4300 block of Harbor Lake: Line trim the wood line overgrowth extending into the mowable areas.
19. **4300 block of harbor Lake pocket park: Remove herbicided weeds and repair herbicide damaged turf under warranty.**
20. Remove viney growth in the Juniper plantings.
21. Contractor is reminded to remove Spanish Moss up to 15 feet as part of the weekly services.
22. Entrance center median island: Repair under warranty 4 missing one-gallon Jasmine.
23. Sea Cove monument: Pinch Pentas so they do not obstruct visibility of the lettering.
24. Fertilize Dwarf Oleanders to flush new blooms.

#### LUTZ LAKE FERN FRONTAGE

25. Line trim the bike path.
26. Across the eastern frontage: Remove the tree debris from the vehicle accident. Notify Tish if there is a need for supplemental bill to the insurance claim.
27. **Maintain a uniform height in the Viburnum hedgerow and remove volunteer weeds.**
28. East of the Cypress Green entrance: Prune downward overgrowth extending into the mowable areas.

29. Cypress Green Drive: Monitor pest injury in the Impatiens in the center median island.
30. Fishermen's Bend conservation area: Prune wood line overgrowth.

**CATEGORY III: IMPROVEMENTS – PRICING**

1. Clubhouse; pool seating area: Provide a price to replenish the lava stone in the tree wells.

**CATEGORY IV: NOTES TO OWNER**

1. Attention Tish- The 2 Queen palms referenced in the email between Ray Leonard and Paul Woods are located inside the white fence on the pool seating area berm. We recommend removing these 2 palms.

**CATEGORY V: NOTES TO CONTRACTOR**

NONE

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

# HERITAGE HARBOR CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15	-1	Improve >30 consistent color
TURF EDGING	5	-1	Improve detail of soft edging
WEED CONTROL – TURF AREAS	10	-3	Broadleaf and grassy in row
TURF INSECT/DISEASE CONTROL	10		Repair non recovered areas under warranty
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodlines and old pruning debris
CLEANLINESS	10	-2	Windfall weekly
MULCHING	5	-1	Redistribute or top dress bare areas
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-3	3/ 1, 19

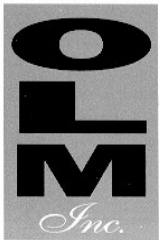
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 6-29-23 \_\_\_\_\_ Score: 91 Performance Payment™100\_\_\_\_\_

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



# EXHIBIT 6



## Heritage Harbor CDD Aquatics

---

**Inspection Date:**

6/30/2023 12:56 PM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940

# Inspection Report

## SITE: 17

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

No nuisance vegetation growth observed. Pond is in excellent condition.

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

## SITE: 18

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Very minor amounts of surface algae and torpedo grass along some areas of the perimeter. Pond is in excellent condition otherwise, routine maintenance and monitoring will occur here.

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

# Inspection Report

**SITE: 19**

Condition:   Excellent   Great   Good   Poor   Mixed Condition   Improving



**Comments:**

This pond is in excellent condition overall. No issues observed.

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

**SITE: 20**

Condition:   Excellent   Great   Good   Poor   Mixed Condition   Improving



**Comments:**

Submersed vegetation is present in the pond, but nothing of concern. Routine maintenance and monitoring will occur here.

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



# Inspection Report

**SITE: 42**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Minor amounts of Torpedo Grass and subsurface algae were observed along some areas of the perimeter. Our technician will target these during future maintenance events.

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

**SITE: 43**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No nuisance vegetation growth observed. Pond is in excellent condition.

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

# Inspection Report

**SITE: 44**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No nuisance vegetation growth observed. Routine maintenance and monitoring will occur here.

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

**SITE: 45**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae growth observed. Minor amounts of shoreline grasses were present along the bank. Technician is also keeping nuisance growth on backside under control and preventing it from expanding. They will continue to monitor and treat accordingly.

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

# Inspection Report

**SITE: 47**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Minor amounts of decaying nuisance grasses were present along the edge of this pond. Technician will target these grasses during next visit.

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

**SITE: 48**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The slight green tint indicates minor amounts of Planktonic algae. No nuisance vegetation growth observed. Technician will continue to monitor and treat accordingly.

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

## MANAGEMENT SUMMARY



With the arrival of July, and the passing of the solstice, summer is now in full force. We are currently experiencing the hottest part of the year. Humidity levels have spiked. Daytime temperatures continue to rise, most having recently reached the mid-to-high 90's. Recent rainfall has raised the water levels across several ponds. This has the benefit of improving pond aesthetics. However, an influx of nutrients from the rains can bring about the potential for algal blooms. These hot, nutrient-dense pools have the potential of producing algal activity at a much higher rate than typically observed. Luckily, most of the Heritage Harbor ponds are staying resistant to these summer algal blooms.

Considering the season, most ponds are in excellent condition. Nuisance grasses were still present in minor amounts and will continue to be targeted going forward. In terms of algal activity, there are still minor amounts of decaying algae around the perimeters and throughout some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the early summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

## RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

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

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

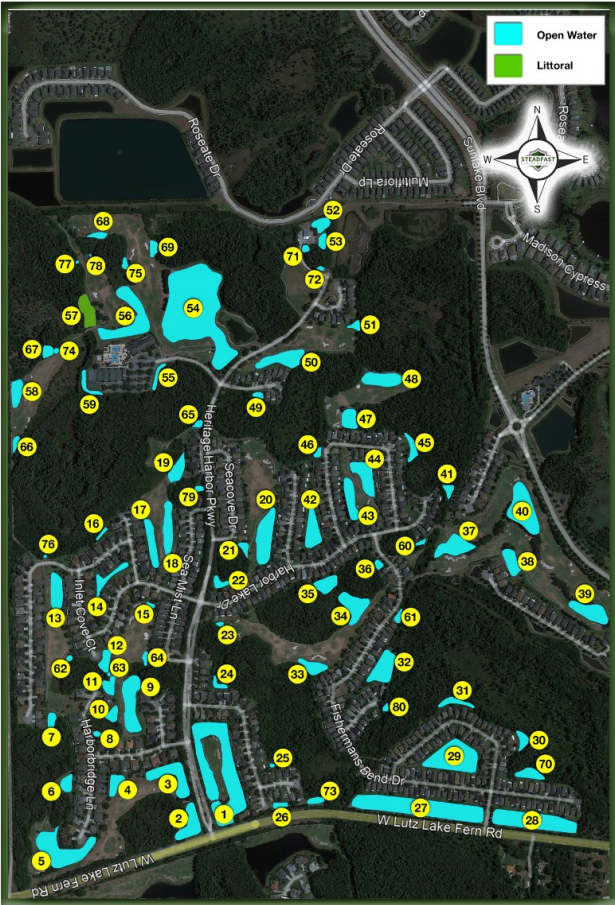
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Heritage Harbor CDD  
Heritage Harbor Pkwy, Lutz, FL

Gate Code:



# EXHIBIT 7

1 **MINUTES OF MEETING**

2 **HERITAGE HARBOR**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development  
5 District was held on Tuesday, June 13, 2023 at 5:38 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage  
6 Harbor Parkway, Lutz, Florida 33558.

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

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

9 Present and constituting a quorum were:

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

14 Also present were:

15	Tish Dobson	District Manager, Vesta District Services
16	Tracy Robin	District Counsel, Straley Robin Vericker
17	John Panno	Golf Course Manager
18	Janet Morin	Resident
19	Jim Kelbaugh	Resident

20 *The following is a summary of the discussions and actions taken at the June 13, 2023 Heritage Harbor*  
21 *CDD Board of Supervisors Regular Meeting.*

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

23 Mr. Kelbaugh made comments regarding irrigation, hours of operation of Double Bogeys, and  
24 drainage on the golf course. Discussion ensued regarding Double Bogeys hours of operation.

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

- 26 A. Exhibit 1: Greenview Landscape as Inspected by OLM – May 25, 2023 – 91.5%  
27 B. Exhibit 2: Steadfast Environmental – Waterway Inspection Report

28 **FOURTH ORDER OF BUSINESS – Golf Operations**

29 **This was presented out of order after the Seventh Order of Business, Staff Reports.**

- 30 A. Golf Course Report

31 Mr. Panno gave an overview of his report for May. Discussion ensued.

32 **FIFTH ORDER OF BUSINESS – Consent Agenda**

- 33 A. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
34 Held May 9, 2023

35 On a MOTION by Mr. Penzer, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved  
36 the Minutes of the Board of Supervisors Regular Meeting Held May 9, 2023, for the Heritage Harbor  
37 Community Development District.

- 38 B. Exhibit 4: Consideration for Acceptance – The April 2023 Unaudited Financial Report

39 On a MOTION by Mr. Penzer, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board accepted the  
40 April 2023 Unaudited Financial Report, for the Heritage Harbor Community Development District.

41 **SIXTH ORDER OF BUSINESS – Business Matters**

42 A. Exhibit 5: Consideration of Safety Storage Chemical Building Proposal

43 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved  
44 the Safety Storage Chemical Building proposal, in the amount of \$43,858.26, for the Heritage Harbor  
45 Community Development District.

46 B. Discussion of Short-Term Investments

47 Discussion ensued regarding accounts earning interest and the rates.

48 On a MOTION by Ms. Grandon, SECONDED by Mr. Penzer, WILL ALL IN FAVOR, the Board appointed  
49 Supervisor Witt to research interest earning opportunities for up to \$500k of the District’s funds, for the  
50 Heritage Harbor Community Development District.

51 C. Discussion of Board Meeting Times – Move Meetings to 6:30 PM

52 **SEVENTH ORDER OF BUSINESS – Staff Reports**

53 A. District Manager & Field Operations Report – *To Be Distributed*

54 Discussion ensued regarding reclaimed water.

55 B. District Attorney

56 Discussion ensued regarding the Double Bogeys Sublease.

57 Discussion ensued regarding the employee claim.

58 On a MOTION by Mr. Rossi, SECONDED by Mr. Penzer, WITH ALL IN FAVOR the Board appointed  
59 Supervisor Grandon as the liaison to represent the District in the employee mediation claim, for the Heritage  
60 Harbor Community Development District.

61 C. District Engineer

62 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

63 Mr. Witt noted that the HOA was researching the Community Golf Cart designation requirements.

64 Mr. Penzer noted the problem with the beverage cart Double Bogey hours of operation.

65 Mr. Rossi noted concerns regarding the article in the newsletter referencing the dog park.

66 **NINTH ORDER OF BUSINESS – Audience Comments – New Business**

67 There being none, the next item followed.

68 **TENTH ORDER OF BUSINESS – July 11, 5:30 PM**

69 Supervisor Penzer, Supervisor Grandon, and Supervisor Witt stated that they would be present at  
70 the Tuesday, July 11<sup>th</sup> Board meeting at 5:30 PM. Supervisor Rossi stated that he would be calling  
71 into the meeting, and Supervisor Swigart was not present to advise of his attendance at the next  
72 meeting.

73 **ELEVENTH ORDER OF BUSINESS – Adjournment**



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

76 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board adjourned  
77 the meeting at 6:30 p.m. for the Heritage Harbor Community Development District.

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

81 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
82 **meeting held on July 11, 2023.**

83

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

84 **Title:**     **Secretary**     **Assistant Secretary**

**Title:**     **Chairman**     **Vice Chairman**

# EXHIBIT 8

Heritage Harbor  
Community Development District

Financial Statements  
(Unaudited)

Preliminary

May 31, 2023

### Financial Snapshot - General Fund

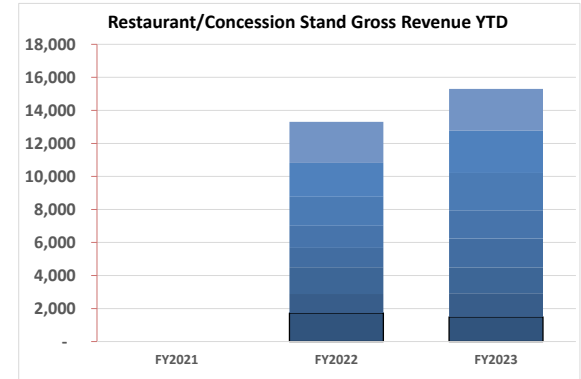
Revenue: Net Assessments % Collected YTD			
	FY 2022 YTD	FY 2023 YTD	
General Fund	98.1%	99.0%	
Debt Service Fund	98.1%	N/A	

Expenditures: Amount Spent YTD			
	FY 2022 YTD	FY 2023 YTD	
General Fund			
Administration	\$ 108,558	\$ 383,070	
Field	339,783	346,552	
<b>Total General Fund</b>	<b>\$ 448,341</b>	<b>\$ 729,622</b>	
<b>% of Actual Expenditures Spent of Budgeted Expenditures</b>	<b>47%</b>	<b>64%</b>	

Cash and Investment Balances			
	Prior Year YTD	Current Year YTD	
Operating Accounts	\$ 815,156	\$ 1,077,048	

### Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop

Pro Shop Concession Stand Gross Revenue YTD			
	FY2021	FY2022	FY2023
October	-	1,729	1,489
November	-	1,148	1,441
December	-	1,627	1,567
January	-	1,169	1,746
February	-	1,332	1,707
March	-	1,757	2,257
April	-	2,056	2,555
May	-	2,484	2,536
June	27	1,884	N/A
July	2,510	2,195	N/A
August	2,402	2,375	N/A
September	1,406	1,573	N/A
<b>Yearly Total</b>	<b>\$ 6,346</b>	<b>\$ 21,328</b>	<b>\$ 15,298</b>



### Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course	\$ 799,184	\$ 854,569	\$ 1,081,667
Pro Shop	29,432	48,012	58,789
Cost of Goods Sold	(15,934)	(12,512)	(27,450)
<b>Total Gross Profit</b>	<b>\$ 812,682</b>	<b>\$ 890,069</b>	<b>\$ 1,113,006</b>

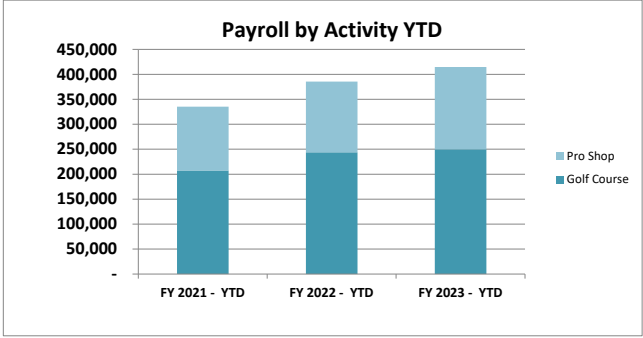
Expenses by Golf Activity	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course	\$ 381,143	\$ 415,833	\$ 457,492
Pro Shop	225,586	226,882	295,940
<b>Total Expenses</b>	<b>\$ 606,729</b>	<b>\$ 642,715</b>	<b>\$ 753,432</b>

Net Income (Loss) by Golf Activity	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course	\$ 418,041	\$ 438,736	\$ 624,174
Pro Shop	(212,088)	(191,382)	(264,601)
<b>Total Net Income (Loss) B4 Depreciation</b>	<b>\$ 205,953</b>	<b>\$ 247,354</b>	<b>\$ 359,574</b>
Total Depreciation Expense	37,111	-	-
<b>Total Net Income (Loss) After Depreciation</b>	<b>\$ 168,843</b>	<b>\$ 247,354</b>	<b>\$ 359,574</b>

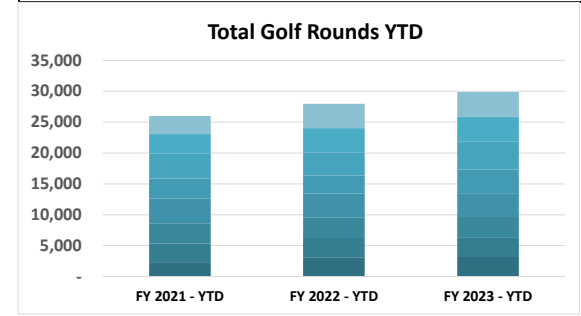
### Financial Snapshot - Debt Service Fund

	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Principal Payment	\$ 298,000	\$ 311,000	\$ 323,000
Interest Payment	35,882	24,409	26,354
Prepayment Call	-	-	-
<b>Total Debt Service Payments</b>	<b>\$ 333,882</b>	<b>\$ 335,409</b>	<b>\$ 349,354</b>

Payroll by Activity	Actual	Actual	Actual
	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
Golf Course			
Payroll- Hourly	\$ 173,228	\$ 204,404	\$ 200,927
FICA Taxes	22,390	25,150	26,636
Life and Health Insurance	11,956	14,352	22,259
<b>Total Golf Course</b>	<b>207,574</b>	<b>243,907</b>	<b>249,822</b>
Pro Shop			
Payroll- Hourly	104,650	113,032	134,218
FICA Taxes	14,201	20,516	18,669
Life and Health Insurance	8,961	8,033	12,060
<b>Total Pro Shop</b>	<b>127,812</b>	<b>141,581</b>	<b>164,948</b>
<b>Total Payroll</b>	<b>\$ 335,386</b>	<b>\$ 385,488</b>	<b>\$ 414,770</b>
% of Revenues	41.27%	43.31%	37.27%



Actual Rounds of Golf by Month	FY 2021 - YTD	FY 2022 - YTD	FY 2023 - YTD
	October	2,312	3,112
November	3,053	3,124	3,085
December	3,242	3,359	3,398
January	4,054	3,833	3,859
February	3,227	2,934	3,833
March	4,024	3,727	4,489
April	3,154	3,937	4,024
May	2,936	3,932	4,028
June	2,620	3,236	N/A
July	2,671	3,293	N/A
August	2,573	3,043	N/A
September	2,573	2,483	N/A
<b>Total Rounds</b>	<b>36,439</b>	<b>40,013</b>	<b>29,879</b>



## Heritage Harbor CDD

### Balance Sheet

May 31, 2023

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2018	Debt Service Series 2021	Acq & Cons 2018	Acq & Cons 2021	TOTAL
<b>1 ASSETS</b>								
2 CASH - BU OPERATING	\$ 74,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,896
3 CASH - BU MONEY MARKET	438,487	-	-	-	-	-	-	438,487
4 CASH - SOUTHSTATE OPERATING	8,157	-	-	-	-	-	-	8,157
5 CASH - TRUIST	100	-	96,343	-	-	-	-	96,443
6 CASH - HANCOCK WHITNEY OPERATING	455,565	-	-	-	-	-	-	455,565
7 CASH - HANCOCK WHITNEY LOAN	99,843	-	-	-	-	-	4,906	104,749
8 CASH - BU GOLF ACCOUNT	-	-	1,035,394	-	-	-	-	1,035,394
9 CASH - SOUTHSTATE GOLF ACCOUNT	-	-	203,882	-	-	-	-	203,882
10 CASH - DEBIT CARD	-	-	-	-	-	-	-	-
11 CASH ON HAND	-	-	1,672	-	-	-	-	1,672
12 INVESTMENTS:								
13 REVENUE FUND	-	-	-	749	0	-	-	749
14 RESERVE TRUST FUND	-	-	-	-	-	-	-	-
15 INTEREST FUND	-	-	-	-	-	-	-	-
16 SINKING FUND	-	-	-	-	-	-	-	-
17 COST OF ISSUANCE	-	-	-	-	-	-	-	-
18 US BANK CONSTRUCTION TRUST FUND	-	-	-	-	-	22,101	12	22,112
19 ACCOUNTS RECEIVABLE	4,969	-	63	-	-	-	-	5,032
20 ON ROLL ASSESSMENT RECEIVABLE	10,997	1,166	-	-	-	-	-	12,164
21 DEPOSITS	1,890	-	3,456	-	-	-	-	5,346
22 PREPAID	4,944	-	8,770	-	-	-	-	13,713
23 ON ROLL IN TRANSIT	-	-	-	-	-	-	-	-
24 DUE FROM OTHER FUNDS	168,023	29,825	7,421	2,645	-	1,441	-	209,355
25 INVENTORY ASSETS:								
26 GOLF BALLS	-	-	14,551	-	-	-	-	14,551
27 GOLF CLUBS	-	-	442	-	-	-	-	442
28 GLOVES	-	-	2,852	-	-	-	-	2,852
29 HEADWEAR	-	-	2,662	-	-	-	-	2,662
30 LADIES WEAR	-	-	1,253	-	-	-	-	1,253
31 MENS WEAR	-	-	2,563	-	-	-	-	2,563
32 SHOES/SOCKS	-	-	370	-	-	-	-	370
33 MISCELLANEOUS	-	-	5,401	-	-	-	-	5,401
<b>34 TOTAL CURRENT ASSETS</b>	<b>1,267,871</b>	<b>30,991</b>	<b>1,387,095</b>	<b>3,394</b>	<b>0</b>	<b>23,541</b>	<b>4,918</b>	<b>2,717,810</b>

## Heritage Harbor CDD

### Balance Sheet

May 31, 2023

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2018	Debt Service Series 2021	Acq & Cons 2018	Acq & Cons 2021	TOTAL
35	<b>NONCURRENT ASSETS</b>							
36	-	-	1,204,598	-	-	-	-	1,204,598
37	-	-	6,054,583	-	-	-	-	6,054,583
38	-	-	(6,015,863)	-	-	-	-	(6,015,863)
39	-	-	1,065,890	-	-	-	-	1,065,890
40	-	-	(941,334)	-	-	-	-	(941,334)
41	-	-	<b>1,367,874</b>	-	-	-	-	<b>1,367,874</b>
42	<b>\$ 1,267,871</b>	<b>\$ 30,991</b>	<b>\$ 2,754,968</b>	<b>\$ 3,394</b>	<b>\$ 0</b>	<b>\$ 23,541</b>	<b>\$ 4,918</b>	<b>\$ 4,085,684</b>
43	<b>LIABILITIES</b>							
44	\$ 1,386	\$ 7,871	\$ 29,776	\$ -	\$ -	\$ 5,586	\$ -	\$ 44,618
45	10,997	1,166	-	-	-	-	-	12,164
46	3,696	-	17,936	-	-	-	-	21,632
47	-	-	-	-	-	-	-	-
48	5,338	-	25,452	-	-	-	-	30,790
49	-	-	-	-	-	-	-	-
50	-	-	764	-	-	-	-	764
51	6,000	-	-	-	-	-	-	6,000
52	-	-	-	-	-	-	-	-
53	41,332	-	136,603	-	-	-	-	177,935
54	-	-	-	-	-	-	-	-
55	<b>68,749</b>	<b>9,037</b>	<b>210,531</b>	-	-	<b>5,586</b>	-	<b>293,903</b>
56	<b>FUND BALANCES</b>							
57	NONSPENDABLE							
58	6,834	-	12,226	-	-	-	-	19,060
59	-	-	275,000	-	-	-	-	275,000
60	188,936	-	82,304	-	-	-	-	271,240
61	-	-	1,538,158	-	-	-	-	1,538,158
62	1,003,352	21,954	636,750	3,394	0	17,956	4,918	1,688,323
63	<b>1,199,122</b>	<b>21,954</b>	<b>2,544,437</b>	<b>3,394</b>	<b>0</b>	<b>17,956</b>	<b>4,918</b>	<b>3,791,780</b>
64	<b>\$ 1,267,871</b>	<b>\$ 30,991</b>	<b>\$ 2,754,968</b>	<b>\$ 3,394</b>	<b>\$ 0</b>	<b>\$ 23,541</b>	<b>\$ 4,918</b>	<b>\$ 4,085,684</b>

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Month of May</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>1 REVENUE</b>					
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 1,071,986	\$ 2,621	\$ 1,060,989	\$ (10,997)	99%
3 RESTAURANT LEASE	61,632	4,800	38,400	(23,232)	62%
4 RESTAURANT COMMISSION	-	745	2,885	2,885	
5 INTEREST	1,000	1,464	8,763	7,763	876%
6 MISCELLANEOUS	-	-	-	-	
<b>7 TOTAL REVENUE</b>	<b>1,134,618</b>	<b>9,630</b>	<b>1,111,038</b>	<b>(23,581)</b>	<b>98%</b>
<b>8 EXPENDITURES</b>					
<b>9 ADMINISTRATIVE</b>					
10 SUPERVISORS' COMPENSATION	12,000	1,000	8,200	(3,800)	68%
11 PAYROLL TAXES & SERVICE	2,129	82	752	(1,378)	35%
12 ENGINEERING SERVICES	10,000	209	4,303	(5,697)	43%
13 LEGAL SERVICES	30,000	1,757	14,316	(15,684)	48%
14 DISTRICT MANAGEMENT	69,445	5,788	46,303	(23,142)	67%
15 DISSEMINATION FEE	2,000	-	2,000	-	100%
16 AUDITING SERVICES	6,200	-	-	(6,200)	0%
17 POSTAGE & FREIGHT	1,500	65	180	(1,320)	12%
18 INSURANCE (Liability, Property and Casualty)	17,396	-	16,064	(1,332)	92%
19 PRINTING & BINDING	1,500	-	-	(1,500)	0%
20 LEGAL ADVERTISING	1,200	-	61	(1,139)	5%
21 MISC. (BANK FEES, BROCHURES & MISC)	1,500	18	1,070	(430)	71%
22 WEBSITE HOSTING & MANAGEMENT	2,115	-	1,515	(600)	72%
23 EMAIL HOSTING	1,500	50	400	(1,100)	27%
24 OFFICE SUPPLIES	200	-	199	(1)	99%
25 ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
26 ALLOCATION OF HOA SHARED EXPENDITURES	27,081	2,878	17,792	(9,289)	66%
27 TRUSTEE FEE	4,041	-	2,155	(1,886)	53%
28 SERIES 2018 BANK LOAN	329,422	-	225,905	(103,518)	69%
29 SERIES 2021 BANK LOAN	17,170	-	8,583	(8,587)	50%
30 RESTAURANT EXPENSES	50,644	5,262	33,098	(17,546)	65%
31 STATE SALES TAX	4,314	-	-	(4,314)	0%
<b>32 TOTAL ADMINISTRATIVE</b>	<b>591,532</b>	<b>17,109</b>	<b>383,070</b>	<b>(208,462)</b>	<b>65%</b>

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Month of May</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>33 FIELD OPERATIONS</b>					
34 PAYROLL	55,406	4,046	38,304	(17,102)	69%
35 FICA, TAXES & PAYROLL FEES	14,960	545	4,952	(10,008)	33%
36 LIFE AND HEALTH INSURANCE	8,311	977	7,926	(385)	95%
37 CONTRACT- GUARD SERVICES	60,000	3,308	34,586	(25,414)	58%
38 CONTRACT-FOUNTAIN	-	-	-	-	
39 CONTRACT-LANDSCAPE	150,480	13,440	105,740	(44,740)	70%
40 CONTRACT-LAKE	36,000	2,978	23,822	(12,178)	66%
41 CONTRACT-GATES	51,889	4,249	33,870	(18,019)	65%
42 GATE - COMMUNICATIONS - TELEPHONE	4,440	400	3,449	(991)	78%
43 UTILITY-GENERAL	80,500	3,604	61,882	(18,618)	77%
44 R&M-GENERAL	3,000	-	972	(2,028)	32%
45 R&M-GATE	3,000	-	-	(3,000)	0%
46 R&M-OTHER LANDSCAPE	25,000	-	22,452	(2,548)	90%
47 R&M-IRRIGATION	3,500	-	2,918	(582)	83%
48 R&M-LAKE	-	-	-	-	
49 R&M-MITIGATION	-	-	-	-	
50 R&M-TREES AND TRIMMING	7,500	-	-	(7,500)	0%
51 R&M-PARKS & FACILITIES	1,000	-	-	(1,000)	0%
52 MISC-HOLIDAY DÉCOR	8,500	-	-	(8,500)	0%
53 MISC-CONTINGENCY	29,600	-	5,678	(23,922)	19%
54 CAPITAL OUTLAY (Moved to Capital Reserve Fund-CRF)	-	-	-	-	
<b>55 TOTAL FIELD OPERATIONS</b>	<b>543,086</b>	<b>33,547</b>	<b>346,552</b>	<b>(196,534)</b>	<b>64%</b>
<b>56 TOTAL EXPENDITURES</b>	<b>1,134,618</b>	<b>50,656</b>	<b>729,622</b>	<b>(404,996)</b>	<b>64%</b>
<b>57 EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>(41,026)</b>	<b>381,415</b>	<b>381,415</b>	



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

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Month of May</u>	<u>FY 2023 Total Actual Year-to-Date</u>	<u>VARIANCE Over (Under) to Budget</u>	<u>% Actual YTD / FY Budget</u>
58 <b>OTHER FINANCING SOURCES &amp; USES</b>					
59 TRANSFERS IN	-	-	4,146	4,146	
60 TRANSFERS OUT	(304,133)	-	(9,479)	294,654	
61 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>(304,133)</b>	<b>-</b>	<b>(5,333)</b>	<b>298,800</b>	
62 FUND BALANCE - BEGINNING - UNAUDITED	793,887		823,040	29,153	
63 NET CHANGE IN FUND BALANCE	(304,133)	(41,026)	376,082	680,215	
64 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>489,754</b>		<b>1,199,122</b>	<b>709,368</b>	
65 <b>ANALYSIS OF FUND BALANCE</b>					
66 NON SPENDABLE DEPOSITS					
67 PREPAID & DEPOSITS	6,834		6,834		
68 CAPITAL RESERVES	-		-		
69 OPERATING CAPITAL	188,936		188,936		
70 UNASSIGNED	293,984		1,003,352		
71 <b>TOTAL FUND BALANCE</b>	<b>\$ 489,754</b>		<b>\$ 1,199,122</b>		

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

	FY 2023 Adopted Budget	FY 2023 Month of May	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
<b>2 GOLF COURSE REVENUE</b>					
3 GREEN FEES	\$ 1,013,175	\$ 124,240	\$ 1,013,293	\$ 118	100%
4 RANGE BALLS	62,500	10,675	68,372	5,872	109%
5 HANDICAPS	1,000	-	-	(1,000)	0%
6 INTEREST	100	1	2	(98)	2%
<b>7 TOTAL GOLF COURSE REVENUE</b>	<b>1,076,775</b>	<b>134,915</b>	<b>1,081,667</b>	<b>4,892</b>	<b>100%</b>
<b>8 PRO SHOP REVENUE</b>					
9 CLUB RENTALS	1,000	360	2,390	1,390	239%
10 GOLF BALL SALES	22,800	3,554	25,957	3,157	114%
11 GLOVES SALES	6,000	1,068	7,094	1,094	118%
12 HEADWEAR SALES	3,000	467	3,073	73	102%
13 LADIES' WEAR SALES	100	-	125	25	125%
14 MEN'S WEAR SALES	1,500	90	1,090	(410)	73%
15 MISC./CONCESSION SALES	2,000	2,960	19,060	17,060	953%
<b>16 TOTAL PRO SHOP REVENUE</b>	<b>36,400</b>	<b>8,500</b>	<b>58,789</b>	<b>22,389</b>	<b>162%</b>
<b>17 TOTAL OPERATING REVENUE</b>	<b>1,113,175</b>	<b>143,415</b>	<b>1,140,456</b>	<b>27,281</b>	<b>102%</b>
<b>18 COST OF GOODS SOLD</b>					
19 GOLF BALL	12,500	1,301	12,744	244	102%
20 GLOVES	3,500	-	2,372	(1,129)	68%
21 HEADWEAR	1,300	736	2,257	957	174%
22 LADIES' WEAR	50	-	-	(50)	0%
23 MEN'S WEAR	1,000	-	925	(75)	92%
24 MISC./CONCESSION	1,000	1,233	9,152	8,152	915%
<b>25 TOTAL COST OF GOODS SOLD</b>	<b>19,350</b>	<b>3,270</b>	<b>27,450</b>	<b>8,100</b>	<b>142%</b>
<b>26 GROSS PROFIT</b>	<b>\$ 1,093,825</b>	<b>\$ 140,144</b>	<b>\$ 1,113,006</b>	<b>\$ 19,181</b>	<b>102%</b>

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

	FY 2023 Adopted Budget	FY 2023 Month of May	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
27 <b>EXPENSES</b>					
28 <b>GOLF COURSE</b>					
29 PAYROLL-HOURLY	\$ 297,825	\$ 22,177	\$ 200,927	\$ (96,898)	67%
30 INCENTIVE	5,000	-	5,077	77	102%
31 FICA TAXES & ADMINISTRATIVE	44,674	2,902	26,636	(18,037)	60%
32 LIFE AND HEALTH INSURANCE	31,680	2,385	22,259	(9,421)	70%
33 ACCOUNTING SERVICES	4,880	407	3,253	(1,627)	67%
34 CONTRACTS-SECURITY ALARMS	800	-	180	(620)	22%
35 COMMUNICATION-TELEPHONE	3,600	286	2,256	(1,344)	63%
36 POSTAGE AND FREIGHT	200	-	29	(171)	15%
37 ELECTRICITY	20,141	1,589	8,762	(11,379)	44%
38 UTILITY-REFUSE REMOVAL - MAINTENANCE	6,235	589	4,627	(1,608)	74%
39 UTILITY-WATER AND SEWER	7,616	105	2,889	(4,727)	38%
40 RENTAL/LEASE - VEHICLE/EQUIP	34,996	1,927	31,751	(3,245)	91%
41 LEASE - ICE MACHINES	1,500	125	1,000	(500)	67%
42 INSURANCE-PROPERTY and GENERAL LIABILITY	52,568	480	51,476	(1,093)	98%
43 R&M-BUILDINGS	500	-	618	118	124%
44 R&M-EQUIPMENT	17,000	431	12,317	(4,683)	72%
45 R&M-FERTILIZER	42,000	-	12,345	(29,655)	29%
46 R&M-IRRIGATION	5,000	-	1,319	(3,681)	26%
47 R&M-GOLF COURSE	4,000	2,615	7,288	3,288	182%
48 R&M-PUMPS	11,000	-	-	(11,000)	0%
49 MISC-PROPERTY TAXES	2,100	-	-	(2,100)	0%
50 MISC-LICENSES AND PERMITS	600	-	180	(420)	30%
51 OP SUPPLIES - GENERAL	7,000	419	2,273	(4,727)	32%
52 OP SUPPLIES - FUEL / OIL	25,000	1,929	11,617	(13,383)	46%
53 OP SUPPLIES - CHEMICALS	33,000	3,156	41,464	8,464	126%
54 OP SUPPLIES - HAND TOOLS	1,750	-	499	(1,251)	29%
55 SUPPLIES - SAND	3,000	-	-	(3,000)	0%
56 SUPPLIES - TOP DRESSING	3,400	-	4,791	1,391	141%
57 SUPPLIES - SEEDS	6,500	-	1,100	(5,400)	17%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	103	558	(411)	58%
59 RESERVE	12,000	-	-	(12,000)	0%
60 <b>TOTAL GOLF COURSE</b>	<b>686,534</b>	<b>41,626</b>	<b>457,492</b>	<b>(229,041)</b>	<b>67%</b>

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Month of May</b>	<b>FY 2023 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>	<b>% Actual YTD / FY Budget</b>
<b>61 PRO SHOP</b>					
62 PAYROLL- HOURLY	181,993	17,731	134,218	(47,774)	74%
63 BONUS	2,500	-	4,754	2,254	190%
64 FICA TAXES & ADMINISTRATIVE	27,299	2,397	18,669	(8,630)	68%
65 LIFE AND HEALTH INSURANCE	18,700	1,609	12,060	(6,640)	64%
66 ACCOUNTING SERVICES	4,880	407	3,253	(1,627)	67%
67 CONTRACT-SECURITY ALARMS	2,157	-	359	(1,798)	17%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	9,660	921	6,092	(3,568)	63%
70 LEASE-CARTS	92,669	8,988	63,045	(29,624)	68%
71 R&M-GENERAL	3,000	158	4,182	1,182	139%
72 R&M-RANGE	8,000	-	8,775	775	110%
73 ADVERTISING	7,500	-	3,600	(3,900)	48%
74 MISC-BANK CHARGES	26,000	4,133	25,713	(287)	99%
75 MISC-CABLE TV EXPENSES	1,680	-	110	(1,570)	7%
76 MISC-PROPERTY TAXES	5,500	-	-	(5,500)	0%
77 MISC-HANDICAP FEES	500	-	846	346	169%
78 OFFICE SUPPLIES	1,200	-	274	(926)	23%
79 COMPUTER EXPENSE	2,000	425	1,420	(580)	71%
80 OP SUPPLIES - GENERAL	2,000	-	174	(1,826)	9%
81 SUPPLIES - SCORECARDS	1,000	-	550	(450)	55%
82 CONTINGENCY	2,000	10	1,219	(781)	61%
83 ALLOCATION OF HOA SHARED EXPENDITURES	6,804	1,681	6,625	(179)	97%
<b>84 TOTAL PRO SHOP</b>	<b>407,291</b>	<b>38,459</b>	<b>295,940</b>	<b>(111,352)</b>	<b>73%</b>
<b>85 TOTAL EXPENSES</b>	<b>1,093,825</b>	<b>80,085</b>	<b>753,432</b>	<b>(340,393)</b>	<b>69%</b>
<b>86 EXCESS OF PROFIT OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>60,059</b>	<b>359,574</b>	<b>359,574</b>	

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

	FY 2023 Adopted Budget	FY 2023 Month of May	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
87 <b>OTHER FINANCING SOURCES &amp; USES</b>					
88 TRANSFERS IN	-	-	4,146	4,146	
89 TRANSFERS OUT	-	-	(4,146)	(4,146)	
90 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	-	-	-	-	
91 FUND BALANCE - BEGINNING - UNAUDITED	467,685		646,706	179,021	
92 NET CHANGE IN FUND BALANCE	-	60,059	359,574	359,574	
93 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>467,685</b>		<b>1,006,280</b>	<b>538,595</b>	
94 <b>ANALYSIS OF FUND BALANCE</b>					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	11,571		12,226		
97 CAPITAL RESERVES	275,000		275,000		
98 OPERATING CAPITAL	82,304		82,304		
99 UNASSIGNED	98,810		636,750		
100 <b>TOTAL FUND BALANCE</b>	<b>\$ 467,685</b>		<b>\$ 1,006,280</b>		

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

	FY 2023 Adopted Budget	FY 2023 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 113,700	\$ 112,534	\$ (1,166)
3 INTEREST & MISCELLANEOUS	100	-	(100)
<b>4 TOTAL REVENUE</b>	<b>113,800</b>	<b>112,534</b>	<b>(1,266)</b>
<b>5 EXPENDITURES</b>			
6 HOA RESERVE CONTRIBUTION	29,700	14,600	(15,100)
7 SITE RESERVE CONTRIBUTION	44,000	75,980	31,980
8 CAPITAL IMPROVEMENT PLAN	40,000	-	(40,000)
<b>9 TOTAL EXPENDITURES</b>	<b>113,700</b>	<b>90,580</b>	<b>(23,120)</b>
<b>10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>100</b>	<b>21,954</b>	<b>21,854</b>
<b>11 OTHER FINANCING SOURCES &amp; USES</b>			
12 TRANSFERS IN	304,133	-	(304,133)
13 TRANSFERS OUT	-	-	-
<b>14 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>304,133</b>	<b>-</b>	<b>(304,133)</b>
15 FUND BALANCE - BEGINNING	-	-	-
16 NET CHANGE IN FUND BALANCE	304,233	21,954	(282,279)
<b>17 FUND BALANCE - ENDING</b>	<b>\$ 304,233</b>	<b>\$ 21,954</b>	<b>\$ (282,279)</b>

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

	<b>FY 2023 Adopted Budget</b>	<b>FY 2023 Actual Year-to-Date</b>
<b>1 REVENUE</b>		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ -	\$ -
3 INTEREST REVENUE	-	2,439
4 MISC REVENUE	-	225,905
<b>5 TOTAL REVENUE</b>	<b>-</b>	<b>228,344</b>
<b>6 EXPENDITURES</b>		
7 INTEREST EXPENSE		
8     November 1, 2022	-	6,218
9     May 1, 2023	-	6,218
10    November 1, 2023	-	-
11 PRINCIPAL RETIREMENT		
12     May 1, 2023	-	323,000
<b>13 TOTAL EXPENDITURES</b>	<b>-</b>	<b>335,436</b>
<b>14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(107,092)</b>
<b>15 OTHER FINANCING SOURCES (USES)</b>		
16 TRANSFERS IN	-	-
17 TRANSFERS OUT	-	-
<b>18 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	110,486	110,486
20 NET CHANGE IN FUND BALANCE	-	(107,092)
<b>21 FUND BALANCE - ENDING</b>	<b>\$ 110,486</b>	<b>\$ 3,394</b>

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

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
1 <b><u>REVENUE</u></b>		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ -	\$ -
3 INTEREST REVENUE	-	2
4 MISC REVENUE	-	8,583
5 <b><u>TOTAL REVENUE</u></b>	<u>-</u>	<u>8,585</u>
6 <b><u>EXPENDITURES</u></b>		
7 INTEREST EXPENSE		
8     November 1, 2022	-	5,333
9     May 1, 2023	-	8,585
10    November 1, 2023	-	-
11 PRINCIPAL RETIREMENT		
12     May 1, 2023	-	-
13 <b><u>TOTAL EXPENDITURES</u></b>	<u>-</u>	<u>13,918</u>
14 <b><u>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</u></b>	<u>-</u>	<u>(5,333)</u>
15 <b><u>OTHER FINANCING SOURCES (USES)</u></b>		
16 TRANSFERS IN	-	5,333
17 TRANSFERS OUT	-	-
18 <b><u>TOTAL OTHER FINANCING SOURCES (USES)</u></b>	<u>-</u>	<u>5,333</u>
19 FUND BALANCE - BEGINNING	-	-
20 <u>NET CHANGE IN FUND BALANCE</u>	<u>-</u>	<u>0</u>
21 <b><u>FUND BALANCE - ENDING</u></b>	<u>\$ -</u>	<u>\$ 0</u>



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

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
<b>1 REVENUE</b>		
2 INTEREST REVENUE	\$ -	\$ 1,029
3 MISCELLANEOUS	-	-
<b>4 TOTAL REVENUE</b>	<u>-</u>	<u>1,029</u>
<b>5 EXPENDITURES</b>		
6 CONSTRUCTION IN PROGRESS	-	46,866
<b>7 TOTAL EXPENDITURES</b>	<u>-</u>	<u>46,866</u>
<b>8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>-</u>	<u>(45,837)</u>
<b>9 OTHER FINANCING SOURCES (USES)</b>		
10 TRANSFERS IN	-	-
11 TRANSFERS OUT	-	(40,325)
<b>12 TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>(40,325)</u>
13 FUND BALANCE - BEGINNING	104,118	104,118
14 NET CHANGE IN FUND BALANCE	-	(86,162)
<b>15 FUND BALANCE - ENDING</b>	<u>\$ 104,118</u>	<u>\$ 17,956</u>

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

	<u>FY 2023 Adopted Budget</u>	<u>FY 2023 Actual Year-to-Date</u>
<b>1 REVENUE</b>		
2 INTEREST REVENUE	\$ -	\$ -
3 MISCELLANEOUS	-	-
<b>4 TOTAL REVENUE</b>	<u>-</u>	<u>-</u>
<b>5 EXPENDITURES</b>		
6 CONSTRUCTION IN PROGRESS	-	228,853
<b>7 TOTAL EXPENDITURES</b>	<u>-</u>	<u>228,853</u>
<b>8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>-</u>	<u>(228,853)</u>
<b>9 OTHER FINANCING SOURCES (USES)</b>		
10 TRANSFERS IN	-	40,325
11 TRANSFERS OUT	-	-
<b>12 TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>40,325</u>
13 FUND BALANCE - BEGINNING		193,446
14 NET CHANGE IN FUND BALANCE	-	(188,528)
<b>15 FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ 4,918</u>

# EXHIBIT 9



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Workers Compensation

## Heritage Harbor Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

**Heritage Harbor Community Development District**  
**19502 Heritage Harbor Parkway**  
**Lutz, FL 33558**

**Term: July 1, 2023 to October 1, 2023**  
**Coverage Provided by:** Florida Insurance Alliance  
**Quote Number:** WC100122741

**TYPE OF INSURANCE**

<b>Part A</b>	<b>Workers Compensation</b> <ul style="list-style-type: none"><li>• <b>Benefits: FL Statutory (Medical, Disability, Death)</b></li></ul>
<b>Part B</b>	<b>Employers Liability:</b> <ul style="list-style-type: none"><li>• <b>\$1,000,000- Each Accident</b></li><li>• <b>\$1,000,000- Disease- Policy Limit</b></li><li>• <b>\$1,000,000- Disease- Each Employee</b></li></ul>

<b>Class Code</b>	<b>Description</b>	<b>Payroll</b>	<b>Rate</b>	<b>Premium</b>
9015	Building or Property Management--All Other Employees	\$15,600	3.30	\$514.80
7720	Security Enforcement or Protection--Contract & Drivers	\$75,000	3.11	\$2,332.50
Total Manual Premium				\$2,847.30
Increased ELL 1M/1M/1M				\$120.00
				<hr/>
				\$2,967.30
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				<hr/>
				\$2,967.30
Expense Constant				\$160.00
Terrorism				\$9.06
<b>Policy Total</b>				<hr/>
				<b>\$791.00</b>

**Additional terms and conditions, including but not limited to:**

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

PRODUCER	PHONE (A/C, No, Ext): (321) 233-9939 FAX (A/C, No):	COMPANY FIA WC	UNDERWRITER
Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746		APPLICANT NAME - INCLUDE ALL SUBSIDIARIES & DBA'S TO BE INCLUDED IN COVERAGE, ALONG WITH THEIR FEIN Heritage Harbor Community Development District	
		MAILING ADDRESS (INCLUDING ZIP CODE) - INCLUDE PRINCIPAL PHYSICAL LOCATION AND ALL INSURED ENTITIES c/o Development Planning & Financing Group Lake Mary FL 32746	CHECK HERE IF LIST OF ADDITIONAL LOCATIONS ATTACHED 250 International Parkway, Suite 280 FL 32746
LICENSE #:	YRS IN BUS	SIC CODE	INDIVIDUAL CORPORATION OTHER:
CODE:	26		PARTNERSHIP SUBCHAPTER "S" CORP
AGENCY CUSTOMER ID 00000884	FEDERAL EMPLOYER ID NUMBER 650799519	NCCI ID NUMBER	OTHER RATING BUREAU ID NUMBER

<b>STATUS OF SUBMISSION</b>		<b>BILLING / AUDIT INFORMATION</b>			
<input checked="" type="checkbox"/> QUOTE	<input type="checkbox"/> ISSUE POLICY	<b>BILLING PLAN</b>	<b>PAYMENT PLAN</b>	<b>AUDIT</b>	
		<input checked="" type="checkbox"/> AGENCY BILL	<input type="checkbox"/> ANNUAL	<input type="checkbox"/> PREM FINANCED	<input type="checkbox"/> AT EXPIRATION
		<input type="checkbox"/> DIRECT BILL	<input type="checkbox"/> SEMI-ANNUAL	<input type="checkbox"/> OTHER:	<input type="checkbox"/> MONTHLY
			<input type="checkbox"/> QUARTERLY	<input type="checkbox"/> % DOWN:	<input type="checkbox"/> OTHER:
				<input type="checkbox"/> QUARTERLY	

**LOCATIONS -** LIST ALL PHYSICAL LOCATIONS, INCLUDING OTHER STATES, WHETHER COVERAGE IS REQUESTED OR NOT. IF APPLICANT IS A PROFESSIONAL EMPLOYER ORGANIZATION (PEO) / EMPLOYEE LEASING COMPANY, LIST ALL CLIENT COMPANIES AND THEIR LOCATIONS

#	STREET, CITY, COUNTY, STATE, ZIP CODE
1	19502 Heritage Harbor Pkwy Lutz Hillsborough FL 33558

**POLICY INFORMATION**

PROPOSED EFF DATE 07/01/2023	PROPOSED EXP DATE 10/01/2023	NORMAL ANNIVERSARY RATING DATE	PARTICIPATING NON-PARTICIPATING	RETRO PLAN
PART 1 - WORKERS COMPENSATION (States) FL	PART 2 - EMPLOYER'S LIABILITY \$ 1,000,000 EACH ACCIDENT \$ 1,000,000 DISEASE - POLICY LIMIT \$ 1,000,000 DISEASE - EACH EMPLOYEE	PART 3 - OTHER STATES INS	DEDUCTIBLE COINSURANCE LIMIT	OTHER COVERAGES <input type="checkbox"/> U.S.L. & H. <input type="checkbox"/> VOLUNTARY COMPENSATION <input checked="" type="checkbox"/> Add'l for policy minimum
DIVIDEND PLAN / SAFETY GROUP	ADDITIONAL COMPANY INFORMATION			

**RATING INFORMATION** CHECK HERE IF LIST OF ADDITIONAL CLASS CODES ATTACHED

LOC	CLASS CODE	COMPANY USE	CATEGORIES, DUTIES, CLASSIFICATIONS	# OF EM-PLOYEES	ACTUAL REMUNERATION PAST 12 MONTHS	ESTIMATED REMUNERATION FOR NEXT POLICY PERIOD	RATE	ESTIMATED ANNUAL PREMIUM
1	7720		Security Enforcement or Protection - Contract & Drivers			75,000	3.11000	\$2,332.50
1	9015		Building or Property Management - All other employees			15,600	3.30000	\$514.80

**SPECIFY ADDITIONAL COVERAGES / ENDORSEMENTS**

	FACTOR	FACTORED PREMIUM
TOTAL		\$ 2,847.30
Add'l for policy minimum	0.00000	\$ 515.25
Terrorism Per Capita	0.00000	\$ 1.56
EXPERIENCE MODIFICATION	1.00000	\$
MODIFIED PREMIUM		\$
PREMIUM DISCOUNT		\$
EXPENSE CONSTANT	N/A	\$ 160.00
TOTAL ESTIMATED ANNUAL PREMIUM		\$ 3,644.11
MINIMUM PREMIUM		\$
DEPOSIT PREMIUM		\$

**INDIVIDUALS INCLUDED / EXCLUDED**

PARTNERS, OFFICERS, OWNERS TO BE INCLUDED OR EXCLUDED. (REMUNERATION TO BE INCLUDED MUST BE PART OF RATING INFORMATION SECTION.) ATTACH LIST OF ADDITIONS/EXEMPTIONS, IF ANY. PROVIDE COPIES OF EVIDENCE OF EXCLUSIONS/INCLUSIONS. DISCLOSURES OF THE SOCIAL SECURITY NUMBERS IS VOLUNTARY. AS AN ALTERNATIVE, ATTACH A COPY OF EXEMPTION OR INCLUSION FORM FILED WITH THE STATE OF FLORIDA.

#	NAME	DATE OF BIRTH	SOCIAL SECURITY #	TITLE / RELATIONSHIP	OWNR-SHP %	DUTIES	INC / EXC	CLASS CODE	REMUNERATION
1									
2									
3									

**PRIOR CARRIER INFORMATION / LOSS HISTORY**

PROVIDE INFORMATION FOR THE PAST 5 YEARS AND USE THE REMARKS SECTION FOR LOSS DETAILS

YEAR	CARRIER & POLICY NUMBER	ACTUAL/AUDITED PREMIUM	MOD	# CLAIMS	AMOUNT PAID	RESERVE
	CO:					
	POL #:					
	CO:					
	POL #:					
	CO:					
	POL #:					
	CO:					
	POL #:					

LOSS RUN ATTACHED

**NATURE OF BUSINESS / DESCRIPTION OF OPERATIONS**

GIVE COMMENTS AND DESCRIPTIONS OF ALL BUSINESSES, OPERATIONS AND PRODUCTS (INCLUDING OTHER STATES): MANUFACTURING - RAW MATERIALS, PROCESSES, PRODUCT, EQUIPMENT; CONTRACTOR - TYPE OF WORK, SUB-CONTRACTS; MERCANTILE - MERCHANDISE, CUSTOMERS, DELIVERIES; SERVICE - TYPE, LOCATION; FARM - ACREAGE, ANIMALS, MACHINERY, SUB-CONTRACTS. IF CONTRACTOR, PROVIDE LICENSE NUMBER.

PROFESSIONAL EMPLOYER ORGANIZATION (PEO) / EMPLOYEE LEASING COMPANY       TEMPORARY EMPLOYMENT SERVICE

CDD

**EMPLOYEES - ATTACH A LIST OF ADDITIONAL EMPLOYEE NAMES**

NAME	CLASS CODE	SOCIAL SECURITY #	NAME	CLASS CODE	SOCIAL SECURITY #

ATTACH THE LAST FOUR (4) EMPLOYERS QUARTERLY REPORTS OR IRS FORM 941. PLEASE EXPLAIN IF THE EMPLOYERS QUARTERLY REPORTS OR 941 IS NOT AVAILABLE. DISCLOSURE OF THE SOCIAL SECURITY NUMBERS IS VOLUNTARY. AS AN ALTERNATIVE, THE LATEST EMPLOYERS QUARTERLY REPORT WITH CLASS CODES ADDED CAN BE USED IN LIEU OF A SEPARATE LISTING OF EMPLOYEE NAMES, SOCIAL SECURITY NUMBER AND CLASS CODE. ANY EMPLOYEES NOT ON THE EMPLOYERS QUARTERLY REPORT SHOULD BE SHOWN SEPARATELY.

**GENERAL INFORMATION**

EXPLAIN ALL "YES" RESPONSES	YES	NO	EXPLAIN ALL "YES" RESPONSES	YES	NO
1. DOES APPLICANT OWN, OPERATE OR LEASE AIRCRAFT / WATERCRAFT?			16. ARE PHYSICALS REQUIRED AFTER OFFERS OF EMPLOYMENT ARE MADE?		
2. DO / HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVE(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. landfills, wastes, fuel tanks, etc)			17. ANY OTHER INSURANCE WITH THIS INSURER?		
3. ANY WORK PERFORMED UNDERGROUND OR ABOVE 15 FEET?			18. ANY PRIOR COVERAGE DECLINED / CANCELLED / NON-RENEWED (Last 3 years)?		
4. ANY WORK PERFORMED ON BARGES, VESSELS, DOCKS, BRIDGE OVER WATER?			19. ARE EMPLOYEE HEALTH PLANS PROVIDED?		
5. IS APPLICANT ENGAGED IN ANY OTHER TYPE OF BUSINESS?			20. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS / SUBSIDIARY?		
6. ARE SUB-CONTRACTORS AND/OR INDEPENDENT CONTRACTORS USED?			21. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?		
7. ANY WORK SUBLET WITHOUT CERTIFICATES OF INS.?			22. DO ANY EMPLOYEES PREDOMINANTLY WORK AT HOME?		
8. IS A FORMAL SAFETY PROGRAM IN OPERATION?			23. WHAT ARE YOUR ESTIMATED ANNUAL REVENUES? \$		
9. ANY GROUP TRANSPORTATION PROVIDED?			24. IS THERE ANY CURRENT OR ANTICIPATED DEBT FOR UNPAID PREMIUMS OWED TO ANY PREVIOUS WORKERS' COMPENSATION PROVIDER?		
10. ANY EMPLOYEES UNDER 16 OR OVER 60 YEARS OF AGE?			<b>CONTACT INFORMATION</b>		
11. ANY PART TIME OR SEASONAL EMPLOYEES?			IN-SPECTION	PHONE: (813)758-4841	
12. IS THERE ANY VOLUNTEER OR DONATED LABOR?			NAME: Tish Dobson		
13. ANY EMPLOYEES WITH PHYSICAL HANDICAPS?			ACCTNG RECORD	PHONE: (813)758-4841	
14. DO EMPLOYEES TRAVEL OUT OF STATE?			NAME: Tish Dobson		
15. ARE ATHLETIC TEAMS SPONSORED?			CLAIMS INFO	PHONE: (813)758-4841	
			NAME: Tish Dobson		

REMARKS

THE FILING OF AN APPLICATION CONTAINING FALSE, MISLEADING, OR INCOMPLETE INFORMATION PROVIDED WITH THE PURPOSE OF AVOIDING OR REDUCING THE AMOUNT OF PREMIUMS FOR WORKERS' COMPENSATION COVERAGE IS A FELONY OF THE THIRD DEGREE, PUNISHABLE AS PROVIDED IN S. 775.082, S. 775.083, OR S. 775.084.

I UNDERSTAND THAT AS THE EMPLOYER, I MUST UPDATE THE APPLICATION MONTHLY TO REFLECT ANY CHANGE IN THE REQUIRED APPLICATION INFORMATION; (THE FLORIDA WORKERS COMPENSATION CHANGE SHEET WILL BE USED FOR THIS PURPOSE.)

IF I FILE AN APPLICATION OR APPLICATION UPDATE CONTAINING FALSE, MISLEADING, OR INCOMPLETE INFORMATION WITH THE PURPOSE OF AVOIDING OR REDUCING THE AMOUNT OF PREMIUMS FOR WORKERS COMPENSATION COVERAGE IT IS A FELONY OF THE THIRD DEGREE OR AS OTHERWISE PUNISHABLE AS PROVIDED UNDER THE LAW.

I SHALL SUBMIT TO THE CARRIER, A COPY OF THE EMPLOYERS QUARTERLY REPORT AND SELF-AUDITS SUPPORTED BY THE EMPLOYERS QUARTERLY REPORT, AS REQUIRED BY CHAPTER 443, AT THE END OF EACH QUARTER. IF I OMIT THE NAME OF AN EMPLOYEE FROM THIS EMPLOYERS QUARTERLY REPORT, FLORIDA STATUTES STATE THAT I WILL REMAIN LIABLE AND WILL REIMBURSE THE CARRIER FOR ANY WORKERS COMPENSATION BENEFITS PAID TO THIS OMITTED EMPLOYEE;

I AGREE TO MAKE AVAILABLE, ALL RECORDS NECESSARY FOR THE PAYROLL VERIFICATION AUDIT AND PERMIT THE AUDITOR TO MAKE A PHYSICAL INSPECTION OF OUR OPERATIONS. I UNDERSTAND FAILURE TO DO THIS SHALL RESULT IN A \$500 PAYMENT TO THE CARRIER TO DEFRAY THE COST OF THE AUDITS;

THAT, IN ACCORDANCE WITH FLORIDA STATUTES 440.381(6), IF I (WE) UNDERSTATE OR CONCEAL PAYROLL, OR MISREPRESENT OR CONCEAL EMPLOYEE DUTIES SO AS TO AVOID PROPER CLASSIFICATION FOR PREMIUM CALCULATIONS, OR MISREPRESENT OR CONCEAL INFORMATION PERTINENT TO THE COMPUTATION AND APPLICATION OF AN EXPERIENCE RATING MODIFICATION FACTOR, I (WE) SHALL PAY A PENALTY OF TEN (10) TIMES THE AMOUNT OF THE DIFFERENCE IN PREMIUM PAID AND THE AMOUNT I (WE) SHOULD HAVE PAID, AND REASONABLE ATTORNEY'S FEES.

**FORMER NAMES AND OWNERS**

FOR THE LAST 5 YEARS, LIST THE CURRENT BUSINESS NAME AND ANY FORMER NAMES OR PREDECESSOR COMPANIES FOR ALL COMPANIES TO BE COVERED BY THE POLICY. INCLUDE THE FEIN FOR EACH COMPANY.

FOR EACH COVERED COMPANY, LIST ANY CURRENT OWNER WHO HAS MORE THAN 5% OWNERSHIP INTEREST. FOR EACH COVERED COMPANY OR PREDECESSOR COMPANY, LIST ANY OWNER WHO HAD MORE THAN 5% OWNERSHIP INTEREST IN THE LAST 5 YEARS.

**OWNERSHIP / COMBINABILITY**

DOES THIS BUSINESS OR ANY OF THE OWNERS OF THIS BUSINESS, EITHER INDIVIDUALLY OR IN COMBINATION WITH OTHER OWNERS OF THIS BUSINESS, OWN MORE THAN 50% OF ANY OTHER BUSINESS, WHICH OPERATED AT ANY TIME DURING THE FIVE YEARS PRIOR TO THIS APPLICATION?

YES  NO

OR, DOES THIS BUSINESS OWN A MAJORITY INTEREST IN ANOTHER ENTITY, WHICH IN TURN OWNS A MAJORITY INTEREST IN ANY ENTITY THAT OPERATED AT ANY TIME IN THE FIVE YEARS PRIOR TO THIS APPLICATION?

YES  NO

IF THE ANSWER TO EITHER OF THE ABOVE QUESTIONS IS YES, COMPLETE THE FOLLOWING SUPPLEMENTAL OWNERSHIP / COMBINABILITY QUESTIONS:

1. IDENTIFY BY NAME, ADDRESS, AND FEIN EACH BUSINESS WHICH IS RELATED BY COMMON OWNERSHIP TO THE APPLICANT BUSINESS.
2. SET FORTH THE DATES EACH BUSINESS WAS IN OPERATION, THE INSURANCE COMPANY THAT PROVIDED WORKERS' COMPENSATION INSURANCE, THE POLICY NUMBER AND THE EXPERIENCE MODIFICATION FACTOR APPLIED TO EACH SUCH POLICY.
3. IF THE POLICY WAS WRITTEN WITHOUT AN EXPERIENCE MODIFICATION FACTOR, PLEASE STATE.

THE APPLICANT HEREBY AUTHORIZES AND REQUESTS EACH RATING ORGANIZATION WITH EXPERIENCE RATING INFORMATION RELATED TO THE APPLICANT AND THE BUSINESS SET FORTH ABOVE TO RELEASE SUCH INFORMATION TO THE INSURER, FWCJUA, OR OTHER RATING ORGANIZATION SO THAT THE CORRECT EXPERIENCE MODIFICATION FACTOR CAN BE DETERMINED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THE ABOVE STATEMENTS AND PERSONALLY SWEAR THAT THE INFORMATION CONTAINED IN THE APPLICATION IS ACCURATE. THAT I, AS AN OWNER / OFFICER, AM FULLY AUTHORIZED TO SIGN THIS APPLICATION ON BEHALF OF THE APPLICANT AND TO BIND THE APPLICATION.

AS AGENT / PRODUCER I HEREBY ATTEST THAT I HAVE GIVEN THE APPLICANT/SIGNATORY THE OPPORTUNITY TO READ THE APPLICATION AND I HAVE EXPLAINED ANY AND ALL QUESTIONS REGARDING THE APPLICATION. I ALSO ATTEST THAT I HAVE EXPLAINED TO THE EMPLOYER OR OFFICER THE CLASSIFICATION CODES THAT ARE USED FOR PREMIUM CALCULATIONS PURSUANT TO SECTION 440.381 (2), FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.


OWNER / OFFICER SIGNATURE

DATE

PRODUCER'S SIGNATURE

DATE

PRINT NAME



06/22/2023



# EXHIBIT 10

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A MEETING SCHEDULE TO DESIGNATE DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2023-2024, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Heritage Harbor Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“**FY 22-23 Meeting Schedule**”); and

**WHEREAS**, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

1. **Adoption of Meeting Schedule** The FY 23-24 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 23-24 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 11, 2023.**

**Attest:**

**Heritage Harbor Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

## Exhibit A

### Notice of FY 2023/2024 Meeting Schedule Heritage Harbor Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2023/2024, regular meetings of the Board of Supervisors of the Heritage Harbor Community Development District are scheduled to be held at 5:30 P.M. on the 2<sup>nd</sup> Tuesday at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida, as follows:

October 10, 2023  
November 14, 2023  
December 12, 2023  
January 9, 2024  
February 13, 2024  
March 12, 2024  
April 9, 2024  
May 14, 2024  
June 11, 2024  
July 9, 2024  
August 13, 2024  
September 10, 2024

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from DPF Management & Consulting, LLC (“DPFG”), 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 extension 285, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District’s management company office, DPF Management & Consulting, LLC at (321) 263-0132 extension 285 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tish Dobson  
District Manager

# EXHIBIT 11



# community advisors, LLC

Reserve Study Professionals





July 3, 2023

Ms. Tish Dobson  
District Manager  
Vesta Property Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Re: Level I Reserve Study for Heritage Harbor CDD Clubhouse/Common Area

Dear Ms. Dobson:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*  
President & Reserve Analyst



## Scope of Work for District

### Common Area

- Monument feature/fountains
- Fencing/gates
- Camera system
- Irrigation system
- Stormwater system/retaining walls
- Signage
- Guard House exterior/interior components

### Clubhouse Components

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/gates
- Pavement/Walks/Curbs
- Landscaping and irrigation systems
- Other components identified at site visit.

## Terms of Service

### Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

### Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

### Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

### Payment Agreement & Terms

- ❖ To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

This agreement for consulting services is accepted this date:  
Professional Fee: \$6,800.00      Deposit Required: \$3,000.00

Authorized Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

# Partial Client List

## Community Development Districts

Tolomato, (Nocatee)  
Amelia Concourse  
Tisons Landing  
Amelia Walk  
South Village  
Sampson Creek  
Middle Village  
Ridgewood Trails  
Glen St. Johns  
Bartram Springs  
Rivers Edge  
Aberdeen  
Durbin Crossing  
St. Johns Forrest  
Dunes Utility  
Double Branch  
Pine Ridge  
Brandy Creek  
Turnbull Creek  
Arlington Ridge  
Magnolia West  
Trails  
Southaven  
Madeira  
Beach  
Armstrong

## Communities

Hammock Dunes Communities  
Queens Harbour - Jacksonville, FL  
The Georgia Club - Statham, GA  
Corolla Light POA - Corolla, NC  
The Landings - Skidaway Island, GA  
Beresford Hall Assembly - North Charleston, SC  
Cumberland Harbour - St. Mary's, GA  
Villas of Nocatee - Jacksonville, FL  
Vizcaya HOA - Jacksonville, FL  
Cimarrone POA - St. Johns, FL  
Deercreek Country Club Owners Association - Jacksonville, FL  
Deerwood Country Club - Jacksonville, FL  
Coastal Oaks - Ponte Vedra, FL  
Preserve at Summer Beach - Fernandina Beach, FL  
Amelia Park Neighborhood - Fernandina Beach, FL  
Amelia Oaks - Fernandina Beach, FL  
Coastal Oaks Amelia - Fernandina Beach, FL  
Oyster Bay POA - Fernandina, FL  
Oyster Bay Yacht Club - Fernandina, FL  
Ocean Breeze HOA - Fernandina Beach, FL  
The Enclave at Summer Beach - Fernandina Beach, FL  
RiverPlace at Summer Beach - Fernandina Beach, FL  
Amelia National - Fernandina, FL



## **Condominiums**

Carlton Dunes - Amelia Island, FL  
Spyglass Villas - Amelia Island, FL  
Ocean Club Villas - Amelia Island, FL  
Sand Dollar Condominium - Amelia Island, FL  
Captain's Court - Amelia Island, FL  
Dunes Club Villas - Amelia Island, FL  
Villas at Summer Beach - Amelia Island, FL  
Beachwood Villas - Amelia Island, FL  
Coastal Cottages - Amelia Island, FL  
Harrison Cove - Amelia Island, FL  
Marina San Pablo - Jacksonville, FL  
Latterra at World Golf - St. Augustine, FL  
Cumberland On Church - Nashville, TN  
Surf Club III - Palm Coast, FL  
The Peninsula - Jacksonville, FL  
The Plaza at Berkman Plaza - Jacksonville, FL  
1661 Riverside - Jacksonville, FL  
Seascape - Jacksonville Beach, FL  
Southshore Condominium - Jacksonville Beach, FL  
Ocean Villas at Serenata Beach - St. Augustine, FL  
Watermark - Jacksonville Beach, FL  
Oceanic Condominium - Jacksonville Beach, FL  
Ocean 14 Condominium - Jacksonville Beach, FL  
Serena Point Condominium - Jacksonville Beach, FL  
Oceania Condominium - Jacksonville Beach, FL

## **Active Adult Communities**

Del Webb Ponte Vedra - Ponte Vedra, FL  
Stone Creek by Del Webb - Ocala, FL  
Villages of Seloy - St. Augustine, FL  
Cascades at World Golf Village - St. Augustine, FL  
The Haven at New Riverside - Bluffton, SC  
Artisan Lakes - Jacksonville, FL

## **Religious/Schools**

St. Mark's Episcopal Church - Brunswick, GA  
Memorial Presbyterian - St. Augustine, FL  
Grace Mem. Presbyterian - St. Augustine, FL  
Trinity Episcopal Church - St. Augustine, FL  
St. Mark's Towers - Brunswick, GA  
Isle of Faith Methodist - Jacksonville, FL  
Deermeadows Baptist - Jacksonville, FL  
Frederica Academy - St. Simons Island, GA  
Fishburne Military School - Waynesboro, VA  
The Greenwood School - Jacksonville, FL

# Reserve Analyst & Inspector's Credentials

## Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

**Education** - Virginia Polytechnic Institute & State University - BS

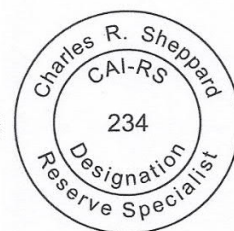
**License** - Certified General Contractor, Certified Home Inspector - Florida

### Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



PREPARED FOR:

**Heritage Harbor Community**

**Development District**

## Reserve Study Proposal

PREPARED BY:

**Paul Grifoni, PRA, RS**

Engineer  
Reserve Specialist, RS  
Professional Reserve Analyst, PRA  
Licensed Home Inspector

**Custom Reserves**

5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
[www.CustomReserves.com](http://www.CustomReserves.com)



# Heritage Harbor Community Development District Reserve Study Proposal

Tish Dobson

Vesta Property Services

Heritage Harbor Community Development District  
Reference #1282

19502 Heritage Harbor Parkway  
Lutz, FL

A graphic featuring the text "25+ YEARS OF EXPERIENCE" in a blue, 3D-style font. The "25+" is significantly larger than the words "YEARS OF EXPERIENCE" which are stacked below it. The graphic is set against a light blue diamond-shaped background with a white border.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

## Included in Your Reserve Study:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

# Heritage Harbor Community Development District Reserve Study Proposal

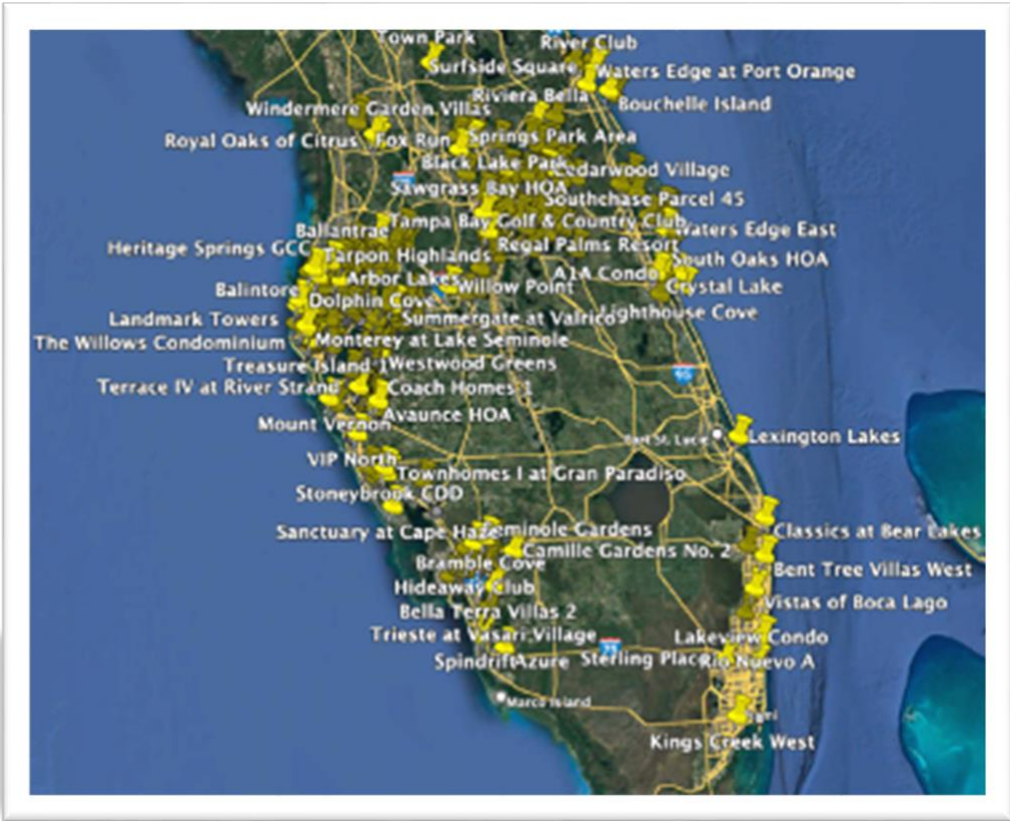
## Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Team review** quality assurance process for every report
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

[Click Here](#)  
For More Information



## Florida Clients Served



# Heritage Harbor Community Development District Reserve Study Proposal

## Report Content and Data Visualization

<b>CONDITION MODEL</b>					
Component Type	Component Name	Condition	Urgency	1st Year of Replacement	
Exterior Building	Chimney Caps, Partial Replacements	5	✔	2027	
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✔	2050	
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✔	2023	
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✔	2023	
Property Site	Asphalt Pavement, Crack Repair and Patch	4	⚠	2024	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	⚠	2024	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	⚠	2024	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✔	2024	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✔	2024	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✔	2024	
Clubhouse	Clubhouse, Exterior Renovation	7	✔	2024	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✔	2024	
Clubhouse	Clubhouse, Interior Renovations	6	✔	2024	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✔	2024	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✔	2024	
Clubhouse	Clubhouse, Windows and Doors	6	⚠	2024	
Pool	Pool, Bulkhead, Wood, Replacement	3	✘	2024	
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	⚠	2028	
Pool	Pool, Fence, Metal, Replacement	4	⚠	2028	
Pool	Pool Finishes, Plaster and Tile (Incl. Coping)	7	✔	2028	
Pool	Pool, Structure and Deck, Total Replacement	6	✔	2052	

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL COMPONENT	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Concrete Driveways at Cluster Homes				O	
Concrete Streets and Common Flatwork, Partial Replacement	X				
Decks, Garage, Serving Cluster Homes				O	
Fence Walkways, Serving Cluster Homes				O	
Grass Areas Less Than \$7,000		X			
Hydrants					O
Light Fixtures (s)			X		
Light Poles and Associated Components					O
Light Poles and Downspouts, Serving Cluster Homes				O	
HVAC Split System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

# Heritage Harbor Community Development District Reserve Study Proposal

## Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

## Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

## Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



# Heritage Harbor Community Development District Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

## Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

## Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

## Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.



# Heritage Harbor Community Development District Reserve Study Proposal

[Click Here](#)  
For Sample Report



## Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations   Fire Alarm System   HVAC Equipment   Interior Renovations   Restaurant   Roof   Windows and Doors
Property Site	Asphalt Pavement   Concrete Flatwork   Fences   Gate Systems   Guard House   Irrigation System   Ponds   Storm Water System   Signage   Tennis Courts
Golf Course	System   Maintenance Building   Maintenance Equipment   Rest Room Buildings   Signage   Tee Boxes

# Heritage Harbor Community Development District Reserve Study Proposal

REF #: 1282

## Professional Fees

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$9,700.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



**Paul Grifoni, PRA, RS**

Engineer  
Reserve Specialist  
Professional Reserve Analyst  
Licensed Insurance Adjuster  
Licensed Home Inspector



5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
contact@customreserves.com  
www.CustomReserves.com






Accepted By

Title

Date

**OPTIONAL** future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.

-   Annual Review of the 30-year expenditures and funding plan(s) only
-   Non-site update
-   Update with site visit

# Heritage Harbor Community Development District Reserve Study Proposal

## Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

**Oak Creek Community Development District** is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

**Ballantrae Community Development District** is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

**Terra Bella Community Development District** is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

**Harbor Bay Community Development District** owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

**Whitlock Homeowners Association** is a planned unit development established in 2002, located in Zephyrhills, FL and is responsible for the common elements shared by 222 property owners within 111 buildings. The development contains exterior building and property site components.

**The Groves Golf and Country Club Master Association** is a planned unit development established in 2000 and located in Land O Lakes, FL. The Groves is responsible for the paint and roofs shared by 285 Club Homes, 273 Courtyard Homes and 123 Patio 1 Homes.

# EXHIBIT 12

**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEW LANDSCAPING INC.**

TO: HERITAGE HARBOR CDD

ATTN: TISH DOBSON

DATE: July 6, 2023

RE: LANDSCAPE PROPOSALS

1. At the Harbor Town sign, replace the Society Garlic with 5 three-gallon Duranta. Cost: \$85.00.
2. At the Monterey Bay sign, replace with Society Garlic with 8 three-gallon Duranta. Cost: \$136.00.
3. At the New Haven sign, replace with Society Garlic with 10 three-gallon Duranta and 4 Dwarf Oleanders. Cost: \$250.00.
4. At the Brightwater sign, replace with Society Garlic with 10 three-gallon Duranta. Cost: \$170.00.
5. On the center island near New Haven sign, fill in with 40 one-gallon Asian Jasmine. Cost: \$280.00.
6. At the Sea Cove sign, replace the Society Garlic with 8 three-gallon Duranta. Cost: \$136.00.
7. At the Bridgeport sign, replace with Society Garlic with 10 three-gallon Duranta. Cost: \$170.00.

8. At the Kings gate sign, replace with Society Garlic with 8 three-gallon Duranta. Cost: \$136.00.
9. On the center island near Kings gate, fill in with 10 one-gallon Asian Jasmine. Cost: \$70.00.
10. On the center island by the golf cart crossing near entrance, fill in with 20 one-gallon Asian Jasmine. Cost: \$140.00.

# EXHIBIT 13

# ESTIMATE

**Southscapes Landscape  
Maintenance Inc**  
PO Box 118  
Lutz, FL 33548

ARhum@southscapesfl.com  
+1 (813) 951-4326  
www.southscapesfl.com

## Heritage Harbor

**Bill to**  
Tish Dobson  
Heritage Harbor  
19502 Heritage Harbor Pkwy  
Lutz, FL 33558

**Estimate details**  
Estimate no.: 1081  
Estimate date: 07/06/2023

Product or service		Amount
1. <b>Lawn Service</b>	1 unit x \$3,500.00	\$3,500.00
Service date: 07/06/2023		
Cut back natural area on back side of the pond behind 19139 Cypress Green Dr.		
	<b>Total</b>	<b>\$3,500.00</b>



# EXHIBIT 14

# ESTIMATE

**Southscapes Landscape  
Maintenance Inc**  
PO Box 118  
Lutz, FL 33548

ARhum@southscapesfl.com  
+1 (813) 951-4326  
www.southscapesfl.com

## Heritage Harbor

**Bill to**  
Tish Dobson  
Heritage Harbor  
19502 Heritage Harbor Pkwy  
Lutz, FL 33558

**Estimate details**  
Estimate no.: 1080  
Estimate date: 06/29/2023

Product or service		Amount
1. <b>Lawn Service</b>	34 units × \$800.00	\$27,200.00
Cut down and stump grind the washingtonia palm trees.		
2. <b>Lawn Service</b>	14 units × \$300.00	\$4,200.00
Replace the palms with 2 30 gallon crape myrtles at each village entrance.		
	<b>Total</b>	<b>\$31,400.00</b>

# EXHIBIT 15

## View From the 19<sup>th</sup> Hole

Benjamin L Delaney, 20-year resident

I wanted to provide you with an update on the recent improvements we've made on the golf course, as well as a possible solution to the fishing problems we've been experiencing. Your feedback and support are crucial in making these enhancements successful.

Firstly, I'm pleased to inform you that the greens were "punched" on June 7th and are healing exceptionally well. The maintenance team has been diligently working to ensure their full recovery, resulting in improved playing conditions for all golfers.

Additionally, we have taken steps to enhance the quality of our bunkers. With a total of 60 white sand bunkers on the course, the maintenance team is now raking them weekly. This regular maintenance provides a fluffy surface for those unfortunate shots that find their way into the bunkers, offering a better playing experience for everyone.

In our commitment to environmental sustainability, the Community Development District (CDD) has initiated the process for securing reclaimed water for our golf course. By incorporating reclaimed water into our irrigation system, we will be able to regularly water the fairways, greens, driving range, and tee boxes. This shift will reduce our reliance on lake water, thereby preserving the water levels and maintaining the health of our aquatic wildlife. The positive outcome will be healthier and lusher fairways, contributing to an overall improvement in the quality of play and attracting a wider customer base.

Furthermore, we have been working on improving the hitting surface on the driving range. Previously, white sand was used to fill in divots, but we have transitioned to a darker material that greatly enhances the appearance. Moreover, we have added new benches, golf club cleaning stations, and golf bag support stands, all designed to enhance your overall experience at the driving range.

Now, turning our attention to the fishing problems on the golf course, we may want to look at a solution that has proven successful in other communities. Instead of prohibiting fishing altogether, they have designated certain lakes as 'catch and release only – by residents only'. This has reduced fishing infractions on the lakes that they wish to keep "no fishing".

Our problem is that we have lakes on every golf hole plus the driving range. We have a 'no-fishing' policy. But we have no way to enforce the fishing ban, other than to ask people to stop fishing. There is no penalty for fishing, and other than golf course personnel, no one is enforcing the policy. We do have a nightly security patrol, but this person never goes out on the golf course.

Our typical interaction with someone fishing. Golfer calls the pro-shop to complain that he/she has to hit a tee shot over or around someone fishing from the golf course side of the lake. Attendant locks the pro-shop and drives out to the location. Informs the person fishing that there is no fishing allowed – they are trespassing – and they must leave. Four different outcomes will

occur. Person fishing apologizes and leaves. Person gets confrontational. Person slowly gathers gear and leaves/coming back as soon as the attendant is out of sight. Person refuses to leave and the attendant gives up – returning to the pro-shop.

When people fish on the golf course, there is a danger of injury to those fishing (golf balls flying through the air at 100 miles per hour) and confrontations between residents and golfers. If a golfer has a negative interaction with someone fishing, he/she will probably be reluctant to return as a paid customer.

We do have twin lakes that do not touch the golf course at the Cypress Green Drive entrance. These lakes, could present an ideal opportunity to create a fishing area that does not interfere with our golfing amenities. And, the southside of the lakes are bordered by a wide bank and a long sidewalk. Perfect location for residents to be able to drop a line.

To implement this solution effectively, we could establish a system where residents obtain a community fishing license, which can be used as a form of identification. We may consider charging a nominal fee for these licenses, which can be allocated toward additional maintenance and upkeep of the fishing areas (signage, benches, etc). Our dedicated security specialist can be tasked with monitoring this designated fishing zone during their regular patrols, ensuring compliance with the licensing requirements and making sure that there are no non-residents using our facilities.

Although the primary reason for raising this subject is to solve the fishing problem on the golf course, this suggestion could also provide a valuable amenity for our residents and enhance the overall quality of life within Heritage Harbor.

I would love to hear your thoughts and feedback on this proposal. If enough support is garnered from the community, I will present it to the appropriate board for consideration. Please feel free to email me at [heritageharbor2018@gmail.com](mailto:heritageharbor2018@gmail.com) with your comments and suggestions.

#### High School Golf Team Tryouts.

The Steinbrenner High School will be home-based at our golf course again this year. Their tryouts will be held on Wednesday, August 2<sup>nd</sup> and 3<sup>rd</sup> beginning at 3:00 PM. In order to qualify for the try out, students will need to contact the athletic department at the High School beforehand to ensure all of their local requirements are met.

Both boys and girl teams will be competing against other schools in our area, and will work toward making it to the state regionals and finals. If your kids have golf skills, talk to them about this opportunity. Each year, select golfers in the graduating class receive scholarships and opportunities to compete at the next level.

#### Golf Clinics.

Our next golf clinic will be held on Saturday, July 29<sup>th</sup>. The adult class will commence at 9:00 AM and the kids will begin at 9:30 AM. This is a free clinic and includes instruction, range balls, and if you do not have any golf gear, that will also be provided.

### Golf Course Hours.

The pro-shop will be open from 7:00 AM to 6:30 PM every day. The course will be open for play daily from 7:00 AM to 8:00 PM. You can continue to hit balls on the range until dark, but you have to purchase your range balls while the pro-shop is open.

### July, Hottest Month of the Year.

During the scorching month of July, it is essential for everyone to prioritize their safety and well-being, particularly as temperatures soar to their peak. It's important to take proactive measures to stay cool and hydrated while enjoying time outdoors.

One popular technique employed by many golfers is the use of frozen hand towels. By soaking a hand towel in water and then freezing it beforehand, golfers can create a refreshing and cooling aid. Placing this icy towel around the neck or draping it over the head provides a much-needed respite from the heat, helping to regulate body temperature and offer a welcome relief during those sweltering rounds.

Additionally, some golfers opt for portable fans that can be conveniently attached to the golf cart's support frame. These handy accessories provide a constant stream of cool air, creating a refreshing breeze that helps combat the intense heat. The combination of a steady airflow from the fan and the natural breeze while riding the golf cart can greatly enhance the comfort level during play.

Of course, staying hydrated is paramount when braving the summer heat on the golf course, while working in the yard, or biking on the trail. It is crucial to bring an ample supply of water and sports drinks to replenish fluids and electrolytes lost through perspiration. It's recommended to have a well-insulated cooler or bag filled with ice to keep beverages chilled and refreshing throughout the round. Taking regular sips and staying consistently hydrated helps maintain focus, endurance, and overall well-being, ensuring an enjoyable and safe golfing experience.

In addition to these strategies, if you are going to play golf, plan tee times strategically, avoiding the hottest hours of the day when the sun's intensity is at its peak. Opting for early morning or late afternoon tee times allows golfers to take advantage of cooler temperatures, reducing the risk of heat-related issues and enhancing overall comfort.

Remember, the priority is to prioritize personal safety and well-being above all else. By implementing these cooling methods, staying well-hydrated, and being mindful of the heat's impact, we can all continue to enjoy the outdoors while mitigating the risks associated with the hottest month of the year.

Stay safe, stay cool, and make the most of your outdoor experiences throughout July!

# EXHIBIT 16



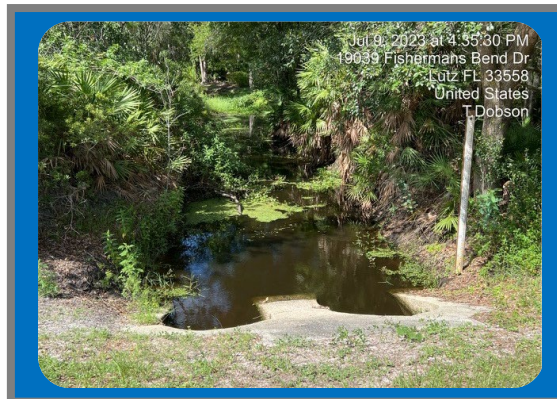


# Heritage Harbor CDD Field Operations Report

July 2023

## Aquatics

**Pond Management:** The recent rain events have brought the water levels up in most of the ponds, which is also assisting in keeping the algae blooms at bay. There are spots of invasive grasses, but those areas are minimal. Steadfast will continue to spot treat as needed throughout the summer.

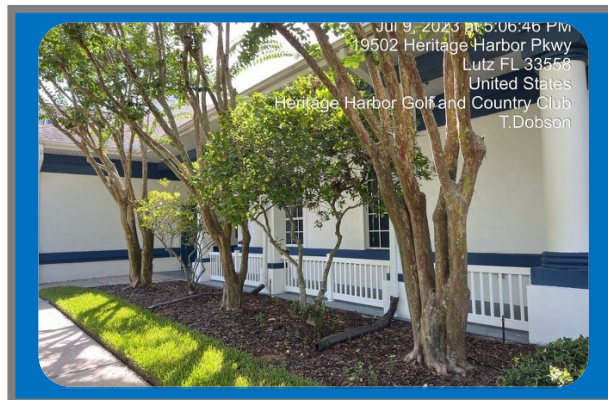
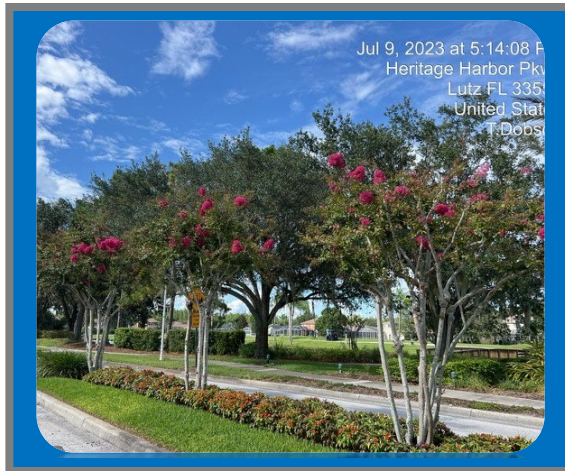
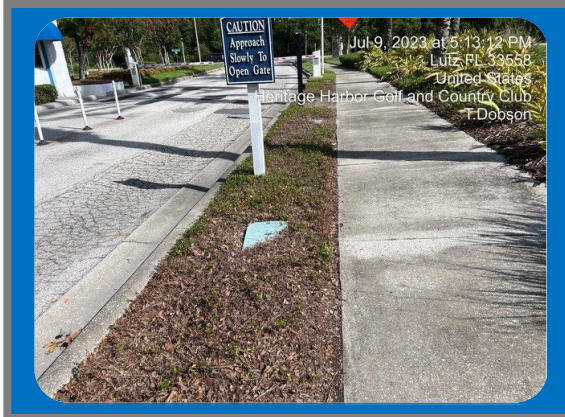




# Heritage Harbor CDD Field Operations Report

## Routine Maintenance

**Bed Maintenance:** All the beds are well defined with edging and pruning. The outbound roadway bed appears to be struggling due to a lack of irrigation and / or insect infestation. Greenview is addressing the concern. Overall, the beds are in excellent condition for this time of year. Superb job on weed control.



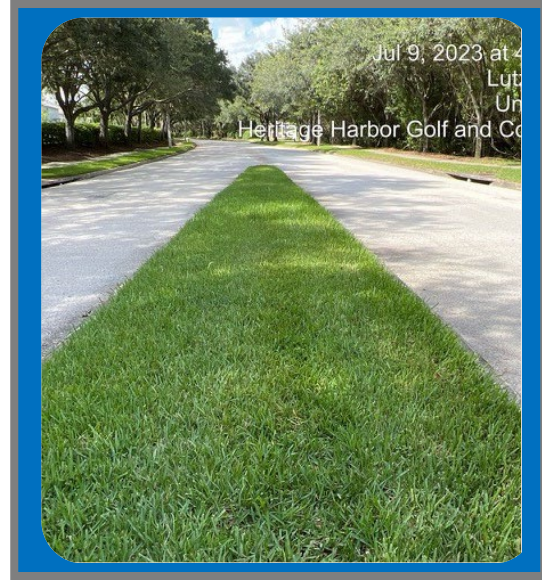


# Heritage Harbor CDD Field Operations Report

## Landscape Maintenance

**Mowing:** The turf has deep rich color and no signs of broadleaf weeds, which are prevalent this time of the year. There are a few areas that are stressed from the heat but those will recover with the rains.

**Hedge Lines:** The hedge lines and shrubs were trimmed softly as this will encourage new growth and will not stress the shrub during the hottest months of the year.





# Heritage Harbor CDD Field Operations Report

## Landscape Maintenance (Continued)

**Crepe Myrtles & Palms:** The Crepe Myrtles and Palms have a well-maintained appearance.

**Spring Annuals:** The Spring annual rotation is still providing a colorful display. Greenview is preparing to install the summer rotation by amending and prepping the beds to ensure a successful rotation that will endure the long sweltering summer.





# Heritage Harbor CDD Field Operations Report

## Observations

**Maintenance Driveway:** Recommend adding additional material to stabilize and route the runoff to the roadway inlets.

**Erosion:** Site Masters is scheduled to remediate the blowout that occurred on the backside of the Pro Shop.

**Golf Balls:** The recent storm along with the winds pushed a plethora of balls to the shoreline.

**Woodline Maintenance:** The woodlines throughout the community were cut back to allow for safe passage.



Jul 9, 2023 at 4:53:30  
19650-19692 Heritage Harbor P  
Lutz FL 33558  
United States  
T. Dobson



Jul 9, 2023 at 5:00:00  
19502 Heritage Harbor P  
Lutz FL 33558  
United States  
Heritage Harbor Golf and Country C  
T. Dobson



Jul 9, 2023 at 4:55:30  
19650 Heritage Harbor P  
Lutz FL 33558  
United States  
Heritage Harbor Golf and Country C  
T. Dobson



Jul 9, 2023 at 4:40:00  
19267 Fishermans Bl  
Lutz FL 33558  
United States  
T. Dobson





# Heritage Harbor CDD District Manager Report

July 2023

## June Recap

**Chemical Building:** The chemical building was approved and ordered as directed by the Board.

**Double Bogeys Kitchen/Main Dining Area AC Unit:** A redesign and remediation plan is in progress as the attic lacks proper insulation and there are visible gaps that allow the cooler air to escape and the hotter air to engulf the kitchen. Henry Brown with Pegasus Mechanical, Inc. is in the process of submitting a phased remediation plan for the HOA/CDD Boards to consider.

**Entry Gate/Barrier Arm:** After Envera assessed the barrier arm and made a few minor adjustments, there were far less incidents to report for the month of June.

**Golf Course Drainage:** AAA Drainage left an unsightly mess that was problematic for the maintenance team. AAA Drainage was advised of the situation.

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

**Greenview Landscape:** Submitted several proposals for the Board's review.

**Investment Project:** Jeff Witt spearheaded the opening of a 5% interest earning Money Market account as directed by the Board. The action plan was emailed to the Board for review, prior to establishing the account.

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

**Reclaimed Water for the Golf Course:** Tricon Consulting provided photos of the electrical components and equipment that is housed in the pumphouse. They are actively designing a meter to meet the requirements to switch over to reclaimed water.

**Reserve Study:** Received two proposals from the following vendors.

Community Advisors  
Custom Reserves

**Site Visits:** 6/12, 6/15, 6/19, 6/23, 6/27, 7/5, 7/9.

**South Pasco Wellfield Fencing Project:** The Wellfield fence project continues to progress.

