



Rizzetta & Company

# **Heritage Isle at Viera Community Development District**

---

## **Board of Supervisors' Regular Meeting August 23, 2022**

**District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471**

**[www.heritageisleatvieracdd.org](http://www.heritageisleatvieracdd.org)**

## **HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**Brevard County Government Center, Florida Room, located at 2725 Judge  
Fran Jamieson Way, Viera, FL 32940**

<b>Board of Supervisors</b>	Jay Williams Bob Goldstein Kenneth Bonin Jon Smallegan Kenneth Walter	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
<b>District Manager</b>	Richard Hernandez	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Kutak Rock LLP
<b>District Engineer</b>	Ana Saunders	BSE Consultants

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.heritageisleatvieracdd.org](http://www.heritageisleatvieracdd.org)

August 15, 2022

Board of Supervisors  
**Heritage Isle at Viera Community  
Development District**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Isle at Viera Community Development District will be held on **Tuesday, August 23, 2022, at 10:30 a.m.** at the Brevard County Government Center, Florida Room, located at 2725 Judge Fran Jamieson Way, Viera, FL 32940. The following is the agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
  - A. Hoover Pumping Systems Update by Nathan Dreher ..... Tab 1
  - B. Brightview Community Update by Daniel Srein
  - C. Solitude Lake Management Update by Josh Taylor
  - D. Field Service Inspection Report by Bryan Schaub ..... Tab 2
4. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 22, 2022 ..... Tab 3
  - B. Ratification of Operation and Maintenance Expenditures - May - July 2022 ..... Tab 4
  - C. Acceptance of Fiscal Year 2021 Audit Report ..... Tab 5
5. **BUSINESS ITEMS**
  - A. June – August Monthly Community Report Update by Supervisor Ken Walter ..... Tab 6
  - B. Consideration of Irrigation Maintenance Agreement ..... Tab 7
  - C. Discussion Regarding the LeConte Sidewalk and Back Gate ..... Tab 8
  - D. Consideration of Legacy Blvd. Back Gate Proposal – Brightview ... Tab 9
  - E. Public Hearing on Fiscal Year 2022/2023 Final Budget
    1. Consideration of Resolution 2022-03, Adopting Fiscal Year 2022/2023 Final Budget ..... Tab 10
  - F. Public Hearing on Fiscal Year 2022/2023 Special Assessments
    1. Consideration of Resolution 2022-04, Imposing Special Assessments and Certifying an Assessment Roll ..... Tab 11
  - G. Consideration of Resolution 2022-05, Setting the Fiscal Year
  - H. 2022/2023 Meeting Schedule ..... Tab 12
    - Consideration of the Third Addendum to the Contract for Professional District Services ..... Tab 13
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Review of District Expenses, Period Ending

**7. SUPERVISOR REQUESTS AND COMMENTS**  
**8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

*Richard Hernandez*

Richard Hernandez  
District Manager

cc: Wes Haber, Kutak Rock, LLP.



**CALL TO ORDER / ROLL CALL**

# **AUDIENCE COMMENTS ON AGENDA ITEMS**

# COMMUNITY UPDATES

**TAB 1**



# Proposal

Proposal# SPN98515  
Proposal Date: 7/18/2022  
Valid Until: 8/17/2022

2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

Customer # 5822  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
8529 South Park Circle Ste #330  
Orlando, FL 32819  
Tel: 407-472-2471 Fax: 407-472-2478

Job Site: 8593  
Heritage Isle North  
7300 Legacy Blvd  
Melbourne, FL 32940  
Tel: Contact:<NA>  
Model# HC2F-60J20PDV-230/3-HMR3L-Z

## Nature of Service:

### S/O-- Replacement of Industrial Control Panel Air Conditioner

During the pump station service visit our technician found the Pump Station Control Panel with a failed Industrial Air Conditioner. This AC unit is required for the operation of the Pump Motor Variable Frequency Drive (VFD) and PLC electronic component cooling. If not replaced, the VFD and other valuable electronic components will fail prematurely which will leave the station inoperable.

Hoover proposes the following:

- Remove and dispose of faulty industrial panel air conditioner.
- Provide and install a Stainless Steel High Efficiency Industrial NEMA4 Panel Air Conditioner complete with digital programmable controller, rotary compressor, thermal expansion valve and condensate evaporative system which eliminates the need for a condensation drain.
- Wire and test unit as required.





2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

## Proposal

Proposal# SPN98515  
Proposal Date: 7/18/2022  
Valid Until: 8/17/2022

**Sub Total: \$6,335.01**

---

**Grand Total: \$6,335.01**

**TERMS:** Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted By:  
Hoover Pumping Systems, Corp.

A handwritten signature in black ink, appearing to read "Ramona Mingo", written over a horizontal line.

Ramona Mingo

Accepted By:  
Heritage Isle at Viera CDD

---

Signature/ Printed Name/ Date

**TAB 2**

# HERITAGE ISLE AT VIERA CDD

---

## LANDSCAPE INSPECTION REPORT



July 12, 2022  
Rizzetta & Company  
Bryan Schaub – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary & Grayson

## General Updates, Recent & Upcoming Maintenance Event

- Monitor all Pines on property and report any declining conditions to the DM as soon as they are noticed/
- The Palm pruning event is under way and should be concluded soon.
- Lift all trees over maintained areas, sidewalks and roadways.

The following are action items for Brightview to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient of more than a month. **Green text** indicates a proposal has been requested. **Blue text** indicates irrigation. Black Underlined text indicates Board information or decisions.

1. In the beds at the both ends of the park between Grayson & Camberly, remove the grassy weeds in the beds along the sidewalk. The grassy weeds have come back with the summer weather. These beds are candidates for enhancement.
2. **In the beds at the north end of the park along Grayson, there are several dead Muhly Grasses near the Indian Hawthorn. Please remove.**
3. In the park between Grayson & Camberly, the trees need to be lifted over the sidewalks and maintained areas.
4. In the park between Grayson & Camberly near the pergola, prune the rest of the Ornamental Grasses and treat for Mites. Also, remove all volunteer grasses growing into the other plants.
5. In the same park areas, remove all broadleaf weeds. We have new Chamberbitter patches.
6. The Palms in this area were pruned professionally and look good.
7. At the bridges, detail the retaining wall areas.
8. At the park at the corner of Galindo & Egbert, remove all vines on the Schilling's Holly.
9. In the same area, continue treating the Schilling's Holly regularly with a fungicide to prevent the spread of the recent fungal issue.
10. In the same area, continue treating the Segos. Remove the stressed fronds and let the new growth go. In the west bed one Sego looks to be in steep decline. Monitor and remove if it does not respond to treatments in the next 21 – 30 days. This is to stop the spread of the Scale. (Pic 10)



# Galindo, South Entrance & Bancroft

11. Along the sidewalk in the park at the corner of Galindo & Egbert, it appears a smaller vehicle drove over some Schilling's Holly. Prune out dead material and give them some TLC. (Pic 11)



12. In the small area that runs from the park out to Mendell Way, rejuve cut the Ornamental Grasses. This bed is a great candidate for removal and sodding.

13. In the middle of this park area, rejuve cut the Ruellia as we head into the growing season. This will help with increasing the fullness and health of the plants.

14. In the same area, remove new vines from the Arboricola.

15. Farther south in the same park, prune the rest of overgrown Firebush and remove all vines.

16. In the same park, the Crape Myrtle are blooming nicely and are producing many more blooms than last season. This is due primarily to a solid nutrition plan from Daniel and team. (Pic 16 >)

17. At the south end of the property, the Palms have been pruned professionally.

18. In the east ROW of Legacy at the south entrance, diagnose and treat the turf as it is thinning and chlorotic. This area is a possible candidate for a bed to sod enhancement.

19. Along the walkway to the east of the south entrance, remove all suckers from the Live Oaks.

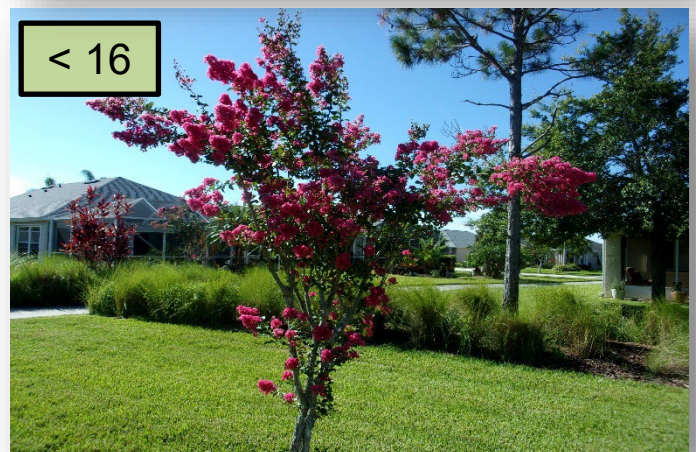
20. In the beds in the west ROW of at the south entrance, remove all weeds in the beds. Hand pull all large weeds.

21. In the park between Bancroft & Gurrero, remove vines from the beds.

22. In the same park, lift the rest of the Trees over the maintained areas.

23. In the same park along the sidewalk that runs to Bancroft, remove weeds from the beds.

24. Detail the Ornamental Grass beds including pruning & treating the Grasses & trim back overgrowing plants in the west ROW of Bancroft south of Gurrero. (Pic 24)





# Carambola, North Gate & Pacheco

25. The park in between the two arms of Carambola, detail the beds including removing the weeds, vines & volunteer plants.
26. At the park entrance on north arm of Carambola, lift the Tree branches over the sidewalks and maintained areas.
27. Around the pond between Funston & Ahern, remove all suckers from the Trees. (Pic 27 >)
28. Property-wide, continue treatments for turf areas that were stressed by irrigation issues.
29. At the north entrance in the west ROW of Legacy, remove weed trees and rejuve prune any legacy trees in these beds. (Pic 29 >)
30. In the east ROW of Legacy at the north entrance, remove the weeds in the beds on the berm and rejuve cut the Dwarf Oleander on the bank of the pond and detail the bed.
31. Along the walkway in the east ROW of Legacy at the north end, lift all trees over the path and maintained areas.
32. In the same area, prune all hedges and trees to achieve plant separation.
33. At the park area between Anza & Van Ness, detail the beds including weeding, removing vines and pruning some of the Schilling's Holly.
34. In the same area, remove the suckers from the Live Oaks.
35. At the park at Pacheco & Quint, remove all suckers and water shoots in all beds.
36. There are a few trees to lift in this same park.
37. Along the sidewalk between Camberly & Toland, trim out the dead material & diagnose & treat the stressed Viburnum. (Pic 37 >)

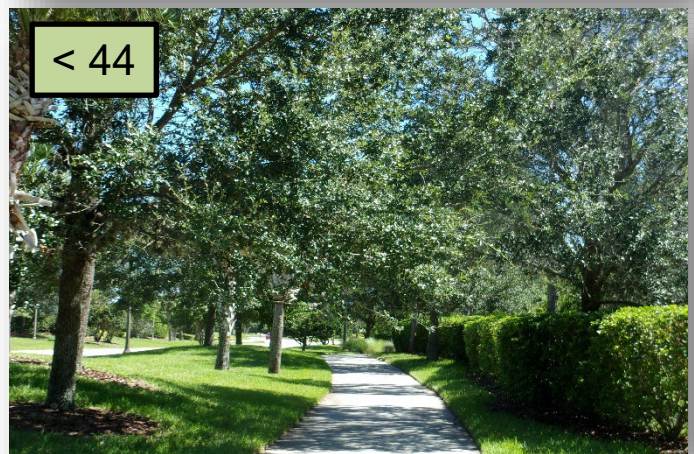


38. Along the walkway in the east ROW of Legacy from the Amenities Center north to the north entrance, there are areas where the Trees need to be lifted over the sidewalks and maintained areas.
39. In the same area, prune the remaining area to achieve plant separation between the hedges and Trees.





40. In the beds near the Valencia entrance, diagnose & treat stressed shrubs.
41. Along Legacy in the median and both ROWs, diagnose and treat the stressed/declining Pines.
42. In the west ROW of Legacy, prune all Trees and hedges to achieve plant separation. (Pic 42 >)
43. In the east ROW of Legacy near the south entrance, there is one Crape Myrtle that has necrotic leaf tips over the whole plants. Diagnose and treat. (Pic 43 >)
44. Along the walkway in the east ROW of Legacy starting north of the guard house, lift all Trees over the sidewalks and maintained area. Also, prune all hedges and Trees to achieve plant separation. (Pic 44 >)
45. In the same area, remove all turf runners in the beds and tree rings.
46. In the east ROW of Legacy from the entrance to the Amenities Center, diagnose and treat the stressed Viburnum hedge with chlorotic/necrotic leaves and brown spots.
47. In the east ROW of Legacy between Galindo & Camberly along the pond bank, detail the beds as they are getting overgrown.
48. In the east ROW of Legacy between Savoy & Camberly, do what you can to prune back the overgrowing, large Juniper trees. These trees are great candidates for removal and replacement.
49. Diagnose and treat the Indian Hawthorn near Quint & Legacy.
50. Detail the beds with the Viburnum hedge in the east ROW of Legacy between the north entrance & the Amenities Center.



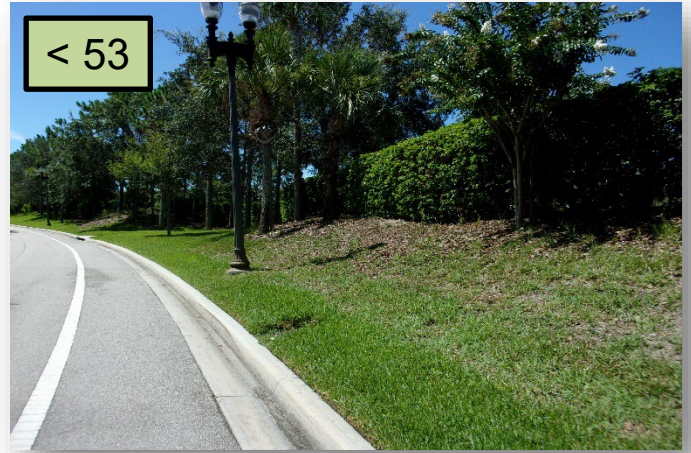
51. In between Legacy & Van Ness near Balboa, treat the turf for Broadleaf weeds. If treatments do not improve conditions, then this area should have turf replacement.

52. In the west ROW of Legacy, set strong bed lines and remove the weeds for the beds on the top of the berm.



# Legacy

53. In the west ROW of Legacy, improve the turf coverage and vigor as possible.





# Proposals

1. Brightview to generate a proposal for the small area that runs from the park about to Mendell Way, to remove the plant material, prep the area and install St. Augustine sod. Include all cleanup, disposal, and irrigation additions and/or adjustments. (Pic 1 >)
2. In the park areas around the ponds between Funston & Ahern and Sansome & Russ, Brightview to generate a proposal to prep and install matching sod in the bare areas along the pond banks to prevent erosion. Follow all regulations and statutes regarding work along bodies of water. Include all cleanup, disposal, and irrigation adjustments or repairs. (Pic 2 >)
3. Brightview to generate a proposal to remove the under performing turf at the park area between Le Conte & Vallejo and replace with St. Augustine sod. Include cleanup, disposal, & any irrigation improvements or adjustments. (Pic 3 >)



# **BUSINESS ADMINISTRATION**

### **TAB 3**



---

**MINUTES OF MEETING**

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

**HERITAGE ISLE AT VIERA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Heritage Isle at Viera Community Development District was held on **Tuesday, May 24, 2022, at 10:30 a.m.** at the Brevard County Government Center, Florida Room, located 2725 Judge Fran Jamieson Way, Viera, FL 32940.

Present and constituting a quorum:

Jay Williams	<b>Board Supervisor, Chairman</b>
Bob Goldstein	<b>Board Supervisor, Vice Chairman</b>
Ken Bonin	<b>Board Supervisor, Assistant Secretary</b>
Jon Smallegan	<b>Board Supervisor, Assistant Secretary</b>
Kenneth Walter	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Richard Hernandez	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Wes Haber	<b>District Counsel, Kutak Rock LLP</b>
Ana Saunders	<b>District Engineer, BSE Consultants</b>
Bryan Schaub	<b>Rizzetta &amp; Co., Inc.</b>
Daniel Srein	<b>Brightview</b>
Josh Taylor	<b>Solitude Lake Management</b>
General Audience	<b>Present <i>(in person &amp; via teleconference)</i></b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Williams called the meeting to order and called the roll. Quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Hernandez opened the floor to audience comments.

A. Hoover Pumping Systems Update by Nathan Dreher

Mr. Dreher was unable at the start of the meeting, therefore, Supervisor Ken Walter provided a brief update regarding the pumping stations. As reiterated at the last meeting, the second step is to separate the system as designed.

B. Brightview Community Update by Daniel Srein

Mr. Srein informed the Board regarding the community landscape updates:

- He will meet with Ana to brainstorm a solution for the tree knees protruding through the center valve boxes.
- Back side of Legacy – Recommends removing the bed as a temporary solution to a long-term solution
- Mr. Srein brief the Board regarding golf carts using sidewalk/grass as route around the gate.

C. Solitude Lake Management Update by Josh Taylor

The Solitude representative was no longer attending the meeting at this time.

The Board agreed to have Mr. Hernandez contact Duran to maintain the weeds on their side of the pond.

D. Field Service Report by Bryan Schaub

Mr. Schaub informed the Board on the following concerns regarding items in the Field Services Inspection Report dated May 9, 2022.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting Held on  
March 22, 2022**

Mr. Williams presented the minutes of the Board of Supervisors' meeting held on March 22, 2022.

On Motion by Mr. Williams, seconded by Mr. Goldstein, with all in favor, the Board of Supervisors approved the Board of Supervisor Regular Meeting minutes held on March 22, 2022, as amended, for Heritage Isle at Viera Community Development District.
---

---

**FOURTH ORDER OF BUSINESS**

**Ratification of the Operation and  
Maintenance Expenditures for March  
2022**

Mr. Hernandez presented an update on the District's financials.

Mr. Hernandez reviewed the Operation and Maintenance Expenditures for March 2022.

On Motion by Mr. Williams, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for February 2022 (\$54,419.94), for Heritage Isle at Viera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Community Update Report – Monthly  
Report Update**

**i. Monthly Report**

Supervisor Walter presented a detailed assessment of the Landscape Report. Mr. Walter reported the following items during the May 2022 time period.

**ii. Consideration of Irrigation Maintenance Agreement**

The Board discussed the agreement. After discussed the Board agreed that District Counsel will need to review the final draft for the Chairman to execute.

On Motion by Mr. Walter, seconded by Mr. Bonin, with all in favor, the Board of Supervisors approved the Irrigation Maintenance Agreement, for Heritage Isle at Viera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2022/2023  
Proposed Budget**

**i. Consideration of Resolution 2022-02, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget**

Mr. Hernandez presented the proposed budget for the Board's consideration.

The Board discussed drafting a cover letter to attach to the mailed homeowner notices regarding the budget. The cover letter will explain the budget increase of CDD fees/assessments.

On Motion by Mr. Williams, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors authorized the Chairman to coordinate with District Staff and District Counsel to draft the homeowner letter to state the budget increase, for Heritage Isle at Viera Community Development District.

On Motion by Mr. Williams, seconded by Mr. Smallegan, with all in favor, the Board of Supervisors adopted Resolution 2022-02, Approving Fiscal Year 2022/2023 Proposed Budget and Setting Public Hearing (August 23, 2022, at 10:30 a.m.), for Heritage Isle at Viera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**FPL Natural Gas Pipeline Update Discussion**

Supervisors were briefed on the updates regarding the FPL natural gas line status.

**EIGHTH ORDER OF BUSINESS**

**Golf Cart Update Discussion**

Chairman Williams gave an update on the golf cart that has been submitted to Carol Reed. A discussion ensued regarding the possible revision to correct language in the message. The message to homeowners is step one to the four-step plan discussed at January 25<sup>th</sup> meeting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Haber informed the Board that he will review the Irrigation Maintenance Agreement.

**B. District Engineer**

1. Consideration of Stormwater Needs Analysis Work Authorization No. 25

The presented work authorization states that the District Engineer will prepare the statutory required analysis of the Stormwater Management System on behalf of the CDD.

On Motion by Mr. Smallegan, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved Stormwater Needs Analysis Work Authorization No. 25, for Heritage Isle at Viera Community Development District.

**C. District Manager**

1. Presentation of Voter Registration Count

Supervisor Williams stated that the registered voter count was 2,466 as of April 15, 2022.

Mr. Hernandez reviewed the District expenses ending on April 30<sup>th</sup>.

**Supervisor Requests**

Mr. Hernandez announced that the next meeting is scheduled for **Tuesday, August 23, 2022, at 10:30 a.m.**

An update on the mango trees was requested. It was noted that five trees have been removed and two remaining. Brightview will coordinate with District Staff to remove the two remaining mango trees.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Williams, seconded by Mr. Walter, with all in favor, the Board of Supervisors adjourned the meeting at 2:21 p.m. for Heritage Isle at Viera Community Development District.
--

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**TAB 4**

# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Orlando, FL 32819

MAILING ADDRESS · 3434 COLWELL AVE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGEISLEATVIERACDD.ORG

## **Operation and Maintenance Expenditures May 2022 Presented For Board Approval**

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

The total items being presented: **\$88,630.43**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC Corp.	003729	4699-05-22	Special Assessment Revenue Refunding Bonds, Series 2013 A1&2	\$ 450.00
B S E Consultants Inc	003730	17660	Engineering Services 03/22	\$ 2,160.00
B S E Consultants Inc	003730	17820	Engineering Services 04/22	\$ 593.13
Bob Goldstein	003733	BG052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
BrightView Landscape Services, Inc.	003723	7850252	Upgrade Zone 15 and 10 Rotors 04/22	\$ 1,231.50
BrightView Landscape Services, Inc.	003727	7855732	Mini Pine Bark Mulch 04/22	\$ 38,220.00
BrightView Landscape Services, Inc.	003727	7857040	Install Drainage Phase 6 & 7 04/22	\$ 2,702.90
BrightView Landscape Services, Inc.	003735	7872669	Landscape Maintenance 05/22	\$ 16,594.50
BrightView Landscape Services, Inc.	003735	7902105	Replace the ADM in Controller 05/22	\$ 968.15
BrightView Landscape Services, Inc.	003735	7902107	Rewire Controller 05/22	\$ 454.53
ECOR Industries, Inc	003724	420513	Stinging Insects Removal/Extermination 04/22	\$ 125.00
ECOR Industries, Inc	003726	420578	Stinging Insects Removal/Extermination 04/22	\$ 125.00



# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ECOR Industries, Inc	003726	420580	Stinging Insects Removal/Extermination 04/22	\$ 125.00
ECOR Industries, Inc	003726	420581	Stinging Insects Removal/Extermination 04/22	\$ 125.00
ECOR Industries, Inc	003726	420582	Stinging Insects Removal/Extermination 04/22	\$ 125.00
ECOR Industries, Inc	003736	422680	Stinging Insects Removal/Extermination 05/22	\$ 125.00
Emmett J Williams, Jr	003740	EJW052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Florida Power & Light Co	003728	1800278626	FACILITY CHARGE Prem Light 20 yr Pymnts 05/22	\$ 1,602.00
Florida Power & Light Co	003728	1800278634	FACILITY CHARGE Prem Light 20 yr Pymnts 05/22	\$ 981.00
Florida Power & Light Co	20220524	FPL Summary 05/2022	FPL Summary 05/2022	\$ 6,218.95
Jon Smallegan	003737	JS052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Kenneth F. Walter	003738	KW052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Kenneth O. Bonin	003734	KB052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Kutak Rock, LLP	003731	3026869	Legal Services 03/22	\$ 3,375.03

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company	003725	INV0000067864	District Management Service 05/22	\$ 6,447.83
Solitude Lake Management, LLC.	003739	PI-A00808269	Lake & Pond Management Services 05/22	\$ 2,880.91
Tian Smith dba Anthony Home Repair LLC	003732	INV4321	Install Signs 05/22	<u>\$ 2,000.00</u>
<b><u>Report Total</u></b>				<b><u>\$ 88,630.43</u></b>



# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

**Client:** Heritage Isle at Viera Community Development District  
c/o Ms. Kelsie Howell  
District Compliance Associate  
Rizzetta & Company, Inc.  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

**Invoice No.** 4699-05-22

**Date:** May 17, 2022

For Professional Services:

Issue	Service	Fee
\$4,460,000 Heritage Isle at Viera Community Development District, (Brevard County, Florida), Special Assessment Revenue Refunding Bonds, Series 2013A-1 (Senior Lien) & Series 2013A-2 (Subordinate Lien)	Rebate Report & Opinion	\$450
<b>Total</b>		<b>\$450</b>

Date Rec'd Rizzetta & Co., Inc. 05.17.22  
D/M approval RA Date 5/23/22  
Date entered 05.20.22  
Fund 001 GL 51300 OC 3203  
Check # \_\_\_\_\_

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank  
ABA Routing Number : 211170101  
AMTEC Account Number : 0011225771

Please notify AMTEC at [info@amteccorp.com](mailto:info@amteccorp.com) upon completing the transaction.

Should a check payment be sent:

AMTEC  
90 Avon Meadow Lane  
Avon, CT 06001



**BSE Consultants, Inc.**  
312 S. Harbor City Blvd.  
Melbourne, FL 32901  
Phone: 321-725-3674  
E-Mail: sbatchellor@bseconsult.com

# Invoice

**Bill To:**

Heritage Isle CDD  
Co/ Rizzetta & Company-AR  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice #:** 17660  
**Invoice Date:** 5/4/2022  
**Due Date:** 6/3/2022  
**Project:** 10624.03 Heritage Isle  
**Description:** Engineering Services  
**Project Manager:** Ana Saunders  
**Service Dates:** March 2022

Item	Description	Date	Hours	Rate	Amount
SPE710-Conference Call	Conference Call	3/2/2022	0.75	160.00	120.00
SPE701-Meeting Preparation	Meeting Preparation	3/10/2022	0.5	160.00	80.00
SPE712-CDD Meeting	CDD Meeting	3/11/2022	4	160.00	640.00
SPE701-Meeting Preparation	Meeting Preparation	3/21/2022	1	160.00	160.00
SPE712-CDD Meeting	CDD Meeting	3/22/2022	6.25	160.00	1,000.00
SPE038-Correspondence	Correspondence	3/24/2022	1	160.00	160.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. 05.05.22</div> <div>D/M approval <u>  RH  </u> Date <u>  5/10/22  </u></div> <div>Date entered 05.06.22</div> <div>Fund <u>  001  </u> GL <u>  51300  </u> OC <u>  3103  </u></div> <div>Check # <u>                    </u></div>					

**We accept MC & Visa payments. A 3.5% fee will be added. Contact our Accounting Department to process.**

Invoice Total: \$2,160.00  
Payments/Credits: \$0.00  
**Balance Due: \$2,160.00**



**BSE Consultants, Inc.**  
312 S. Harbor City Blvd.  
Melbourne, FL 32901  
Phone: 321-725-3674  
E-Mail: sbatchellor@bseconsult.com

# Invoice

**Bill To:**

Heritage Isle CDD  
Co/ Rizzetta & Company-AR  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice #:** 17820  
**Invoice Date:** 5/12/2022  
**Due Date:** 6/11/2022  
**Project:** 10624.03 Heritage Isle  
**Description:** Engineering Services  
**Project Manager:** Ana Saunders  
**Service Dates:** April 2022

Item	Description	Date	Hours	Rate	Amount
SPE710-Conference Call	Conference Call	4/14/2022	0.25	160.00	40.00
SPE702-Client Meeting	Client Meeting	4/27/2022	3	160.00	480.00
	onsite - bridge+intersection+misc sidewalk				
Reimb Group	Mileage 03/11/22 CDD Meeting	5/4/2022		23.40	23.40
	Mileage 03/22/22 CDD Meeting	5/4/2022		23.40	23.40
	Mileage 04/27/22 Site Visit	5/4/2022		26.33	26.33
	Total Reimbursable Expenses				73.13
 Date Rec'd Rizzetta & Co., Inc. 05.20.22 D/M approval <u>RA</u> Date 5/23/22 Date entered 05.20.22 Fund 001 GL 51300 OC 3103 Check # _____					

**We accept MC & Visa payments. A 3.5% fee will be added. Contact our Accounting Department to process.**

Invoice Total: \$593.13  
Payments/Credits: \$0.00  
**Balance Due: \$593.13**

**HERITAGE ISLE AT VIERA CDD**Meeting Date: MAY 24, 2022**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Emmett J Williams, Jr.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jon Smallegan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kenneth Bonin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Goldstein	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kenneth Walter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<u>10:33 AM</u>
Meeting End Time:	<u>2:21 PM</u>
Total Meeting Time:	<u>3h, 48mins</u>

Time Over \_\_\_\_\_ () Hours:

Total at \$175 per Hour:

DM Signature: 

*Please forward copy to Marcia Eannetta for  
Extended Meeting Hours.*

Date Rec'd Rizzetta & Co., Inc. 05.26.22D/M approval RA Date 5/27/22Date entered 05.26.22Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_



# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7850252  
**Invoice Date:** 4/12/2022  
**Sales Order:** 7729656  
**Cust PO #:**

**Project Name:** WO 2021-549-04032 6888 Toland Dr.

**Project Description:** Upgrade zone 15 and 10 from 4" to 6" rotors for better coverage on property.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD				
	Upgrade zone 15 rotors from 4"	11.000	EA	49.26	541.86
	Upgrade zone 10 rotors from 4"	14.000	EA	49.26	689.64
Date Rec'd Rizzetta & Co., Inc. 04.15.22					
D/M approval <u>RA</u> Date 4/26/22					
Date entered 04.22.22					
Fund 001 GL 53900 OC 4609					
Check #					
Total Invoice Amount					1,231.50
Taxable Amount					
Tax Amount					
Balance Due					1,231.50

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7850252  
Invoice Date: 4/12/2022

Amount Due: \$ 1,231.50

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7855732  
**Invoice Date:** 4/20/2022  
**Sales Order:** 7717733  
**Cust PO #:**

**Project Name:** Heritage Isle at Viera CDD Mulch install

**Project Description:** Install new mini pine bark mulch to all CDD beds.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Mini Pine Bark Mulch	780.000	CY	49.00	38,220.00
Date Rec'd Rizzetta & Co., Inc. 04.26.22 D/M approval <u>RH</u> Date 5/3/22 Date entered 04.29.22 Fund 001 GL 53900 OC 4618 Check # _____					Total Invoice Amount 38,220.00 Taxable Amount Tax Amount Balance Due 38,220.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7855732  
Invoice Date: 4/20/2022

Amount Due: \$ 38,220.00

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655





# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7857040  
**Invoice Date:** 4/22/2022  
**Sales Order:** 7760727  
**Cust PO #:**

**Project Name:** Install drainage in phase 6 and 7

**Project Description:** Install drainage in areas where pooling occurs on sidewalks

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD				
	Phase 6	1.000	EA	1942.33	1,942.33
	Phase 7	1.000	EA	760.57	760.57
<b>Date Rec'd Rizzetta &amp; Co., Inc.</b> 04.29.22					
<b>D/M approval</b> <u>RA</u> <b>Date</b> 5/3/22					
<b>Date entered</b> 04.29.22					
<b>Fund</b> 001 <b>GL</b> 53900 <b>OC</b> 4609					
<b>Check #</b> _____					
<b>Total Invoice Amount</b>					2,702.90
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					2,702.90

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7857040  
Invoice Date: 4/22/2022

**Amount Due: \$ 2,702.90**

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

# INVOICE

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7872669  
**Invoice Date:** 5/1/2022  
**Cust PO #:**

[illegible]

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account#: 20634449  
Invoice #: 7872669  
Invoice Date: 5/1/2022

Amount Due: \$16,594.50

*Thank you for allowing us to serve you*

Please reference the invoice # on your check  
and make payable to:

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7902105  
**Invoice Date:** 5/23/2022  
**Sales Order:** 7791614  
**Cust PO #:**

**Project Name:** Irrigation Heritage Isle ADM mod replacement

**Project Description:** Replace the ADM in Controller 11 PH 1 ADM no longer operational do to electrical surge.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Replace the ADM in Controller	1.000	EA	968.15	968.15
<div>Date Rec'd Rizzetta &amp; Co., Inc. 05.24.22</div> <div>D/M approval <u>  RH  </u> Date <u>  5/27/22  </u></div> <div>Date entered 05.26.22</div> <div>Fund 001 <u>  </u> GL 53900 OC 4609</div> <div>Check # <u>                    </u></div>					<div>Total Invoice Amount 968.15</div> <div>Taxable Amount</div> <div>Tax Amount</div> <div>Balance Due 968.15</div>

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7902105  
Invoice Date: 5/23/2022

**Amount Due: \$ 968.15**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7902107  
**Invoice Date:** 5/23/2022  
**Sales Order:** 7805888  
**Cust PO #:**

**Project Name:** Irrigation Heritage CDD Ph4 Cn 7

**Project Description:** controller 7 Re-wire were was damage causing the whole controller not operating.

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD Re-wire 60 ft , controller 7 w	1.000	EA	454.53	454.53
<div>Date Rec'd Rizzetta &amp; Co., Inc. 05.24.22</div> <div>D/M approval <u>RA</u> Date <u>5/27/22</u></div> <div>Date entered 05.26.22</div> <div>Fund 001 GL 53900 OC 4609</div> <div>Check # _____</div>					<div>Total Invoice Amount 454.53</div> <div>Taxable Amount</div> <div>Tax Amount</div> <div>Balance Due 454.53</div>

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7902107  
Invoice Date: 5/23/2022

**Amount Due: \$ 454.53**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

# Service Slip/Invoice

INVOICE: 420513  
DATE: 4/8/2022  
ORDER: 420513

APR 14 2022

Bill To: [14138]

Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work

Location:

[14138] 321-549-0953

Heritage Isle @ Viera CDD  
Heritage Isles Comm

Melbourne, FL 32940

Work Date	Time	Target Pest	Technician	Time In
4/8/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
2022-549-01007	NET 30	4/8/2022	93-M38	08:30 AM

\*Mail Invoice\*

WO#2022-549-01007. Bees in irrigation box in the backyard at:  
3810 FUNSTON.

Service	Description	Price
BEE-WASP	Removal /Extermination of stinging insects	\$125.00
Removed hive.		
SUBTOTAL		\$125.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$125.00

Date Rec'd Rizzetta & Co., Inc. 04.14.22

D/M approval RH Date 4/19/22

Date entered 04.15.22

Fund 001 GL 57900 OC 6408

Check #

AMOUNT DUE \$125.00

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

RECEIVED  
APR 21 2022

# Service Slip/Invoice

ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

BY: .....

INVOICE: 420578  
DATE: 4/15/2022  
ORDER: 420578

Bill To: [14138]  
Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work Location: [14138] 321-549-0953  
Heritage Isle @ Viera CDD  
Heritage Isles Comm  
Melbourne, FL 32940

Work Date	Time	Target Pest	Technician	Time In
4/15/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
2022-549-01057	NET 30	4/15/2022	93-M38	10:00 AM

\*Mail Invoice\*

WO#2022-549-01057 - Legacy & Quint in middle Median See Map.

Service	Description	Price
BEE-WASP	Removal /Extermination of stinging insects	\$125.00
Removed hive.		
SUBTOTAL		\$125.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$125.00
AMOUNT DUE		\$125.00

Date Rec'd Rizzetta & Co., Inc. 04.21.22  
D/M approval RH Date 5/3/22  
Date entered 04.29.22  
Fund 001 GL 57900 OC 6408  
Check #

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

## Service Slip/Invoice

INVOICE: 420580  
DATE: 4/15/2022  
ORDER: 420580

RECEIVED  
APR 21 2022

Bill To: [14138]

Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work

Location: [14138] 321-549-0953 BY: .....

Heritage Isle @ Viera CDD  
Heritage Isles Comm

Melbourne, FL 32940

Work Date	Time	Target Pest	Technician	Time In
4/15/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
2022-549-01058	NET 30	4/15/2022	93-M38	10:00 AM

\*Mail Invoice\*

WO#2022-549-01058 - Legacy Blvd & Bancroft Dr. See Map

Service	Description	Price
BEE-WASP Removed hive.	Removal /Extermination of stinging insects	\$125.00
SUBTOTAL		\$125.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$125.00

AMOUNT DUE \$125.00

Date Rec'd Rizzetta & Co., Inc. 04.21.22

D/M approval RH Date 5/3/22

Date entered 04.29.22

Fund 001 GL 57900 OC 6408

Check #

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

# Service Slip/Invoice

INVOICE: 420581  
DATE: 4/15/2022  
ORDER: 420581

RECEIVED  
APR 21 2022

Bill To: [14138]

Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work Location: [14138] 321-549-0953  
Heritage Isle @ Viera CDD  
Heritage Isles Comm  
Melbourne, FL 32940

BY: .....

Work Date	Time	Target Pest	Technician	Time In
4/15/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
2022-549-01059	NET 30	4/15/2022	93-M38	10:00 AM

\*Mail Invoice\*

WO#2022-549-01059 0 Behind 3516 Bancroft Dr. See Map

## Service

## Description

## Price

BEE-WASP Removal /Extermination of stinging insects  
Removed hive. \$125.00

SUBTOTAL \$125.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$125.00

AMOUNT DUE \$125.00

Date Rec'd Rizzetta & Co., Inc. 04.21.22

D/M approval RH Date 5/3/22

Date entered 04.29.22

Fund 001 GL 57900 OC 6408

Check #

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

## Service Slip/Invoice

INVOICE: 420582  
DATE: 4/15/2022  
ORDER: 420582

RECEIVED  
APR 21 2022

Bill To: [14138]

Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work

Location:

[14138]

321-549-09

BY:

Heritage Isle @ Viera CDD  
Heritage Isles Comm

Melbourne, FL 32940

Work Date	Time	Target Pest	Technician	Time In
4/15/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
2022-549-01006	NET 30	4/15/2022	93-M38	10:00 AM

\*Mail Invoice\*

WO#2022-549-01006 - Quint Dr & Legacy Blvd, SEE Map.

Service	Description	Price
---------	-------------	-------

BEE-WASP Removal /Extermination of stinging insects \$125.00

Removed hive.

SUBTOTAL \$125.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$125.00

AMOUNT DUE \$125.00

Date Rec'd Rizzetta & Co., Inc. 04.21.22

D/M approval RH Date 5/3/22

Date entered 04.29.22

Fund 001 GL 57900 OC 6408

Check #

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

RECEIVED

MAY 23 2022

# Service Slip/Invoice

INVOICE: 422680  
DATE: 5/18/2022  
ORDER: 422680

ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

Bill To: [14138]  
Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work Location: [14138] 321-549-0953  
Heritage Isle @ Viera CDD  
Heritage Isles Comm  
Melbourne, FL 32940

Work Date	Time	Target Pest	Technician	Time In
5/18/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
2022-549-01514	NET 30	5/18/2022	93-M38	08:30 AM

Mail Invoice\*

NO# 2022-549-01514 - Bees in water meter box in from of home at 3365 Sansome Cir.

Service	Description	Price
---------	-------------	-------

BEE-WASP	Removal /Extermination of stinging insects	\$125.00
Removed hive.		
<b>SUBTOTAL</b>		\$125.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$125.00

AMOUNT DUE \$125.00

Date Rec'd Rizzetta & Co., Inc. 05.24.22  
D/M approval RH Date 5/27/22  
Date entered 05.26.22  
Fund 001 GL 57900 OC 6408  
Check # \_\_\_\_\_

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

## Heritage Isle Residential Villages – 549

6800 Legacy Blvd., Melbourne, FL 32940  
Phone: 321-204-1679 Email: cgage@lelandmanagement.com

W/O # 2022-549-01514

Date: 5/13/2022  
Closed Date:

# Work Order

**Job Details: Bees**

Location: 3365 Sansome Cir, Melbourne, FL 32940 Lot: 7A-C-03

Location Description:

James O. Strader (321) 610-4725 jim.o.strader@gmail.com

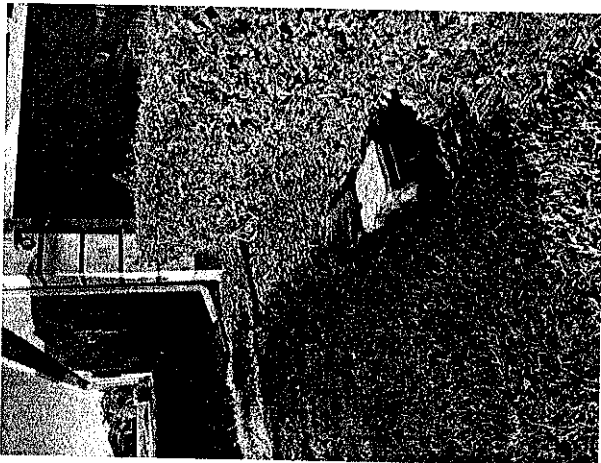
**Assigned to: ,**

Phone:  
Email:

**Contact Information:**

Carolee Gage  
Phone: 321-204-1679  
Email: cgage@lelandmanagement.com

Notes: Please see that attached picture. Bees in a water meter box in the front of a home.

**Below for office use only**

Remarks:

Work Performed By:

**PAYMENT COUPON**

/4115006401066800013324180027862680000160200

1800278626 1 of 1

4,1,1500,640106,6800013324,1800278626,8,0000160200

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Cust. No.: <b>6800013324</b>	Inv. No.: <b>1800278626</b>
This Month's Charges Past Due After 05/31/2022	Amount Due This Invoice \$ 1,602.00

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

RECEIVED  
MAY - 9 2022  
BY: .....

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

**Invoice**

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

**Customer Number: 6800013324**

**Invoice Number: 1800278626**

**Invoice Date: 05/01/2022**

4,1,1500,640106,6800013324,1800278626,8,0000160200

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 6800013324 Invoice No: 1800278626

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	1,602.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$1,602.00</b> This Month's Charges Past Due After 05/31/2022

Date Rec'd Rizzetta & Co., Inc. 05.09.22  
D/M approval RA Date 5/16/22  
Date entered 05.13.22  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility  
Miami FL 33188-0001**

# PAYMENT COUPON

1800278634 1 of 1

/4115006401066800013324180027863490000098100

4,1,1500,640106,6800013324,1800278634,9,0000098100

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Cust. No.: <b>6800013324</b>	Inv. No.: <b>1800278634</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
05/31/2022	\$ 981.00

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

RECEIVED  
MAY - 9 2022

BY: .....

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

## Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Customer Number: **6800013324**

Invoice Number: **1800278634**

Invoice Date: **05/01/2022**

4,1,1500,640106,6800013324,1800278634,9,0000098100

Please retain this portion for your records

## CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800278634

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	981.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$981.00</b> This Month's Charges Past Due After 05/31/2022

Date Rec'd Rizzetta & Co., Inc. 05.09.22

D/M approval RH Date 5/16/22

Date entered 05.13.22

Fund 001 GL 53100 OC 4307

Check # \_\_\_\_\_

## Wire & ACH Payments

Account Name: Florida Power & Light Co.  
Bank Name: Bank of America  
Account Number: 3750132076  
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593  
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012  
Please include the invoice number in the payment reference

## Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility  
Miami FL 33188-0001

Heritage Isle at Viera		Florida Power & Light Company Summary		May 2022	
Date 5/12/2022			Due Date 06/02/22		
Period Covered 04/13/22 - 05/12/22					
Account Number		GL Account		Location	
				Amount	
11699-74381		4307		Decorative Lgtng-L	
47818-03004		4301		6813 Legacy Blvd # Pump	
57620-18553		4307		Decorative Lgtng # Heritage Isle	
69877-97013		4301		6494 Legacy Blvd # Irr	
				\$ 6,218.95	
		53100-4307		Street Lights	
		53100-4301		Utility Services	
				\$2,656.34	
				\$3,562.61	
				\$6,218.95	

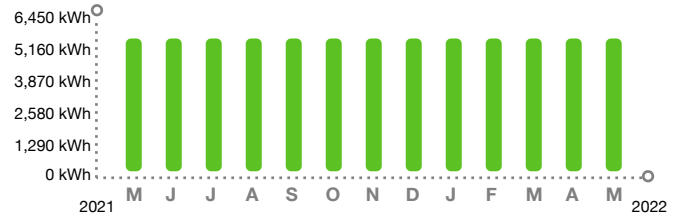
Date Rec'd Rizzetta & Co., Inc. 05.20.22  
 D/M approval RH Date 5/23/22  
 Date entered 05.20.22  
 Fund \_\_\_\_\_ GL See Above OC \_\_\_\_\_  
 Check # \_\_\_\_\_

**Electric Bill Statement****For:** Apr 13, 2022 to May 12, 2022 (29 days)**Statement Date:** May 12, 2022**Account Number:** 11699-74381**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,429.65**

TOTAL AMOUNT YOU OWE

**Jun 2, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,429.65
Payments received	-1,429.65
Balance before new charges	0.00
Total new charges	1,429.65
<b>Total amount you owe</b>	<b>\$1,429.65</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after August 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 23, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

11699-74381

ACCOUNT NUMBER

\$1,429.65

TOTAL AMOUNT YOU OWE

Jun 2, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,429.65
Payment received - Thank you	-1,429.65
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,337.85
Gross rec. tax/Regulatory fee	10.53
Franchise charge	81.27
Taxes and charges	91.80
Total new charges	\$1,429.65
Total amount you owe	\$1,429.65

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Jun 13, 2022.

### Usage Type

Total kWh used

### Usage

5840

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 12, 2022	Apr 13, 2022	May 13, 2021
kWh Used	5840	5840	5840
Service days	29	30	30
kWh/day	201	195	195
Amount	\$1,429.65	\$1,429.65	\$1,371.24

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

## Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 1

ESLA

For: 04-13-2022 to 05-12-2022 (29 days)  
kWh/Day: 201  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHERI	175	14400	F	80		5,840	
Energy					2.390000		191.20
Non-energy					9.390000		751.20
Maintenance							
ZPLHERI				40			
Non-energy					4.690000		187.60
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

ESLA

For: 04-13-2022 to 05-12-2022 (29 days)  
kWh/Day: 201  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							191.20
Non-energy sub total							938.80
Sub total						5,840	1,130.00
Energy conservation cost recovery							2.45
Capacity payment recovery charge							1.05
Environmental cost recovery charge							2.69
Transition rider credit							-30.25
Storm protection recovery charge							12.91
Fuel charge							219.00
<b>Electric service amount</b>							<b>1,337.85</b>
Gross rec. tax/Reg. fee							10.53
Franchise charge							81.27
<b>Total</b>						<b>5,840</b>	<b>1,429.65</b>

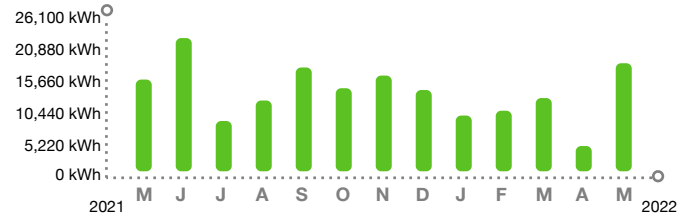
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Apr 13, 2022 to May 12, 2022 (29 days)**Statement Date:** May 12, 2022**Account Number:** 47818-03004**Service Address:**6813 LEGACY BLVD # PUMP  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$2,402.81**

TOTAL AMOUNT YOU OWE

**Jun 2, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,383.98
Payments received	-1,383.98
Balance before new charges	0.00

Total new charges 2,402.81

**Total amount you owe \$2,402.81****FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after August 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 23, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

47818-03004

ACCOUNT NUMBER

\$2,402.81

TOTAL AMOUNT YOU OWE

Jun 2, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 47818-03004  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,383.98
Payment received - Thank you	-1,383.98
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$505.51
Fuel: (\$0.038060 per kWh)	\$731.82
Demand: (\$11.93 per KW)	\$942.47

Electric service amount 2,207.97

Gross rec. tax/Regulatory fee 58.25

Franchise charge 136.59

Taxes and charges 194.84

Total new charges \$2,402.81

Total amount you owe \$2,402.81

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL7327. Next meter reading Jun 13, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	87343		68115		19228
Demand KW	79.41				79

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 12, 2022	Apr 13, 2022	May 13, 2021
kWh Used	19228	4494	16322
Service days	29	30	30
kWh/day	663	149	544
Amount	\$2,402.81	\$1,383.98	\$2,029.44

## Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

[Download now](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



HERITAGE ISLE AT VIERA CDD,  
Here's what you owe for this billing period.

**CURRENT BILL****\$1,226.69**

TOTAL AMOUNT YOU OWE

**Jun 2, 2022**

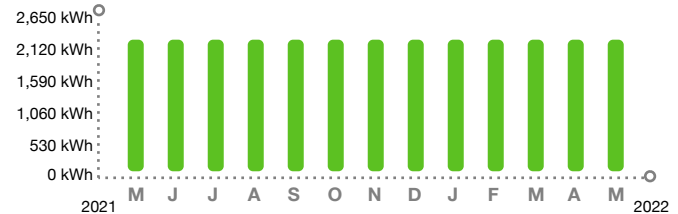
NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	1,226.69
Payments received	-1,226.69
Balance before new charges	0.00
Total new charges	1,226.69
<b>Total amount you owe</b>	<b>\$1,226.69</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after August 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 23, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

**/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \***

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

57620-18553

ACCOUNT NUMBER

\$1,226.69

TOTAL AMOUNT YOU OWE

Jun 2, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,226.69
Payment received - Thank you	-1,226.69
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,152.67
Gross rec. tax/Regulatory fee	4.29
Franchise charge	69.73
Taxes and charges	74.02
Total new charges	\$1,226.69
Total amount you owe	\$1,226.69

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Jun 13, 2022.

### Usage Type

Total kWh used

### Usage

2378

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 12, 2022	Apr 13, 2022	May 13, 2021
kWh Used	2378	2378	2378
Service days	29	30	30
kWh/day	82	79	79
Amount	\$1,226.69	\$1,226.69	\$1,202.61

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

## Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 1

ESLA

For: 04-13-2022 to 05-12-2022 (29 days)  
kWh/Day: 82  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHSLE	70	6300	F	40		1,160	
Energy					0.950000		38.00
Non-energy					7.880000		315.20
Maintenance							
ZLTHSLL	70	6300	F	42		1,218	
Energy					0.950000		39.90
Non-energy					6.640000		278.88
Maintenance							
ZPLHSLE				20			
Non-energy					10.510000		210.20
Fixtures							
ZPLHSLL				21			
Non-energy					8.850000		185.85
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064





Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

ESLA

For: 04-13-2022 to 05-12-2022 (29 days)  
kWh/Day: 82  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							77.90
Non-energy sub total							990.13
Sub total						2,378	1,068.03
Energy conservation cost recovery							1.00
Capacity payment recovery charge							0.43
Environmental cost recovery charge							1.09
Transition rider credit							-12.32
Storm protection recovery charge							5.26
Fuel charge							89.18
<b>Electric service amount</b>							<b>1,152.67</b>
Gross rec. tax/Reg. fee							4.29
Franchise charge							69.73
<b>Total</b>						<b>2,378</b>	<b>1,226.69</b>

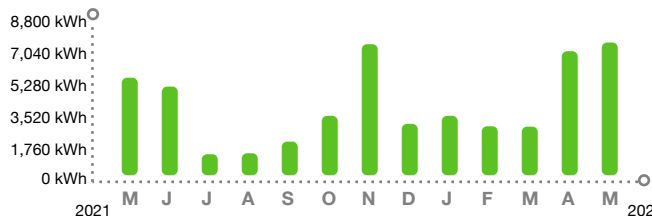
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Apr 13, 2022 to May 12, 2022 (29 days)**Statement Date:** May 12, 2022**Account Number:** 69877-97013**Service Address:**6494 LEGACY BLVD # IRR  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,159.80**

TOTAL AMOUNT YOU OWE

**Jun 2, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,330.91
Payments received	-1,330.91
Balance before new charges	0.00

Total new charges	1,159.80
-------------------	----------

<b>Total amount you owe</b>	<b>\$1,159.80</b>
-----------------------------	-------------------

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after August 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after May 23, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

69877-97013

ACCOUNT NUMBER

\$1,159.80

TOTAL AMOUNT YOU OWE

Jun 2, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 69877-97013  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,330.91
Payment received - Thank you	-1,330.91
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$209.45
Fuel: (\$0.038060 per kWh)	\$303.22
Demand: (\$11.93 per KW)	\$524.92

Electric service amount 1,065.76

Gross rec. tax/Regulatory fee 28.11

Franchise charge 65.93

Taxes and charges 94.04

Total new charges \$1,159.80

Total amount you owe \$1,159.80

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL9829. Next meter reading Jun 13, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	21172		13205		7967
Demand KW	44.00				44

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 12, 2022	Apr 13, 2022	May 13, 2021
kWh Used	7967	7444	5855
Service days	29	30	30
kWh/day	274	248	195
Amount	\$1,159.80	\$1,330.91	\$923.64

## Stay connected

The FPL Mobile App is the easiest way to stay connected with us. Get the app today!

[Download now](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3026869

Client Matter No. 10023-1

Ms. Melissa Dobbins  
Heritage Isle at Viera CDD  
Rizzetta & Company, Inc  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3026869  
10023-1

---

Re: Heritage Isle - Gen Counsel

For Professional Legal Services Rendered

03/02/22	W. Haber	0.60	141.00	Prepare for and participate in conference call regarding irrigation agreement
03/04/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
03/07/22	C. Stuart	0.50	210.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/08/22	W. Haber	0.40	94.00	Confer with Williams regarding Florida Gas and irrigation agreement
03/11/22	W. Haber	3.10	728.50	Prepare for and participate in meeting with HIDA regarding irrigation maintenance
03/18/22	W. Haber	0.80	188.00	Prepare for and participate in call with Williams and HIRVA representative regarding gas line installation
03/21/22	W. Haber	0.40	94.00	Prepare for Board meeting
03/22/22	W. Haber	3.60	846.00	Prepare for and participate in Board

**KUTAK ROCK LLP**

Heritage Isle at Viera CDD  
April 30, 2022  
Client Matter No. 10023-1  
Invoice No. 3026869  
Page 2

03/23/22	W. Haber	0.50	117.50	meeting Review and respond to correspondence from Hernandez regarding gas installation and prepare correspondence to company
03/24/22	W. Haber	0.60	141.00	Confer with counsel for gas company; confer with Hernandez regarding same
03/28/22	W. Haber	0.40	94.00	Confer with counsel for HIRVA regarding gas company request
03/31/22	W. Haber	0.70	164.50	Participate in meetings with HIDA, HIRVA, and Florida Gas

TOTAL HOURS 11.70

TOTAL FOR SERVICES RENDERED \$2,830.50

**DISBURSEMENTS**

Meals 10.52  
Travel Expenses 534.01

TOTAL DISBURSEMENTS 544.53

TOTAL CURRENT AMOUNT DUE \$3,375.03

Date Rec'd Rizzetta & Co., Inc. 05.02.22  
D/M approval RA Date 5/10/22  
Date entered 05.06.22  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_

**Rizzetta & Company, Inc.**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

# Invoice

Date	Invoice #
5/1/2022	INV0000067864

**Bill To:**

HERITAGE ISLE AT VIERA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00485

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,735.33	\$1,735.33
Administrative Services	1.00	\$517.50	\$517.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$2,932.50	\$2,932.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>04.26.22</u></p> <p>D/M approval <u><i>RH</i></u> Date <u>5/3/22</u></p> <p>Date entered <u>04.29.22</u></p> <p>Fund 001 GL 51300 OC 3201 1735.33</p> <p><del>001</del> <del>GL</del> <del>51300</del> <del>OC</del> <del>3100</del> 517.50</p> <p>Check # <del>001</del> 51300 5103 75</p> <p>001 51300 3111 437.50</p> <p>001 <del>53900</del> <del>4685</del> 650</p> <p>001 51300 3101 2932.50</p> <p>001 51300 5103 100</p>			
Subtotal			\$6,447.83
Total			\$6,447.83



## INVOICE

**Invoice Number:** PI-A00808269  
**Invoice Date:** 05/01/22  
**PROPERTY:** Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue/Suite #200  
Tampa, FL 33614  
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
7760		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			05/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49980 05/01/22 - 05/31/22 Lake & Pond Management Services		2,880.91	2,880.91

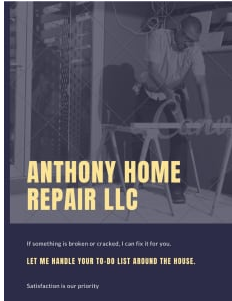
Date Rec'd Rizzetta & Co., Inc. 05.13.22  
D/M approval RA Date 5/16/22  
Date entered 05.13.22  
Fund 001 GL 53800 OC 4615  
Check # \_\_\_\_\_

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>2,880.91</b>
Sales Tax	0.00
Total Invoice	2,880.91
Payment Received	0.00
<b>TOTAL</b>	<b>2,880.91</b>





## Anthony Home Repair LLC

Tian Smith

**Business Number** 203-260-8343

603 Spice Trader Way APT G, Orlando, FL 32818

☎ 203-260-8343

☎ 954-371-4798

sethaszora@gmail.com

**INVOICE**

INV4321

**DATE**

05/24/2022

**DUE DATE**

06/03/2022

**BALANCE DUE**

USD \$2,000.00

### BILL TO

### Heritage Isle Club Community CDD

3434 Colwell Ave

Suite 200

Tampa, FL 33614

☎ 407-472-2471

rhernandez@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Install three new signs on lakes that notifying residents that alligators are in the lakes and shouldn't feed them as well . Tighten bold on bin in the park gor dogs as well.	\$2,000.00	1	\$2,000.00
TOTAL			\$2,000.00
BALANCE DUE			USD \$2,000.00

Date Rec'd Rizzetta & Co., Inc. 05.26.22  
D/M approval RH Date 5/27/22  
Date entered 05.26.22  
Fund 001 GL 57900 OC 6408  
Check # \_\_\_\_\_





# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Orlando, FL 32819

MAILING ADDRESS · 3434 COLWELL AVE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGEISLEATVIERACDD.ORG

## **Operation and Maintenance Expenditures June 2022 Presented For Board Approval**

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

The total items being presented: **\$42,724.91**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
B S E Consultants Inc	3744	17899	Engineering Services 05/22	\$ 1,202.34
BrightView Landscape Services, Inc.	3748	7920443	Landscape Maintenance 06/22	\$ 16,594.50
Florida Power & Light Co	3745	1800281942	FACILITY CHARGE Prem Light 20 yr Pymnts 06/22	\$ 1,602.00
Florida Power & Light Co	3745	1800281950	FACILITY CHARGE Prem Light 20 yr Pymnts 06/22	\$ 981.00
Florida Power & Light Co	20220627	FPL Summary 06/2022	FPL Summary 06/2022	\$ 6,046.57
Florida Today Payment Center	3741	4677568	Acct #126307 Legal Advertising 05/22	\$ 271.25
Kutak Rock, LLP	3742	3064050	Legal Services 05/22	\$ 2,047.33
McDirmitt Davis & Company, LLC	3749	52421	Audit Services FYE 09/21	\$ 3,800.00
Rizzetta & Company	3746	INV0000068707	District Management Service 06/22	\$ 6,447.83
Solitude Lake Management, LLC.	3743	PI-A00817795	Installed new lighting timer 05/22	\$ 101.18
Solitude Lake Management, LLC.	3743	PI-A00827009	Lake & Pond Management Services 06/22	\$ 2,880.91
Watson Site Development, Inc.	3747	2614	Sidewalk Repair 06/22	<u>\$ 750.00</u>
<b><u>Report Total</u></b>				<b><u>\$ 42,724.91</u></b>



**BSE Consultants, Inc.**  
312 S. Harbor City Blvd.  
Melbourne, FL 32901  
Phone: 321-725-3674  
E-Mail: sbatchellor@bseconsult.com

# Invoice

**Bill To:**  
Heritage Isle CDD  
Co/ Rizzetta & Company-AR  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice #:** 17899  
**Invoice Date:** 6/15/2022  
**Due Date:** 7/15/2022  
**Project:** 10624.03 Heritage Isle  
**Description:** Engineering Services  
**Project Manager:** Ana Saunders  
**Service Dates:** May 2022

Item	Description	Date	Hours	Rate	Amount
SPE038-Correspondence	Correspondence	5/9/2022	1	160.00	160.00
SPE016-Water Management	File upload for Gas co.				
SPE016-Water Management	Water Management	5/10/2022	1	160.00	160.00
SPE05-Site Visit	Site Visit	5/24/2022	1.5	160.00	240.00
SPE712-CDD Meeting	CDD Meeting	5/24/2022	4	160.00	640.00
	called in to last portion - bad connection				
	Copies/Prints	5/31/2022		2.34	2.34
<div>Date Rec'd Rizzetta &amp; Co., Inc. 06.15.22</div> <div>D/M approval <u>RA</u> Date 6/21/22</div> <div>Date entered 06.17.22</div> <div>Fund 001 GL 51300 OC 3103</div> <div>Check # _____</div>					

**We accept MC & Visa payments. A 3.5% fee will be added. Contact our Accounting Department to process.**

Invoice Total: \$1,202.34  
Payments/Credits: \$0.00  
**Balance Due: \$1,202.34**

# INVOICE

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7920443  
**Invoice Date:** 6/1/2022  
**Cust PO #:**

Job Number	Description	Amount
460400254	Heritage Isle at Viera CDD Landscape Maintenance For June	16,594.50
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>05/30/2022</u></p> <p>D/M approval <u>RH</u> Date <u>6/6/22</u></p> <p>Date entered <u>06.07.22</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p> <div style="text-align: right;"> <p><b>Total invoice amount</b></p> <p><b>Tax amount</b></p> <p><b>Balance due</b></p> </div>		<p><b>16,594.50</b></p> <p><b>16,594.50</b></p> <p><b>16,594.50</b></p>

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account#: 20634449  
Invoice #: 7920443  
Invoice Date: 6/1/2022

Amount Due: \$16,594.50

*Thank you for allowing us to serve you*

Please reference the invoice # on your check  
and make payable to:

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



**PAYMENT COUPON**

1800281942 1 of 1

/4115006401066800013324180028194250000160200

4,1,1500,640106,6800013324,1800281942,5,0000160200

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Cust. No.: <b>6800013324</b>	Inv. No.: <b>1800281942</b>
This Month's Charges	Amount Due
Past Due After 07/01/2022	This Invoice \$ 1,602.00

**RECEIVED****JUN - 6 2022**

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

Florida Power &amp; Light Company

**Invoice**

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Federal Tax Id.#: 59-0247775

**Customer Number: 6800013324****Invoice Number: 1800281942****Invoice Date: 06/01/2022**

4,1,1500,640106,6800013324,1800281942,5,0000160200

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 6800013324 Invoice No: 1800281942

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	1,602.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	
<b>Total Amount Due \$1,602.00</b> This Month's Charges Past Due After 07/01/2022	

Date Rec'd Rizzetta &amp; Co., Inc. 06.10.22

D/M approval RA Date 6/14/22

Date entered 06.10.22

Fund 001 GL 53100 OC 4307

Check # \_\_\_\_\_

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power  
& Light in USD and mail payment with  
the top portion of this invoice to the  
address below:

**General Mail Facility**  
**Miami FL 33188-0001**



# PAYMENT COUPON

1800281950 1 of 1

/411500640106680001332418002819506000098100

4,1,1500,640106,6800013324,1800281950,6,0000098100

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Cust. No.: <b>6800013324</b>	Inv. No.: <b>1800281950</b>
This Month's Charges Past Due After 07/01/2022	Amount Due This Invoice \$ 981.00

RECEIVED

JUN - 6 2022

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

Florida Power & Light Company

## Invoice

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Federal Tax Id.#: 59-0247775

Customer Number: **6800013324**

Invoice Number: **1800281950**

Invoice Date: **06/01/2022**

4,1,1500,640106,6800013324,1800281950,6,0000098100

Please retain this portion for your records

## CURRENT CHARGES AND CREDITS

Customer No: 6800013324 Invoice No: 1800281950

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	981.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$981.00</b> This Month's Charges Past Due After 07/01/2022

Date Rec'd Rizzetta & Co., Inc. 06.10.22

D/M approval RH Date 6/14/22

Date entered 06.10.22

Fund 001 GL 53100 OC 4307

Check #                     

## Wire & ACH Payments

Account Name: Florida Power & Light Co.  
Bank Name: Bank of America  
Account Number: 3750132076  
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593  
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012  
Please include the invoice number in the payment reference

## Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility  
Miami FL 33188-0001

Heritage Isle at Viera		Florida Power & Light Company Summary		June 2022	
Date 6/13/2022			Due Date 07/05/22		
Period Covered 05/12/22-06/13/22					
Account Number		GL Account		Location	
				Amount	
11699-74381		4307		Decorative Lgtng-L	
47818-03004		4301		6813 Legacy Blvd # Pump	
57620-18553		4307		Decorative Lgtng # Heritage Isle	
69877-97013		4301		6494 Legacy Blvd # Irr	

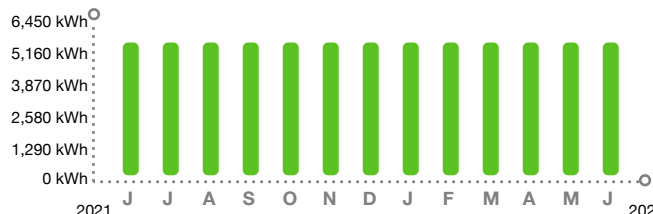
Date Rec'd Rizzetta & Co., Inc. 07.11.22  
 D/M approval RA Date 7/11/22  
 Date entered 07.11.22  
 Fund see above GL          OC           
 Check #

**Electric Bill Statement****For:** May 12, 2022 to Jun 13, 2022 (32 days)**Statement Date:** Jun 13, 2022**Account Number:** 11699-74381**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,429.65**

TOTAL AMOUNT YOU OWE

**Jul 5, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,429.65
Payments received	-1,429.65
Balance before new charges	0.00

Total new charges 1,429.65

**Total amount you owe \$1,429.65****FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

11699-74381

ACCOUNT NUMBER

\$1,429.65

TOTAL AMOUNT YOU OWE

Jul 5, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,429.65
Payment received - Thank you	-1,429.65
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,337.85
Gross rec. tax/Regulatory fee	10.53
Franchise charge	81.27
Taxes and charges	91.80
Total new charges	\$1,429.65
Total amount you owe	\$1,429.65

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Jul 13, 2022.

### Usage Type

Total kWh used

### Usage

5840

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 13, 2022	May 12, 2022	Jun 14, 2021
kWh Used	5840	5840	5840
Service days	32	29	32
kWh/day	183	201	183
Amount	\$1,429.65	\$1,429.65	\$1,371.24

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 1

ESLA

For: 05-12-2022 to 06-13-2022 (32 days)  
kWh/Day: 183  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHERI	175	14400	F	80		5,840	
Energy					2.390000		191.20
Non-energy					9.390000		751.20
Maintenance							
ZPLHERI				40			
Non-energy					4.690000		187.60
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

ESLA

For: 05-12-2022 to 06-13-2022 (32 days)  
kWh/Day: 183  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							191.20
Non-energy sub total							938.80
Sub total						5,840	1,130.00
Energy conservation cost recovery							2.45
Capacity payment recovery charge							1.05
Environmental cost recovery charge							2.69
Transition rider credit							-30.25
Storm protection recovery charge							12.91
Fuel charge							219.00
<b>Electric service amount</b>							<b>1,337.85</b>
Gross rec. tax/Reg. fee							10.53
Franchise charge							81.27
<b>Total</b>						<b>5,840</b>	<b>1,429.65</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** May 12, 2022 to Jun 13, 2022 (32 days)**Statement Date:** Jun 13, 2022**Account Number:** 47818-03004**Service Address:**6813 LEGACY BLVD # PUMP  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$2,347.59**

TOTAL AMOUNT YOU OWE

**Jul 5, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

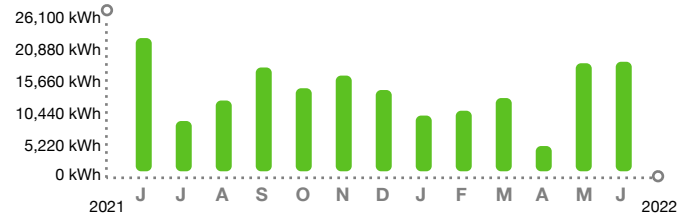
Amount of your last bill	2,402.81
Payments received	-2,402.81
Additional Activity	-86.46
Balance before new charges	-86.46

Total new charges	2,434.05
-------------------	----------

<b>Total amount you owe</b>	<b>\$2,347.59</b>
-----------------------------	-------------------

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after September 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)  
for ways to pay.

47818-03004

ACCOUNT NUMBER

\$2,347.59

TOTAL AMOUNT YOU OWE

Jul 5, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 47818-03004  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	2,402.81
Payment received - Thank you	-2,402.81
Additional activity	
Deposit Interest	-86.46
Balance before new charges	-\$86.46

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$512.37
Fuel: (\$0.038060 per kWh)	\$741.75
Demand: (\$11.93 per KW)	\$954.40

Electric service amount 2,236.69

Gross rec. tax/Regulatory fee 59.00

Franchise charge 138.36

Taxes and charges 197.36

Total new charges \$2,434.05

Total amount you owe \$2,347.59

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL7327. Next meter reading Jul 13, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	06832		87343		19489
Demand KW	79.84				80

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 13, 2022	May 12, 2022	Jun 14, 2021
kWh Used	19489	19228	23706
Service days	32	29	32
kWh/day	609	663	740
Amount	\$2,434.05	\$2,402.81	\$2,519.45

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

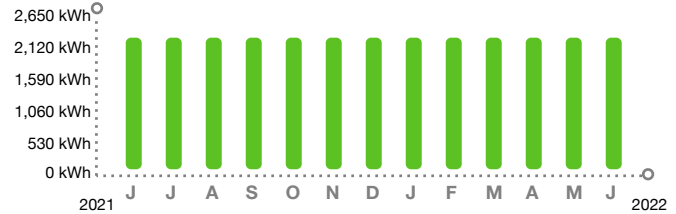


**Electric Bill Statement****For:** May 12, 2022 to Jun 13, 2022 (32 days)**Statement Date:** Jun 13, 2022**Account Number:** 57620-18553**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,226.69**

TOTAL AMOUNT YOU OWE

**Jul 5, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,226.69
Payments received	-1,226.69
Balance before new charges	0.00
Total new charges	1,226.69
<b>Total amount you owe</b>	<b>\$1,226.69</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

57620-18553

ACCOUNT NUMBER

\$1,226.69

TOTAL AMOUNT YOU OWE

Jul 5, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,226.69
Payment received - Thank you	-1,226.69
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,152.67
Gross rec. tax/Regulatory fee	4.29
Franchise charge	69.73
Taxes and charges	74.02
Total new charges	\$1,226.69
Total amount you owe	\$1,226.69

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Jul 13, 2022.

### Usage Type

Total kWh used

### Usage

2378

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 13, 2022	May 12, 2022	Jun 14, 2021
kWh Used	2378	2378	2378
Service days	32	29	32
kWh/day	74	82	74
Amount	\$1,226.69	\$1,226.69	\$1,202.61

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 1

ESLA

For: 05-12-2022 to 06-13-2022 (32 days)  
kWh/Day: 74  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHSLE	70	6300	F	40		1,160	
Energy					0.950000		38.00
Non-energy					7.880000		315.20
Maintenance							
ZLTHSLL	70	6300	F	42		1,218	
Energy					0.950000		39.90
Non-energy					6.640000		278.88
Maintenance							
ZPLHSLE				20			
Non-energy					10.510000		210.20
Fixtures							
ZPLHSLL				21			
Non-energy					8.850000		185.85
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

ESLA

For: 05-12-2022 to 06-13-2022 (32 days)  
kWh/Day: 74  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							77.90
Non-energy sub total							990.13
Sub total						2,378	1,068.03
Energy conservation cost recovery							1.00
Capacity payment recovery charge							0.43
Environmental cost recovery charge							1.09
Transition rider credit							-12.32
Storm protection recovery charge							5.26
Fuel charge							89.18
<b>Electric service amount</b>							<b>1,152.67</b>
Gross rec. tax/Reg. fee							4.29
Franchise charge							69.73
<b>Total</b>						<b>2,378</b>	<b>1,226.69</b>

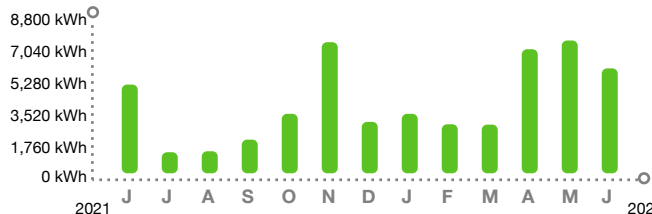
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** May 12, 2022 to Jun 13, 2022 (32 days)**Statement Date:** Jun 13, 2022**Account Number:** 69877-97013**Service Address:**6494 LEGACY BLVD # IRR  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,042.64**

TOTAL AMOUNT YOU OWE

**Jul 5, 2022**

NEW CHARGES DUE BY

Have \$837.20 withdrawn  
instead of \$1,042.64.  
Enroll in FPL Budget  
Billing®.  
[FPL.com/AutoBB](https://www.fpl.com/AutoBB)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,159.80
Payments received	-1,159.80
Balance before new charges	0.00

Total new charges	1,042.64
-------------------	----------

<b>Total amount you owe</b>	<b>\$1,042.64</b>
-----------------------------	-------------------

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$837.20 instead of \$1,042.64 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after September 02, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

69877-97013

ACCOUNT NUMBER

\$1,042.64

TOTAL AMOUNT YOU OWE

Jul 5, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 69877-97013  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,159.80
Payment received - Thank you	-1,159.80
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$28.17

Non-fuel: (\$0.026290 per kWh) \$165.46

Fuel: (\$0.038060 per kWh) \$239.55

Demand: (\$11.93 per KW) \$524.92

Electric service amount 958.10

Gross rec. tax/Regulatory fee 25.27

Franchise charge 59.27

Taxes and charges 84.54

Total new charges \$1,042.64

Total amount you owe \$1,042.64

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL9829. Next meter reading Jul 13, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	27466		21172		6294
Demand KW	43.80				44

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 13, 2022	May 12, 2022	Jun 14, 2021
kWh Used	6294	7967	5322
Service days	32	29	32
kWh/day	196	274	166
Amount	\$1,042.64	\$1,159.80	\$856.75

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

# LOCALiQ

FLORIDA TODAY  
COMMUNICATIONS  
The Eagle | The Reporter

ACCOUNT NAME		ACCOUNT #	PAGE #
Heritage Isle at Viera CDD C/O Rizzetta & Company		126307	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004677568	May 1- May 31, 2022	June 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$271.25	
BILLING INQUIRIES/ADDRESS CHANGES		FEDERAL ID	
1-877-736-7612 or smb@ccc.gannett.com		20-3918856	
<b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>			

00001263070000000000000046775680002712510287

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: **6VC406**.


Date	Description	Amount
5/1/22	Balance Forward	\$0.00

#### Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
5/16/22-5/16/22	0005257536 Ad#5257536	Notice of		Notice of	\$271.25

Date Rec'd Rizzetta & Co., Inc. 06.02.22  
D/M approval RA Date 6/14/22  
Date entered 06.10.22  
Fund 001 GL 51300 OC 4801  
Check # \_\_\_\_\_

#### PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

 <p>FLORIDA TODAY COMMUNICATIONS The Eagle   The Reporter</p>		ACCOUNT NAME		PAYMENT DUE DATE		AMOUNT PAID
		Heritage Isle at Viera CDD C/O Rizzetta & Company		June 20, 2022		
		ACCOUNT NUMBER		INVOICE NUMBER		
		126307		0004677568		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$271.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$271.25</b>
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		
<p>Florida Today P.O. Box 677592 Dallas, TX 75267-7592</p>				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		
				Card Number _____		
				Exp Date ____/____/____   CVV Code _____		
				Signature _____   Date _____		

00001263070000000000000046775680002712510287

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 7, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3064050

Client Matter No. 10023-1

Ms. Melissa Dobbins  
Heritage Isle at Viera CDD  
Rizzetta & Company, Inc  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3064050  
10023-1

---

Re: Heritage Isle - Gen Counsel

For Professional Legal Services Rendered

04/07/22	W. Haber	0.30	70.50	Confer with Hernandez regarding resident complaints regarding pond and response to same; review correspondence regarding gas line
04/20/22	W. Haber	0.20	47.00	Review and respond to correspondence regarding irrigation agreement
04/27/22	W. Haber	0.20	47.00	Review and respond to correspondence from counsel for HIDA regarding irrigation plans
04/29/22	W. Haber	0.30	70.50	Review documents to prepare for call regarding irrigation agreement
05/02/22	W. Haber	0.60	141.00	Confer with Walter regarding status of irrigation agreement; review same
05/03/22	W. Haber	0.30	70.50	Confer with Walter regarding irrigation agreement
05/17/22	W. Haber	0.40	94.00	Participate in call to discuss landscape maintenance scope
05/23/22	W. Haber	0.50	117.50	Prepare for Board meeting



**KUTAK ROCK LLP**

Heritage Isle at Viera CDD

June 7, 2022

Client Matter No. 10023-1

Invoice No. 3064050

Page 2

05/24/22	W. Haber	5.40	1,269.00	Prepare for and participate in Board meeting
----------	----------	------	----------	--

TOTAL HOURS	8.20
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,927.00
-----------------------------	------------

**DISBURSEMENTS**

Meals	10.51
Travel Expenses	109.82

TOTAL DISBURSEMENTS	<u>120.33</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,047.33</u>
--------------------------	-------------------

Date Rec'd Rizzetta & Co., Inc. 06.10.22  
D/M approval RH Date 6/14/22  
Date entered 06.10.222  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_



934 N. Magnolia Ave.  
Suite 100  
Orlando, FL 32803

(407) 843-5406  
www.mcdermittdavis.com

HERITAGE ISLE OF VIERA COMMUNITY DEVELOPMENT  
DISTR  
C/O RIZZETTA AND COMPANY  
12750 CITRUS PARK LANE, SUITE 115  
TAMPA, FL 33625

Date: 6/6/2022  
Invoice Number: 52421  
Client: 08333.0

---

Accounting services rendered in connection with the preparation and issuance of audited financial statements for HERITAGE ISLE OF VIERA COMMUNITY DEVELOPMENT DISTR for the year ended September 30, 2021.

Total Due This Invoice \$3,800.00

Date Rec'd Rizzetta & Co., Inc. 06.06.22  
D/M approval RH Date 6/14/22  
Date entered 06.10.22  
Fund 001 GL 51300 OC 3202  
Check # \_\_\_\_\_

Thank you for your business.

**Rizzetta & Company, Inc.**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

# Invoice

Date	Invoice #
6/1/2022	INV0000068707

## Bill To:

HERITAGE ISLE AT VIERA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00485

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,735.33	\$1,735.33
Administrative Services	1.00	\$517.50	\$517.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$2,932.50	\$2,932.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. 06.16.22</p> <p>D/M approval <u>RH</u> Date <u>6/21/22</u></p> <p>Date entered 06.17.22</p> <p>Fund 001 GL 51300 OC 3201 1735.33</p> <p>001 51300 3100 517.50</p> <p>Check # 001 51300 5103 75</p> <p>001 51300 3111 437.50</p> <p>001 51300 4658 650</p> <p>001 51300 3101 2935.50</p> <p>001 51300 5103 100</p>			
Subtotal			\$6,447.83
Total			\$6,447.83



## INVOICE

**Invoice Number:** PI-A00817795  
**Invoice Date:** 05/26/22  
**PROPERTY:** Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue/Suite #200  
Tampa, FL 33614

CUSTOMER ID	CUSTOMER PO	Payment Terms	
0523780		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
			06/25/22

Qty	Item / Description	UOM	Unit Price	Extension
1	230v Intermatic timer Installed new lighting timer during fountain cleaning visit.	Each	101.1825	101.18

Date Rec'd Rizzetta & Co., Inc. 05/30/2022  
D/M approval RA Date 6/6/22  
Date entered 06.07.22  
Fund 001 GL 53800 OC 4601  
Check # \_\_\_\_\_

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>101.18</b>
Sales Tax	0.00
Total Invoice	101.18
Payment Received	0.00
<b>TOTAL</b>	<b>101.18</b>



## INVOICE

**Invoice Number:** PI-A00827009  
**Invoice Date:** 06/01/22  
**PROPERTY:** Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue/Suite #200  
Tampa, FL 33614  
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
7760		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			07/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49980 06/01/22 - 06/30/22 Lake & Pond Management Services		2,880.91	2,880.91

Date Rec'd Rizzetta & Co., Inc. 06.10.22  
D/M approval RH Date 6/14/22  
Date entered 06.10.22  
Fund 001 GL 53800 OC 4615  
Check # \_\_\_\_\_

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>2,880.91</b>
Sales Tax	0.00
Total Invoice	2,880.91
Payment Received	0.00
<b>TOTAL</b>	<b>2,880.91</b>

Watson Site Development Inc

P.O. Box 236876  
Cocoa, FL 32923

321-632-5886

# Invoice

Date	Invoice #
6/1/2022	2614

**Bill To**

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

P.O. No.

Terms

Project

Net 30

Sidewalk Repair

Quantity	Description	U/M	Rate	Amount
1	BSE File # 10624.03 Sidewalk Repair Sales Tax	LS	750.00 7.00%	750.00 0.00
Date Rec'd Rizzetta & Co., Inc. 06.01.22 D/M approval <u>RA</u> Date <u>6/14/22</u> Date entered 06.10.22 Fund 001 GL 54100 OC 4623 Check # _____			<b>Total</b>	
Please remit to the above address. Office (321) 632-5886 Fax (321) 632-5126			\$750.00	

# HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Orlando, FL 32819

MAILING ADDRESS · 3434 COLWELL AVE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGEISLEATVIERACDD.ORG

## **Operation and Maintenance Expenditures July 2022 Presented For Board Approval**

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

The total items being presented: **\$248,145.76**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	003750	7953037	Removed Landscaping 06/22	\$ 1,372.64
BrightView Landscape Services, Inc.	003762	7969755	Landscape Maintenance 07/22	\$ 16,594.50
BSB Services	003753	801-1	Signaling service 06/22	\$ 400.00
Campus Suite	003756	20573	Website & Compliance Services – Q4 FY20/21	\$ 384.38
ECOR Industries, Inc	003758	426601	Stinging Insects Removal/Extermination 07/22	\$ 125.00
ESTAD, LLC	003754	07062022-1	Removal of Concrete 06/22	\$ 6,000.00
Florida Power & Light Co	003755	1800285715	FACILITY CHARGE Prem Light 20 yr Pymnts 07/22	\$ 1,602.00
Florida Power & Light Co	003755	1800285723	FACILITY CHARGE Prem Light 20 yr Pymnts 07/22	\$ 981.00
Florida Power & Light Co	20220726	FPL Summary 07/2022	FPL Summary 07/2022	\$ 5,458.17
Rizzetta & Company	003751	INV0000069342	District Management Service 07/22	\$ 6,447.83
Solitude Lake Management, LLC.	003759	PI-A00847401	Fountain Maintenance 07/22	\$ 250.95
Solitude Lake Management, LLC.	003759	PI-A00849656	Lake & Pond Management Services 07/22	\$ 2,880.91



# Heritage Isle at Viera Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
US Bank	003760	6501275	Trustee Fees Series 2013 04/01/22-03/31/2023	\$ 4,148.38
Watson Site Development, Inc.	003761	2645	Sidewalk Repair	\$ 1,500.00
Heritage Isle at Viera CDD	001008	07202022	Transfer from BOT MMA to Suntrust 07/22	<u>\$ 200,000.00</u>
<b><u>Report Total</u></b>				<b><u>\$ 248,145.76</u></b>



# INVOICE

**Sold To:** 20634449  
Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7953037  
**Invoice Date:** 6/27/2022  
**Sales Order:** 7736211  
**Cust PO #:**

**Project Name:** 02 15 22 Miscellaneous items

**Project Description:** Remove leaning tree and declining bushes

Job Number	Description	Qty	UM	Unit Price	Amount
460400254	Heritage Isle at Viera CDD				
	Cut down leaning washingtonia	12.000	HR	68.64	823.68
	Mini pine bark mulch	20.000	BG	8.00	160.00
	Dump Fees/Green Waste Material	2.000	LD	194.48	388.96
<div>Date Rec'd Rizzetta &amp; Co., Inc. 06.27.22</div> <div>D/M approval <u>RH</u> Date 7/6/22</div> <div>Date entered 07.01.22</div> <div>Fund 001 GL 53900 OC 4604</div> <div>Check #</div>					
<b>Total Invoice Amount</b>					<b>1,372.64</b>
<b>Taxable Amount</b>					
<b>Tax Amount</b>					
<b>Balance Due</b>					<b>1,372.64</b>

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 407 292-9600

Please detach stub and remit with your payment

## Payment Stub

Customer Account #: 20634449  
Invoice #: 7953037  
Invoice Date: 6/27/2022

**Amount Due: \$ 1,372.64**

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



# INVOICE

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 20634449  
**Invoice #:** 7969755  
**Invoice Date:** 7/1/2022  
**Cust PO #:**

Job Number	Description	Amount
460400254	Heritage Isle at Viera CDD Landscape Maintenance For July  Date Rec'd Rizzetta & Co., Inc. 06.30.22 D/M approval <u>  RH  </u> Date <u>  7/6/22  </u> Date entered 07.01.22 Fund <u>  001  </u> GL <u>  53900  </u> OC <u>  4604  </u> Check # <u>                    </u>	16,594.50
Total invoice amount		16,594.50
Tax amount		
Balance due		16,594.50

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 407-292-9600

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account#: 20634449  
Invoice #: 7969755  
Invoice Date: 7/1/2022

Amount Due: \$16,594.50

*Thank you for allowing us to serve you*

Please reference the invoice # on your check  
and make payable to:

Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



*Mailing Addresses*

8132 Crushed Pepper Av. FL 32817

[bsbservicesus@gmail.com](mailto:bsbservicesus@gmail.com)

4077241192

6/30/2022

**Invoice**

801-1

**Client**

Heritage isle at Viera

3434 Colwell Ave.Suite 200 Tampa, FL 33614

Location Job: Legangy Blvd Melbourne , FL 32940

Activities	Total
Signaling service	400.00

Date Rec'd Rizzetta & Co., Inc. 7.1.22

D/M approval Date

Date entered 07.15.22

Fund 001 GL 53900 OC 4604

Check #

Sub total \$ 400.00

**Total \$ 400.00**

Thanks for your business



# INVOICE

**BILL TO**

Heritage Isle at Viera CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

**INVOICE #** 20573**DATE** 07/01/2022**DUE DATE** 07/16/2022**TERMS** Net 15**DESCRIPTION****AMOUNT**

CDD Website Services - Hosting, support and training

150.00

CDD Ongoing PDF Accessibility Compliance Service

234.38

Quarterly service

**BALANCE DUE****\$384.38**

Date Rec'd Rizzetta &amp; Co., Inc. 07.01.22

D/M approval RH Date 7/12/22Date entered 07/8/22Fund 001 GL 51300 OC 5103

Check # \_\_\_\_\_

ECOR Industries  
2840 Electronics Dr  
Melbourne, FL 32935-2102  
321-254-0930

RECEIVED

JUL 18 2022

## Service Slip/Invoice

INVOICE: 426601  
DATE: 7/12/2022  
ORDER: 426601

Bill To: [14138]

Rizzetta & Company Inc  
Richard Hernandez  
Heritage Isle @ Viera CDD  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Work  
Location:

[14138] 321-549-0953

Heritage Isle @ Viera CDD  
Heritage Isles Comm

Melbourne, FL 32940

Work Date	Time	Target Pest	Technician	Time In
7/12/2022	08:00 AM			08:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/12/2022	93-M38	08:30 AM

**\*Mail Invoice\***

Bees in the irrigation box on the common area property.

Service	Description	Price
BEE-WASP	Removal /Extermination of stinging insects	\$125.00
Removed hive.		
	Date Rec'd Rizzetta & Co., Inc. <u>7/20/2022</u>	
	D/M approval _____ Date _____	
	Date entered <u>7/20/2022</u>	
	Fund <u>001</u> GL <u>57900</u> OC <u>6408</u>	
	Check # _____	
		SUBTOTAL \$125.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$125.00
		AMOUNT DUE \$125.00

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**Estad LLC**5526 Embassy Street  
Belle Isle, FL 32809**Invoice**

Date	Invoice #
6/22/2022	Estad-07062022-1

**Bill To**Heritage Isle at Viera CDD  
C/O Rizzetta & Company  
3434 Colwell Ave Suite 200  
Tampa, FL 33614**Ship To**

P.O. No.	Terms	Due Date	Rep	S/A Plan	Ship Date	Ship Via	Job Num...
	Net 30	7/22/2022	SM		N/A		Estad-07062022-1

Quantity	Description	Rate	Amount
1	<p>The concrete affected by the water decay will be removed. The soil that was saturated by the water will be reemplaced by newer soil to be compacted, The area for the formwork will be compacted beforehand, to built the new concrete structure with the superficial finishes of the sidewalk while conserving the existing levels. The estimated time of execution will be 5 days and the sidewalk will be finished at a 100% and available for use within the next 3 days of being built. The maximum resistance of the concrete's compression will be for 28 continuous days</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. 07.13.22 D/M approval <u>RH</u> Date <u>7/19/22</u> Date entered 07.15.22 Fund 001 GL 53900 OC 4604 Check # _____</p>	1	6,000

We Appreciate Your Business

**Subtotal** \$6,000**Sales Tax (7.5%)** \$0.00**Total** \$6,000**Payments/Credits** \$0.00**Balance Due** \$6,000





PAYMENT COUPON

1800285715 1 of 1

/4115006401066800013324180028571570000160200

4,1,1500,640106,6800013324,1800285715,7,0000160200

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Cust. No.: <b>6800013324</b>	Inv. No.: <b>1800285715</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
07/31/2022	\$ 1,602.00

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

**Invoice**

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

**Customer Number: 6800013324**

**Invoice Number: 1800285715**

**Invoice Date: 07/01/2022**

4,1,1500,640106,6800013324,1800285715,7,0000160200

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 6800013324 Invoice No: 1800285715

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	1,602.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$1,602.00</b> This Month's Charges Past Due After 07/31/2022

Date Rec'd Rizzetta & Co., Inc. 07.14.22  
D/M approval RH Date 7/19/22  
Date entered 07.15.22  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility**  
**Miami FL 33188-0001**



PAYMENT COUPON

1800285723 1 of 1

/4115006401066800013324180028572380000098100

RECEIVED

JUL 10 2022

4,1,1500,640106,6800013324,1800285723,8,0000098100

Please mail this portion with your check

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Date Rec'd Rizzetta & Co., Inc. 07.08.22

D/M approval *RA* Date 7/19/22

Date entered 07.15.22

Fund 001 GL 53100 OC 4307

Check #

Cust. No.: <b>6800013324</b>	Inv. No.: <b>1800285723</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
07/31/2022	\$ 981.00

Please see payment options and instructions at the bottom of this invoice.

FPL  
General Mail Facility  
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id #: 59-0247775

**Invoice**

Customer Name and Address

HERITAGE ISLE AT VIERA CDD  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

**Customer Number:** 6800013324

**Invoice Number:** 1800285723

**Invoice Date:** 07/01/2022

4,1,1500,640106,6800013324,1800285723,8,0000098100

Please retain this portion for your records

**CURRENT CHARGES AND CREDITS**

Customer No: 6800013324 Invoice No: 1800285723

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	981.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$981.00</b> This Month's Charges Past Due After 07/31/2022

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility**  
**Miami FL 33188-0001**

Heritage Isle at Viera		Florida Power & Light Company Summary		July 2022	
Date 7/13/2022			Due Date 08/03/22		
Period Covered 06/13/22-07/13/22					
Account Number	GL Account	Location		Amount	
47818-03004	4301	6813 Legacy Blvd # Pump		\$1,971.07	
11699-74381	4307	Decorative Lgtng-L		\$1,429.65	
57620-18553	4307	Decorative Lgtng # Heritage Isle		\$1,226.69	
69877-97013	4301	6494 Legacy Blvd # Irr		\$830.76	
				<b>\$5,458.17</b>	
53100-4307		Street Lights		\$2,656.34	
53100-4301		Utility Services		<u>\$2,801.83</u>	
				<b>\$5,458.17</b>	

Date Rec'd Rizzetta & Co., Inc. 7/28/2022

D/M approval RA Date 7/28/22

Date entered 7/28/2022

Fund 001 GL          OC See above

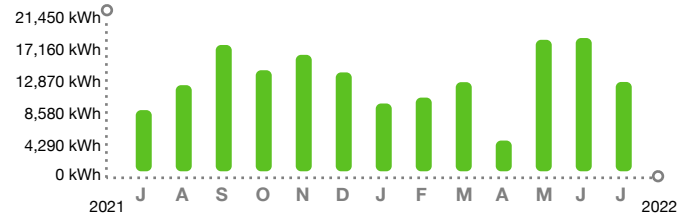
Check #

**Electric Bill Statement****For:** Jun 13, 2022 to Jul 13, 2022 (30 days)**Statement Date:** Jul 13, 2022**Account Number:** 47818-03004**Service Address:**6813 LEGACY BLVD # PUMP  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,971.07**

TOTAL AMOUNT YOU OWE

**Aug 3, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	2,347.59
Payments received	-2,347.59
Balance before new charges	0.00
Total new charges	1,971.07
<b>Total amount you owe</b>	<b>\$1,971.07</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

47818-03004

ACCOUNT NUMBER

\$1,971.07

TOTAL AMOUNT YOU OWE

Aug 3, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 47818-03004  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	2,347.59
Payment received - Thank you	-2,347.59
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$343.43
Fuel: (\$0.038060 per kWh)	\$497.18
Demand: (\$11.93 per KW)	\$942.47

Electric service amount 1,811.25

Gross rec. tax/Regulatory fee 47.78

Franchise charge 112.04

Taxes and charges 159.82

Total new charges \$1,971.07

Total amount you owe \$1,971.07

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL7327. Next meter reading Aug 12, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	19895		06832		13063
Demand KW	79.45				79

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 13, 2022	Jun 13, 2022	Jul 14, 2021
kWh Used	13063	19489	8946
Service days	30	32	30
kWh/day	435	609	298
Amount	\$1,971.07	\$2,434.05	\$1,625.82

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jun 13, 2022 to Jul 13, 2022 (30 days)**Statement Date:** Jul 13, 2022**Account Number:** 11699-74381**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,429.65**

TOTAL AMOUNT YOU OWE

**Aug 3, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,429.65
Payments received	-1,429.65
Balance before new charges	0.00
Total new charges	1,429.65
<b>Total amount you owe</b>	<b>\$1,429.65</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

11699-74381

ACCOUNT NUMBER

\$1,429.65

TOTAL AMOUNT YOU OWE

Aug 3, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,429.65
Payment received - Thank you	-1,429.65
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,337.85
Gross rec. tax/Regulatory fee	10.53
Franchise charge	81.27
Taxes and charges	91.80
Total new charges	\$1,429.65
Total amount you owe	\$1,429.65

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Aug 12, 2022.

### Usage Type

Total kWh used

### Usage

5840

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 13, 2022	Jun 13, 2022	Jul 14, 2021
kWh Used	5840	5840	5840
Service days	30	32	30
kWh/day	195	183	195
Amount	\$1,429.65	\$1,429.65	\$1,371.24

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 1

ESLA

For: 06-13-2022 to 07-13-2022 (30 days)  
kWh/Day: 195  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHERI	175	14400	F	80		5,840	
Energy					2.390000		191.20
Non-energy					9.390000		751.20
Maintenance							
ZPLHERI				40			
Non-energy					4.690000		187.60
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 11699-74381  
CDD

FPL.com Page 2

ESLA

For: 06-13-2022 to 07-13-2022 (30 days)  
kWh/Day: 195  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE-L  
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							191.20
Non-energy sub total							938.80
Sub total						5,840	1,130.00
Energy conservation cost recovery							2.45
Capacity payment recovery charge							1.05
Environmental cost recovery charge							2.69
Transition rider credit							-30.25
Storm protection recovery charge							12.91
Fuel charge							219.00
<b>Electric service amount</b>							<b>1,337.85</b>
Gross rec. tax/Reg. fee							10.53
Franchise charge							81.27
<b>Total</b>						<b>5,840</b>	<b>1,429.65</b>

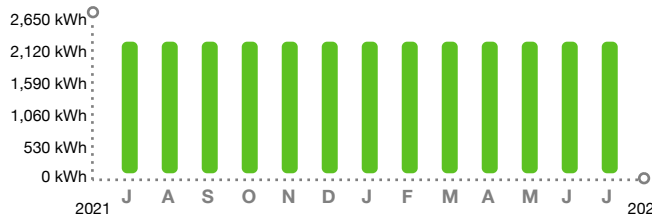
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jun 13, 2022 to Jul 13, 2022 (30 days)**Statement Date:** Jul 13, 2022**Account Number:** 57620-18553**Service Address:**DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,226.69**

TOTAL AMOUNT YOU OWE

**Aug 3, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,226.69
Payments received	-1,226.69
Balance before new charges	0.00

Total new charges 1,226.69

**Total amount you owe \$1,226.69****FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- "Your Decorative Streetlight account is billed on rate PL-1"
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (321) 723-7795  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

57620-18553

ACCOUNT NUMBER

\$1,226.69

TOTAL AMOUNT YOU OWE

Aug 3, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,226.69
Payment received - Thank you	-1,226.69
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,152.67
Gross rec. tax/Regulatory fee	4.29
Franchise charge	69.73
Taxes and charges	74.02
Total new charges	\$1,226.69
Total amount you owe	\$1,226.69

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Next bill date Aug 12, 2022.

### Usage Type

Total kWh used

### Usage

2378

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 13, 2022	Jun 13, 2022	Jul 14, 2021
kWh Used	2378	2378	2378
Service days	30	32	30
kWh/day	79	74	79
Amount	\$1,226.69	\$1,226.69	\$1,202.61

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 1

ESLA

For: 06-13-2022 to 07-13-2022 (30 days)  
kWh/Day: 79  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
ZLTHSLE	70	6300	F	40		1,160	
Energy					0.950000		38.00
Non-energy					7.880000		315.20
Maintenance							
ZLTHSLL	70	6300	F	42		1,218	
Energy					0.950000		39.90
Non-energy					6.640000		278.88
Maintenance							
ZPLHSLE				20			
Non-energy					10.510000		210.20
Fixtures							
ZPLHSLL				21			
Non-energy					8.850000		185.85
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 57620-18553  
CDD

FPL.com Page 2

ESLA

For: 06-13-2022 to 07-13-2022 (30 days)  
kWh/Day: 79  
Service Address:  
DECORATIVE LGTNG # HERITAGE ISLE  
MELBOURNE, FL 32940

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							77.90
Non-energy sub total							990.13
Sub total						2,378	1,068.03
Energy conservation cost recovery							1.00
Capacity payment recovery charge							0.43
Environmental cost recovery charge							1.09
Transition rider credit							-12.32
Storm protection recovery charge							5.26
Fuel charge							89.18
<b>Electric service amount</b>							<b>1,152.67</b>
Gross rec. tax/Reg. fee							4.29
Franchise charge							69.73
<b>Total</b>						<b>2,378</b>	<b>1,226.69</b>

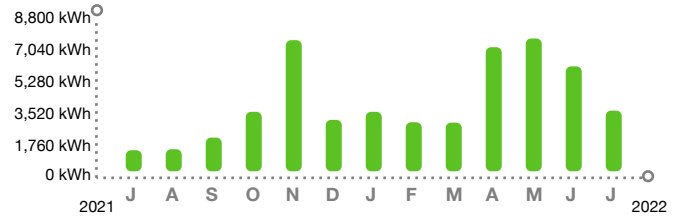
\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jun 13, 2022 to Jul 13, 2022 (30 days)**Statement Date:** Jul 13, 2022**Account Number:** 69877-97013**Service Address:**6494 LEGACY BLVD # IRR  
MELBOURNE, FL 32940**HERITAGE ISLE AT VIERA CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$830.76**

TOTAL AMOUNT YOU OWE

**Aug 3, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,042.64
Payments received	-1,042.64
Balance before new charges	0.00
Total new charges	830.76
<b>Total amount you owe</b>	<b>\$830.76</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 03, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 24, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

HERITAGE ISLE AT VIERA CDD  
8529 SOUTHPARK CIR STE 330  
ORLANDO FL 32819-9064The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

69877-97013

ACCOUNT NUMBER

\$830.76

TOTAL AMOUNT YOU OWE

Aug 3, 2022

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number:  
HERITAGE ISLE AT VIERA 69877-97013  
CDD

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,042.64
Payment received - Thank you	-1,042.64
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$95.67
Fuel: (\$0.038060 per kWh)	\$138.50
Demand: (\$11.93 per KW)	\$501.06

Electric service amount 763.40

Gross rec. tax/Regulatory fee 20.14

Franchise charge 47.22

Taxes and charges 67.36

Total new charges \$830.76

Total amount you owe \$830.76

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KNL9829. Next meter reading Aug 12, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	31105		27466		3639
Demand KW	42.14				42

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 13, 2022	Jun 13, 2022	Jul 14, 2021
kWh Used	3639	6294	1263
Service days	30	32	30
kWh/day	121	196	42
Amount	\$830.76	\$1,042.64	\$357.79

## Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now ›](#)

## Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving ›](#)

## We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Rizzetta & Company, Inc.**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

# Invoice

Date	Invoice #
7/1/2022	INV0000069342

**Bill To:**

HERITAGE ISLE AT VIERA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00485

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,735.33	\$1,735.33
Administrative Services	1.00	\$517.50	\$517.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$437.50	\$437.50
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$2,932.50	\$2,932.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. 07.08.22</div> <div>D/M approval <u>RA</u> Date <u>7/12/22</u></div> <div>Date entered <u>07/08/22</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> 1735.33</div> <div><u>001</u> <u>51300</u> <u>3100</u> 517.50</div> <div>Check # <u>001</u> <u>51300</u> <u>5103</u> 75</div> <div><u>001</u> <u>51300</u> <u>3111</u> 437.50</div> <div><u>001</u> <u>51300</u> <u>4658</u> 650</div> <div><u>001</u> <u>51300</u> <u>3101</u> 2932.50</div> <div><u>001</u> <u>51300</u> <u>5103</u> 100</div>			
Subtotal		\$6,447.83	
Total		\$6,447.83	



## INVOICE

**Invoice Number:** PI-A00847401  
**Invoice Date:** 07/01/22  
**PROPERTY:** Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue/Suite #200  
Tampa, FL 33614

CUSTOMER ID	CUSTOMER PO	Payment Terms	
0523780		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			07/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR14208 07/01/22 - 09/30/22 Fountain Maintenance Services		250.95	250.95

Date Rec'd Rizzetta & Co., Inc. 7/20/2022  
D/M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered 7/20/2022  
Fund 001 GL 53800 OC 4601  
Check # \_\_\_\_\_

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>250.95</b>
Sales Tax	0.00
Total Invoice	250.95
Payment Received	0.00
<b>TOTAL</b>	<b>250.95</b>



## INVOICE

**Invoice Number:** PI-A00849656  
**Invoice Date:** 07/01/22  
**PROPERTY:** Heritage Isle at Viera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Heritage Isle at Viera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue/Suite #200  
Tampa, FL 33614  
United States

CUSTOMER ID	CUSTOMER PO	Payment Terms	
7760		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			07/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49980 07/01/22 - 07/31/22 Lake & Pond Management Services		2,880.91	2,880.91

Date Rec'd Rizzetta & Co., Inc. 7/20/2022  
D/M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered 7/20/2022  
Fund 001 GL 53800 OC 4615  
Check # \_\_\_\_\_

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>2,880.91</b>
Sales Tax	0.00
Total Invoice	2,880.91
Payment Received	0.00
<b>TOTAL</b>	<b>2,880.91</b>



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

"Copy of Previously Printed Invoice"  
Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

6501275  
203174000  
04/25/2022  
LEANNE DUFFY  
407-835-3807

HERITAGE ISLE AT VIERA CDD  
ATTN PETER WILLIAMS, SECRETARY  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Date Rec'd Rizzetta & Co., Inc. 7/22/2022  
D/M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered 7/22/2022  
Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
Check # \_\_\_\_\_

HERITAGE ISLE AT VIERA CDD 2013

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,148.38

All invoices are due upon receipt.

Date Rec'd Rizzetta & Co., Inc. 7/22/2022  
D/M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered 7/22/2022  
Fund 001 GL 51300 OC 3105 2074.19  
15500 2074.19  
Check # \_\_\_\_\_

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HERITAGE ISLE AT VIERA CDD 2013

Invoice Number: 6501275  
Account Number: 203174000  
Current Due: \$4,148.38  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

#### Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 203174000  
Invoice # 6501275  
Attn: Fee Dept St. Paul

#### Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
"Copy of Previously Printed Invoice"

Invoice Number: 6501275  
Invoice Date: 04/25/2022  
Account Number: 203174000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

HERITAGE ISLE AT VIERA CDD 2013

Accounts Included 203174000 203174001 203174002 203174004 203174005 203174006  
In This Relationship: 203174008 203174009 203174010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
<b>Subtotal Administration Fees - In Advance 04/01/2022 - 03/31/2023</b>				<b>\$3,850.00</b>
Incidental Expenses 04/01/2022 to 03/31/2023	3,850.00	0.0775		\$298.38
<b>Subtotal Incidental Expenses</b>				<b>\$298.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,148.38</b>

Watson Site Development Inc

P.O. Box 236876  
Cocoa, FL 32923

321-632-5886

# Invoice

Date	Invoice #
7/14/2022	2645

Bill To
Heritage Isle at Viera CDD c/o Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Date Rec'd Rizzetta & Co., Inc. 7/22/2022  
D/M approval RA Date 7/27/22  
Date entered 7/22/2022  
Fund 001 GL 57200 OC 6403  
Check #

P.O. No.	Terms	Project
	Net 30	Sidewalk Repair

Quantity	Description	U/M	Rate	Amount
1	Sidewalk Repair (Misc. Locations) Sales Tax	LS	1,500.00 7.00%	1,500.00 0.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>7/21/2022</u> D/M approval <u></u> Date <u></u> Date entered <u>7/21/2022</u> Fund <u></u> GL <u></u> OC <u></u> Check # <u></u></div>				
Please remit to the above address. Office (321) 632-5886 Fax (321) 632-5126			<b>Total</b>	\$1,500.00

**TAB 5**

# **Financial Report**

**September 30, 2021**

## **Heritage Isle at Viera Community Development District**



	<b><u>Page</u></b>
<b>I. Financial Section:</b>	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
<b>II. Compliance Section:</b>	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	22
Management Letter	23
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	25

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Heritage Isle at Viera Community Development District*

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of *Heritage Isle at Viera Community Development District* (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Other Matters

#### *Required Supplementary Information*

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

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated June 13, 2022, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The script is cursive and fluid.

Orlando, Florida  
June 13, 2022

Our discussion and analysis of the *Heritage Isle at Viera Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### **Financial Highlights**

- The assets of the District exceeded its liabilities at September 30, 2021 by \$7,017,697, a decrease of \$1,090,826 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported a combined fund balance of \$1,291,142, a decrease of \$22,051 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the *Heritage Isle at Viera Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### **Government-Wide Financial Statements**

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, roads and streets, and culture and recreation related functions.

### **Fund Financial Statements**

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

#### *Governmental Funds*

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

#### **Notes to Financial Statements**

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

#### **Government-Wide Financial Analysis**

##### *Statement of Net Position*

The District's net position was \$7,017,697 at September 30, 2021. The following analysis focuses on the net position of the District's governmental activities.

	<b>2021</b>	<b>2020</b>
Assets, excluding capital assets	\$ 1,416,505	\$ 1,324,879
Capital assets, net of depreciation	13,388,081	14,820,600
<b>Total assets</b>	<b>14,804,586</b>	<b>16,145,479</b>
Liabilities, excluding long-term liabilities	246,430	139,930
Long-term liabilities	7,540,459	7,897,026
<b>Total liabilities</b>	<b>7,786,889</b>	<b>8,036,956</b>
Net Position:		
Net investment in capital assets	6,048,176	7,130,511
Restricted for debt service	145,310	126,039
Restricted for capital projects	8,585	8,585
Unrestricted	815,626	843,388
<b>Total net position</b>	<b>\$ 7,017,697</b>	<b>\$ 8,108,523</b>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2021 and 2020.

	<b>2021</b>	<b>2020</b>
Revenues:		
Program revenues	\$ 1,360,694	\$ 1,369,984
General revenues	294	3,876
<b>Total revenues</b>	<b>1,360,988</b>	<b>1,373,860</b>
Expenses:		
General government	119,047	121,105
Physical environment	1,932,628	1,927,224
Roads and streets	68,156	116,038
Culture and recreation	36,941	15,519
Interest on long-term debt	295,042	311,195
<b>Total expenses</b>	<b>2,451,814</b>	<b>2,491,081</b>
Change in net position	(1,090,826)	(1,117,221)
Net position, beginning	8,108,523	9,225,744
<b>Net position, ending</b>	<b>\$ 7,017,697</b>	<b>\$ 8,108,523</b>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$2,451,814. The majority of these costs are comprised of physical environment expense and interest on long-term debt.

#### **Financial Analysis of the Government's Funds**

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,291,142. Of this total, \$117,544 is nonspendable, \$475,516 is restricted, \$418,804 is assigned and the remainder of \$279,278 is unassigned.

The fund balance of the general fund decreased by \$27,762 in the current year, this was primarily due to increased expenditures in the current year. The debt service fund balance increased by \$5,711, due to assessment revenues exceeding debt payments. The capital projects fund balance remained the same as prior year.

#### **General Fund Budgetary Highlights**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2021 general fund budget. The legal level of budgetary control is at the fund level.

### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2021, the District had \$13,388,081 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

#### *Capital Debt*

At September 30, 2021, the District had \$7,490,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact the *Heritage Isle at Viera Community Development District's* Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

## FINANCIAL STATEMENTS



Heritage Isle at Viera Community Development District  
**Statement of Net Position**  
September 30, 2021

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash	\$ 831,875
Investments	155
Prepaid costs	114,654
Deposits	2,890
Restricted assets:	
Temporarily restricted investments	466,931
Capital assets:	
Capital assets being depreciated, net	13,388,081
<b>Total assets</b>	<b>14,804,586</b>
<b>Liabilities</b>	
Accounts payable and accrued expenses	125,363
Accrued interest payable	121,067
Noncurrent liabilities:	
Due within one year	370,000
Due in more than one year	7,170,459
<b>Total liabilities</b>	<b>7,786,889</b>
<b>Net Position</b>	
Net investment in capital assets	6,048,176
Restricted for debt service	145,310
Restricted for capital projects	8,585
Unrestricted	815,626
<b>Total net position</b>	<b>\$ 7,017,697</b>

Heritage Isle at Viera Community Development District  
**Statement of Activities**  
Year Ended September 30, 2021

Functions/Programs	Expenses	Charges for Services	Program Revenue		Net (Expense) Revenue and Changes in Net Position
			Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
General government	\$ 119,047	\$ 38,428	\$ -	\$ -	\$ (80,619)
Physical environment	1,932,628	623,845	-	-	(1,308,783)
Roads and streets	68,156	22,000	-	-	(46,156)
Culture and recreation	36,941	11,924	-	-	(25,017)
Interest on long-term debt	295,042	664,361	136	-	369,455
<b>Total governmental activities</b>	<b>\$ 2,451,814</b>	<b>\$ 1,360,558</b>	<b>\$ 136</b>	<b>\$ -</b>	<b>\$ (1,091,120)</b>
General Revenues:					
Investment and other income					294
Total general revenues					294
<b>Change in net position</b>					(1,090,826)
Net position, beginning					8,108,523
<b>Net position, ending</b>					<b>\$ 7,017,697</b>

Heritage Isle at Viera Community Development District  
**Balance Sheet - Governmental Funds**  
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets</b>				
Cash	\$ 823,290	\$ -	\$ 8,585	\$ 831,875
Investments	155	466,931	-	467,086
Prepaid costs	114,654	-	-	114,654
Deposits	2,890	-	-	2,890
<b>Total assets</b>	<u>\$ 940,989</u>	<u>\$ 466,931</u>	<u>\$ 8,585</u>	<u>\$ 1,416,505</u>
<b>Liabilities and Fund Balances</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 125,363	\$ -	\$ -	\$ 125,363
<b>Total liabilities</b>	<u>125,363</u>	<u>-</u>	<u>-</u>	<u>125,363</u>
Fund Balance:				
Nonspendable	117,544	-	-	117,544
Restricted for:				
Debt service	-	466,931	-	466,931
Capital projects	-	-	8,585	8,585
Assigned to subsequent years' expenditures	57,907	-	-	57,907
Assigned to capital reserves	360,897	-	-	360,897
Unassigned	279,278	-	-	279,278
<b>Total fund balances</b>	<u>815,626</u>	<u>466,931</u>	<u>8,585</u>	<u>1,291,142</u>
<b>Total liabilities and fund balances</b>	<u>\$ 940,989</u>	<u>\$ 466,931</u>	<u>\$ 8,585</u>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 13,388,081

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(121,067)	
Bonds payable	<u>(7,540,459)</u>	<u>(7,661,526)</u>

<b>Net Position of Governmental Activities</b>		<u><u>\$ 7,017,697</u></u>
--	--	----------------------------

Heritage Isle at Viera Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances –  
Governmental Funds**  
Year Ended September 30, 2021

	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
<b>Revenues</b>				
Special assessments	\$ 696,197	\$ 664,361	\$ -	\$ 1,360,558
Investment and other income	294	136	-	430
<b>Total revenues</b>	<b>696,491</b>	<b>664,497</b>	<b>-</b>	<b>1,360,988</b>
<b>Expenditures</b>				
Current:				
General government	119,047	-	-	119,047
Physical environment	500,109	-	-	500,109
Roads and streets	68,156	-	-	68,156
Culture and recreation	36,941	-	-	36,941
Debt Service:				
Interest	-	303,786	-	303,786
Principal	-	355,000	-	355,000
<b>Total expenditures</b>	<b>724,253</b>	<b>658,786</b>	<b>-</b>	<b>1,383,039</b>
<b>Net change in fund balances</b>	<b>(27,762)</b>	<b>5,711</b>	<b>-</b>	<b>(22,051)</b>
Fund balances, beginning of year	843,388	461,220	8,585	1,313,193
<b>Fund balances, end of year</b>	<b>\$ 815,626</b>	<b>\$ 466,931</b>	<b>\$ 8,585</b>	<b>\$ 1,291,142</b>

Heritage Isle at Viera Community Development District  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of  
Governmental Funds to the Statement of Activities**  
Year Ended September 30, 2021

---

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	(22,051)
--	----	----------

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Depreciation expense	<u>(1,432,519)</u>	(1,432,519)
----------------------	--------------------	-------------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	355,000
---	---------

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	7,177	
Amortization of bond discount	(2,197)	
Amortization of bond premium	<u>3,764</u>	<u>8,744</u>

<b>Change in Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>(1,090,826)</u></b>
--	-----------	---------------------------

Heritage Isle at Viera Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - General Fund**  
Year Ended September 30, 2021

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues</b>				
Special assessments	\$ 694,205	\$ 694,205	\$ 696,197	\$ 1,992
Investment and other income	-	-	294	294
<b>Total revenues</b>	<b>694,205</b>	<b>694,205</b>	<b>696,491</b>	<b>2,286</b>
<b>Expenditures</b>				
Current:				
General government	142,153	142,153	119,047	23,106
Physical environment	515,987	515,987	500,109	15,878
Roads and streets	25,000	25,000	68,156	(43,156)
Culture and recreation	63,500	63,500	36,941	26,559
<b>Total expenditures</b>	<b>746,640</b>	<b>746,640</b>	<b>724,253</b>	<b>22,387</b>
<b>Net change in fund balance</b>	<b>(52,435)</b>	<b>(52,435)</b>	<b>(27,762)</b>	<b>24,673</b>
Fund balance, beginning of year	843,388	843,388	843,388	-
<b>Fund balance, end of year</b>	<b>\$ 790,953</b>	<b>\$ 790,953</b>	<b>\$ 815,626</b>	<b>\$ 24,673</b>

## **NOTES TO FINANCIAL STATEMENTS**

## **NOTE 1            SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **Reporting Entity**

The *Heritage Isle at Viera Community Development District*, (the "District") was established by Brevard County Ordinance 04-12 enacted on March 24, 2004, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### **Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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



**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are typically levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

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

The general fund, debt service fund and capital projects fund are considered to be major funds. The District reports the following governmental funds:

*General Fund*

Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

*Debt Service Fund*

Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

*Capital Projects Fund*

Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*Receivables*

All receivables are shown net of allowance for uncollectible accounts.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Prepaid Items*

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

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., stormwater facilities, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<b>Assets</b>	<b>Years</b>
Stormwater facilities	25
Reuse distribution facilities	25
Landscape and hardscape facilities	15
Hoover pump	25
Pedestrian Bridge	25

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

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

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

## **NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

### *Fund Balance Flow Assumptions*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

### *Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

### **Other Disclosures**

#### *Use of Estimates*

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

#### *New Accounting Standards*

In fiscal year 2021, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

## **NOTE 2                      STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

### **Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

## **NOTE 2            STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)**

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The appropriation resolution authorizes District staff to initiate budget reclassifications.

## **NOTE 3            DEPOSITS AND INVESTMENTS**

### **Deposits**

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

### **Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2021:

- Money market mutual funds of \$466,931 are valued using Level 2 inputs.

The District's investment policies are governed by State Statutes and the District Trust Indentures. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The SBA is not a registrant with the Securities and Exchange Commission (SEC); however, the Board has adopted operating procedures consistent with the requirements for a 2a-7-like fund for the Florida Prime Fund. Therefore, the pool account balance can be used as fair value for financial reporting.

**NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)**

Investments made by the District at September 30, 2021 are summarized below.

<b>Investment Type</b>	<b>Fair Value</b>	<b>Credit Rating</b>	<b>Weighted Average Maturity</b>
First American Treasury Obligations Fund Z	\$ 466,931	AAAm	13 days
Local Government Investment Pool:			
Florida Prime	155	AAAm	49 days
	<u>\$ 467,086</u>		

*Credit Risk*

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

*Custodial Credit Risk*

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2021, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk*

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

*Interest Rate Risk*

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**NOTE 4 PREPAID LEASE**

In a previous fiscal year, the District entered into a lease agreement with Florida Power & Light Company to lease street lights. The lease was prepaid by the District in the amount of \$158,142 for twenty years and is included in prepaid costs on the fund and government-wide financial statements. In addition, the District will pay a monthly maintenance charge during the terms of the lease. The lease can be canceled within a 90 day period. Amortization of the lease totaled \$7,907 for the current year and is included in physical environment expenditures.

**NOTE 5 CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2021 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Disposals</b>	<b>Ending Balance</b>
<b>Governmental Activities</b>				
Capital Assets Being Depreciated:				
Pedestrian bridge	\$ 98,000	\$ -	\$ -	\$ 98,000
Stormwater facilities	22,925,521	-	-	22,925,521
Hoover pump	162,157	-	-	162,157
Reuse distribution facilities	716,400	-	-	716,400
Landscape and hardscape facilities	1,452,587	-	-	1,452,587
<b>Total capital assets being depreciated</b>	<b>25,354,665</b>	<b>-</b>	<b>-</b>	<b>25,354,665</b>
Less Accumulated Depreciation for:				
Pedestrian bridge	(7,840)	(3,920)	-	(11,760)
Stormwater facilities	(8,884,487)	(1,296,618)	-	(10,181,105)
Hoover pump	(17,837)	(6,486)	-	(24,323)
Reuse distribution facilities	(372,528)	(28,656)	-	(401,184)
Landscape and hardscape facilities	(1,251,373)	(96,839)	-	(1,348,212)
<b>Total accumulated depreciation</b>	<b>(10,534,065)</b>	<b>(1,432,519)</b>	<b>-</b>	<b>(11,966,584)</b>
<b>Total capital assets being depreciated, net</b>	<b>14,820,600</b>	<b>(1,432,519)</b>	<b>-</b>	<b>13,388,081</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 14,820,600</b>	<b>\$ (1,432,519)</b>	<b>\$ -</b>	<b>\$ 13,388,081</b>

Depreciation expense for 2021 was charged to physical environment.

## **NOTE 6            LONG-TERM LIABILITIES**

### **Special Assessment Revenue Refunding Bonds Series 2013 - Public Offering**

In March 2013, the District issued \$4,460,000 of Special Assessment Revenue Refunding Bonds Series 2013, consisting of \$4,010,000 Series 2013A-1 Bonds due on May 1, 2035 with interest rates of 1.10% to 4.375% and \$450,000 Series 2013A-2 Bonds due on May 1, 2035 with interest rates of 5.0% to 5.5%. The Bonds were issued to refund the Series 2004A Special Assessment Revenue Bonds.

Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2013A Bonds is to be paid annually commencing November 1, 2013 through May 1, 2035.

The Series 2013A-1 and Series 2013A-2 Bonds are subject to redemption at the option of the District, in whole or in part at any time on or after May 1, 2023 at a redemption price as set forth in the Bond Indenture. The Series 2013A-1 and Series 2013A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

The principal and interest remaining on the Series 2013 Bonds as of September 30, 2021 is \$4,399,322. For the year ended September 30, 2021, principal and interest paid was \$309,286 and total special assessment revenue pledged was \$314,964.

### **Special Assessment Revenue Refunding Bonds Series 2017- Public Offering**

In July 2017, the District issued \$4,975,000 of Special Assessment Revenue Refunding Bonds Series 2017, consisting of \$2,290,000 serial bonds due on May 1, 2028 with an interest rate of 4%; \$1,095,000 term bonds due May 1, 2032 with interest at 3.2%; and \$1,590,000 term bonds due on May 1, 2037 with interest at 3.4%. The Bonds were issued to refund the Series 2005 Special Assessment Revenue Bonds.

Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2017 Bond is to be paid annually commencing November 1, 2017 through May 1, 2037.

The Series 2017 Bond is subject to redemption at the option of the District, in whole or in part at any time on or after May 1, 2037 at a redemption price as set forth in the Bond Indenture. The Series 2017 Bond is subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

The principal and interest remaining on the Series 2017 Bonds as of September 30, 2021 is \$5,610,790. For the year ended September 30, 2021 principal and interest paid was \$349,500. Total special assessment revenue pledged for the year was \$349,396.

**NOTE 6 LONG-TERM LIABILITIES (CONTINUED)**

Long-term debt activity for the year ended September 30, 2021 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental Activities</b>					
Bonds Payable:					
Series 2013	\$ 3,400,000	\$ -	\$ (165,000)	\$ 3,235,000	\$ 170,000
Less issue discount:	(12,271)	-	2,197	(10,074)	-
Series 2017	4,445,000	-	(190,000)	4,255,000	200,000
Add issue premium	64,297	-	(3,764)	60,533	-
<b>Governmental activity long-term liabilities</b>	<b>\$ 7,897,026</b>	<b>\$ -</b>	<b>\$ (356,567)</b>	<b>\$ 7,540,459</b>	<b>\$ 370,000</b>

At September 30, 2021, the scheduled debt service requirements on the bonds payable were as follows:

<b>Year Ending September 30</b>	<b>Governmental Activities</b>	
	<b>Principal</b>	<b>Interest</b>
2022	\$ 370,000	\$ 290,561
2023	390,000	276,386
2024	405,000	260,981
2025	420,000	244,906
2026	440,000	227,806
2027-2031	2,460,000	860,164
2032-2036	2,665,000	347,748
2037	340,000	11,560
	<b>\$ 7,490,000</b>	<b>\$ 2,520,112</b>

**NOTE 7 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.



## COMPLIANCE SECTION

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

To the Board of Supervisors  
*Heritage Isle at Viera Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Heritage Isle of Viera Community Development District* (the "District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 13, 2022.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

*McDermitt Davis*

Orlando, Florida  
June 13, 2022

## MANAGEMENT LETTER

Board of Supervisors  
*Heritage Isle at Viera Community Development District*

We have audited the financial statements of the *Heritage Isle at Viera Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 13, 2022.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

### Official Title and Legal Authority

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

### Financial Condition and Management

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

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

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

### Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 9.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as not applicable.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$32,782.06.

- e. The District did not have any construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as:

	<u>O&amp;M</u>	<u>2013A-1 Debt</u> <u>Service</u>	<u>2013A-2 Debt</u> <u>Service</u>	<u>2017 Debt</u> <u>Service</u>
Villa (2013)	\$439.84	\$258.58	\$35.18	\$ -
Duplex (2013)	451.82	350.93	47.75	-
SF 50' (2013)	463.80	424.81	57.80	-
SF 70' (2013)	482.97	517.16	70.36	-
Condo	439.84	-	-	291.54
Villa (2005)	439.84	-	-	291.54
Duplex (2005)	463.80	-	-	478.96
SF 50' (2005)	473.39	-	-	541.44
SF 70' (2005)	482.97	-	-	583.09
Clubhouse	607.59	-	-	-

- b. The total amount of special assessments collected by or on behalf of the district as \$1,360,558.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

#### **Additional Matters**

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

#### **Purpose of this Letter**

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

*McDiarmid Davis*

Orlando, Florida  
June 13, 2022

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*Heritage Isle at Viera Community Development District*

We have examined *Heritage Isle at Viera Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

*McDermitt Davis*

Orlando, Florida  
June 13, 2022

# **BUSINESS ITEMS**

**TAB 6**

## **Heritage Isle at Viera CDD**

### **Landscape Update/Current Events (May 2022 – June 2022)**

**June 23, 2022**

We saw the drought come to an end toward the end of May and some much needed rain in early June as we enter the rainy season in central Florida. Brightview has been very busy tending to our properties. At this point in time, all irrigation inspections and repairs have been underway, restoring some outage areas on Legacy Blvd.

Since the rain and full operation of our irrigation system, we have seen a visible turn around with the appearance of the turf . Many of the drought related brown spots have recovered. Our irrigation system is back to normal operations. During periods of the heavy rain, the pumps were suspended to avoid over saturation. Eblasts were sent out accordingly.

Manpower- BrightView has indicated that they are resourced adequately , but as we are now into the summer landscape regimen and well into the rapid growing season, we will keep an eye on the work performance. More to follow.

Meetings with BrightView- In the past, I was holding weekly meetings with Daniel. These meetings have important value when working landscaping matters. As of June, we will be conducting these meetings twice per month, utilizing ZOOM. This will enable us to have Richard attend these and Bryan (when needed) to discuss various issues. This will allow for better communication and action as appropriate.

Field Service Report- our field service inspector, Bryan Shaub performs his inspection bi- monthly, with Daniel. The list of items is generated and turned over to BrightView for action. They do not treat these items as a special project or detail. The items are included in their normal landscape maintenance regimen. Items that are not covered by our contract with BrightView are considered for proposal and board approval. The current field service report (May) is 85% complete.

Trees-After further discussion with BrightView and Bryan (Rizzetta). Tree pruning is included in the contract up to the point where a structural pruning is required. In other words, minor pruning is included in the contract. Major pruning which is structural in nature is outside the contract thus requiring a proposal. On 11 July, Bryan will be doing his bi- monthly inspection with Daniel which will include visible inspection of trees especially those that pose a separation problem with shrubs predominantly on Legacy Blvd. More to follow.

General Landscaping- Mowing and detail work was affected by the weather and rain, early June. They are back on track. Our properties certainly have a much needed brilliant green appearance! The weeding detail remains busy throughout the parks and Legacy Blvd.

The Legacy hedge line pruning on both sides has been completed during the week of 13 June. Canopy lifting over the sidewalks and Legacy Blvd will be completed by the end of June.

Irrigation- Our pumps are fully operational. During the rainy period, they were suspended from operation as the the rain provided more than needed irrigation. When it's too wet, it becomes a



maintenance challenge to avoid ruts when mowing. We want to prevent ruts from appearing on any of our properties. Eye sores are not welcome.

Late Breaking news- on 23 June, an irrigation leak ( mainline) was detected at the corner of Legacy and Guerrero . BrightView commenced investigating the exact location of the leak. The irrigation system was suspended and an eblast was prepared to inform the community and the system was suspended overnight. Repairs to follow.

The irrigation maintenance agreement has been approved by the HIRVA. So now the HIDA , HIRVA and CDD have approved the agreement. Wes Haber will be working with the HOA attorneys with any required boilerplate . Then the final version will be ready for signature.

Miscellaneous:

Cypress Roots and Valve Box Damage- Ana, Daniel and myself took another look at the compromised valve boxes in phase 1&2 parks on 15 June. The following is provided:

Phase#1- One box is compromised by the cypress root. There are two cypress trees in close proximity to the valve box which will require removal, plus grinding the exposed roots. A new valve box and contents with piping will be required.

Phase#2- A cluster of valve boxes (5) have been compromised by the cypress tree roots. One is already leaking. There are two cypress trees that require removal, plus grinding the roots . And the installation of a new cluster of valve boxes with content and piping will be required.

Tree replacement is not recommended.

BrightView will be preparing a proposal for the work.

## **Heritage Isle at Viera CDD**

### **Landscape Update/Current Events (June 2022 – July 2022)**

**July 22, 2022**

The rainy season is upon us. BrightView has been paying close attention to the irrigation regimen. During periods of significant rain, the irrigation system was suspended to mitigate any over saturation of the properties. And helps prevent ruts when the mowers are at work. Our properties have a healthy visible green look to the grass. Constant monitoring and making necessary adjustment to the irrigation delivery schedules has yielded good results.

General Landscaping- the mowing and detailing teams have been very busy. This time of year puts the highest demand on the landscaping crews.

Weeds grow like they are on steroids! It boils down to the number of personnel each crew has on any given day. Rain delays also affect the schedules. But for the most part, BrightView has been delivering services per the published schedules. Weeding needs attention.

Mango trees- during a previous board meeting , the board voted to remove the mango trees behind Galindo St. on CDD property. A survey was conducted to verify the property line.

As of 19 July, 2022, the mango trees have been removed by BrightView from the CDD property located behind Galindo St. The homeowner was provided previous notification and was adequate time to remove and relocate the mango trees off the CDD property. Richard made at least two on sight visits with the homeowner offering the time to relocate the trees. The homeowner failed to take action.

Johnson Grass at corner of LeConte and Legacy- this grass is a line of sight impediment and will be removed and sodded over. More to follow when it gets scheduled by BrightView.

The May field service report is completed. We are awaiting the July report.

Irrigation- both pumps have been operational and working as intended.

4 inch mainline repair- as previously reported by separate correspondence, we had a 4 inch mainline rupture at the corner of Guerrero and Legacy at the end of June. This repair required part of the sidewalk to be removed to properly access the 4 inch line . BrightView had the repairs completed as soon as possible. Great job!

With the side walk in disrepair, leaving that area as a safety hazzard, Richard was able to reach out and get bids for the concrete repair work from Orlando vendors. And the sidewalk was repaired over the July 4th weekend. Great job on the part of Richard! Why an Orlando vendor?

Initially , and after Ana informed us that it was unlikely we could get Billie from Watson to affect concrete repairs no sooner than September, Richard researched the Orlando vendors and the repairs were completed efficiently and effectively. Apparently there is a backlog of concrete work within Brevard county due to concrete availability. The larger jobs are getting priority. It's nice to have other sources to complete this type of "emergency" services. I commend Richard for the fast response getting the sidewalk repaired avoiding a potential safety matter!

Cypress Roots compromising the irrigation system- this repair project is currently being reviewed and work schedules being prepared. It will be accomplished in two separate events. Phase 2 is the largest portion of the project requiring excavation 2 cypress tree removals phases. And the installation of new valve boxes, piping and electronic components. Phase 1 is similar but the scope is smaller in nature. More to follow once the repair effort is scheduled.

#### Miscellaneous

- Back gate golf cart intrusion. It has been brought to our attention that a golf cart(s) entered HI illegally bypassing the gate entry side of Legacy from Fran Jamieson. The cart came in on the east side of Legacy Blvd , the out bound side by driving adjacent to the curb, in the grass, and then onto to the sidewalk.

There is an opening large enough where a cart can bypass the bollards. This is on CDD property. More to follow and discussion at the next CDD meeting. Initially we may want to install 2-3 big rocks as a barrier. They would require placement adjacent to the outbound gate. Or extend the palmetto bed down to the gate itself.

Thank you!

**Heritage Isle at Viera CDD**  
**Landscape Update/Current Events (July 2022 – August 2022)**

**August 15, 2022**

FPL Update- I completed the street light inventory late July and contacted FPL for a work order to repair 4 lights which are out. This typically takes 10-14 days to repair. However, I received a call on August 13<sup>th</sup> saying they needed an additional 14 days due to electrical cabling issues. These poles have yellow tape on them. More to follow.

**Landscape Update:**

The rainy season is still upon us. BrightView continues to monitor saturation levels and on occasion suspended irrigation to avoid over saturation. On the other hand during periods of dry weather, the irrigation system was operational properties are receiving irrigation three times per week.

We experienced an irrigation outage in phase 3 due to some electrical issues. An ADM had to be replaced in the controller and new two wire installed. It appears that the power surge that we experienced two weeks ago attributed to some of the two wire to be shorted out. The community received an eblast discussing the temporary outage in phase 3. Repairs were completed.

**General Landscaping**

The BrightView detailing crew has been busy working Legacy Blvd. and the parks. This time of year is perfect for weed proliferation. As of this report, Legacy detail work has been completed from Wickham to the circle. The rest of August will focus from the circle to the back gate.

All maintenance during this timeframe has been completed as scheduled.

BrightView did a great job removing the line is sight problem at the front gate and replaced the hedges with low growing shrubs and a well appointed rock border. It's now a nice visual appearance when anyone enters HI! And the LOS problem has been eliminated. And people driving into the community can actually see the Heritage Isle sign.

Legacy Traffic Sign Destroyed- A couple of weeks ago a motorist crashed into the median split sign at the corner of Le Conte/Funston/Legacy. This happened on a Friday night around 9:30 PM. The sign was totally flattened. The annuals were crushed and some of the rocks were dislodged. The irrigation head remained intact. HIDA owns the sign and they are working to get it replaced. Once the sign is replaced, BrightView will get the annuals fixed and the rocks reset in place.

Cypress Root removal and valve box repair- As previously mentioned , we have a cypress root problem in parks 1&2. These roots have compromised numerous valve boxes causing the high probability to cause system rupture. BrightView has indicated that work will commence between August 19<sup>th</sup>-23<sup>rd</sup>. August 19<sup>th</sup> will be dedicated to remove affected cypress trees and stumps. Then in the morning of

August 22<sup>nd</sup>, excavation will take place to prepare the affected areas to re-install valve boxes, valves, piping and electronic components. The irrigation system will be suspended August 22<sup>nd</sup>-23<sup>rd</sup>. We expect the irrigation system to be fully operational by August 24<sup>th</sup>. An eblast will go out by 18 August notifying the community.

Field Service Report- the July report is 50% completed. Some of the remaining items are included in the normal scheduled maintenance. Of note from the field service report is that we have between 5-10 loblolly pines on legacy that require immediate removal due to disease. We run the risk of them toppling over in a storm. The BrightView arborist will be on property week of July 15<sup>th</sup> and will take a look at the diseased trees and determine which ones must be cut down. Especially the ones that are near individual homes. More to follow.

Corner of LeConte/Legacy Blvd- the Johnson grass has been removed and sodded over improving the line of sight as cars enter the Legacy intersection.

#### Irrigation

Both pumps have been fully operational. However, during the last Hoover preventative maintenance on the north pump, it was discovered that the north pump air conditioning (climate control) system has failed requiring replacement. This was the original AC unit. It could not be repaired, as such a new unit is required. This unit services the pump control panel which needs to be kept at acceptable temperature and humidity levels to avoid component failure which would be significant expense. This is a must fund item. We are awaiting the scheduled installation date from Hoover.

Irrigation Agreement- We are in the final phase. Wes has provided the final version to the various boards for signature. It is expected to wrap this up the week of August 15, 2022.

#### Miscellaneous

Back Gate Unauthorized Golf Cart Entry- it has been reported that golf carts are entering HI near the back gate near the outbound lane. There is a definite opening where that can occur right near the gate. After reviewing with BrightView, it was recommended we extend the shrub bed down toward the gate post with 7 gallon viburnum which will be 3-4 feet high. Plus the ugly urela plants which are adjacent to the sidewalk be removed and sodded over. Proposal is in the board packet for approval.

HIRVA Landscape contract with BrightView- The HIRVA landscape contract with BrightView is going through a re-compete. They recently held a vendor meeting which included BrightView, Juniper and Paradise. At this point, no decision has been made by the HIRVA board. More to follow.

Mango trees- Mango trees on CDD property have been removed.

#### An after thought;

Investing capital funds to replace the south pump and service upgrade to the north pump are dollars well spent. Managing the daily operation of the pumps is now totally efficient and no work arounds with irrigation delivery.

Reserving funds for the irrigation controllers, likewise is a solid investment. We are seeing more ADM controllers failing as these units continue to age.

Thanks!

**TAB 7**

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**THIS AGREEMENT (the “Agreement”)** is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2022, by and among:

**Heritage Isle at Viera Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 8529 South Park Circle, Suite 330, Orlando, FL 32819 (“District”), and

**Heritage Isle District Association, Inc.**, a Florida not-for-profit corporation, whose address is c/o Leland Management, 6800 Legacy Blvd, Viera, FL 32940 (“HIDA”); and

**Heritage Isle Residential Villages Association, Inc.**, a Florida not-for-profit corporation, whose address is c/o Leland Management, 6972 Lake Gloria Blvd, Orlando, FL 329809 (“HIRVA”); and

**Terraces at Heritage Isle**, a Florida not-for-profit corporation, whose address is c/o Sentry Management, 597 Haverty Court, Suite 110, Rockledge, FL 32955 (“Terraces” and together with the District, HIDA and HIRVA, the “Parties”).

### **RECITALS**

**WHEREAS**, this Agreement concerns the repair, maintenance and replacement of the existing irrigation system located in the Heritage Isle residential community in Brevard County, Florida (the “Irrigation System”) pursuant to Articles 7, 9 and 10 of the Second Amendment to Heritage Isle Declarations dated November 16, 2011: and

**WHEREAS**, the Parties hereto have previously contributed to the maintenance, repair and replacement of various portions of the Irrigation System and entered into various agreements concerning the same; and

**WHEREAS**, the Parties agree that the obligations of each Party for the maintenance, repair and replacement of the Irrigation System should be as specifically detailed in this Agreement.



## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**NOW, THEREFORE,** in consideration of the recitals, agreements and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**Section 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this agreement.

**Section 2. Prior Agreements.** Some or all of the Parties previously entered into the following agreements, which shall be referred to as the “Enumerated Agreements” herein: (a) AGREEMENT BETWEEN THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT AND HERITAGE ISLE DISTRICT ASSOCIATION, INC. FOR IRRIGATION OPERATION, MAINTENANCE, AND REPAIR SERVICES dated October 1, 2009; (b) AGREEMENT BETWEEN THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT AND HERITAGE ISLE DISTRICT ASSOCIATION, INC. FOR IRRIGATION OPERATION, MAINTENANCE, AND REPAIR SERVICES AGREEMENT ADDENDUM dated February 4, 2010; (c) AGREEMENT REGARDING HERITAGE ISLE IRRIGATION SYSTEM BETWEEN THE HIDA, CDD, CLUB, AND TERRACES AT HERITAGE ISLE dated March 27, 2012; (d) SECOND AMENDMENT TO AGREEMENT BETWEEN THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT AND HERITAGE ISLE DISTRICT ASSOCIATION, INC. FOR IRRIGATION OPERATION, MAINTENANCE, AND REPAIR SERVICES dated May 22, 2012; (e) IRRIGATION OPERATION, MAINTENANCE, AND REPAIR SERVICES AGREEMENT dated September 27, 2018 between the Heritage Isle District Association and the Heritage Isle Residential Villages Association with a JOINDER by the Heritage Isle at Viera Community Development District. In consideration for entering into this Agreement, the Parties acknowledge and agree that any prior agreement(s) the Parties may have entered into concerning the maintenance, repair or replacement of the Irrigation System, including, but not limited to the Enumerated Agreements, (collectively the “Prior Agreements”), are hereby terminated, revoked and rendered null and void and that all obligations under the Prior Agreements are hereby satisfied. The Parties hereby further agree to waive and release any and all claims or causes of action each may have against the other that may have arisen under the Prior Agreements.

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**Section 3. Terraces at Heritage Isle (Terraces)** shall be solely responsible for all costs for the maintenance, repair and replacement of those components of the Irrigation System:

- a) located on and solely dedicated to irrigating Terraces Property, and not serving, in whole or in part, irrigation of other areas which are not Terraces Property; and
- b) not made the responsibility of the other Parties.

Such components located on Terraces Property for which Terraces is responsible includes irrigation system, irrigation heads, modules, decoders, 2 wire, valves, valve boxes, solenoids, and 1-inch and 2-inch pipes.

**Section 4. Heritage Isle District Association (HIDA)** shall be responsible for the maintenance, repair and replacement of those components of the Irrigation System:

- a) located on and solely dedicated to irrigating residents' lots, strips of grass between residents' lots and the streets, and Clubhouse Property, and not serving, in whole or in part, irrigation of other areas which are not residents' lots, strips of grass between residents' lots and the streets, or Clubhouse Property; and
- b) not made the responsibility of the other Parties.

Such components located on residents' lots, on strips of grass between residents' lots and the streets, and Clubhouse Property for which HIDA is responsible includes irrigation system, irrigation heads, modules, decoders, 2 wire, valves, valve boxes, solenoids, and 1-inch and 2-inch pipes. HIDA shall also pay for the electricity operating the District's clocks.

**Section 5. Heritage Isle Residential Villages (HIRVA)** shall contribute up to \$250 for each item of repair or maintenance of the Irrigation System performed by HIDA pursuant to Section 4 hereof.

**Section 6. Heritage Isle at Viera Community Development District (District)** shall be responsible for the maintenance, repair and replacement of those components

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

of the Irrigation System not made the responsibility of the other Parties, including but not limited to the following components:

- a) Two (2) community master pump stations and filters which deliver water from the ponds, filtered and into the irrigation mainlines;
- b) Irrigation pipes such as mainlines (12"), secondary mainlines (4") and minor mainlines (2-3") wherever located;
- c) Mainline valves and boxes;
- d) Electronic control systems such as controllers, module administrators (ADM), decoders, solenoids, and clocks (not including those located on and exclusively servicing the areas for which the other Parties are responsible); and
- e) Valves, valve boxes, pipes (1" – 2") irrigation system, irrigation heads, and 2-wire not made the responsibility of any of the other Parties.

**Section 7. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**Section 8. Assignment.** Neither the District, HIDA, HIRVA, nor Terraces may assign this Agreement without the prior written approval of the others.

**Section 9. Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**Section 10. Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the District, HIDA, HIRVA, and Terraces relating to the subject matter of this Agreement.

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**Section 11. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the District, HIDA, HIRVA, and Terraces.

**Section 12. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District, HIDA, HIRVA, and Terraces, the District, HIDA, HIRVA, and Terraces have all complied with all the requirements of law, and the District HIDA, HIRVA, and Terraces all have full power and authority to comply with the terms and provisions of this instrument.

**Section 13. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

a) If to the District: Heritage Isle at Viera Community Development District  
8529 South Park Circle  
Suite 330  
Orlando, Florida 32819  
Attn: District Manager

And

Kutak Rock LLP  
PO Box 10230  
Tallahassee, Florida 32302  
Attn: Wesley Haber

b) If to HIDA: Heritage Isle District Association, Inc.  
c/o Leland Management  
6800 Legacy Blvd  
Viera, FL 32940

c) If to HIRVA: Heritage Isle Residential Villages Association, Inc.  
c/o Leland Management  
6972 Lake Gloria Blvd

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

Orlando, FL 329809

d) If to Terraces: Terraces at Heritage Isle  
c/o Sentry Management  
597 Haverty Court  
Suite 110  
Rockledge, FL 32955

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for HIDA, HIRVA, or Terraces may deliver Notice on behalf of the District and HIDA, HIRVA, or Terraces. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**Section 14. Public Records.** HIDA, HIRVA, and Terraces understand and agree that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

**Section 15. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**Section 16. Arm's Length Transaction.** This Agreement has been negotiated fully between the District, HIDA, HIRVA, and Terraces as an arm's length transaction. The District, HIDA, HIRVA, and Terraces participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language,

## **HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

and any doubtful language will not be interpreted or construed against any party.

**Section 17. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all such counterparts shall constitute one agreement. The delivery of counterpart signatures by e-mail or facsimile transmission shall have the same force and effect as the delivery of a signed hard copy.

[Signatures on Next Page]

**HERITAGE ISLE IRRIGATION MAINTENANCE AGREEMENT**

**In Witness Whereof**, the Parties execute this Agreement the day and year first written above.

**WITNESS:**

**Heritage Isle at Viera Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors

**Heritage Isle District Association, Inc.**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**Heritage Isle Residential Villages  
Association, Inc.**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**Terraces at Heritage Isle**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**TAB 8**













**TAB 9**



## Proposal for Extra Work at Heritage Isle at Viera CDD

Property Name	Heritage Isle at Viera CDD	Contact	Jay Williams
Property Address	6800 Legacy Blvd. Melbourne, FL 32940	To	Heritage Isle at Viera CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name 08 11 22 Legacy Blvd back gate

Project Description Replace old bed of Ruellia with sod. Extend existing bed down to gate for security

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
10.00	MAN HOUR	Tear out Ruellia and install new sod. Extend hedgeline and install new plants	\$58.30	\$583.00
669.00	SQUARE FEET	St Augustine - Floratam	\$1.44	\$962.42
1.00	LOAD	Dump Fees/Green Waste Material	\$204.64	\$204.64
4.00	EACH	Viburnum Odorittissimum 7 gal. Shrub/perennial (Larger plant selection to make a hedge faster)	\$78.45	\$313.80

### Images

#### Back gate



For internal use only

SO# 7895289  
JOB# 460400254  
Service Line 130

**Total Price** \$2,063.86

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
4777 Old Winter Garden Road, Orlando, FL 32811 ph. (407) 292-9600 fax (407) 291-4966

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Customer and its agents and employees from and against any third-party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
10. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
11. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

14. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

15. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
16. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

**Board Chairman**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Jay Williams**

**August 11, 2022**

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

**BrightView Landscape Services, Inc. "Contractor"**

**Associate Account Manager**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Daniel J Srein**

**August 11, 2022**

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

**Job #: 460400254**

**SO #: 7895289**

**Proposed Price: \$2,063.86**

**TAB 10**



## RESOLUTION 2022-03

### THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Heritage Isle at Viera Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt 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; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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 OF SUPERVISORS OF THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. 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 Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), 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.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Isle at Viera Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, 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	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE FUND (SERIES 2006)	\$ _____
TOTAL ALL FUNDS	\$ _____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF AUGUST 2022.**

ATTEST:

**HERITAGE ISLE AT VIERA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A:** Fiscal Year 2022/2023 Budget

**EXHIBIT A**  
Fiscal Year 2022/2023 Budget



Rizzetta & Company

# **Heritage Isle at Viera Community Development District**

<https://heritageisleatvieracdd.org>

---

**Approved Proposed Budget for  
Fiscal Year 2022/2023**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022-2023</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2022-2023</b>	<b>2</b>
<b>Debt Service Fund Budget for Fiscal Year 2022-2023</b>	<b>3</b>
<b>Assessment Charts for Fiscal Year 2022-2023</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>

**Adopted Budget**  
**Heritage Isle at Viera Community Development District**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1	<b>REVENUES</b>							
2								
3	<b>Special Assessments</b>							
4	Tax Roll	\$ 682,165	\$ 680,205	\$ 680,205	\$ -	\$ 788,320	\$ 108,115	Allocations to be determined upon final roll certification
5								
6	<b>TOTAL REVENUES</b>	<b>\$ 682,165</b>	<b>\$ 680,205</b>	<b>\$ 680,205</b>	<b>\$ -</b>	<b>\$ 788,320</b>	<b>\$ 108,115</b>	Assumes maintained level of assessments same as FY 19/20.
7								
8	Annual 20 Year Street Lease - Carry Forward	\$ -	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	
9	Balance Forward from Prior Year(s)	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ (50,000)	General Fund surplus utilized to maintain level of assessments.
10								
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 682,165</b>	<b>\$ 738,112</b>	<b>\$ 738,112</b>	<b>\$ -</b>	<b>\$ 796,227</b>	<b>\$ 58,115</b>	
12								
13	<b>EXPENDITURES - ADMINISTRATIVE</b>							
14								
15	<b>Legislative</b>							
16	Supervisor Fees	\$ 5,800	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Assumes 6 regular BOS meetings annually
17	<b>Financial &amp; Administrative</b>							
18	Administrative Services	\$ 4,658	\$ 6,211	\$ 6,210	\$ (1)	\$ 6,458	\$ 248	COL Adjustment
19	District Management	\$ 26,393	\$ 35,191	\$ 35,190	\$ (1)	\$ 36,598	\$ 1,408	COL Adjustment
20	District Engineer	\$ 11,497	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Suggest maintaining 15K min.
21	Disclosure Report	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Per contract.
22	Trustees Fees	\$ 5,217	\$ 7,750	\$ 7,750	\$ -	\$ 7,750	\$ -	Projection based on prior YE.
23	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	Maintained at same rate.
24	Financial & Revenue Collections	\$ 3,938	\$ 5,250	\$ 5,250	\$ -	\$ 5,460	\$ 210	COL Adjustment
25	Accounting Services	\$ 15,618	\$ 20,824	\$ 20,824	\$ -	\$ 21,657	\$ 833	Maintained at same rate.
26	Auditing Services	\$ 3,800	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	
27	Arbitrage Rebate Calculation	\$ 450	\$ 1,050	\$ 1,050	\$ -	\$ 1,050	\$ -	Contractually \$1050 total for series 2013 & 2017 Bonds
28	Public Officials Liability Insurance	\$ 2,826	\$ 2,826	\$ 2,960	\$ 134	\$ 3,391	\$ 431	Adjusted based on Egis projections.
29	Legal Advertising	\$ 2,737	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Due annually to the State
31	Miscellaneous Fees	\$ 883	\$ 885	\$ 885	\$ -	\$ 885	\$ -	Utilized for BCPA NAV Assessment fee
32	Website Hosting, Maintenance, Backup	\$ 2,728	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
33	<b>Legal Counsel</b>							
34	District Counsel	\$ 14,687	\$ 20,000	\$ 21,000	\$ 1,000	\$ 21,000	\$ -	Maintained at same rate.
35								
36	<b>Administrative Subtotal</b>	<b>\$ 108,657</b>	<b>\$ 141,011</b>	<b>\$ 142,144</b>	<b>\$ 1,133</b>	<b>\$ 145,274</b>	<b>\$ 3,130</b>	
37								
38	<b>EXPENDITURES - FIELD OPERATIONS</b>							
39								
40	<b>Electric Utility Services</b>							
41	Utility Services	\$ 26,733	\$ 35,644	\$ 35,000	\$ (644)	\$ 38,675	\$ 3,675	Increased Based on FY22/23 Projections
42	Street Lights	\$ 46,911	\$ 62,548	\$ 65,000	\$ 2,452	\$ 71,825	\$ 6,825	Increased Based on FY22/23 Projections
43	Amortization - Street Light Lease	\$ 7,907	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	Street Light (North end of Legacy) Annual amount on 20 year lease
44	<b>Stormwater Control</b>							
45	Aquatic Maintenance	\$ 25,748	\$ 34,331	\$ 34,000	\$ (331)	\$ 35,360	\$ 1,360	Maintained at same rate. Currently \$2,716 mos., allows for addl. services as applicable.
46	Fountain Service Repairs & Maintenance	\$ 778	\$ 3,000	\$ 5,000	\$ 2,000	\$ 5,000	\$ -	Quarterly service and misc. repairs. Addtl. in event of unforeseen pump/motor/controller replacement.
47	Stormwater System Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Maintained at same rate.
48	<b>Other Physical Environment</b>							
49	General Liability & Property Insurance	\$ 7,772	\$ 7,772	\$ 8,150	\$ 378	\$ 9,327	\$ 1,177	Adjusted based on Egis projections.
50	Landscape Maintenance	\$ 150,723	\$ 199,135	\$ 199,135	\$ -	\$ 211,083	\$ 11,948	6% Brightview Proposed Increase
51	Landscape Mulch & Annuals	\$ 38,220	\$ 80,100	\$ 49,000	\$ (31,100)	\$ 60,000	\$ 11,000	
52	Irrigation Contracts & Repairs	\$ 36,088	\$ 60,000	\$ 65,500	\$ 5,500	\$ 65,500	\$ -	
53	Landscape Replacement Plants, Shrubs, Trees	\$ 15,970	\$ 21,293	\$ 35,000	\$ 13,707	\$ 50,000	\$ 15,000	Monitor for final. Brightview to provide proposals for replacement in FY 22/23.
54	Field Services	\$ 5,850	\$ 7,800	\$ 8,400	\$ 600	\$ 8,400	\$ -	
55	<b>Road &amp; Street Facilities</b>							
56	Sidewalk Repair & Maintenance	\$ 2,600	\$ 20,000	\$ 25,000	\$ 5,000	\$ 25,000	\$ -	Anticipated full allocation due to infrastructure repairs. Remainder expense classed to misc. cont.
57	<b>Parks &amp; Recreation</b>							
58	Infrastructure Annual Inspection	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Insp. conducted 20/21.
59	Pedestrian Bridge Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Utilize for minor bridge maintenance. Projection reflects estimates
60	<b>Contingency</b>							
61	Miscellaneous Contingency	\$ 11,988	\$ 35,000	\$ 38,876	\$ 3,876	\$ 42,876	\$ 4,000	Infrastructure inspection repair items expected to come from report presentation.
62								
63	<b>Field Operations Subtotal</b>	<b>\$ 377,288</b>	<b>\$ 594,530</b>	<b>\$ 595,968</b>	<b>\$ 1,438</b>	<b>\$ 650,953</b>	<b>\$ 54,985</b>	
64								
65								
66	<b>TOTAL EXPENDITURES</b>	<b>\$ 485,945</b>	<b>\$ 735,541</b>	<b>\$ 738,112</b>	<b>\$ 2,571</b>	<b>\$ 796,227</b>	<b>\$ 58,115</b>	
67								
68	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 196,220</b>	<b>\$ 2,571</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Adopted Budget**  
**Heritage Isle at Viera Community Development District**  
**Reserve Fund FY 22/23**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
1							
2	<b>REVENUES</b>						
3							
6	<b>Special Assessments</b>						
7	Tax Roll	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
8							
9	<b>TOTAL REVENUES</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 136,000</b>
12							
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ 14,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 136,000</b>
14							
17	<b>EXPENDITURES</b>						
18							
19	<b>Other Physical Environment</b>						
20	Irrigation Controller Reserve	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
21	Hardwood Pruning Reserve	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
22	New Tree Instillation Reserve	\$ -				\$ 10,000	\$ 10,000
23	Irrigation Pump Station Reserve	\$ 149,737	\$ 149,737	\$ 6,000	\$ (143,737)	\$ 60,000	\$ 54,000
24	<b>Parks &amp; Recreation</b>						
25	Pedestrian Bridge Reserve	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -
26	Miscellaneous Parks and Recreation Reserve	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
27							
28	<b>TOTAL EXPENDITURES</b>	<b>\$ 149,737</b>	<b>\$ 157,737</b>	<b>\$ 14,000</b>	<b>\$ (143,737)</b>	<b>\$ 150,000</b>	<b>\$ 136,000</b>
29							
30	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ (135,737)</b>	<b>\$ (143,737)</b>	<b>\$ -</b>	<b>\$ (143,737)</b>	<b>\$ -</b>	<b>\$ -</b>
31							



## Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2017	Budget for 2022/2023
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
<b>TOTAL REVENUES</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Debt Service Obligation	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
<b>Administrative Subtotal</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>TOTAL EXPENDITURES</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Brevard County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

**Gross assessments****\$704,433.52****Notes:**

Tax Roll County Collection Costs and Early Payment discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2022/2023 O&M Budget		\$938,320.10
Collection Cost @	2%	\$19,964.26
Early Payment Discount @	4%	\$39,928.51
2022/2023 Total		<b>\$998,212.87</b>

2021/2022 O&M Budget	\$694,205.00
2022/2023 O&M Budget	\$938,320.10

Total Difference	<b>\$244,115.10</b>
------------------	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2013A-1/A-2)	\$293.76	\$293.76	\$0.00	0.00%
Operations/Maintenance - Villa	\$439.84	\$601.44	\$161.60	36.74%
<b>Total</b>	<b>\$733.60</b>	<b>\$895.20</b>	<b>\$161.60</b>	<b>22.03%</b>
Debt Service - Duplex (Series 2013A-1/A-2)	\$398.68	\$398.68	\$0.00	0.00%
Operations/Maintenance - Duplex	\$451.82	\$613.42	\$161.60	35.77%
<b>Total</b>	<b>\$850.50</b>	<b>\$1,012.10</b>	<b>\$161.60</b>	<b>19.00%</b>
Debt Service - SF 50' (Series 2013A-1/A-2)	\$482.61	\$482.61	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$463.80	\$625.40	\$161.60	34.84%
<b>Total</b>	<b>\$946.41</b>	<b>\$1,108.01</b>	<b>\$161.60</b>	<b>17.08%</b>
Debt Service - SF 70' (Series 2013A-1/A-2)	\$587.52	\$587.52	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$482.97	\$644.57	\$161.60	33.46%
<b>Total</b>	<b>\$1,070.49</b>	<b>\$1,232.09</b>	<b>\$161.60</b>	<b>15.10%</b>
Debt Service - Condo (Series 2017)	\$291.54	\$291.54	\$0.00	0.00%
Operations/Maintenance - Condo	\$439.84	\$601.44	\$161.60	36.74%
<b>Total</b>	<b>\$731.38</b>	<b>\$892.98</b>	<b>\$161.60</b>	<b>22.10%</b>
Debt Service - Villa (Series 2017)	\$291.54	\$291.54	\$0.00	0.00%
Operations/Maintenance - Villa	\$439.84	\$601.44	\$161.60	36.74%
<b>Total</b>	<b>\$731.38</b>	<b>\$892.98</b>	<b>\$161.60</b>	<b>22.10%</b>
Debt Service - SF 50' (Series 2017)	\$478.96	\$478.96	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$463.80	\$625.40	\$161.60	34.84%
<b>Total</b>	<b>\$942.76</b>	<b>\$1,104.36</b>	<b>\$161.60</b>	<b>17.14%</b>
Debt Service - SF 60' (Series 2017)	\$541.44	\$541.44	\$0.00	0.00%
Operations/Maintenance - SF 60'	\$473.39	\$634.99	\$161.60	34.14%
<b>Total</b>	<b>\$1,014.83</b>	<b>\$1,176.43</b>	<b>\$161.60</b>	<b>15.92%</b>

Debt Service - SF 70' (Series 2017)	\$583.09	\$583.09	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$482.97	\$644.57	\$161.60	33.46%
Total	\$1,066.06	\$1,227.66	\$161.60	15.16%
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$607.59	\$769.19	\$161.60	26.60%
Total	\$607.59	\$769.19	\$161.60	26.60%

HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT										PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	2013A-1 / A-2 DEBT	2017 DEBT	EAU FACTOR	TOTAL	% TOTAL	TOTAL	Per Unit	EAU FACTOR	TOTAL	% TOTAL	TOTAL	Per Unit	TOTAL O&M	2013A-1 DEBT	2013A-2 DEBT	2017 DEBT	TOTAL <sup>(4)</sup>
		SERVICE <sup>(1) (2)</sup>	SERVICE <sup>(1) (2)</sup>		EAU's	EAU's	BUDGET	O&M		EAU's	EAU's	BUDGET	O&M	PER UNIT	SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>	
Villa (2013)	82	81	0	1.00	82.00	5.10%	\$47,352.84	\$577.47	0.50	41.00	2.80%	\$1,965.13	\$23.97	\$601.44	\$258.58	\$35.18	\$0.00	\$895.20
Duplex (2013)	146	146	0	1.00	146.00	9.09%	\$84,311.15	\$577.47	0.75	109.50	7.47%	\$5,248.34	\$35.95	\$613.42	\$350.93	\$47.75	\$0.00	\$1,012.10
SF 50' (2013)	371	369	0	1.00	371.00	23.09%	\$214,242.71	\$577.47	1.00	371.00	25.33%	\$17,782.06	\$47.93	\$625.40	\$424.81	\$57.80	\$0.00	\$1,108.01
SF 70' (2013)	128	126	0	1.00	128.00	7.97%	\$73,916.62	\$577.47	1.40	179.20	12.23%	\$8,589.07	\$67.10	\$644.57	\$517.16	\$70.36	\$0.00	\$1,232.09
Condo	120	0	119	1.00	120.00	7.47%	\$69,296.83	\$577.47	0.50	60.00	4.10%	\$2,875.80	\$23.97	\$601.44	\$0.00	\$0.00	\$291.54	\$892.98
Villa (2005)	254	0	253	1.00	254.00	15.81%	\$146,678.30	\$577.47	0.50	127.00	8.67%	\$6,087.12	\$23.97	\$601.44	\$0.00	\$0.00	\$291.54	\$892.98
SF 50' (2005)	227	0	227	1.00	227.00	14.13%	\$131,086.51	\$577.47	1.00	227.00	15.50%	\$10,880.13	\$47.93	\$625.40	\$0.00	\$0.00	\$478.96	\$1,104.36
SF 60' (2005)	215	0	215	1.00	215.00	13.38%	\$124,156.83	\$577.47	1.20	258.00	17.61%	\$12,365.96	\$57.52	\$634.99	\$0.00	\$0.00	\$541.44	\$1,176.43
SF 70' (2005)	63	0	63	1.00	63.00	3.92%	\$36,380.84	\$577.47	1.40	88.20	6.02%	\$4,227.43	\$67.10	\$644.57	\$0.00	\$0.00	\$583.09	\$1,227.66
Clubhouse	1	0	0	1.00	1.00	0.06%	\$577.47	\$577.47	4.00	4.00	0.27%	\$191.72	\$191.72	\$769.19	\$0.00	\$0.00	\$0.00	\$769.19
TOTAL	1607	722	877		1607.00	100.00%	\$928,000.11			1464.90	100.00%	\$70,212.77						
LESS: Brevard County Collection Costs (2%) and Early Payment Discounts (4%):							(\$55,680.01)											
Net Revenue to be Collected							\$872,320.10											

<sup>(1)</sup> Reflects 2 (two) Series 2017 prepayments and 5 (five) Series 2013 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2017, Series 2013A-1 and Series 2013A-2 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2017, Series 2013A-1 and Series 2013A-2 bond issues. Annual assessment includes principal, interest, Brevard County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2022 Brevard County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

---

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

---

## **EXPENDITURES - FIELD OPERATIONS:**

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.



**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### **EXPENDITURES:**

---

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**EXHIBIT B**

*Assessment Roll*

*Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes*

**TAB 11**

## RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Brevard County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Heritage Isle at Viera Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County 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, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HERITAGE ISLE AT VIERA  
COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** 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. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**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, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and



adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 23<sup>RD</sup> day of August, 2022.

ATTEST:

**HERITAGE ISLE AT VIERA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



Rizzetta & Company

# **Heritage Isle at Viera Community Development District**

<https://heritageisleatvieracdd.org>

---

**Approved Proposed Budget for  
Fiscal Year 2022/2023**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022-2023</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2022-2023</b>	<b>2</b>
<b>Debt Service Fund Budget for Fiscal Year 2022-2023</b>	<b>3</b>
<b>Assessment Charts for Fiscal Year 2022-2023</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>

**Adopted Budget**  
**Heritage Isle at Viera Community Development District**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1	<b>REVENUES</b>							
2								
3	<b>Special Assessments</b>							
4	Tax Roll	\$ 682,165	\$ 680,205	\$ 680,205	\$ -	\$ 788,320	\$ 108,115	Allocations to be determined upon final roll certification
5								
6	<b>TOTAL REVENUES</b>	<b>\$ 682,165</b>	<b>\$ 680,205</b>	<b>\$ 680,205</b>	<b>\$ -</b>	<b>\$ 788,320</b>	<b>\$ 108,115</b>	Assumes maintained level of assessments same as FY 19/20.
7								
8	Annual 20 Year Street Lease - Carry Forward	\$ -	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	
9	Balance Forward from Prior Year(s)	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ (50,000)	General Fund surplus utilized to maintain level of assessments.
10								
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 682,165</b>	<b>\$ 738,112</b>	<b>\$ 738,112</b>	<b>\$ -</b>	<b>\$ 796,227</b>	<b>\$ 58,115</b>	
12								
13	<b>EXPENDITURES - ADMINISTRATIVE</b>							
14								
15	<b>Legislative</b>							
16	Supervisor Fees	\$ 5,800	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Assumes 6 regular BOS meetings annually
17	<b>Financial &amp; Administrative</b>							
18	Administrative Services	\$ 4,658	\$ 6,211	\$ 6,210	\$ (1)	\$ 6,458	\$ 248	COL Adjustment
19	District Management	\$ 26,393	\$ 35,191	\$ 35,190	\$ (1)	\$ 36,598	\$ 1,408	COL Adjustment
20	District Engineer	\$ 11,497	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Suggest maintaining 15K min.
21	Disclosure Report	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Per contract.
22	Trustees Fees	\$ 5,217	\$ 7,750	\$ 7,750	\$ -	\$ 7,750	\$ -	Projection based on prior YE.
23	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	Maintained at same rate.
24	Financial & Revenue Collections	\$ 3,938	\$ 5,250	\$ 5,250	\$ -	\$ 5,460	\$ 210	COL Adjustment
25	Accounting Services	\$ 15,618	\$ 20,824	\$ 20,824	\$ -	\$ 21,657	\$ 833	Maintained at same rate.
26	Auditing Services	\$ 3,800	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	
27	Arbitrage Rebate Calculation	\$ 450	\$ 1,050	\$ 1,050	\$ -	\$ 1,050	\$ -	Contractually \$1050 total for series 2013 & 2017 Bonds
28	Public Officials Liability Insurance	\$ 2,826	\$ 2,826	\$ 2,960	\$ 134	\$ 3,391	\$ 431	Adjusted based on Egis projections.
29	Legal Advertising	\$ 2,737	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Due annually to the State
31	Miscellaneous Fees	\$ 883	\$ 885	\$ 885	\$ -	\$ 885	\$ -	Utilized for BCPA NAV Assessment fee
32	Website Hosting, Maintenance, Backup	\$ 2,728	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
33	<b>Legal Counsel</b>							
34	District Counsel	\$ 14,687	\$ 20,000	\$ 21,000	\$ 1,000	\$ 21,000	\$ -	Maintained at same rate.
35								
36	<b>Administrative Subtotal</b>	<b>\$ 108,657</b>	<b>\$ 141,011</b>	<b>\$ 142,144</b>	<b>\$ 1,133</b>	<b>\$ 145,274</b>	<b>\$ 3,130</b>	
37								
38	<b>EXPENDITURES - FIELD OPERATIONS</b>							
39								
40	<b>Electric Utility Services</b>							
41	Utility Services	\$ 26,733	\$ 35,644	\$ 35,000	\$ (644)	\$ 38,675	\$ 3,675	Increased Based on FY22/23 Projections
42	Street Lights	\$ 46,911	\$ 62,548	\$ 65,000	\$ 2,452	\$ 71,825	\$ 6,825	Increased Based on FY22/23 Projections
43	Amortization - Street Light Lease	\$ 7,907	\$ 7,907	\$ 7,907	\$ -	\$ 7,907	\$ -	Street Light (North end of Legacy) Annual amount on 20 year lease
44	<b>Stormwater Control</b>							
45	Aquatic Maintenance	\$ 25,748	\$ 34,331	\$ 34,000	\$ (331)	\$ 35,360	\$ 1,360	Maintained at same rate. Currently \$2,716 mos., allows for addl. services as applicable.
46	Fountain Service Repairs & Maintenance	\$ 778	\$ 3,000	\$ 5,000	\$ 2,000	\$ 5,000	\$ -	Quarterly service and misc. repairs. Addtl. in event of unforeseen pump/motor/controller replacement.
47	Stormwater System Maintenance	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	Maintained at same rate.
48	<b>Other Physical Environment</b>							
49	General Liability & Property Insurance	\$ 7,772	\$ 7,772	\$ 8,150	\$ 378	\$ 9,327	\$ 1,177	Adjusted based on Egis projections.
50	Landscape Maintenance	\$ 150,723	\$ 199,135	\$ 199,135	\$ -	\$ 211,083	\$ 11,948	6% Brightview Proposed Increase
51	Landscape Mulch & Annuals	\$ 38,220	\$ 80,100	\$ 49,000	\$ (31,100)	\$ 60,000	\$ 11,000	
52	Irrigation Contracts & Repairs	\$ 36,088	\$ 60,000	\$ 65,500	\$ 5,500	\$ 65,500	\$ -	
53	Landscape Replacement Plants, Shrubs, Trees	\$ 15,970	\$ 21,293	\$ 35,000	\$ 13,707	\$ 50,000	\$ 15,000	Monitor for final. Brightview to provide proposals for replacement in FY 22/23.
54	Field Services	\$ 5,850	\$ 7,800	\$ 8,400	\$ 600	\$ 8,400	\$ -	
55	<b>Road &amp; Street Facilities</b>							
56	Sidewalk Repair & Maintenance	\$ 2,600	\$ 20,000	\$ 25,000	\$ 5,000	\$ 25,000	\$ -	Anticipated full allocation due to infrastructure repairs. Remainder expense classed to misc. cont.
57	<b>Parks &amp; Recreation</b>							
58	Infrastructure Annual Inspection	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Insp. conducted 20/21.
59	Pedestrian Bridge Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	Utilize for minor bridge maintenance. Projection reflects estimates
60	<b>Contingency</b>							
61	Miscellaneous Contingency	\$ 11,988	\$ 35,000	\$ 38,876	\$ 3,876	\$ 42,876	\$ 4,000	Infrastructure inspection repair items expected to come from report presentation.
62								
63	<b>Field Operations Subtotal</b>	<b>\$ 377,288</b>	<b>\$ 594,530</b>	<b>\$ 595,968</b>	<b>\$ 1,438</b>	<b>\$ 650,953</b>	<b>\$ 54,985</b>	
64								
65								
66	<b>TOTAL EXPENDITURES</b>	<b>\$ 485,945</b>	<b>\$ 735,541</b>	<b>\$ 738,112</b>	<b>\$ 2,571</b>	<b>\$ 796,227</b>	<b>\$ 58,115</b>	
67								
68	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 196,220</b>	<b>\$ 2,571</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Adopted Budget**  
**Heritage Isle at Viera Community Development District**  
**Reserve Fund FY 22/23**

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
1							
2	<b>REVENUES</b>						
3							
6	<b>Special Assessments</b>						
7	Tax Roll	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
8							
9	<b>TOTAL REVENUES</b>	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
12							
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 150,000	\$ 136,000
14							
17	<b>EXPENDITURES</b>						
18							
19	<b>Other Physical Environment</b>						
20	Irrigation Controller Reserve	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
21	Hardwood Pruning Reserve	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
22	New Tree Instillation Reserve	\$ -				\$ 10,000	\$ 10,000
23	Irrigation Pump Station Reserve	\$ 149,737	\$ 149,737	\$ 6,000	\$ (143,737)	\$ 60,000	\$ 54,000
24	<b>Parks &amp; Recreation</b>						
25	Pedestrian Bridge Reserve	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -
26	Miscellaneous Parks and Recreation Reserve	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
27							
28	<b>TOTAL EXPENDITURES</b>	\$ 149,737	\$ 157,737	\$ 14,000	\$ (143,737)	\$ 150,000	\$ 136,000
29							
30	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ (135,737)	\$ (143,737)	\$ -	\$ (143,737)	\$ -	\$ -
31							

## Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2013A-1	Series 2013A-2	Series 2017	Budget for 2022/2023
<b>REVENUES</b>				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
<b>TOTAL REVENUES</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Financial & Administrative				
Debt Service Obligation	\$276,451.94	\$37,613.76	\$348,398.06	\$662,463.77
<b>Administrative Subtotal</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>TOTAL EXPENDITURES</b>	<b>\$276,451.94</b>	<b>\$37,613.76</b>	<b>\$348,398.06</b>	<b>\$662,463.77</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Brevard County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

**Gross assessments****\$704,433.52****Notes:**

Tax Roll County Collection Costs and Early Payment discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2022/2023 O&M Budget		\$938,320.10
Collection Cost @	2%	\$19,964.26
Early Payment Discount @	4%	\$39,928.51
2022/2023 Total		<b>\$998,212.87</b>

2021/2022 O&M Budget	\$694,205.00
2022/2023 O&M Budget	\$938,320.10

Total Difference	<b>\$244,115.10</b>
------------------	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2013A-1/A-2)	\$293.76	\$293.76	\$0.00	0.00%
Operations/Maintenance - Villa	\$439.84	\$601.44	\$161.60	36.74%
<b>Total</b>	<b>\$733.60</b>	<b>\$895.20</b>	<b>\$161.60</b>	<b>22.03%</b>
Debt Service - Duplex (Series 2013A-1/A-2)	\$398.68	\$398.68	\$0.00	0.00%
Operations/Maintenance - Duplex	\$451.82	\$613.42	\$161.60	35.77%
<b>Total</b>	<b>\$850.50</b>	<b>\$1,012.10</b>	<b>\$161.60</b>	<b>19.00%</b>
Debt Service - SF 50' (Series 2013A-1/A-2)	\$482.61	\$482.61	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$463.80	\$625.40	\$161.60	34.84%
<b>Total</b>	<b>\$946.41</b>	<b>\$1,108.01</b>	<b>\$161.60</b>	<b>17.08%</b>
Debt Service - SF 70' (Series 2013A-1/A-2)	\$587.52	\$587.52	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$482.97	\$644.57	\$161.60	33.46%
<b>Total</b>	<b>\$1,070.49</b>	<b>\$1,232.09</b>	<b>\$161.60</b>	<b>15.10%</b>
Debt Service - Condo (Series 2017)	\$291.54	\$291.54	\$0.00	0.00%
Operations/Maintenance - Condo	\$439.84	\$601.44	\$161.60	36.74%
<b>Total</b>	<b>\$731.38</b>	<b>\$892.98</b>	<b>\$161.60</b>	<b>22.10%</b>
Debt Service - Villa (Series 2017)	\$291.54	\$291.54	\$0.00	0.00%
Operations/Maintenance - Villa	\$439.84	\$601.44	\$161.60	36.74%
<b>Total</b>	<b>\$731.38</b>	<b>\$892.98</b>	<b>\$161.60</b>	<b>22.10%</b>
Debt Service - SF 50' (Series 2017)	\$478.96	\$478.96	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$463.80	\$625.40	\$161.60	34.84%
<b>Total</b>	<b>\$942.76</b>	<b>\$1,104.36</b>	<b>\$161.60</b>	<b>17.14%</b>
Debt Service - SF 60' (Series 2017)	\$541.44	\$541.44	\$0.00	0.00%
Operations/Maintenance - SF 60'	\$473.39	\$634.99	\$161.60	34.14%
<b>Total</b>	<b>\$1,014.83</b>	<b>\$1,176.43</b>	<b>\$161.60</b>	<b>15.92%</b>

Debt Service - SF 70' (Series 2017)	\$583.09	\$583.09	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$482.97	\$644.57	\$161.60	33.46%
Total	\$1,066.06	\$1,227.66	\$161.60	15.16%
Debt Service - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$607.59	\$769.19	\$161.60	26.60%
Total	\$607.59	\$769.19	\$161.60	26.60%



HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT										PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	2013A-1 / A-2 DEBT	2017 DEBT	EAU FACTOR	TOTAL	% TOTAL	TOTAL	Per Unit	EAU FACTOR	TOTAL	% TOTAL	TOTAL	Per Unit	TOTAL O&M	2013A-1 DEBT	2013A-2 DEBT	2017 DEBT	TOTAL <sup>(4)</sup>
		SERVICE <sup>(1) (2)</sup>	SERVICE <sup>(1) (2)</sup>		EAU's	EAU's	BUDGET	O&M		EAU's	EAU's	BUDGET	O&M	PER UNIT	SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>	
Villa (2013)	82	81	0	1.00	82.00	5.10%	\$47,352.84	\$577.47	0.50	41.00	2.80%	\$1,965.13	\$23.97	\$601.44	\$258.58	\$35.18	\$0.00	\$895.20
Duplex (2013)	146	146	0	1.00	146.00	9.09%	\$84,311.15	\$577.47	0.75	109.50	7.47%	\$5,248.34	\$35.95	\$613.42	\$350.93	\$47.75	\$0.00	\$1,012.10
SF 50' (2013)	371	369	0	1.00	371.00	23.09%	\$214,242.71	\$577.47	1.00	371.00	25.33%	\$17,782.06	\$47.93	\$625.40	\$424.81	\$57.80	\$0.00	\$1,108.01
SF 70' (2013)	128	126	0	1.00	128.00	7.97%	\$73,916.62	\$577.47	1.40	179.20	12.23%	\$8,589.07	\$67.10	\$644.57	\$517.16	\$70.36	\$0.00	\$1,232.09
Condo	120	0	119	1.00	120.00	7.47%	\$69,296.83	\$577.47	0.50	60.00	4.10%	\$2,875.80	\$23.97	\$601.44	\$0.00	\$0.00	\$291.54	\$892.98
Villa (2005)	254	0	253	1.00	254.00	15.81%	\$146,678.30	\$577.47	0.50	127.00	8.67%	\$6,087.12	\$23.97	\$601.44	\$0.00	\$0.00	\$291.54	\$892.98
SF 50' (2005)	227	0	227	1.00	227.00	14.13%	\$131,086.51	\$577.47	1.00	227.00	15.50%	\$10,880.13	\$47.93	\$625.40	\$0.00	\$0.00	\$478.96	\$1,104.36
SF 60' (2005)	215	0	215	1.00	215.00	13.38%	\$124,156.83	\$577.47	1.20	258.00	17.61%	\$12,365.96	\$57.52	\$634.99	\$0.00	\$0.00	\$541.44	\$1,176.43
SF 70' (2005)	63	0	63	1.00	63.00	3.92%	\$36,380.84	\$577.47	1.40	88.20	6.02%	\$4,227.43	\$67.10	\$644.57	\$0.00	\$0.00	\$583.09	\$1,227.66
Clubhouse	1	0	0	1.00	1.00	0.06%	\$577.47	\$577.47	4.00	4.00	0.27%	\$191.72	\$191.72	\$769.19	\$0.00	\$0.00	\$0.00	\$769.19
TOTAL	1607	722	877		1607.00	100.00%	\$928,000.11			1464.90	100.00%	\$70,212.77						
LESS: Brevard County Collection Costs (2%) and Early Payment Discounts (4%):							(\$55,680.01)											
Net Revenue to be Collected							\$872,320.10											

<sup>(1)</sup> Reflects 2 (two) Series 2017 prepayments and 5 (five) Series 2013 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2017, Series 2013A-1 and Series 2013A-2 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2017, Series 2013A-1 and Series 2013A-2 bond issues. Annual assessment includes principal, interest, Brevard County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2022 Brevard County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

---

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

---

## **EXPENDITURES - FIELD OPERATIONS:**

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

---

### **EXPENDITURES:**

---

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**TAB 12**

**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Heritage Isle at Viera Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Brevard County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, the schedule shall include the date, time, and location of each schedule meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Brevard County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY AUGUST, 2022.**

**HERITAGE ISLE AT VIERA  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

---

**SECRETARY / ASST. SECRETARY**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS' MEETING DATES**  
**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**

October 25, 2022  
December 27, 2022  
January 24, 2022  
March 28, 2022  
May 23, 2022  
August 22, 2022

All meetings will convene on the 4<sup>th</sup> Tuesday of the month at 10:30 a.m. at the Brevard County Government Center, located at 2725 Judge Fran Jamieson Way, Building C, Viera, Florida 32940.

**TAB 13**

### THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

---

This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2022 (the “**Effective Date**”), by and between **Heritage Isle at Viera Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

#### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**HERITAGE ISLE AT VIERA COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$3,049.83	\$36,598
Administrative:	\$538.17	\$6,458
Accounting:	\$1,804.75	\$21,657
Financial & Revenue Collections:	\$455.00	\$5,460
Assessment Roll <sup>(1)</sup>		\$5,460
<b>Total Standard On-Going Services:</b>	<b>\$5,847.75</b>	<b>\$75,633</b>

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October).



<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 180.25
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 180.25
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

# STAFF REPORTS

# District Counsel

# District Engineer

# District Manager

**Audience Comments  
And  
Supervisor Requests**

# ADJOURNMENT