

### HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time: Tuesday September 9, 2025 5:30 p.m.

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

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



### Heritage Harbor Community Development District

c/o Vesta District Services 250 International Parkway, Suite 208 Lake Mary, FL 32746 321-263-0132

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

**Dear Board Members:** 

The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development District is scheduled for Tuesday, September 9, 2025 at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 or <a href="https://heeckett@vestapropertyservices.com">heeckett@vestapropertyservices.com</a>. We look forward to seeing you at the meeting.

Sincerely,

### Heath Beckett

Heath Beckett District Manager

Cc: Attorney

Engineer

District Records



### HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, September 9, 2025

Time: 5:30 p.m. <u>Join via Computer or Mobile App</u> cation: Heritage Harbor Clubhouse Dial-in Number: 1-904-348-0776

Location: Heritage Harbor Clubhouse Dial-in Number: 1-904-348-077

19502 Heritage Harbor Parkway Phone Conference ID: 684 257 747# Lutz, Florida 33558 (Mute/Unmute

(Mute/Unmute: \*6) (Raise/Lower Hand: \*5)

### **Agenda**

The full draft agenda packet will be posted to the CDD website under <u>Meeting Documents</u> when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

I. Roll Call

Shelley Grandon (1-C) J

Jeffrey Witt (2)

David Hubbard (3)

Russ Rossi (4-VC)

James Kelbaugh (5)

- II. Audience Comments (Limited to 3 Minutes per Individual for Agenda Items)
- III. Staff & Vendor Reports
  - A. District Engineer *Tonja Stewart, Stantec* 
    - 1. Update on Water Meter Project
      - a. Approval of Arborist Aboard Tree Removal Proposal Walk-on Exhibit A \$6,200.00
  - B. Golf Operations *John Panno*, *Pro Shop*
  - C. Restaurant Operations David Gilleland/Charles Conover, Double Bogeys <u>Exhibit 1</u>
    Tavern & Grille
  - D. Landscape Adam Rhum, Greenview Landscape Exhibit 2
    - 1. OLM Inspection August 20, 2025 92.5% Exhibit 3
  - E. Field Operations *Michael Bush, Vesta District Services* Exhibit 4
  - F. Aquatics Kevin Riemensperger, Steadfast Environmental Exhibit 5
  - G. District Counsel Tracy Robin, Straley Robin Vericker
  - H. District Manager Heath Beckett, Vesta District Services
- **IV.** Business Items
  - A. Consideration of Aquatic Maintenance Vendors
    - 1. Blue Water Aquatics Exhibit 6
      - 2. CrossCreek Environmental Exhibit 7
    - 3. Premier Lakes Exhibit 8



### HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

September 9, 2025 Agenda

Page 2 of 2

Exhibit 9

- IV. Business Items (Continued)
  - B. Discussion on District's Performance Measures/Standards

1. Review of FY 2025 Performance Measures/Standards

2. Adoption of on FY 2026 Performance Measures/Standards & Exhibit 10

Annual Reporting Form

V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors

Regular Meeting Held August 12, 2025

Exhibit 11

B. Consideration and Acceptance of the July 2025 Unaudited Financial Exhibit 12
Report

- VI. Supervisor Requests (Includes Next Meeting Agenda Item Requests)
- VII. Audience Comments New Business (Limited to 3 Minutes per Individual)

### VIII. Next Meeting Quorum Check

	In Person	Virtually	Not
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

Tuesday, October 14, 2025 at 5:30 p.m.

Heritage Harbor Clubhouse 19502 Heritage Harbor Pkwy Lutz, FL 33558

Includes Budget Public Hearing/Adoption

- IX. Action Items Summary (To be Included in Minutes)
- X. Adjournment

# WALK-ON EXHIBIT A



### **Proposal**

**Arborist Aboard Inc** 

8611 Vivian Bass Way Odessa, FL 33556 813-920-4410

### Heritage Harbor Community Development District CO Vesta District Services 20250820

Wednesday, August 20, 2025

Salesperson: Not Assigned

Heritage Harbor Community Development District C/O Vesta District Services

Worksite: 19530 Heritage Harbor Parkway

Lutz, FL 33558

250 International Pkwy Lake Mary, FL 32746 **Mobile**: 813-426-4916

#	Item	Description	Qty	Cost
1	Live Oak	Tree Inventory	1	
		Tree #1 - 31" Live Oak - located at edge of reclaimed water station Recommended removal due to conflict with proposed reclaimed water station		
		Tree #2 - 23" Live Oak - located 11.33' from from proposed reclaimed water station  Retention is viable at this distance but there is merit for removal to avoid future root conflicts/damage to reclaimed water station		
2	Live Oak	Tree Removal	2	\$3,800.00
		Remove both trees		
3	Stump(s)	Stump grinding	2	\$1,200.00
		6' x 6' area x 2' depth for both stumps Grinding depth and area can be altered by 811 utility locate results		
4	Debris	Debris Removal	1	\$1,200.00
		Clean and haul all generated debris to an approved disposal facility		
		\$	Subtotal:	\$6,200.00
			Tax:	\$0.00
С	ustomer Signature	Date	Total:	\$6,200.00

Page 1 of 3

### **Terms and Conditions**

### Contractor's Responsibility

### Performance by Company:

Arborist Aboard Inc (hereafter "AAI") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

- I. All contracts not accepted within 45 days are subject to review.
- II. THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.

### Scheduling:

- I. Upon contract approval, you will be contacted by AAI to arrange scheduling.
- II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

### Workmanship:

AAI crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards ( ISA BMP's ) and ANSI Z133 safety protocols are implemented and followed to complete every job.

### Insurance:

AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

### Licenses and Permits:

AAI carries and agrees to maintain all applicable licenses required by state and local law. AAI will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AAI has procured approved permits for protected trees.

### Liability:

It is understood and agreed that AAI is not liable for any damage or loss of any kind that is not caused by the negligence of AAI, its agents or employees, including but not limited to:

- **I.** Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.
  - II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.
  - III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

### Client responsibility

### **Jobsite Access:**

- I. Residential site day of service: The client shall have all access points unlocked, vehicles and personal affects clear of work and access areas. Any delays incurred by AAI due to the client not having work or access areas cleared and/or unlocked, will result in chargebacks to the client at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return service is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.
- II. Commercial site day of service: The client shall notify all residents/tenants of scheduled arbor care services and have them park in designated areas away from work zones. Furthermore, the client shall have residents/tenants move personal affects and ensure all access points are unlocked to allow the AAI crew(s) to move and work freely through multiple work zones, where applicable. If client fails to comply with the above and AAI incurs delays, the client will be charged back at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return trip is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

### Payment:

- I. To be paid upon completion unless otherwise stated.
- II. AAI will furnish a Notice to Owner (hereafter "NTO") per Florida Statute 713.06 to protect AAI's lien rights in the event payment is not received within 40 calendar days.

### Defects:

I. The client shall give AAI a maximum of (30) days to correct any problem or defect discovered in the performance of the work outlined under this contract.

### Disputes

The Client and AAI respectively, bind themselves, their affiliates and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the AAI, their affiliates and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

### Termination:

I. Either party may terminate this engagement without cause 3 days prior to service date and in writing. On termination by either party to this Contract for Services, the Client shall immediately pay AAI for the Services performed and for all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

If either party breaches this engagement, the non-defaulting party may terminate this engagement in the event that the defaulting party fails to remedy the breach within 7 days of the default, pending receipt of a notice from the non-defaulting party demanding that the breach be remedied. In the event of termination of this engagement by AAI under this paragraph, the Client shall immediately pay AAI for the Services performed and all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

### Law and Venue:

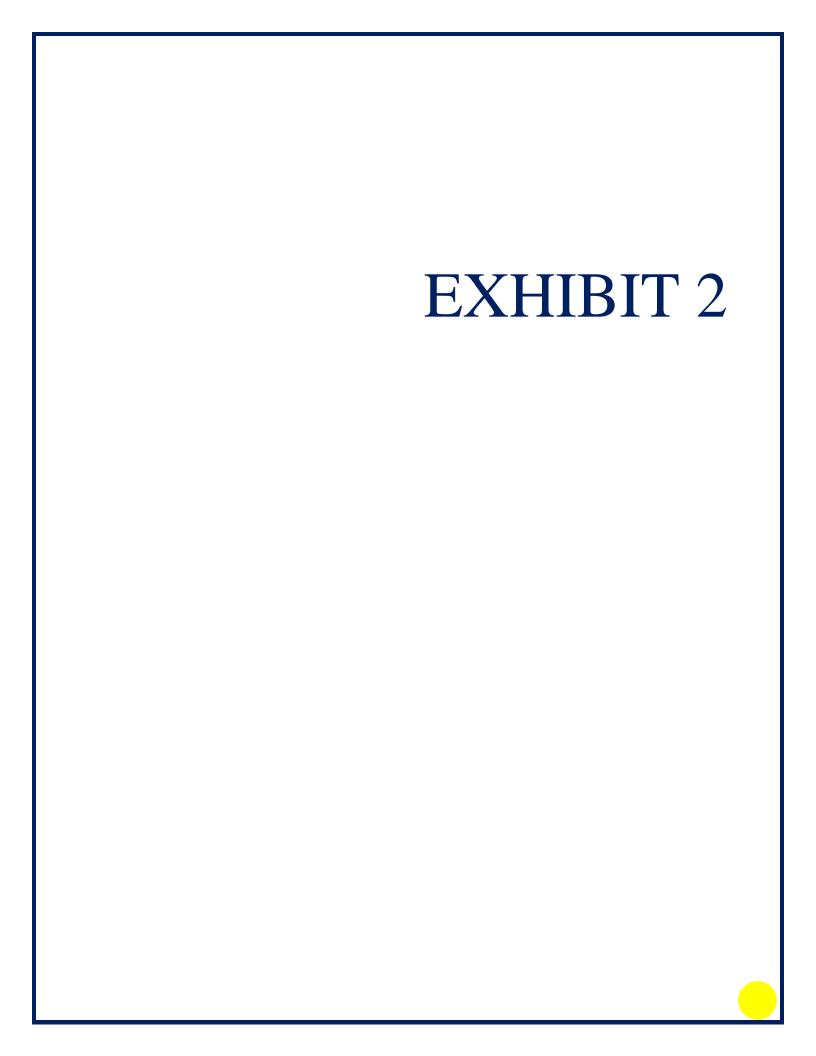
I. AAI operates and controls its Service activities from its offices located in the County of Hillsborough in the state of Florida. This Agreement shall be governed by the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. Client hereby waives any objection to personal jurisdiction in any proceeding before such courts and consent to personal jurisdiction in such courts. The laws of Florida shall govern the validity, interpretation, construction and performance of this contract.

### **Dispute Resolution:**

- I. Mediation: Disputes arising under this agreement must first be mediated by a supreme court certified circuit civil mediator in Hillsborough County, Florida. The parties agree that the mediation shall occur within ninety (90) days of the date mediation is requested by either party. The Mediator shall be agreed upon but if the parties are unwilling or unable to agree, the parties agree that a Mediator from Cary R. Singletary, P.A. shall be binding on the parties. The parties agree to abide by the Mediator's Agreement, pay Mediator fees promptly and share them on an equal basis. Litigation may not be commenced until after mediation has been (i) declared an impasse by the Mediator or (ii) terminated in writing by one or both of the parties. The confidentiality provisions of the "Mediation Confidentiality and Privilege Act" shall attach to any such pre-suit mediation.
- II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.

## EXHIBIT 1 PENDING



### **GREENVIEW LANDSCAPING INC.**

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM7

TO: HERITAGE HARBOR

Date: August 10, 2025

**RE: WEEKLY REPORT** 

ACTIVITY REPORT FOR THE WEEK OF JUY 28<sup>TH</sup> TO AUGUST 1<sup>ST</sup>. 2025

- 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
- 2. MOWED PROPERTY.
- 3. BEGAN TRIMMING SHRUBS ON THE PARKWAY
- 4. TRIMMED THE SYLVESTER PALM TREES.
- 5. TREATED ISOLATED TURF AREAS FOR INSECTS.

### **GREENVIEW LANDSCAPING INC.**

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM7

TO: HERITAGE HARBOR

Date: August 25, 2025

**RE: WEEKLY REPORT** 

### ACTIVITY REPORT FOR THE WEEK OF AUGUST 4T TO AUGUST 8TH 2025

- 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
- 2. MOWED PROPERTY.
- 3. TRIMMED SHRUBS ON THE PARKWAY
- 4. REMOVED SEASONAL FLOWRES
- 5. TREATED OLEANDERS FOR CATERPILLARS.

### **GREENVIEW LANDSCAPING INC.**

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM7

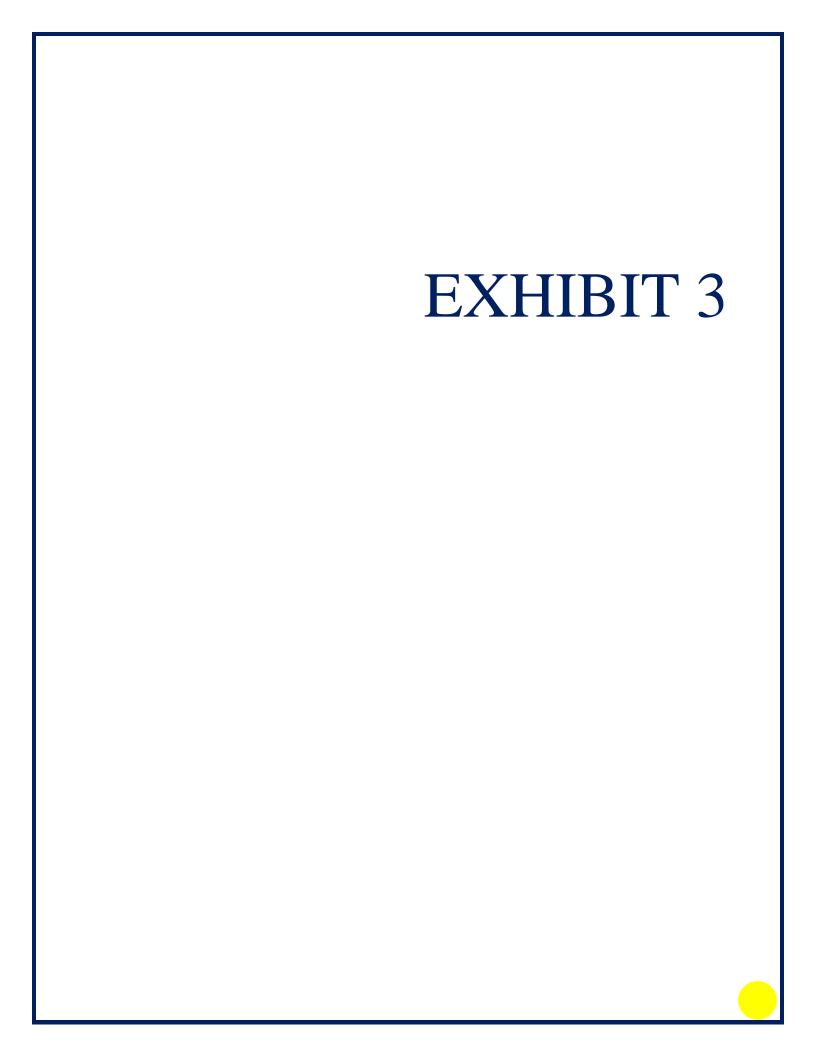
TO: HERITAGE HARBOR

Date: August 25, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF AUGUST 11<sup>TH</sup> TO AUGUST 15<sup>TH</sup>

- 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
- 2. MOWED PROPERTY.
- 3. TREATED TURF FOR WEEDS.
- 4. SPRAYED ROUND UP HERBICIDE AT ENTRANCES AND THE CLUBHOUSE.
- 5. CUTBACK THE FOUNTAIN GRASSES
- 6. INSTALLED COLEUS FLOWERS





### HERITAGE HARBOR CDD

LANDSCAPE INSPECTION August 20, 2025

ATTENDING: ADAM RHUM – GREENVIEW LANDSCAPING PAUL WOODS – OLM, INC. **SCORE: 92.5%** 

NEXT INSPECTION SEPTEMBER 25, 2025 AT 10:00 AM

### **CATEGORY I: MAINTENANCE CARRYOVER ITEMS**

**NONE** 

### **CATEGORY II: MAINTENANCE ITEMS**

### HARBOR TOWNE

- 1. Basketball court: Redefine soft edges along Viburnum hedgerow.
- 2. South perimeter of tennis courts: Control turf weeds in turf.
- 3. South perimeter of tennis courts: Repair areas of turf loss.
- 4. Tennis court entrance: Rake out pruning debris in grass beds.
- 5. Remove viney growth from Firecracker plants.
- 6. Clubhouse entrance: Control Carpetgrass and Crabgrass in St. Augustine.

### **COMMONS**

- 7. Fisherman Lake frontage: Remove windfall.
- 8. Along wood line: Prune overgrowth maintaining full access to mowables. Do not stub cut plants.
- 9. Cigar island at 19400: Control Doveweed in turf.
- 10. Rake back heavy accumulation of mulch at the crowns of Viburnum.
- 11. Near the Sea Mist intersection: Remove Spanish Moss and viney growth in Bottlebrush and Viburnum.
- 12. Remove debris in stormwater inlets.
- 13. Monterrey Bay right of way: Control broadleaf weeds promoting infilling growth of St. Augustine.
- 14. South bound Parkway r.o.w.: Remove viney growth from Liriope and Parsonii Juniper.
- 15. South bound Parkway: Remove Sabal palm volunteers.

### **GATEHOUSE**

- 16. Reduce grassy weeds in groundcover.
- 17. Groom sun burnt Variegated Ginger.

### LUTZ LAKE FERN

- 18. Lutz Lake Fern entrance side: Remove viney growth from Oleander.
- 19. Lutz Lake Fern main entrance: Remove deadwood from the Slash Pine.

### CYPRESS GLEN

20. Adjacent to 19533 Sandy Springs Circle: Prune back wood line overgrowth maintaining clearance of the aircheck valve.

### **CATEGORY III: IMPROVEMENTS - PRICING**

1. East of the foot bridge on Lutz Lake Fern: Provide a price to remove the dead Pine tree if within the property boundary.

### **CATEGORY IV: NOTES TO OWNER**

**NONE** 

### **CATEGORY V: NOTES TO CONTRACTOR**

**NONE** 

cc: Kyle Darin <u>kdarin@vestapropertyservices.com</u>
Shirley Conley <u>sconley@vestapropertyservices.com</u>
Heath Beckett <u>hbeckett@vestapropertyservices.com</u>
Michael Bush <u>mbush@vestapropertyservices.com</u>
Ray Leonard <u>rleonard@greenacre.com</u>
Larry Rhum <u>debs@greenviewfl.com</u>

### **HERITAGE HARBOR CDD**

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

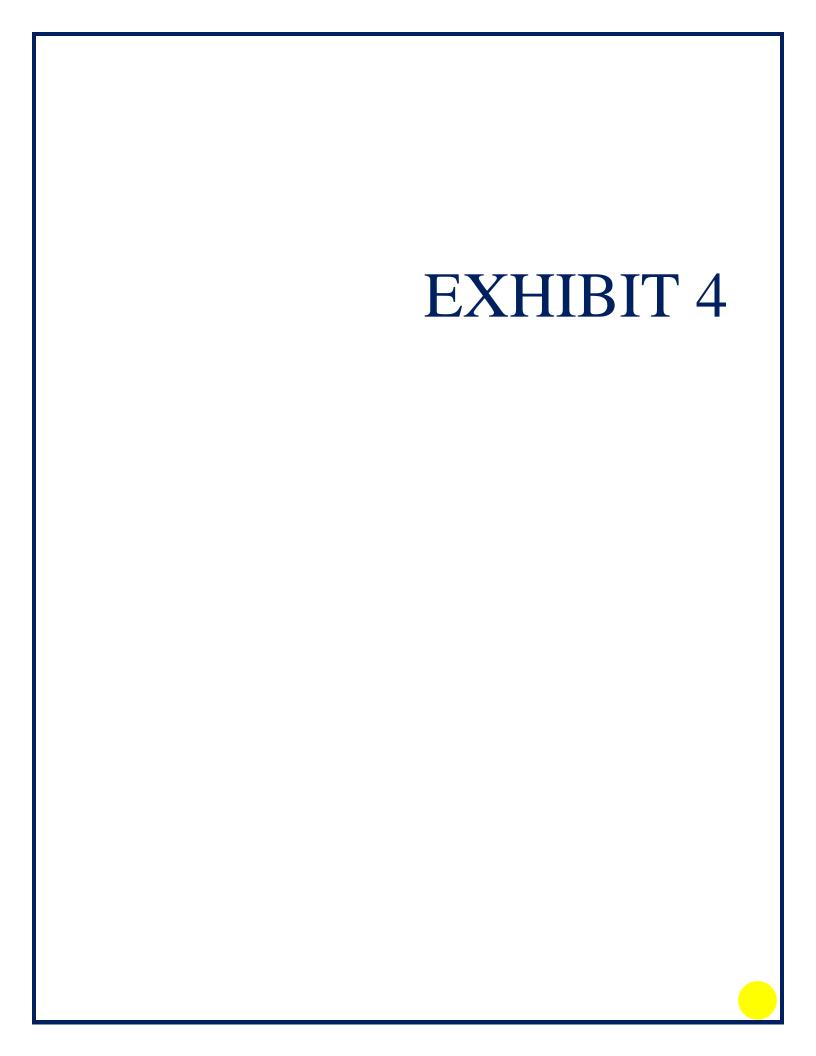
A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Broadleaf and Grassy
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2.5	Viney along Boulevard
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodline
CLEANLINESS	10	-2	Curb debris
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 8-20-25	Score: 92.5%Performance Payment™ %100
Contractor Sign	nature: / L/
Inspector Signa	
	esentative Signature:

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com



### FIELD OPERATIONS REPORT FOR HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT SEPTEMBER 2025

### HERITAGE HARBOR

- Front Entrance.
  - Tim is currently working on getting all the new track lights and the landscaping lights installed.
  - Front center median.
    - Since the flowers were installed not too long ago, we are going to wait till the first
      weeks of December to finish this area. Tim has to dig where the flowers currently are
      to find the wiring that was installed there in the past; we don't want to destroy that
      area. So, the plan is to wait until the next rotation, which will be in the first couple of
      December.
- Brick by the Mile. (Monument Work)
  - Finally received the correct paperwork from him.
  - Deposit has been sent, and the material is on order for him to start the job.
- Fisherman Peir Area.
  - Still waiting on confirmation if that is going to be Heritage Harbors' maintenance area.
  - Once we have a final answer, then we can remove the fence and install bollards or landscaping boulders to help stop further issues or ATVs/ E-Bikes.
- Work with Jay.
  - Gate arms were received, which were the wrong ones; he has returned them to have the vendor ship the correct ones.
  - He has sprayed and cleaned each stone monument.
  - Changed gate opening and closing times.
  - Transfer Pump located at the north end of the property.
    - He has scheduled this to be serviced.

### HERITAGE HARBOR

Transfer Pump



Fenced Are North End



Rond next to Driving Range



### HERITAGE HARBOR

Pump House Next To Driving Range



Pond Next To Golf Course Parking Lot



Brick By The Mile Scheduled











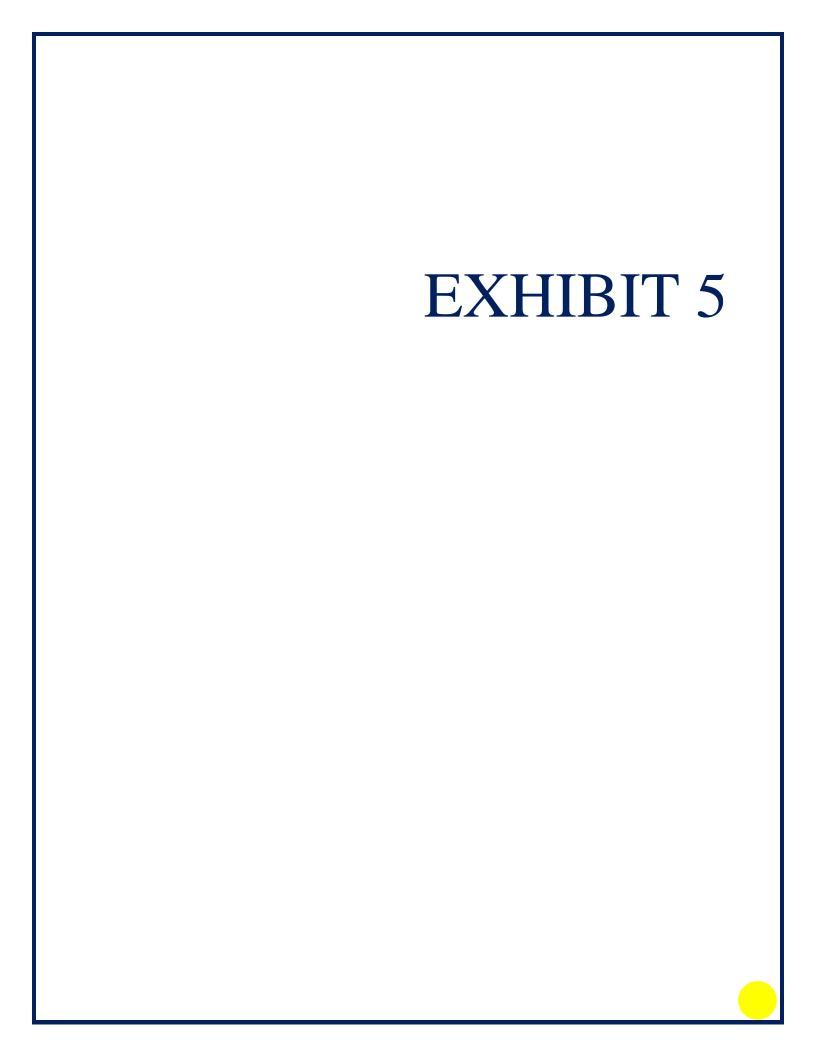


### THANK YOU

Michael Bush

727-403-8981

 ${\tt Mbush@VESTAPROPERTSERVICES.COM}$ 







### Heritage Harbor CDD Aquatics

**Aquatic Treatment Report** 

August 2025

STEADFAST OFFICE: WWW.STEADFASTENV.COM 813-836-7940 8/29/25, 11:09 AM Daily Log Print



Printed: Aug 29, 2025 30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fri, Aug 8, 2025, 2:01 PM

Fax: 813-501-1432

### **Daily Logs List**

### Aug 8, 2025

**Job:** SE1011 Heritage Harbor Golf CDD Aquatics

Title:

Added By: Joshua Britto

Log Notes:

Flooded conditions ponds over owing onto golf course

2-54 treated for grasses where applicable

### **Weather Conditions:**

Partly cloudy with showers



90°F

**74°F** 

Wind: 6 mph Humidity: 92% Total Precip: 0.68"

Attachments: 13



























8/29/25, 11:10 AM Daily Log Print



Printed: Aug 29, 2025 30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fri, Aug 15, 2025, 1:06 PM

Fax: 813-501-1432

### Aug 15, 2025

**Job:** SE1011 Heritage Harbor Golf CDD Aquatics

Title:

Added By: Joshua Britto

Log Notes:

26,73,27,28,29,70,31,32,20,47,48

Treated for minor grasses water levels overflowing

**Weather Conditions:** 

Partly cloudy with isolated storms



93°F

78°F

Wind: 4 mph Humidity: 91% Total Precip: 0.01"

Attachments: 14





























8/29/25, 11:10 AM Daily Log Print



Printed: Aug 29, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702 Fax: 813-501-1432

### **Daily Logs List**

### Aug 25, 2025

**Job:** SE1011 Heritage Harbor Golf CDD Aquatics

Title:

Added By: Joshua Britto

Log Notes:

Thunderstorms present water levels very high, golf course at saturation.

Pond 5, treated for algae

Pond 2, treated for grasses

Pond 17, treated for grasses

Pond 18, treated for duckweed

### **Weather Conditions:**

Partly cloudy with showers



84°F

76°F

11

Wind: 9 mph Humidity: 94% Total Precip: 0.39"

Attachments:











Mon, Aug 25, 2025, 1:55 PM



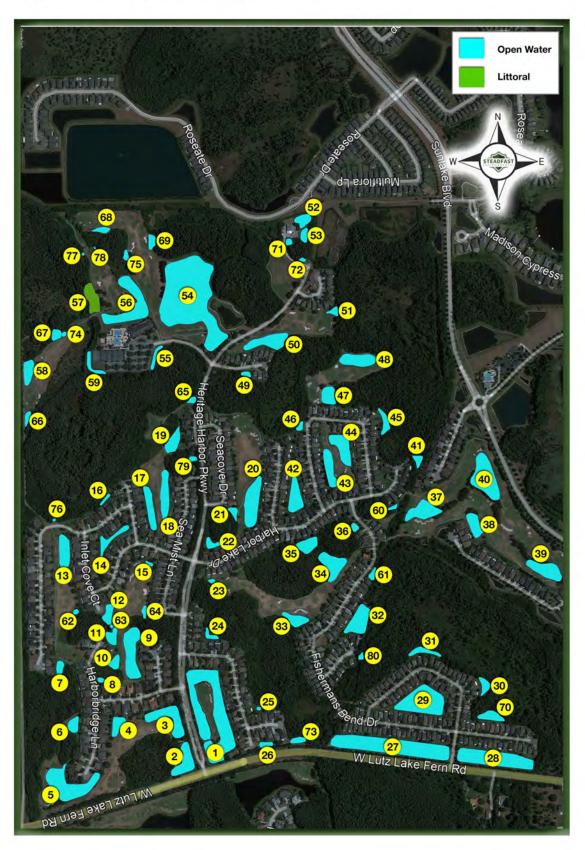


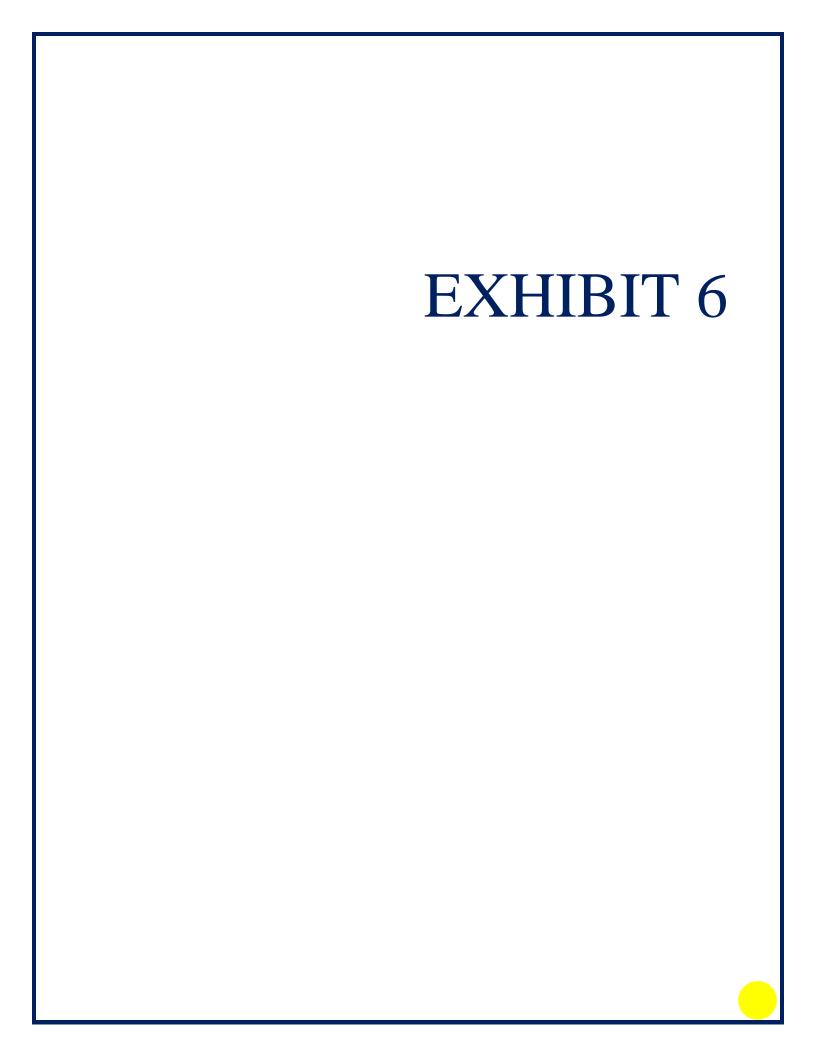














### **Aquatic Management Agreement**

This Agreement, with an agreed upon service start date of	is made
between Blue Water Aquatics, Inc. (hereinafter "Blue Water Aquatics") located at 5119	State Road 54,
New Port Richey, FL 34652, and Heritage Harbor CDD (Hereinafter the "Customer"), c	o Vesta
District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746.	

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

**General Conditions:** Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the terms and conditions of this agreement at the following location(s):

(79) Waterways

56,035 Linear Feet

46.02 Surface Acres @ NWL

**Contract Term:** The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

**Contract Services:** Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ Monthly Maintenance Program for Aquatic Weeds/Algae	\$4,904.00/month
⇒ Invasive Non-Native Plant Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Littoral Shelf Maintenance	Included
⇒ Trash & Smal Debris Removal *	* Included
⇒ Inspection of Outflow Structures, Vegetation Control as needed	Included
⇒ Pond Dye program (Where Needed)	Included
⇒ Water Testing (See Addendum)	Included
⇒ Monthly Service Reporting	Included
⇒ Aquatics Consulting	Included
Total Yearly Contract Amount Pond / Waterway Maintenance	\$58,848.00/year

<sup>\*</sup> Trash and small debris removal will consist of trash along pond shorelines and within reach of shorelines.

Pond Maintenance – Forty-eight (48) inspections per year (4 events per month), with treatments performed as necessary. Follow-up treatments will be performed at no additional cost.

Weather Delays: Customer acknowledges that weather conditions—such as, but not limited to, rain, cloud cover, and wind—may result in service delays. In such cases, Blue Water Aquatics may be unable to perform services on the regularly scheduled date. The time required to complete work under this Agreement may vary depending on the duration and severity of the weather conditions. Blue Water Aquatics will use its best professional judgment to determine the appropriate services based on growth



and site conditions at the time. Blue Water Aquatics shall not be held liable for delays or failure to perform services due to causes beyond its reasonable control.

**Third-Party Fees:** Customer agrees to reimburse Blue Water Aquatics for any processing fees incurred from registering with third-party compliance monitoring platforms and/or invoicing portals.

**Payment Terms:** Customer agrees to remit payment for services within forty-five (45) days of the invoice date. Acceptable payment methods include Cash, Check, Money Order, Zelle, ACH, and Credit Card (a 3% processing fee applies to all credit card payments). Accounts more than thirty (30) days past due may result in a suspension of services. Customer remains responsible for all charges incurred from the start of service until written notice of termination is received by Blue Water Aquatics in accordance with this Agreement. Balances unpaid after sixty (60) days will accrue interest at a rate of 1.5% per month until paid in full.

Should Blue Water Aquatics pursue collection efforts for any outstanding balances, the Customer agrees to pay all associated costs, including but not limited to, reasonable attorney fees, court costs, and other related expenses.

**Disclaimer:** While every effort is made to inspect the property prior to service or proposal submission, unforeseen conditions may arise that were not apparent during the initial inspection. Such circumstances may require additional time or materials, which may result in costs beyond those outlined in this Agreement. Should this occur, the Customer will be notified of any such conditions and provided with an estimate for the additional costs.

**Irrigation Restrictions:** Customer understands that certain products used in pond and waterway treatments may carry irrigation restrictions. If the Customer utilizes water from the treated areas for irrigation, they must inform Blue Water Aquatics prior to entering into this Agreement. Any relevant irrigation restrictions will be noted in service reports. Blue Water Aquatics is not responsible for any damage resulting from the use of treated water for irrigation if prior notification was not provided.

**Site Conditions:** By signing this Agreement, the Customer affirms that they have disclosed all known and relevant site conditions necessary for the successful execution of the work. Such conditions may include access limitations, parking availability, staging areas, fencing, irrigation sourcing, gate codes, or other relevant factors.

**Automatic Renewal:** This Agreement will automatically renew for a term equal to the original term unless a written notice of termination is received.

**Annual Price Adjustment:** Beginning on the first anniversary of the Agreement's start date, and each year thereafter, the contract price will be adjusted based on the percentage increase of the Consumer Price Index (CPI-U) for All Urban Consumers, U.S. City Average, as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Early Termination: If either party believes the other has materially breached this Agreement (excluding payment defaults), the aggrieved party must provide written notice of the breach. The breaching party shall have thirty (30) days from receipt of notice to remedy the issue and respond in writing. If the breach is not cured within this period, the non-breaching party may terminate the Agreement. Upon termination, Blue Water Aquatics is entitled to compensation for all services provided up to the termination date.



**Insurance:** Blue Water Aquatics will maintain Workers' Compensation, General Liability, Automotive Liability, and Property & Casualty insurance. A Certificate of Insurance will be provided upon request. If the Customer requests a Waiver of Subordination be included, Customer agrees to cover any costs related to fees.

**E-Verify Compliance:** In accordance with Florida State Law, Blue Water Aquatics utilizes the federal E-Verify system for contracts with public employers and certifies compliance with Florida Statute 448.095.

**Written Notices:** All written notices required under this Agreement must be sent via Certified U.S. Mail, Return Receipt Requested, to the principal business address of the party being notified.

Addenda: Please refer to any attached map, survey, or report, where applicable.

### **Additional Services:**

- a. Water chemistry testing may be performed at the sole discretion of Blue Water Aquatics to enhance the effectiveness of aquatic weed control treatments.
- b. Additional services requested by the Customer, such as manual plant cutting/removal, or other manual maintenance, will be billed separately at current hourly labor and equipment rates.
- c. Blue Water Aquatics offers various other additional services such as fountains and aeration, midge fly control treatments, erosion control remediation, Brazilian Pepper removal, native aquatic plantings and marsh master mowing. Please call the office for more information and pricing proposals.

**Aquatic Consulting:** Blue Water Aquatics offers consulting services and aquatic demonstrations by appointment to assist with understanding lake and waterway issues and the recommended solutions.

Chartham		
Chris Thompson, President	Customer Signature	
Blue Water Aquatics, Inc.		
	D	
	Printed Name & Title	
08/28/2025		
Date	Date	



### Survey Sheet HERITAGE HARBOR CDD Site & GEP Surveyed

POND#	<b>Linear Feet</b>	Surface Acres @ NWL	Sump Acres	<u>Littoral Shelf</u>
1	3,960	4.62	4.62	N/A
2	1,025	0.86	0.86	N/A
3	1,300	1.14	1.14	N/A
4	560	0.38	0.38	N/A
5	1,715	1.90	1.90	N/A
6	445	0.30	0.30	N/A
7	395	0.21	0.21	N/A
8	195	0.06	0.06	N/A
9	1,290	1.38	1.38	N/A
10	420	0.24	0.24	N/A
11	495	0.30	0.30	N/A
12	525	0.33	0.33	N/A
13	790	0.71	0.71	N/A
14	1,025	0.41	0.41	N/A
15	195	0.05	0.05	N/A
16	455	0.11	0.11	N/A
17	1,000	0.65	0.65	N/A
18	1,095	0.77	0.77	N/A
19	640	0.48	0.48	N/A
20	1,175	1.33	1.33	N/A
21	400	0.15	0.15	N/A
22	395	0.17	0.17	N/A
23	155	0.04	0.04	N/A
24	430	0.22	0.22	N/A
25	170	0.03	0.03	N/A

Heritage Harbor CDD - WWM 08-28-2025



### Survey Sheet (Continued) HERITAGE HARBOR CDD

<b>POND #</b> 26	Linear Feet 335	Surface Acres @ NWL 0.13	Sump Acres 0.13	Littoral Shelf N/A
27	2,600	3.55	3.55	N/A
28	1,750	2.19	2.19	N/A
29	1,290	2.18	2.18	N/A
30	515	8.26	8.26	N/A
31	730	0.26	0.26	N/A
32	820	0.85	0.85	N/A
33	660	0.44	0.44	N/A
34	960	0.96	0.96	N/A
35	605	0.51	0.51	N/A
36	260	0.11	0.11	N/A
37	975	0.95	0.95	N/A
38	1,675	0.69	0.69	N/A
39	935	0.93	0.93	N/A
40	1,250	1.83	1.83	N/A
41	345	0.15	0.15	N/A
42	900	0.78	0.78	N/A
43	890	0.67	0.67	N/A
44	890	0.81	0.81	N/A
45	625	0.24	0.24	N/A
46	255	0.09	0.09	N/A
47	550	0.45	0.45	N/A
48	855	0.84	0.84	N/A
49	275	0.10	0.10	N/A
50	1,090	0.94	0.94	N/A
51	370	0.13	0.13	N/A
52	490	0.33	0.33	N/A
53	365	7.97	7.97	N/A

Heritage Harbor CDD - WWM 08-28-2025

HEADQUARTERS: 5119 State Road 54 New Port Richey, FL 34652 Phone: 727-842-2100 Email: Office@BlueWaterAquaticsInc.com



# Survey Sheet (Continued) HERITAGE HARBOR CDD

DOM: "	·	TENTIAGE HANDON		T. 1. 1. 2. 1.0
<u>POND #</u> 54	Linear Feet 3,005	Surface Acres @ NWL 7.97	Sump Acres 7.97	<u>Littoral Shelf</u> N/A
55	590	0.15	0.15	N/A
56	1,880	1.77	1.77	N/A
57	480	0.32	0.00	0.32
58	630	0.45	0.45	N/A
59	730	0.22	0.22	N/A
60	230	0.03	0.03	N/A
61	315	0.11	0.11	N/A
62	225	0.07	0.07	N/A
63	90	0.01	0.01	N/A
64	290	0.09	0.09	N/A
65	275	0.09	0.09	N/A
66	365	0.14	0.14	N/A
67	358	0.19	0.19	N/A
68	430	0.17	0.17	N/A
69	380	0.18	0.18	N/A
70	640	0.42	0.42	N/A
71	200	0.07	0.07	N/A
72	195	0.05	0.05	N/A
73	365	0.17	0.17	N/A
74	140	0.03	0.03	N/A
75	280	0.10	0.10	N/A
76	80	0.01	0.01	N/A
77	80	0.01	0.01	N/A
78	70	0.01	0.01	N/A
79	210	0.07	0.07	N/A
Total	56,035	46.02	45.70	0.32







# Why Choose Blue Water Aquatics, Inc.?

Florida's Trusted Partner in Aquatic & Environmental Services Since 1999

# Experience You Can Count On

With over 25 years of industry experience, Blue Water Aquatics, Inc. has built a solid reputation for delivering expert aquatic management and environmental solutions throughout Florida. As a veteran-owned small business, we bring discipline, precision, and dedication to every job—big or small.

# We Know Florida's Ecosystems

From stormwater ponds and lakes to wetlands and preserves, our team understands the unique environmental challenges Florida presents. Our tailored solutions are compliant, sustainable, and effective—keeping your properties safe, healthy, and beautiful.

# **X** Comprehensive Services Under One Roof

We offer a full range of aquatic and vegetation management services, including:

- Aquatic Weed & Algae Control
- Wetland & Preserve Maintenance
- Fountain & Aeration System Services
- Midge Fly / Mosquito Control
- Erosion Control Solutions
   And more!

# Science-Driven, Results-Focused

Our team includes fully licensed applicators and trained environmental professionals. We use science-backed methods and environmentally responsible products to protect water quality and promote long-term health for your aquatic systems.

# Note: New Properties of the Pr

We live and work where you do. Our team is based right here in New Port Richey, so when you need us—you'll get quick, reliable support from people who genuinely care about your community. Our customer service is the absolute best!

# Let's Get to Work

Thank you for considering Blue Water Aquatics for your waterway needs!

Blue Water Aquatics, Inc. is here to simplify your aquatic and environmental maintenance. Let us handle the work—so you can focus on what matters most.

# **Chris Thompson**

Blue Water Aquatics, Inc.

May 25, 2025 | 72 Photos





# **Monthly Aquatics Inspection**



Cover Page 1/20

# May

Rainfall: As of May 21, Pasco County received approximately 0.88 inches of rainfall, which is significantly below the typical May average of 2.64 inches. Weather U.S. www5.swfwmd.state.fl.us

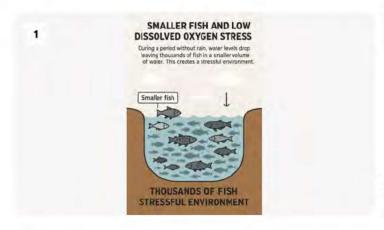
Temperatures: The month experienced warmer-than-average conditions. By mid-May, Tampa recorded 11 days with temperatures at or above 90°F, more than double the previous record for the month. The National Weather Service has projected a 50% probability of a hotter-than-average summer across Florida. Weather

Take Note: Smaller fish are particularly vulnerable to low dissolved oxygen (DO) levels.

During dry periods without rain, water levels in lakes and ponds can drop significantly. Even though the water volume decreases, the number of fish remains the same. This means thousands of fish are now competing for oxygen in a much smaller space. As oxygen becomes scarce, it creates a highly stressful—and potentially deadly—environment, especially for smaller fish that have higher metabolic rates and oxygen demands. This is a normal event in nature and there are no economically viable solution to prevent it.



May 2 / 20



Smaller fish are particularly vulnerable to low dissolved oxygen (DO) levels.

Project: CDD
Date: May 26, 2025, 10:51 AM
Creator: Chris Thompson



C

Date: May 24, 2025, 4:50 PM
Creator: Chris Thompson



#### C

# Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: CDD

Date: May 24, 2025, 4:47 PM

Creator: Chris Thompson



C

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD
Date: May 24, 2025, 4:49 PM
Creator: Chris Thompson



May 25, 2025



#### C

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD
Date: May 24, 2025, 4:49 PM
Creator: Chris Thompson



# K

#### Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:31 PM

Creator: Chris Thompson



#### K

The water control structure is in good condition and free of excess vegetation that could slow drainage.





#### K

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:29 PM

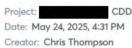
Creator: Chris Thompson





# K

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# K

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:31 PM

Creator: Chris Thompson



# K

Erosion





#### K

Significant erosion. Will continue to monitor.





May 25, 2025



# K

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# H

#### Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: CDD

Date: May 24, 2025, 4:33 PM

Creator: Chris Thompson



#### ı

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:33 PM
Creator: Chris Thompson



#### Н

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:34 PM

Creator: Chris Thompson



CDD May 25, 2025



#### G

# Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: CDD
Date: May 24, 2025, 4:35 PM
Creator: Chris Thompson



# G

#### Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:35 PM
Creator: Chris Thompson



#### G

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD
Date: May 24, 2025, 4:35 PM
Creator: Chris Thompson



#### 0

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD
Date: May 24, 2025, 4:35 PM
Creator: Chris Thompson



May 25, 2025



# Pedestrian bridge

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:36 PM
Creator: Chris Thompson



#### F1

#### Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:36 PM

Creator: Chris Thompson



# E1

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# E1

Local wildlife...

Project: CDD
Date: May 24, 2025, 4:30 PM
Creator: Chris Thompson



May 25, 2025



# E

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:37 PM
Creator: Chris Thompson



# E

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:37 PM

Creator: Chris Thompson



#### E

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD
Date: May 24, 2025, 4:38 PM
Creator: Chris Thompson



#### D

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:38 PM

Creator: Chris Thompson





#### D

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# 7F

The water control structure is in good condition and free of excess vegetation that could slow drainage.





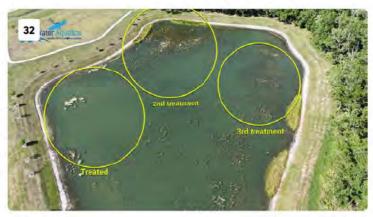
# 7F

# Treated:

- Grasses
- Submersed
- Algae

Routine spot spraying for nuisance and non-native vege...





#### 7F

With water levels so low, Hydrilla can be seen growing up from the bottom. We are treating it in sections so we don't depelte too much oxygen at one time.

Project: CDD

Date: May 24, 2025, 4:43 PM

Creator: Chris Thompson



May 25, 2025



# 7F

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# D1 to ditch

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:43 PM

Creator: Chris Thompson



# D1

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:44 PM

Creator: Chris Thompson



#### C

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:45 PM
Creator: Chris Thompson





# Q

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:45 PM
Creator: Chris Thompson



#### B

#### Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:46 PM

Creator: Chris Thompson



# Q1

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:46 PM
Creator: Chris Thompson



#### C

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:47 PM
Creator: Chris Thompson





# C1

The water control structure is in good condition and free of excess vegetation that could slow drainage.





#### C

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:48 PM

Creator: Chris Thompson



#### C1

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# SP1 B, SP1 A

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:50 PM

Creator: Chris Thompson





# SP1

# Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: CDD
Date: May 24, 2025, 4:51 PM
Creator: Chris Thompson



#### 0

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:00 PM
Creator: Chris Thompson



Project: CDD
Date: May 24, 2025, 4:00 PM
Creator: Chris Thompson



Project: CDD
Date: May 24, 2025, 4:01 PM
Creator: Chris Thompson





Project: Date: May 24, 2025, 4:01 PM Creator: Chris Thompson



O & P1 out fall to wetland



Date: May 24, 2025, 4:01 PM Creator: Chris Thompson



CDD Project: Date: May 24, 2025, 4:02 PM Creator: Chris Thompson



O out fall to wetland







# P1

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# P1

#### Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.





#### P1

The water control structure is in good condition and free of excess vegetation that could slow drainage.





#### P1

The water control structure is in good condition and free of excess vegetation that could slow drainage.







# P2

# Treated:

- Grasses
- Brush

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: CDD
Date: May 24, 2025, 4:04 PM
Creator: Chris Thompson



Project: CDD

Date: May 24, 2025, 4:04 PM

Creator: Chris Thompson



#### P2

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD
Date: May 24, 2025, 4:04 PM
Creator: Chris Thompson



#### N

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:06 PM

Creator: Chris Thompson

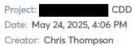


CDD May 25, 2025



#### N

The water control structure is in good condition and free of excess vegetation that could slow drainage.



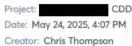


# **SP10**

#### Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...





#### **SP10**

Minor erosion. Check if there are French drains discharing at these points. If so, the solution would be to extend them about 4 ft into the pond.





#### N

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD

Date: May 24, 2025, 4:08 PM

Creator: Chris Thompson





#### M

The water control structure is in good condition and free of excess vegetation that could slow drainage.





# M

The water control structure is in good condition and free of excess vegetation that could slow drainage.





#### J

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...





#### J

The water control structure is in good condition and free of excess vegetation that could slow drainage.





May 25, 2025



#### .

# Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:23 PM
Creator: Chris Thompson



1

The water control structure is in good condition and free of excess vegetation that could slow drainage.

Project: CDD

Date: May 24, 2025, 4:23 PM

Creator: Chris Thompson



#### L

# **Treated:**

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:24 PM
Creator: Chris Thompson



#### L

#### Treated:

- Grasses
- Brush
- Algae

Routine spot spraying for nuisance and non-native vege...

Project: CDD
Date: May 24, 2025, 4:28 PM
Creator: Chris Thompson







Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Page 1 of 2 Thursday, August 28, 2025 6:36:13 PM

# Aquatic Services Report

Technician Randy Mitchell				
Job Details				
Service Date	8/8/2025			
Customer				
Weather Conditions	Partly Cloudy			
Wind	E 4mph			
Temperature	93			
Multiple Sites Treated	Yes			
1 of 2				
Pond Numbers	1 thru 4			
Service Performed	Treatment			
Work Performed	✓Algae			
Equipment Used	✓ ATV/UTV			
Water Level	Normal			
Restrictions	3 days			
Observations/Recommendations	Treated sites for filamentous algae			
2 of 2				
Pond Numbers	1			
Service Performed	Treatment			
Work Performed	<b>✓</b> Floating			
Equipment Used	✓ ATV/UTV			
Water Level	Normal			
Restrictions	14 days			

# Blue Water Aquatics, Inc.



Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100, www.BluewaterAquaticsinc.com

Page 2 of 2 Thursday, August 28, 2025 6:36:13 PM

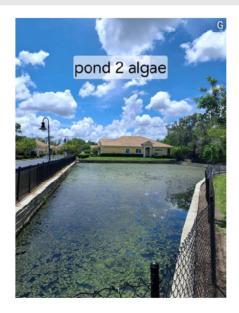
# Aquatic Services Report

Observations/Recommendations

Treated site for duckweed

# **Pictures**











# HERITAGE HARBOR CDD SERVICE TEAM:

Floriba Department of Agriculture and Consumer Services

Pesticide Certification Office
Commercial Applicator License
License # CM26357

THOMPSON, CHRISTOPHER - Categories

5A

Issued: May 16, 2023

Expires: October 31, 2027

WILTON SIMPSON, COMMISSIONER
The above individual in licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted une penicides.

#### **CHRIS THOMPSON**

President

YEARS OF EXPERIENCE = 6 YEARS

- Monthly Management Reports
- Meeting Attendance

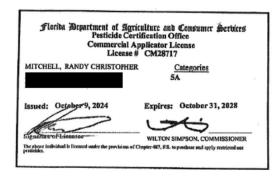


#### DOUG FITZHENRY

Aquatic Field Supervisor

YEARS OF EXPERIENCE = 17 YEARS

- Perform Aquatic Treatments
- Meeting Attendance



# RANDY MITCHELL

Senior Aquatic Specialist & Lead Fountain Technician

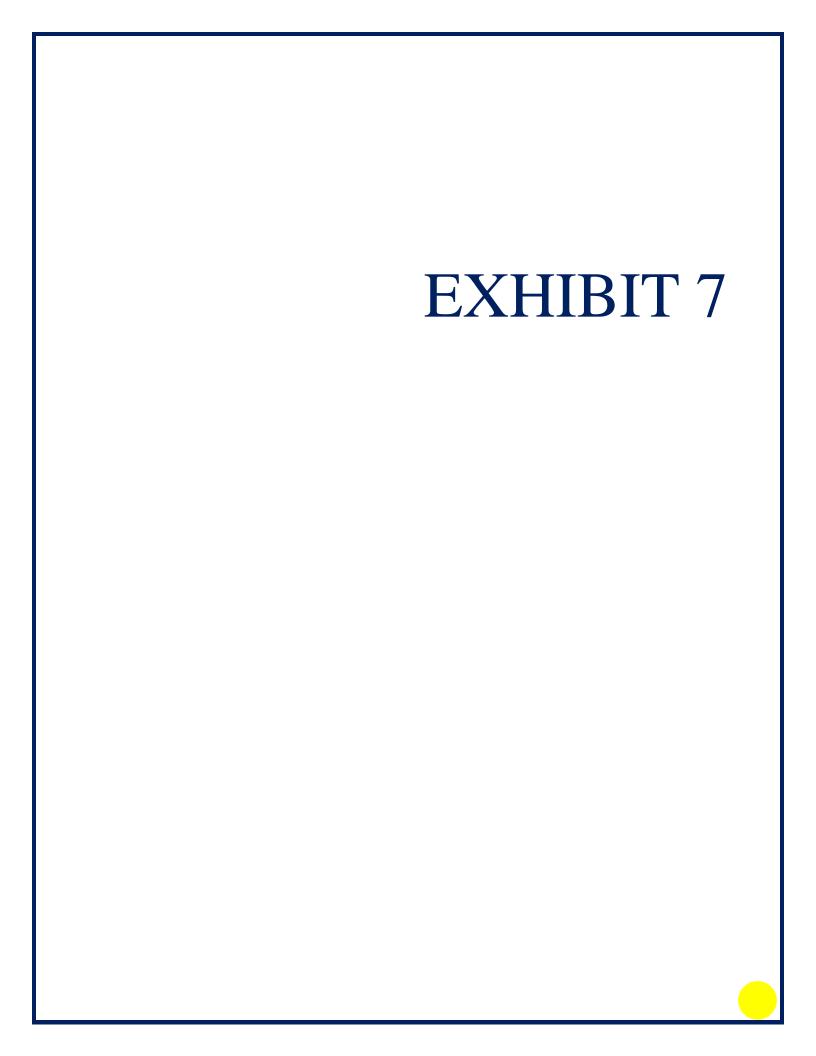
YEARS OF EXPERIENCE = 14 YEARS

Perform Aquatic Treatments

#### SUPPORT TEAM:

JEREMY LOVELL – Customer Service Specialist (& Licensed Spray Technician)
BRENDA JORDAN – Business Manager

HEADQUARTERS: 5119 State Road 54 ◆ New Port Richey, FL 34652 Phone: 727-842-2100 ◆ E-mail: Office@BlueWaterAquaticsInc.com





# HERITAGE HARBOR CDD Lutz, FL

# Proposal for Pond Maintenance Services

Contractor Qualifications	Page 2
Company Profile	Page 2
Safety and Training	Page 3
QA/QC	Page 3
Personnel Qualifications/ Professional Licenses	Page 4



\_\_\_\_\_

# **Contractor Qualifications**

Crosscreek Environmental, Inc. is a leader in quality lake and wetland management services. We strive to develop environmentally conscious methods of providing aquatic waterway management. Our staff of highly trained and licensed technicians and service managers are ready to provide quality service and complete customer satisfaction. Our offices are conveniently located near your community and will be staffed with adequate equipment and personnel to complete this project. This proposal provides the professional credentials of our staff, as well as examples of relevant experience demonstrating our ability to handle a project of this nature.

# **Company Profile**

Crosscreek Environmental, Inc. is a full-scale restoration company located in Southwest Florida. With over 100 years of combined experience, Crosscreek Environmental provides comprehensive, environmentally friendly, expert solutions for maintaining the beauty and health of Florida's ponds, lakes, wetlands, and shorelines. Our licensed, certified, and highly qualified team provides a full roster of services for stabilization, restoration, management, and maintenance of these valuable waterways. We serve developers, government municipalities, homeowners associations, and management companies, successfully implementing the entire project lifecycle. From engineering and design to permitting, installation, management, and maintenance, we're helping our clients restore, protect, and manage Florida's most valuable resource: water.

Our extensive repeat business testifies to our reliability and expertise, and we're determined to earn new business through rapid response, quick turnaround, generous communications, consistent follow-up, and successful results. Our commitment to excellent customer service is backed by solid scientific knowledge, experience, and one-stop services including:

- Lake bank restoration
- Lake maintenance
- Erosion control
- Wetland Mitigation
- Wetland creation
- Wetland management
- Wetland maintenance
- Littoral shelf planting
- Florida native nursery
- Florida native plants
- Shoreline restoration
- Shoreline erosion control

\_\_\_\_\_

# **Equipment & Tools**

Crosscreek Environmental has one of the most extensive and diversified groups of equipment that has been custom designed for Shoreline Restoration and Pond/Wetland Management. This includes:

- 6 Portable Dredges
- 1 Full size Dredge
- 40 4-wheel drive Pickup Trucks
- 3 Dump Trailers- 10 yd capacity each
- 2 Skid Steers
- 18 Custom Built Spray Mules
- 2 12inch Woodchippers
- 4 Menzi Muck Machines
- 6 Custom Built Spray-Rigged Airboats & John Boats
- Chainsaws, machetes and other applicable tools

# Safety and Training

Some divisions of Crosscreek Environmental, Inc work in potentially very hazardous conditions. There is no job so important, no service so urgent, that we cannot take time to perform our jobs safely. Safety will always be a critical and paramount part of our company's culture.

Rigorous safety and training programs are fundamental to our business philosophy. We are an active participant in numerous national and industry-specific safety organizations and have an active Safety Program. Safety is one of the key measures in our staff's annual performance ratings. We at Crosscreek Environmental, Inc. also have a drug-free workplace with a zero-tolerance policy.

A core training program is completed by all staff before project start-up wherein safety is a major component. This training is reinforced throughout the year with formal monthly safety meetings, as well as weekly field training and daily briefings. The training includes classroom and practical sessions to ensure 'book' learning is converted into knowledge that is used in the field.

# **QA/QC and Customer Service**

Our Quality Assurance and Quality Control Programs are second-to-none. Crosscreek Environmental, Inc. is dedicated to continuous improvement in all facets of our operations, evaluating even those that are performing well, to ensure there are no further improvements



that can be made. We continually strive to identify better processes, materials, and procedures for accomplishing our work. One of our core business philosophies is to continually look to the future and anticipate problems that may arise and be ready with the appropriate solution.

When the maintenance crew is on-site, they will make any additional notes that they feel are relative to ensuring the health of the waterways of your community. If there are any issues which need immediate attention the applicator will notify the general manager and he will assign the proper person to take a firsthand look at the issue or he will look for himself. When issues have been noted and observed by the project or general manager, issues will be immediately brought to the property manager's attention.

# Personnel Qualifications/Professional Licenses

All Crosscreek Environmental managers and spray technicians are required to be licensed to apply pesticides within the state they are working in and are trained annually in identification and application techniques for aquatic vegetation management. Some personnel credentials available for this project are:

#### Licenses

- Aquatic, Right-of-Way, Demonstration and Research, and Natural Areas
- Florida Public Health Pest Control Florida DEP Stormwater Management Inspector

# Educational Degrees

- Bachelors in Fisheries Biology and General Biology
- Bachelors in Limnology (Water Chemistry)
- Bachelors in Environmental Horticulture
- Bachelors in Environmental Science and Policy

# **Project Management**

# Carlton Campbell/ President/CEO

Mr. Campbell has over Thirty (30) years in the environmental field. He was the co-founder of Aquatic Plants of Florida in 1996 and later founded Crosscreek Environmental. He attended South Florida University where he received a degree in Environmental Science. Carlton is a hands-on President and wants to always make sure his customers are happy, and his employees are taken care of.

# Derek Wagner/ General Manager



Mr. Wagner has twenty (20) years' experience with erosion control and aquatic/wetland vegetation and management and is the General Manager of Crosscreek Environmental. He oversees all operations of the company including sales and budgeting of projects and is certified as a Stormwater Management Inspector. His experience and training allow him to act as resident biologist for this project.

# George Bowling / Sales Manager

Mr. Bowling has been in the industry serving the stormwater community for over twenty-five (25) years. He is fully trained in identifying customers' needs and helping them develop the appropriate plan to manage their needs. He is also fully licensed and trained in aquatic & natural areas herbicide applications. His experience provides a unique opportunity for all customers and their daily stormwater needs.

# Matt Jones/ Operations Manager

Mr. Jones has over five (5) years of industry experience with pond maintenance and restoration of shorelines. He oversees all daily operations including scheduling and staffing. Mr. Jones also coordinates all customer interactions from project planning to final walk through and any follow-up work.

# C.J. Greene/ Lead Ecologist

Mr. Greene holds a Bachelors degree in Environmental Science and Policy from the University of South Florida. He has nearly 20 years of experience in Florida ecology, aquatic and terrestrial monitoring and management, along with extensive experience pertaining to environmental permitting, compliance, and management of the complex local, State, and Federal agency regulations.



**Relevant Experience** 

Following are relevant specific references which show the diversity of skills Crosscreek Environmental, Inc. will bring to this project.

JOB TITLE: ISLANDWALK HOA

SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE (150 ACRES) INCLUDING WETLANDS (50

ACRES) AND PRESERVE AREAS. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND

PLANTING OF NATIVE VEGETATION.

WORK COMPLETED ON: ON GOING PROJECT TOTAL: \$350,000+ CASEY BURCH

EMAIL: CBURCH@CASTLEGROUP.COM

PHONE: (941) 223-5603

JOB TITLE: RIDGEWOOD LAKES – DEL WEBB

SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE (105 ACRES) INCLUDING WETLANDS (35

ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE

VEGETATION.

WORK COMPLETED ON: ON GOING PROJECT TOTAL: \$450,000+ CONTACT: LEA STOKES

EMAIL: LSTOKES@VESTAPROPERTYSERVICES.COM

PHONE: (386) 439-0134

JOB TITLE: ARBOR GREENE CDD

SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE. RESTORATION OF SHORELINE

UTILIZING GEOTUBE AND AQUASCAPING

WORK COMPLETED ON: ON GOING PROJECT TOTAL: \$200,000+

CONTACT: JASON VON MERVELDT

EMAIL: JASONV@ARBORGREENE.COM

PHONE: (407) 234-8866

JOB TITLE: TURTLE ROCK OF PALMER RANCH

SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE (145 ACRES) INCLUDING WETLANDS (75

ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE

VEGETATION.

WORK COMPLETED ON: ON GOING PROJECT TOTAL: \$250,000+



CONTACT: DAVID BRYAN

EMAIL: PRESIDENT@MYTURTLEROCK.COM

PHONE: (901) 786-8680

JOB TITLE: GREYHAWK LANDING CDD

SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE (180 ACRES) INCLUDING WETLANDS (80

ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE

VEGETATION.

WORK COMPLETED ON: ON GOING

PROJECT TOTAL: \$150,000+ ANNUALLY CONTACT: BELINDA BLANTON

EMAIL: BBLANDON@RIZZETTA.COM

PHONE: (239) 936-0913

JOB TITLE: GATEWAY CDD

SCOPE OF WORK: MONTHLY MAINTENANCE OF APPROXIMATELY 425 ACRES OF LAKES AND 300 ACRES OF

WETLANDS THROUGHOUT THE COMMUNITY. REGULAR UPKEEP OF OVER 50 FOUNTAINS

AND AERATION SYSTEMS ONSITE AS WELL.

WORK COMPLETED ON: ON GOING

PROJECT TOTAL: \$302,000+ ANNUALLY

CONTACT: ELLE HARRIS

EMAIL: ELLE.HARRIS@GATEWAYDISTRICT.ORG

PHONE: (239) 898-6312

JOB TITLE: THE VILLAGES CDD

SCOPE OF WORK: MONTHLY MAINTENANCE OF 1,000+ ACRES OF LAKES THROUGHOUT THE COMMUNITY.

REMOVAL OF INVASIVE VEGETATION FROM PONDS AND REGULAR UPKEEP AND

MAINTENANCE OF HUNDREDS OF FOUNTAINS AND AERATION SYSTEMS ONSITE AS WELL.

WORK COMPLETED ON:
PROJECT TOTAL:
CONTACT:
EMAIL:
PHONE:

ON GOING
\$1,000,000+
BART GRAHAM
UPON REQUEST
UPON REQUEST



# Crosscreek Environmental Inc.

111 61st Street East Palmetto, FL 34221 admin@crosscreekenv.com

Date	Estimate #
8/12/2025	13766

#### Name / Address

Heritage Harbor CDD Vesta Property Services Heath Beckett 250 International Parkway, Suite 208 Lake Mary, FL 32746

\* Estimate is good for 30 days.

#### Description

Heritage Harbor CDD Stormwater Pond Maintenance

Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the eighty (80) ponds onsite per the attached aerial map. Treatments to occur a minimum of two times a month for a total of twenty-four (24) visits per year.

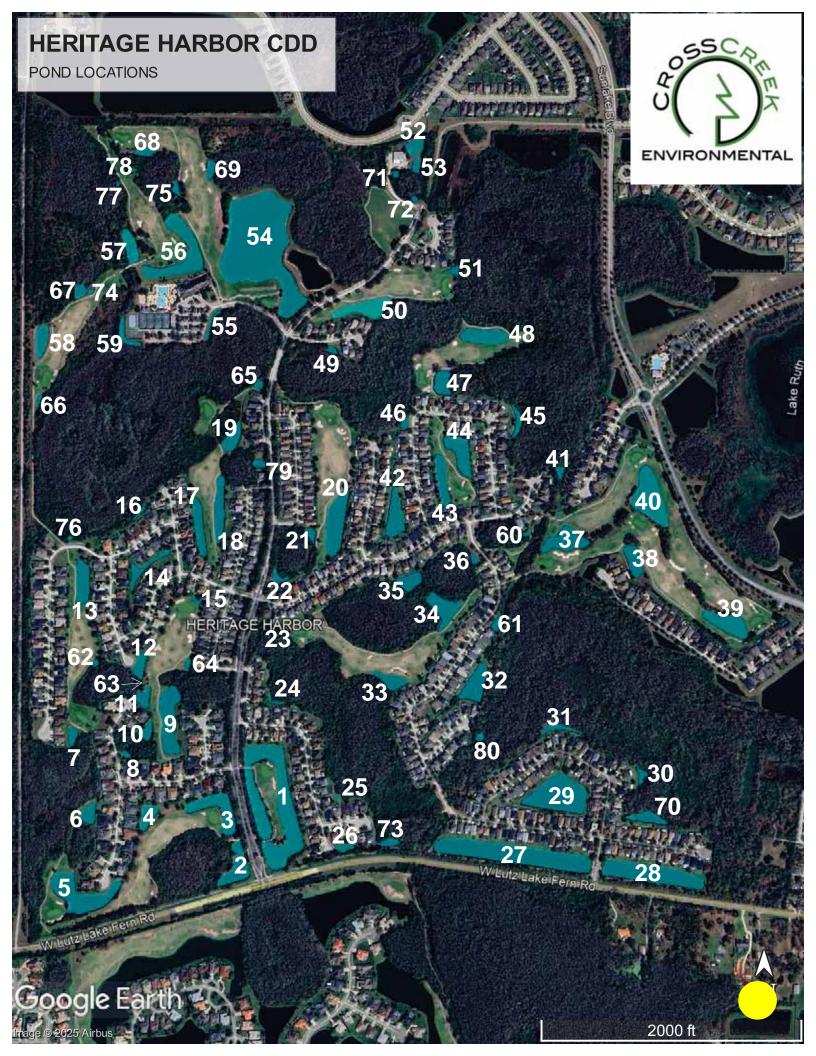
Maintenance services to include the following:

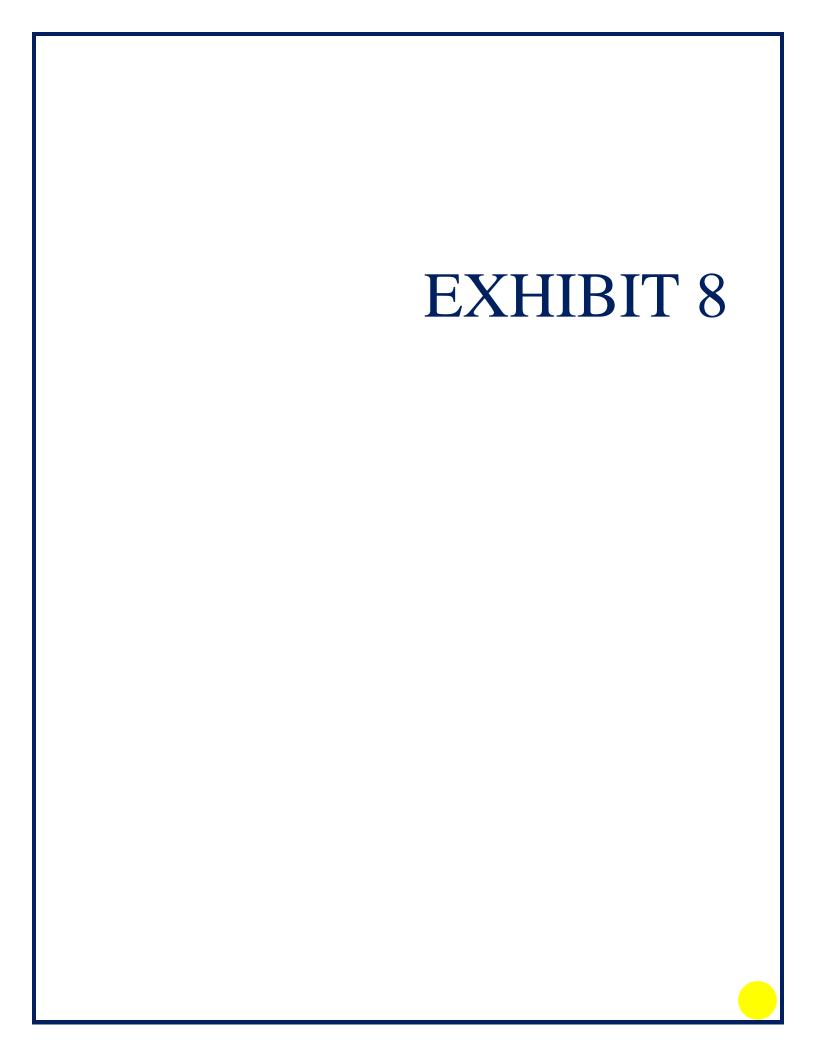
- \* Algae control
- \* Floating vegetation control
- \* Shoreline vegetation control
- \* Submersed vegetation control
- \* Aquatics consulting
- \* Management reporting
- \* Littoral shelf maintenance
- \* Common Trash Removal
- \* Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.

Total maintenance cost = \$2,940.00/Month (\$35,280.00 Annually)

If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.

Please sign and return if accepted







August 26th, 2025

Heritage Harbor CDD 19502 Heritage Harbor Clubhouse Lutz, FL 33558 ATTN: Vesta District Management, Heath Beckett

Dear Heath,

Thank you for considering our proposal to manage the lakes at Heritage Harbor CDD.

I have conducted a thorough review of the ponds. While some ponds are in excellent condition, many others require substantial work, particularly in managing aquatic vegetation. Multiple lakes have topped out Slender Spikerush, Hydrilla, or Baby Tears, or a combination. On these lakes, in particular, algae are growing on the surface material, leading me to believe that the algae growth is a consequence of the submerged vegetation. All ponds that were well-maintained for aquatic vegetation had no signs of any meaningful algae growth. Overall, shoreline grasses are minimal and in maintenance condition. Due to the excessive aquatic vegetation, we have recommended a small start-up for the cost of the herbicide to bring those ponds back into maintenance condition.

The district should also consider restocking triploid grass carp. I have communicated with FWC, and they indicated that the community stocked 350 grass carp back in 2004 under permit AT-03-SR-04-0070. Many of the aquatic vegetation issues have likely been well-maintained over time by these grass carp, but at 21 years, many of them are likely no longer serving their intended purpose.

Premier Lakes is a Florida-based company founded by some of the foremost experts in lake and wetland management, with over 75 years of combined experience. We take pride in caring for some of Florida's most respected golf courses, commercial properties, residential communities, and CDDs. Most of our business comes from referrals from satisfied customers who have experienced the Premier Lakes difference firsthand and appreciate our service and communication.

Our team is dedicated to using the right tool for every job. By partnering with the best herbicide, remediation, and equipment manufacturers, we can continuously



improve our control methods. Our extensive experience and science-backed approach enable us to deliver the best results consistently.

When you choose Premier Lakes, you are partnering with a team of dedicated professionals who are passionate about achieving the best results for your lakes and wetlands. Our entire team at Premier Lakes will work tirelessly to earn your trust and provide you with an unmatched customer experience.

Sincerely,

Alex Kurth

Alex Kurth

President



Premier Lakes, Inc. is a Florida-based lake and wetland management company focused on sustainable, customized solutions to protect and enhance aquatic ecosystems. The firm combines professional expertise with personalized service to meet client needs effectively.

**Company Mission and Values:** Premier Lakes emphasizes environmentally responsible practices to ensure the long-term health and vibrancy of Florida's lakes, ponds, and wetlands. Their approach integrates sustainability at every stage of the management process.

**Leadership Experience:** Alex Kurth, President and Founder, brings over a decade of expertise with a strong background in finance, leadership, and aquatic management certifications. His commitment to innovation and sustainability drives the company's operational strategies.

**Veteran Expertise:** Vice President and Founder, Bill Kurth, has over 40 years of experience in aquatic management, specializing in innovative treatment solutions and herbicide technology. He has held leadership roles in major Florida lake management companies and has contributed extensively to the industry's knowledge and best practices.

**Specialized Team Members:** Dustin Hormann manages wetlands with expertise in exotic vegetation control and federal project collaboration, while Adrian Sebree leads aeration and fountain systems, bringing over 15 years of experience focused on sustainable aquatic ecosystems and technical expertise.





#### **Annual Management Program Agreement**

Customer Name: Heritage Harbor CDD

**Property Contact:** Heath Beckett

Agreement Effective Date: October 1st, 2025 - September 30th, 2026

Program Description: Annual Lake Maintenance

**Premier Lakes Consultant:** Alex Kurth **Consultant Phone Number:** 239-707-1575

This Agreement, dated **August 26th, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Heritage Harbor CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

- 1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
- 2. Service Area: The "Service Area" is described as all ponds on the CDD provided map, consisting of approximately 56,636 linear feet and 54.08 acres.
- 3. **Contract Services:** Premier Lakes will perform **(48) Forty-Eight** inspections per year of the Service Area and provide the following service as necessary.
  - **a. Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
  - **b.** Algae Control: Algae will be controlled by applying algaecides and adjuvants as needed.
  - c. Shoreline Weed Control: Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that





- when spraying in beneficial littoral plants, minor damage to native vegetation may occur.
- **d. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
- e. Trash Pickup: Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
- **f. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
- **g.** Aquatic Consultation: Attendance to monthly board meetings when requested.
- 4. **One-Time Start-Up Fee:** A one-time charge of **\$3,000.00** for additional products and labor necessary to return lakes to management condition will be invoiced at the commencement of this agreement.
- 5. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.
- 6. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
- 7. Payment Terms: No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal Monthly installments of \$3,400.00 per Month commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.



- 8. Forms of Payment: Premier Lakes accepts payment by check.
- 9. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
- 10. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
- 11. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
- 12. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
- 13. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
- 14. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
- 15. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.





- 16. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
- 17. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
- 18. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

One-Time Start-Up Fee: \$3,000.00
Annual Agreement Amount: \$40,800.00
Monthly Agreement Amount: \$3,400.00
Invoicing Frequency: Monthly
Accepted and Approved:
Heritage Harbor CDD
Signature:
Printed Name:
Title:
Date:
Customer Address for Notice Purposes:
Premier Lakes, Inc.
Signature:
Name:
Title:
Date:
Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley

Chapel, FL 33544.

# **Work Order**



DATE 08/08/2025 
TECH(S) Mitchell

JOB # 1072399097

1936 Bruce B Downs Blvd Suite 308 Wesley Chapel FL 33543 (844) 525-3735, CustomerSupport@PremierLakesFL.com

CUSTOMER
Cheval West CDD



JOB DETAILS	Annual Lake Maintenance	
JOB CATEGORY	Annual Lake Maintenance	
COMPLETION NOTES	Treated sites 1-6, 15 (by UTV and backpack), 24, 31 for shoreline weed growth and emergent vegetation.	
	Sites 2-6, 24, 31 and south part of 35 were treated for algae.	
	Have a great day!	



#### **Reference List**

Community Name: Southern Hills Plantation CDD, Heritage Pines CDD, & Palm Bay CDD

**Primary Contact:** Chuck Adams

Position: District Manager

Email: Adamsc@whhassociates.com

**Community Name:** Cheval West CDD/TPC Tampa Bay

**Primary Contact:** Eric Dailey **Position:** District Manager

Email: edailey@halifax-solutions.com

**Community Name:** The Starkey Ranch CDD (TSR CDD)

Primary Contact: Barry Mazzoni

**Position:** District Manager

**Phone:** (813) 399-0865

Email: MazzoniB@whhassociates.com

**Community Name:** Grandezza Master Association

**Primary Contact:** Peter Dersley

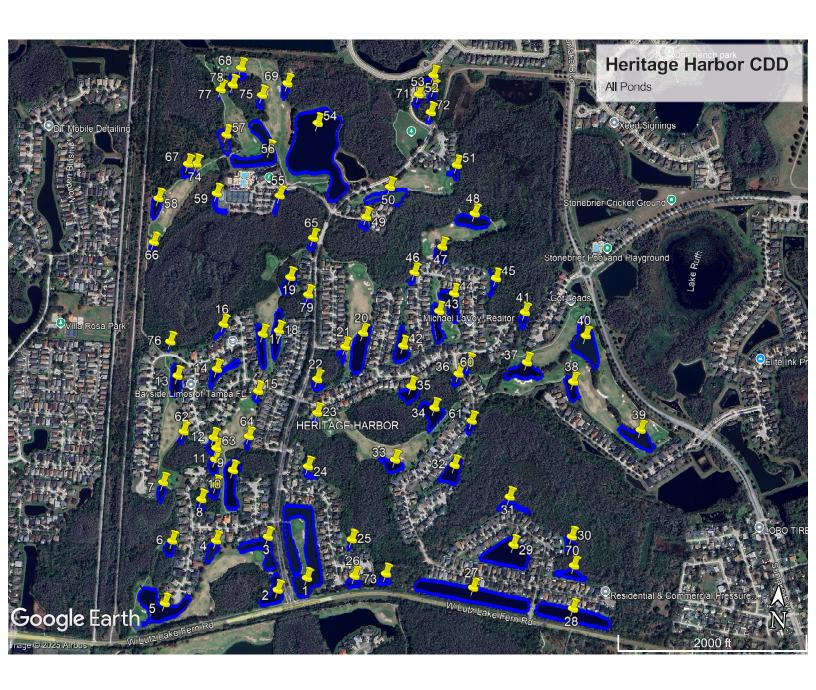
**Position:** Board President **Email:** pgdersley@gmail.com

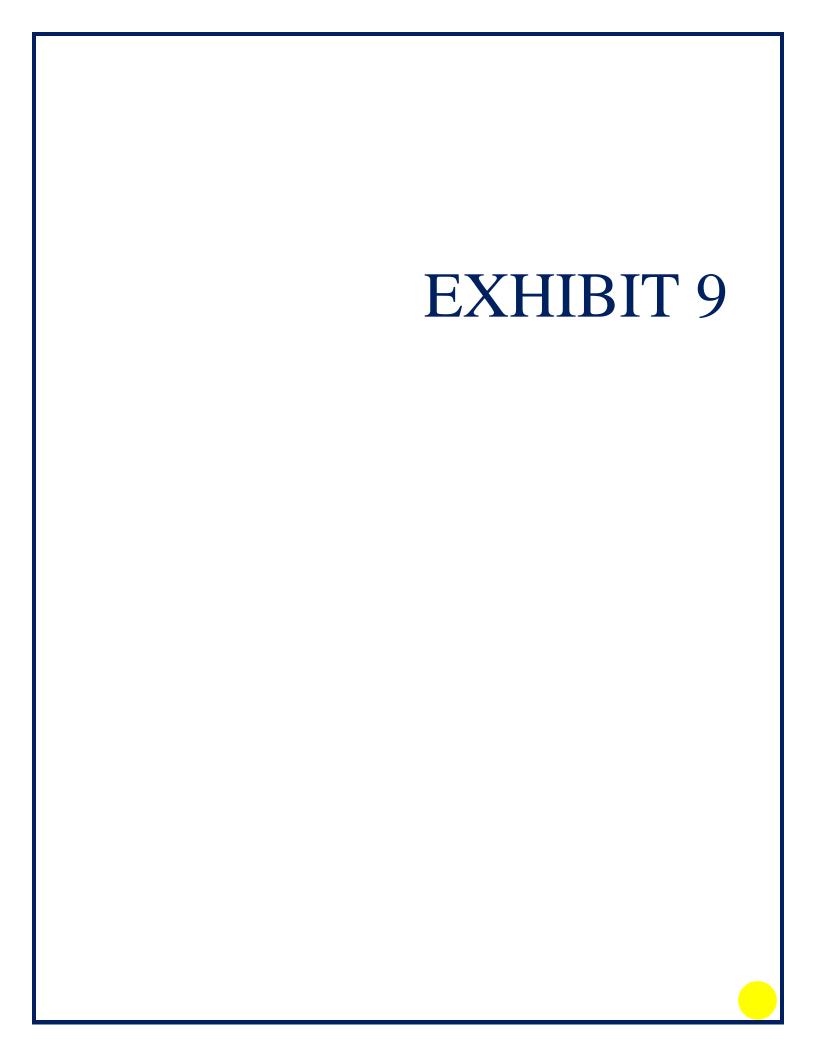
Community Name: Epperson North CDD

**Primary Contact:** Heath Beckett

**Position:** District Manager

Email: Hbeckett@vestapropertyservices.com





# Heritage Harbor Community Development District

# Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes □ No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes □ No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes □ No □

#### Heritage Harbor Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes □ No □

#### Goal 2.2: District Infrastructure and Facilities Inspections

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  $\square$  No  $\square$ 

## 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  $\square$  No  $\square$ 

#### Heritage Harbor Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes □ No □

Achieved: Yes  $\square$  No  $\square$ 

Heritage Harbor Community Development District

#### Goal 3.3: Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Chair/Vice Chair:

Shelley Grandon

Chair/Vice Chair:

Shelley Grandon Date:

Print Name:

Shelley Grandon

Heritage Harbor Community Development District

District Manager:

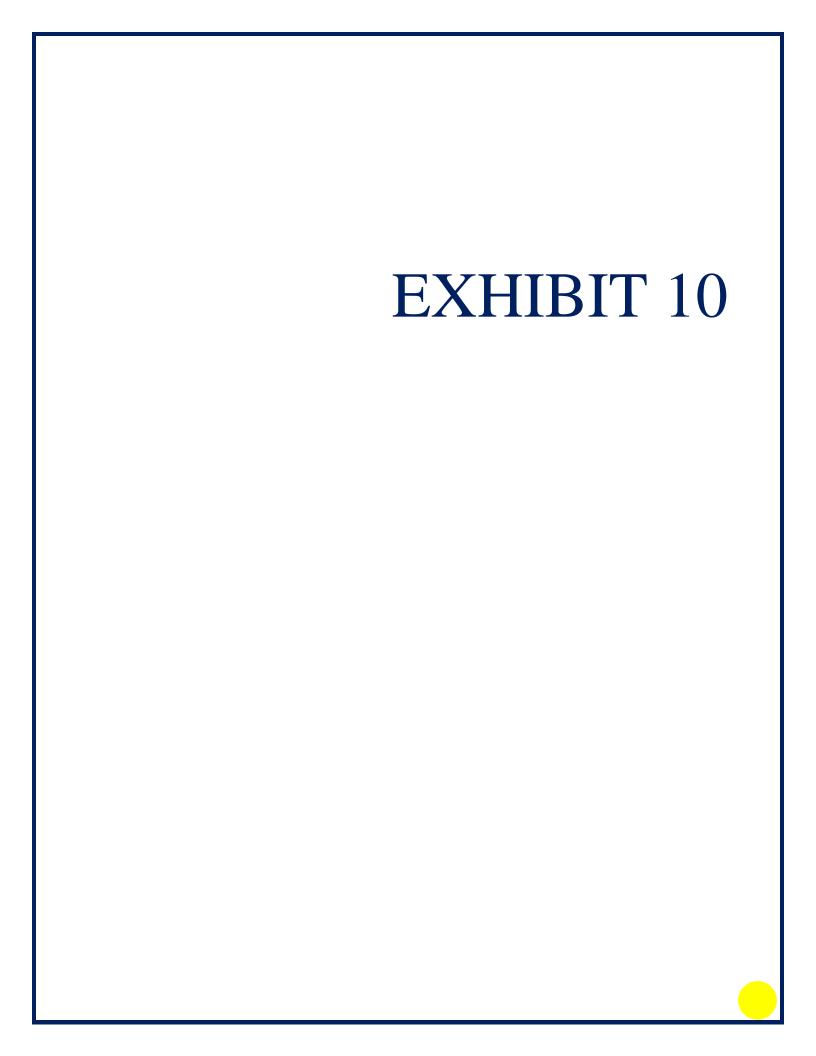
Date:

10/01/24

Date:

Date:

10/1/2024



# Heritage Harbor Community Development District

# Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  $\square$  No  $\square$ 

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes □ No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  $\square$  No  $\square$ 

#### Heritage Harbor Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

#### 2. Infrastructure and Facilities Maintenance

#### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  $\square$  No  $\square$ 

#### Goal 2.2: District Infrastructure and Facilities Inspections

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes □ No □

## 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  $\square$  No  $\square$ 

#### Heritage Harbor Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  $\square$  No  $\square$ 

Heritage Harbor Community Development District

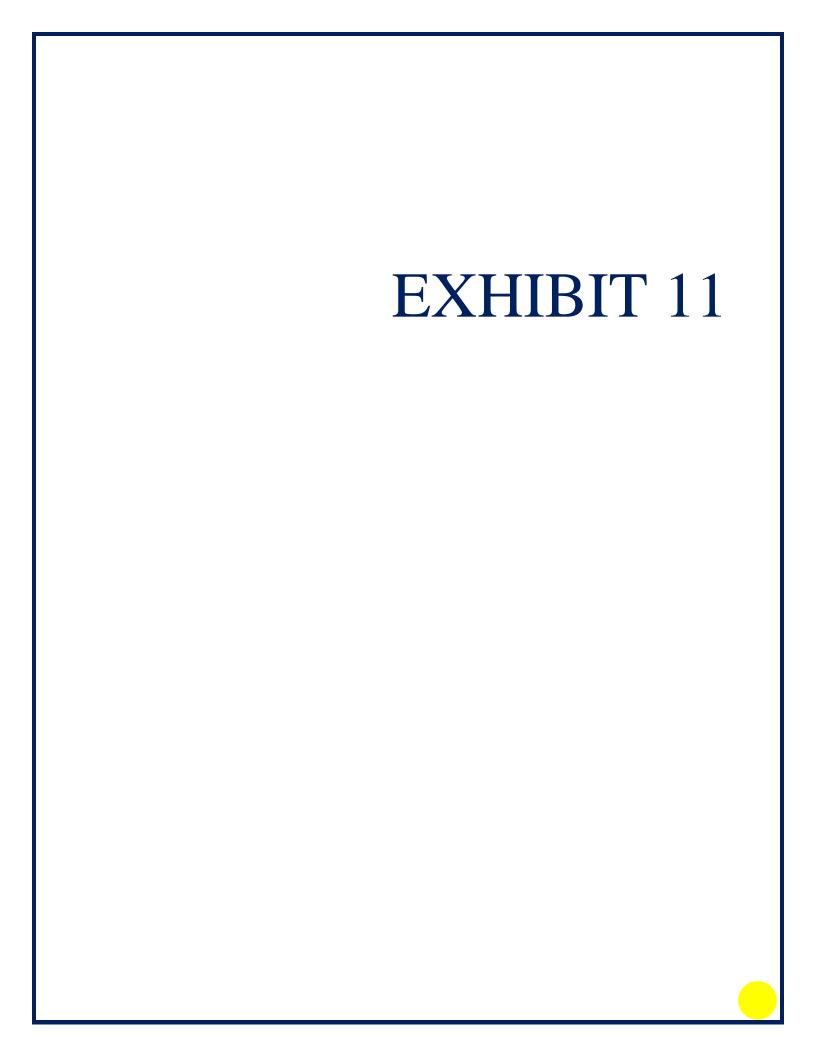
#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

<b>Achieved:</b> Yes □ No □	
	D
Chair/Vice Chair:Print Name:	Date:
Heritage Harbor Community Development District	
District Manager:	Date:
Print Name:	



1		UTES OF MEETING
2 3		RITAGE HARBOR DEVELOPMENT DISTRICT
4 5 6 7	Development District was held on August	ard of Supervisors of the Heritage Harbor Community t 12, 2025 at 5:30 p.m. at the Heritage Harbor Clubhouse, Florida 33558. The actions taken are summarized as
8	FIRST ORDER OF BUSINESS:	Roll Call
9	Mr. Beckett called the meeting to	order at 5:33 p.m. and conducted roll call.
10	Present and constituting a quorum were:	
11 12 13	Shelley Grandon (S1) Jeffrey Witt (S2) David Hubbard (S3)	Board Supervisor, Chairwoman Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary
14	Also present were:	
15 16 17 18 19 20 21 22	Russ Rossi (S4) Heath Beckett Michael Bush Tracy Robin Tonja Stewart John Panno Susan Eisenstadt David Gilleland	Board Supervisor, Vice Chairman (virtually) District Manager, Vesta District Services Field Manager, Vesta District Services (virtually) District Counsel, Straley Robin Vericker District Engineer, Stantec (virtually) Golf Course Manager Enercon (virtually) Manger, Double Bogey's Taverne and Grille
23 24	SECOND ORDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)
25	There being none, the next item for	ollowed.
26	THIRD ORDER OF BUSINESS:	Staff & Vendor Reports
27	A. District Engineer – Tonja	Stewart, Stantec
28	1. Walk-on Exhibit A	A: Update on Water Meter Project
29 30 31 32 33	Comments are due sought for the RFP Selected vendor is	ded an update on the reclaimed water meter project. back from Hillsborough County, vendors are being c, Enercon has reviewed the RFP and had no changes. expected to begin the construction portion of the of the new calendar year.
34 35 36 37	Water Utility Construction Project Request for Proposals for the Cor	Consideration of Request for Proposals for Reclaimed et and Adoption of Resolution 2025-06 Approving the astruction and Installation of the Reclaimed Water at the before proceeding to the next agenda item.
38	B. Golf Operations – <i>John Po</i>	anno, Pro Shop
39 40	<u> •</u>	Golf Operations Report. The new point of sale system is proposal from AAA drainage to repair the drains and jet

Page 2 of 5

41 the drain lines and advised that Mr. Ford had reached out to several drainage 42 companies and AAA was the only vendor to respond. 43 On a MOTION by Mr. Witt, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board 44 approved AAA Drainage to repair the drains and jet the drain lines for an amount not to exceed \$12,900.00, for Heritage Harbor Community Development District. 45 Mr. Panno advised that the bridge at hole 1 was satisfactorily completed. Supervisors 46 47 discussed a repair to the bridge at hole 18. 48 On a MOTION by Mr. Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board approved Patriot Services Group to repair the bridge on 18 for an amount not to exceed \$73,500.00, 49 50 for Heritage Harbor Community Development District. 51 Mr. Panno explained that the transfer pump required for pumping water to the golf course had reached the end of its life expectancy and requested Supervisors consider approving 52 53 the purchase of a replacement. 54 On a MOTION by Ms. Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board 55 approved the transfer pump for the golf course in an amount not to exceed \$15,000.00, for Heritage 56 Harbor Community Development District. 57 C. Exhibit 1: Restaurant Operations – Double Bogeys Tavern & Grille 58 Mr. Gilleland presented the Restaurant Operations Report, noting an increase in 59 sales year over year and month over month, and various matters that fall under the HOA's purview. 60 D. Exhibit 2: Landscape – Adam Rhum, Greenview Landscape 61 1. Exhibit 3: OLM Inspection – July 17, 2025 – 90.5% 62 2. Exhibit 4: Consideration of Greenview Proposals 63 There being none the next item followed. 64 E. 65 Exhibit 5: Field Operations – *Michael Bush, Vesta District Services* 1. Exhibit 6: Consideration of Blue Wave Lighting Proposals for Front 66 Entrance, Exit & Medians Landscape Lighting 67 LED Lighting - \$14,355.00 – Previously Presented a. 68 b. Low Voltage Lighting – *Pending* 69 Exhibit 7: Consideration of Blue Wave Lighting Track Lighting on 70 2. Guardhouse Roof Proposal - \$9,750.00 71 72 3. A&H Systems Front Entrance Landscape and Guardhouse Lighting -73 \$24,770.00 74

On a MOTION by Mr. Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board approved Blue Wave Lighting proposals for front entrance, exit & medians LED landscape lighting in the amount of \$14,355.00 and Guardhouse roof track lighting in the amount of \$9,750.00, for Heritage Harbor Community Development District.

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78	F.	Exhibit 8: Aquatics – Kevin Riemensperger, Steadfast Environmental
79		It was noted that pond 24 needed attention.
80 81 82		1. Exhibit 9: Consideration of Steadfast Environmental Aquatic Maintenance Cost of Living Increase Proposal (3.5% - \$104/mo.) - \$36,984.00/yr
83 84 85	approved a	ON by Ms. Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board ost of living increase for Steadfast Environmental aquatic maintenance for a total 6,984.00 per yearr, for Heritage Harbor Community Development District.
86	G.	District Counsel - Tracy Robin, Straley Robin Vericker
87 88 89 90		1. Exhibit 10: Consideration of Request for Proposals for Reclaimed Water Utility Construction Project and Adoption of Resolution 2025-06 Approving the Request for Proposals for the Construction and Installation of the Reclaimed Water Utility Infrastructure Improvements
92		This item to be discussed out of order under III.A. District Engineer.
93 94 95 96	Board adopte and Installa	ON by Ms. Grandon, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the d Resolution 2025-06 Approving the Request for Proposals for the Construction tion of the Reclaimed Water Utility Infrastructure Improvements for Heritage nunity Development District.
97	Н.	District Manager - Heath Beckett, Vesta District Services
98 99		1. Walk-on Exhibit B: Review of HOA Announcement Board Replacement Options
100 101 102		Mr. Beckett presented the signs being considered by the HOA to replace to current announcement board. Supervisors were amenable to funding up to 25% of the cost for a digital sign.
103 104		2. Exhibit 11: Consideration of <b>Resolution 2025-07</b> , <b>Setting FY 2026 Meeting Schedule</b>
105 106		The FY 2026 meetings will be held at 5:30 p.m. on the second Tuesday of the month at the Heritage harbor Clubhouse.
107 108 109	adopted Res	ON by Mr. Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board <b>Dution 2025-07, Setting FY 2026 Meeting Schedule</b> as presented, for Heritage nunity Development District.
110		3. Exhibit 12: Presentation of HOA's Recreational Facilities Report
111		The redesign for the HOA facilities was discussed.
112		The rates for the Hillsborough County Sheriff off-duty officers was discussed.
113	FOURTH C	RDER OF BUSINESS: FY 2026 Budget
114	A.	FY 2025-2026 Budget/Assessment Public Hearing
115		1. Open Public Hearing

116 117 118	approved ope	ening th	Is. Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board FY 2025-2026 Budget/Assessment Public Hearing, for Heritage Harbo ment District.	
119		2.	Exhibit 13: Presentation of FY 2026 Budget	
120 121 122 123			No changes had been made to the previously approved budget, with no increase in assessments. The last loan payment is due by May 2026 which falls under the FY 2026 budget. Supervisors discussed payroll, insurance, and supervisor compensation.	
124		3.	Public Comments	
125			There being none, the next item followed.	
126		4.	Close Public Hearing	
127 128 129	approved clo	sing the	Is. Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board FY 2025-2026 Budget/Assessment Public Hearing, for Heritage Harbo ment District.	
130 131	В.	Exhibit Budge	it 14: Consideration of <b>Resolution 2025-08 Adopting FY 2025-2026</b> et	
132 133 134		olution 2	Ir. Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-08 Adopting FY 2025-2026 Budget, for Heritage Harbor Community.	
135 136	C.		it 15: Consideration of Resolution 2025-09, Providing for the Collection inforcement of Special Assessments for FY 2025-2026	
	On a MOTIC adopted Res	and E ON by M olution		d
136 137 138	On a MOTIC adopted Res	and E ON by M olution for FY	Inforcement of Special Assessments for FY 2025-2026  Ir. Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-09, Providing for the Collection and Enforcement of Special	d
136 137 138 139	On a MOTIC adopted Res	and E ON by M olution for FY DER OF	Inforcement of Special Assessments for FY 2025-2026  In Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-09, Providing for the Collection and Enforcement of Special 2025-2026, for Heritage Harbor Community Development District.	d
136 137 138 139 140 141	On a MOTIC adopted Res Assessments	and E ON by M olution for FY DER OF Exhibits	Inforcement of Special Assessments for FY 2025-2026  In Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-09, Providing for the Collection and Enforcement of Special 2025-2026, for Heritage Harbor Community Development District.  In BUSINESS:  Consent Agenda  It 16: Consideration and Approval of the Minutes of the Board of visors Regular Meeting Held July 8, 2025  It 17: Consideration and Acceptance of the June 2025 Unaudited Financial	d al
136 137 138 139 140 141 142 143	On a MOTIC adopted Res Assessments  FIFTH ORD  A.  B.	and E ON by M olution for FY DER OF Exhibit Superv Exhibit Repor ON by M onsent A	Inforcement of Special Assessments for FY 2025-2026  In Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-09, Providing for the Collection and Enforcement of Special 2025-2026, for Heritage Harbor Community Development District.  BUSINESS:  Consent Agenda  it 16: Consideration and Approval of the Minutes of the Board of visors Regular Meeting Held July 8, 2025  it 17: Consideration and Acceptance of the June 2025 Unaudited Financial that In Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board Agenda — items A & B as presented, for Heritage Harbor Community	d al
136 137 138 139 140 141 142 143 144 145 146	On a MOTIC adopted Res Assessments  FIFTH ORD  A.  B.  On a MOTIC approved Co Development	and E ON by M olution for FY DER OF Exhibit Superv Exhibit Report ON by M onsent A t District	Inforcement of Special Assessments for FY 2025-2026  In Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-09, Providing for the Collection and Enforcement of Special 2025-2026, for Heritage Harbor Community Development District.  BUSINESS:  Consent Agenda  it 16: Consideration and Approval of the Minutes of the Board of visors Regular Meeting Held July 8, 2025  it 17: Consideration and Acceptance of the June 2025 Unaudited Financial that In Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board Agenda — items A & B as presented, for Heritage Harbor Community	d al
136 137 138 139 140 141 142 143 144 145 146 147 148	On a MOTIC adopted Res Assessments  FIFTH ORD  A.  B.  On a MOTIC approved Co Development	and E ON by M olution for FY DER OF Exhibit Report ON by M onsent A t District DER OF Walk-	Inforcement of Special Assessments for FY 2025-2026  In Witt, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board 2025-09, Providing for the Collection and Enforcement of Special 2025-2026, for Heritage Harbor Community Development District.  BUSINESS:  Consent Agenda  it 16: Consideration and Approval of the Minutes of the Board of visors Regular Meeting Held July 8, 2025  it 17: Consideration and Acceptance of the June 2025 Unaudited Financial the Minutes of the Board of the June 2025 Unaudited Financial the Minutes of the Board of the June 2025 Unaudited Financial the Minutes of the Board of the June 2025 Unaudited Financial the Minutes of the June 2025 Unaudited Financial the Minutes of the Board of the June 2025 Unaudited Financial the Minutes of the Board of the June 2025 Unaudited Financial the Minutes of the Board of the June 2025 Unaudited Financial the Minutes of the Board of the	d nl

Heritage Harbor CDD August 12, 2025 Regular Meeting Page 5 of 5 154 pending a 50% cost share with Heritage Harbor Golf & Country Club Community Association, 155 Inc., for Heritage Harbor Community Development District. **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business** (Limited to 156 157 *3 minutes per individual for non-agenda items)* There being none, the next item followed. 158 **EIGHTH ORDER OF BUSINESS:** 159 **Next Meeting Quorum Check** The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. 160 on September 9, 2025 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, 161 Florida 33558. 162 163 Supervisors confirmed their intent to attend the next meeting in person **NINTH ORDER OF BUSINESS:** 164 **Action Items Summary** 165 Field Manager Ask Mr. Nikiforovs (HOA Maintenance) to take down the sign over the 166 guardhouse 167 **TENTH ORDER OF BUSINESS:** Adjournment 168 On a MOTION by Ms. Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board 169 adjourned the meeting at 7:48 p.m., for Heritage Harbor Community Development District. 170 \*Each person who decides to appeal any decision made by the Board with respect to any matter 171 considered at the meeting is advised that person may need to ensure that a verbatim record of the 172 proceedings is made, including the testimony and evidence upon which such appeal is to be based. 173 174 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 9, 2025. 175

☐ Shelley Grandon, Chair

□ Russ Rossi, Vice Chair

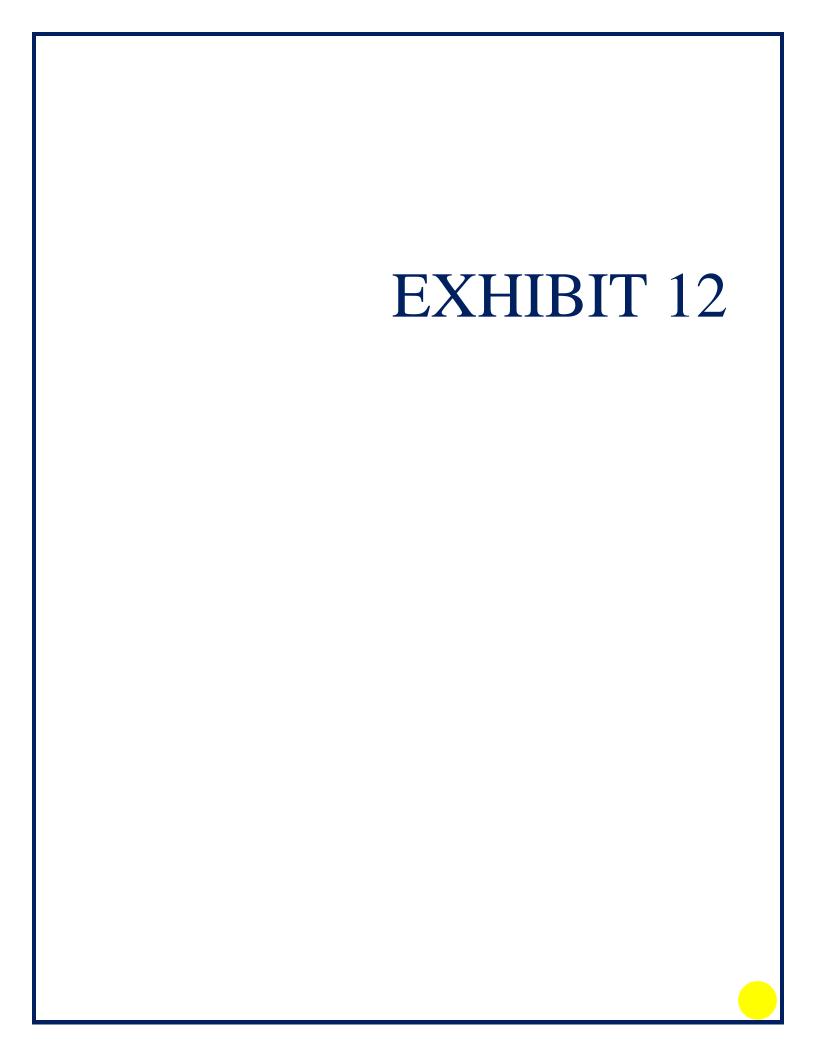
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☐ Kyle Darin, Secretary

☐ Heath Beckett, Assistant Secretary



# Heritage Harbor Community Development District

Financial Statements
(Unaudited)

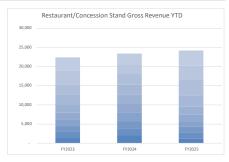
July 31, 2025



Revenue: Net Assessments % Collected YTD				
	F	Y 2024 YTD	F۱	2025 YTD
General Fund		100.5%		100.6%
Debt Service Fund		N/A		N/A
Expenditures: Amount Spent YTD				
	F	Y 2024 YTD	F۱	2025 YTD
General Fund				
Administration		\$369,784	\$	195,577
Field		464,089		476,900
Total General Fund	\$	833,873	\$	672,477
% of Actual Expenditures Spent of Budgeted Expenditures		76%		63%

% of Actual Expenditures Spent of Budgeted Expenditures	76%	63%
Cash and Investment Balances		
	Prior Year YTD	Current Year YTD
Operating Accounts	\$1,220,173	\$ 1,477,254

#### Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop Pro Shop Concession Stand Gross Revenue YTD FY2023 FY2024 FY2025 October 1,489 1,143 1,441 1,567 1,545 1,588 November 1,881 December 1,896 January 1,746 2,307 1,353 February 1.707 2.161 1.827 March 2,257 2,418 2,048 2,555 2,536 April May 2,596 2,922 2,808 4,264 2,596 2,752 June 3,640 3,556 3,456 2,896 1,756 July 3,982 2,185 August September 2,144 24,228 Yearly Total 27.045 \$ 27,738 \$



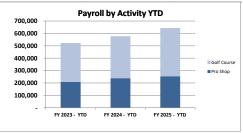
Financial Snapshot - Enterpr	rise Fund - Go	lf Activity
	,	
Payroll by Activity	Actual	Actual
	FY 2023 - YTD	FY 2024 - YTD
Golf Course		
Payroll- Hourly	\$ 254,352	\$ 280,00
) FICA Taxes	33,648	36,34
Life and Health Insurance	26,275	21,60
)	Payroll- Hourly FICA Taxes	FY 2023 - YTD

Expenses by Golf Activity	Actual	Actual	Actual		
	FY 2023 - YTD	FY 2024 - YTD	FY 2025 - YTD		
Golf Course	\$556,346	\$638,966	\$	779,538	
Pro Shop	367,845	391,704		422,117	
Total Expenses	\$ 924,191	\$ 1,030,670	\$	1,201,655	

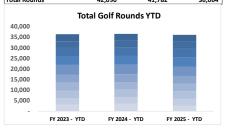
Net Income (Loss) by Golf Activity		Actual		Actual		Actual
	FY	2023 - YTD	FY	2024 - YTD	F١	/ 2025 - YTD
Golf Course	\$	745,720	\$	917,837	\$	918,889
Pro Shop		(326,676)		(347,933)		(376,850)
Total Net Income (Loss) B4 Depreciation	\$	419,044	\$	569,904	\$	542,038
Total Depreciation Expense		-		-		-
Total Net Income (Loss) After Depreciation	\$	419,044	\$	569,904	\$	542,038

Financial Snapshot - Debt Service Fund									
		Actual		Actual	Actual				
	FY	2023 - YTD	FY	2024 - YTD	FY	2025 - YTD			
Principal Payment	\$	323,000	\$	136,000	\$	142,000			
Interest Payment		26,354		17,170		11,676			
Prepayment Call		-		-		-			
Total Debt Service Payments	\$	349,354	\$	153,170	\$	153,676			

Payroll by Activity		Actual		Actual	Actual		
	FY	2023 - YTD	F١	2024 - YTD	F١	2025 - YTD	
Golf Course							
Payroll- Hourly	\$	254,352	\$	280,003	\$	326,950	
FICA Taxes		33,648		36,342		42,259	
Life and Health Insurance		26,275		21,609		18,877	
Total Golf Course		314,275		337,954		388,087	
Pro Shop							
Payroll- Hourly		169,461		193,369		203,868	
FICA Taxes		23,427		26,073		27,551	
Life and Health Insurance		15,278		19,848		23,286	
Total Pro Shop		208,166		239,290		254,705	
Total Payroll	\$	522,441	\$	577,244	\$	642,792	
% of Revenues		38.89%		36.06%		36.86%	



Actual Rounds of Golf by Month									
	FY 2023 - YTD	FY 2024 - YTD	FY 2025 - YTD						
October	3,163	3,516	2,518						
November	3,085	3,171	3,462						
December	3,398	3,467	3,512						
January	3,859	3,629	3,408						
February	3,833	3,732	3,727						
March	4,489	4,470	4,460						
April	4,024	4,110	4,168						
May	4,028	3,947	4,167						
June	3,177	3,323	3,314						
July	3,292	3,122	3,328						
August	2,805	2,686							
September	2,937	2,609							
Total Rounds	42 090	41 782	36 064						



### Heritage Harbor CDD Balance Sheet July 31, 2025

		•	General Fund	Capital Golf Course Reserve Fund & Pro Shop		Debt Service Series 2021	1		TOTAL
1	ASSETS	-		 .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- ССТО ВПОР			-	101112
2	CASH - BU OPERATING	\$	75,059	\$ -	\$ -	\$ -	\$ -	\$	75,059
3	CASH - BU MONEY MARKET		333,526	-	-	-	-		333,526
4	CASH - HANCOCK WHITNEY OPERATING		968,827	-	_	-	_		968,827
5	CASH - HANCOCK WHITNEY LOAN		99,843	-	_	-	4,906		104,749
6	CASH - BU GOLF ACCOUNT		-	-	652,449	-	-		652,449
7	CASH - BU GOLF MONEY MARKET				1,652,188				1,652,188
8	CASH - TRUIST		-	-	25,643	-	_		25,643
9	PETTY CASH		-	-	1,672	-	-		1,672
10	INVESTMENTS:								-
11	REVENUE FUND		-	-	_	48	_		48
12	RESERVE TRUST FUND		-	-	-	-	-		-
13	INTEREST FUND		-	-	-	-	-		-
14	SINKING FUND		-	-	-	-	-		-
15	US BANK CONSTRUCTION TRUST FUND		-	-	_	-	13		13
16	ACCOUNTS RECEIVABLE		(117)	-	117	-	-		-
17	ON ROLL ASSESSMENT RECEIVABLE		-	-	-	-	-		-
18	DEPOSITS		1,890	-	3,456	-	-		5,346
19	PREPAID		819	-	-	-	-		819
20	DUE FROM OTHER FUNDS		133,629	679,991	10,019	-	_		823,638
21	INVENTORY ASSETS:								-
22	GOLF BALLS		-	-	8,522	-	-		8,522
23	GOLF CLUBS		-	-	198	-	-		198
24	GLOVES		-	-	6,349	-	-		6,349
25	HEADWEAR		-	-	3,496	-	-		3,496
26	LADIES WEAR		-	-	998	-	-		998
27	MENS WEAR		-	-	1,910	-	-		1,910
28	SHOES/SOCKS		-	-	337	-	-		337
29	MISCELLANEOUS		-	-	3,670	-	-		3,670
30	TOTAL CURRENT ASSETS		1,613,475	679,991	2,371,024	48	4,919		4,669,456

# Heritage Harbor CDD Balance Sheet July 31, 2025

	General Fund	Capital erve Fund	olf Course Pro Shop	Debt Se		& Cons	TOTAL
31 NONCURRENT ASSETS		 	 Р				
32 LAND	_	-	1,204,598		_	-	1,204,598
33 CONSTRUCTION IN PROGRESS	_	-	528,846				
34 INFRASTRUCTURE	-	_	6,139,744		-	-	6,139,744
35 ACC. DEPRECIATION - INFRASTRUCTURE	-	_	(6,030,287)		-	-	(6,030,287)
36 EQUIPMENT & FURNITURE	-	_	1,065,890		-	-	1,065,890
37 ACC. DEPRECIATION - EQUIP/FURNITURE	-	_	(1,050,479)		-	-	(1,050,479)
38 RIGHT TO USE ASSETS	-	_	354,531		-	-	354,531
39 ACC. DEPREICATION - RIGHT TO USE ASSETS	-	-	(236,355)		-	-	(236,355)
40 TOTAL NONCURRENT ASSETS		-	1,976,488				1,447,642
41 TOTAL ASSETS	\$ 1,613,475	\$ 679,991	\$ 4,347,512	\$	48	\$ 4,919	\$ 6,117,098
42 <u>LIABILITIES</u>							
43 ACCOUNTS PAYABLE	\$ 7,226	\$ -	\$ 18,157	\$	-	\$ -	\$ 25,384
44 DEFERRED ON ROLL ASSESSMENTS	-	-	-		-	-	-
45 SALES TAX PAYABLE	2,328	-	1,808		-	-	4,136
46 ACCRUED EXPENSES	-	-	-		-	-	-
47 GIFT CERTIFICATES	-	-	-		-	-	-
48 RESTAURANT DEPOSITS	6,000	-	-		-	-	6,000
49 DUE TO OTHER FUNDS	679,991	10,019	133,629		-	-	823,638
50 RIGHT TO USE LIABILITIES	-		112,746		-	-	112,746
51 TOTAL LIABILITIES	695,545	10,019	266,340		-		971,904
52 <u>FUND BALANCES</u>							
53 NONSPENDABLE							
54 PREPAID & DEPOSITS	2,709	-	3,456		-	-	6,165
55 CAPITAL RESERVE	53,503	-	275,000				328,503
56 OPERATING CAPITAL	188,936	-	82,304		-	-	271,240
57 INVESTED IN CAPITAL ASSETS		-	1,538,158				1,538,158
58 UNASSIGNED	672,782	669,971	2,182,254		48	4,919	3,529,975
59 TOTAL FUND BALANCE	917,930	669,971	4,081,172		48	4,919	5,674,041

Heritage Harbor CDD								
Balance Sheet								
July 31, 2025								
	General	Capital	Golf Course	Debt Service	Acq & Cons			
	Fund	Reserve Fund	& Pro Shop	Series 2021	2021	TOTAL		
60 TOTAL LIABILITIES & FUND BALANCES	\$ 1,613,475	\$ 679,991	\$ 4,347,512	\$ 48	\$ 4,919	\$ 6,645,945		

# Heritage Harbor CDD General Fund

#### Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget		FY 2025 Month of July	To	FY 2025 tal Actual ar-to-Date	VARIANCE Over (Under) to Budget		% Actual YTD / FY Budget
1 <u>REVENUE</u>								
2 SPECIAL ASSESSMENTS - ON-ROLL	\$	946,568	\$ 145	\$	951,800	\$	5,232	101%
3 RESTAURANT LEASE		61,632	4,800		48,000		(13,632)	78%
4 RESTAURANT COMMISSION			898		5,821		5,821	
5 INTEREST		1,000	1,065		13,888		12,888	1389%
6 FUND BALANCE FORWARD		50,999	 ( 000		1.010.500		(50,999)	0.00/
7 TOTAL REVENUE		1,060,199	 6,908		1,019,509		(40,690)	96%
8 <u>EXPENDITURES</u> 9 ADMINISTRATIVE								
10 SUPERVISORS' COMPENSATION		12,000	600		7,000		(5,000)	58%
11 PAYROLL TAXES & SERVICE		2,129	67		698		(1,432)	33%
12 ENGINEERING SERVICES		10,000	585		8,477		(1,523)	85%
13 LEGAL SERVICES		30,000	4,447		30,949		949	103%
14 DISTRICT MANAGEMENT		69,445	5,788		57,879		(11,566)	83%
15 DISSEMINATION FEE		2,000	-		2,000		-	100%
16 AUDITING SERVICES		6,300	-		-		(6,300)	0%
17 POSTAGE & FREIGHT		1,500	15		228		(1,272)	15%
18 INSURANCE (Liability, Property and Casualty)		21,485	-		20,102		(1,383)	94%
19 PRINTING & BINDING		1,500	-		-		(1,500)	0%
20 LEGAL ADVERTISING		1,200	162		790		(410)	66%
21 MISC. (BANK FEES, BROCHURES & MISC)		1,500	-		55		(1,445)	4%
22 WEBSITE HOSTING & MANAGEMENT		2,115	-		1,515		(600)	72%
23 EMAIL HOSTING		1,500	50		500		(1,000)	33%
24 OFFICE SUPPLIES		200	-		197		(3)	99%
25 ANNUAL DISTRICT FILING FEE		175	-		175		-	100%
26 ALLOCATION OF HOA SHARED EXPENDITURES		38,000	-		18,053		(19,947)	48%
27 TRUSTEE FEE		4,041	-		1,616		(2,425)	40%
28 SERIES 2021 BANK LOAN		150,807	-		5,838		(144,969)	4%
29 RESTAURANT EXPENSES		50,644	560		39,506		(11,139)	78%
30 STATE SALES TAX 31 TOTAL ADMINISTRATIVE		4,314	 12,273		195,577		(4,314) (215,278)	
		110,000	12,270		170,077	_	(213,270)	
32 FIELD OPERATIONS 33 PAYROLL		58,322	10,091		47,888		(10,434)	82%
34 FICA, TAXES & PAYROLL FEES		15,747	1,292		6,485		(9,262)	41%
35 LIFE AND HEALTH INSURANCE		10,000	1,670		10,004		(9,202)	100%
36 CONTRACT- GUARD SERVICES		75,000	6,399		46,835		(28,165)	62%
37 CONTRACT-GONRD SERVICES 37 CONTRACT-LANDSCAPE		150,480	12,440		122,000		(28,480)	81%
38 CONTRACT-LAKE		42,000	-		29,777		(12,223)	71%
39 CONTRACT-GATES		53,494	2,978		38,210		(15,284)	71%
40 GATE - COMMUNICATIONS - TELEPHONE		5,200	463		4,551		(649)	88%
41 UTILITY-GENERAL		110,000	8,640		85,945		(24,055)	78%
42 R&M-GENERAL		6,500	(800)		14,583		8,083	224%
43 R&M-GATE		5,000	` -		-		(5,000)	0%
44 R&M-OTHER LANDSCAPE		40,000	-		26,819		(13,181)	67%
45 R&M-IRRIGATION		6,000	-		5,950		(50)	99%
46 R&M-TREES AND TRIMMING		26,000	-		28,400		2,400	109%
47 R&M-PARKS & FACILITIES		1,000	-		-		(1,000)	0%
48 MISC-HOLIDAY DÉCOR		10,000	-		9,400		(600)	94%
49 MISC-CONTINGENCY		28,600			53		(28,547)	0%
50 TOTAL FIELD OPERATIONS		643,343	43,173		476,900		(166,443)	74%
51 RENEWAL & REPLACEMENT RESERVE								
52 NEW RESERVE STUDY		6,000	 -				(6,000)	0%
53 TOTAL RENEWAL & REPLACEMENT RESERVE		6,000	 <u> </u>			_	(6,000)	

# Heritage Harbor CDD General Fund

#### Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of July	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 TOTAL EXPENDITURES	1,060,198	55,446	672,477	(387,721)	63%
55 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(48,538)	347,032	347,031	
56 OTHER FINANCING SOURCES & USES					
57 TRANSFERS IN	-	-	-	-	
58 TRANSFERS OUT	-	-	(147,835)	(147,835)	
59 TOTAL OTHER FINANCING RESOURCES & USES			(147,835)	(147,835)	
60 FUND BALANCE - BEGINNING - UNAUDITED	489,754		718,733	228,979	
61 NET CHANGE IN FUND BALANCE	1	(48,538)	199,197	199,196	
62 FUND BALANCE - ENDING - PROJECTED	489,755	, , ,	917,930	428,175	
63 ANALYSIS OF FUND BALANCE					
64 NON SPENDABLE DEPOSITS					
65 PREPAID & DEPOSITS	2,709		2,709		
66 CAPITAL RESERVES	-		53,503		
67 OPERATING CAPITAL	168,200		188,936		
68 UNASSIGNED	318,846		672,782		
69 TOTAL FUND BALANCE	\$ 489,755		\$ 917,930		

#### Golf Course & Pro Shop Enterprise Fund Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to July 31, 2025

			FY 2025 FY 2025 Adopted Month of Budget July		FY 2025 Total Actual Year-to-Date		VARIANCE Over (Under) to Budget		% Actual YTD / FY Budget	
1 1	REVENUE		Duuget		July		ear-to-Date		o buuget	r i buuget
_	GOLF COURSE REVENUE									
3	GREEN FEES	\$	1,450,000	\$	132,167	\$	1,551,306.70	\$	101,307	107%
4	RANGE BALLS	Φ	90,000	Ψ	9,040	Ψ	97,778	Ψ	7,778	109%
5	HANDICAPS		1,000				<i>71,110</i>		(1,000)	0%
6	INTEREST		5,000		5,242		49,341		44,341	987%
_	TOTAL GOLF COURSE REVENUE		1,546,000		146,448		1,698,426		152,426	110%
-							-,,			
8 1	PRO SHOP REVENUE									
9	CLUB RENTALS		3,200		380		4,680		1,480	146%
10	GOLF BALL SALES		35,000		4,026		43,355		8,355	124%
11	GLOVES SALES		10,000		1,489		12,060		2,060	121%
12	HEADWEAR SALES		3,000		388		5,174		2,174	172%
13	LADIES' WEAR SALES		100		_		250		150	250%
14	MEN'S WEAR SALES		1,500		135		1,080		(420)	72%
15	CONCESSION SALES		23,000		3,982		24,228		1,228	105%
16	MISCELLANEOUS		1,000		577		4,287		3,287	429%
_	TOTAL PRO SHOP REVENUE		76,800		10,978		95,114		18,314	124%
18 7	TOTAL OPERATING REVENUE		1,622,800		157,426	\$	1,793,541		170,741	111%
_										
19 (	COST OF GOODS SOLD									
20	GOLF BALL		21,000		1,168		27,407		6,407	131%
21	GLOVES		6,000		-		4,891		(1,109)	82%
22	HEADWEAR		1,700		-		2,134		434	126%
23	LADIES' WEAR		200		-		59		(141)	30%
24	MEN'S WEAR		2,400		-		3,717		1,317	155%
25	MISCELLANEOUS		8,500		834		11,640		3,140	137%
	WIBCEEEARCEGG		8,500		7.0		11,040		3,140	13770
_	FOTAL COST OF GOODS SOLD		39,800		2,002	\$	49,848		10,048	125%
26		<u> </u>		\$		\$ \$		\$		
26 <u>1</u> 27 <u>C</u>	GROSS PROFIT	<u> </u>	39,800	\$	2,002		49,848	\$	10,048	125%
26 1 27 <b>2</b> 28 <b>1</b>	GROSS PROFIT  EXPENSES	<u> </u>	39,800	\$	2,002		49,848	\$	10,048	125%
26 1 27 <u>(</u> 28 <u>1</u> 29 (	GROSS PROFIT  EXPENSES GOLF COURSE		39,800 1,583,000		2,002	\$	49,848 1,743,693		10,048	110%
26 1 27 <u>0</u> 28 <u>1</u> 29 <u>0</u> 30	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY	<u>\$</u>	39,800 1,583,000 449,000	<b>\$</b>	2,002		49,848 1,743,693 326,950	<b>\$</b>	10,048 160,693 (122,050)	125% 110%
26 1 27 2 28 <u>1</u> 29 0 30 31	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE		39,800 1,583,000 449,000 7,000		2,002 155,423 35,856	\$	49,848 1,743,693 326,950 1,200		10,048 160,693 (122,050) (5,800)	125% 110% 73% 17%
26 1 27 2 28 1 29 30 31 32	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE		39,800 1,583,000 449,000 7,000 55,000		2,002 155,423 35,856 - 4,528	\$	49,848 1,743,693 326,950 1,200 42,259		10,048 160,693 (122,050) (5,800) (12,741)	73% 17% 77%
26 1 27 2 28 1 29 30 31 32 33	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE		39,800 1,583,000 449,000 7,000 55,000 38,000		2,002 155,423 35,856 - 4,528 1,996	\$	326,950 1,200 42,259 18,877		10,048 160,693 (122,050) (5,800) (12,741) (19,123)	73% 17% 77% 50%
26 1 27 2 28 1 29 30 31 32 33 34	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880		2,002 155,423 35,856 - 4,528 1,996 407	\$	326,950 1,200 42,259 18,877 4,067		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813)	73% 17% 77% 50% 83%
26 1 27 2 28 1 29 3 30 31 32 33 34 35	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000		2,002 155,423 35,856 - 4,528 1,996 407 60	\$	326,950 1,200 42,259 18,877 4,067 299		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701)	73% 17% 77% 50% 83% 30%
26 1 27 2 28 1 29 3 30 31 32 33 34 35 36	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 3,600		2,002 155,423 35,856 - 4,528 1,996 407	\$	326,950 1,200 42,259 18,877 4,067 299 3,345		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255)	73% 17% 77% 50% 83% 30% 93%
26 7 27 28 1 29 30 31 32 33 34 35 36 37	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 3,600 200		2,002 155,423 35,856 - 4,528 1,996 407 60 340	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7%
26 7 27 28 1 29 30 31 32 33 34 35 36 37 38	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 3,600 200 17,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71%
26 7 27 28 1 29 30 31 32 33 34 35 36 37 38 39	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 3,600 200 17,000 7,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 3,600 200 17,000 7,000 7,616		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79%
26 1 27 2 28 1 29 ( 30 31 32 33 34 35 36 37 38 39 40 41	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,000 7,616 80,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,000 7,616 80,000 1,600		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,016 80,000 1,600 70,700		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 7,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 25,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 7,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165 - 3,677	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410 4,974		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 25,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT R&M-FERTILIZER		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 25,000 75,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165 - 3,677	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410 4,974		10,048 160,693 (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590) (70,026)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94% 7%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT R&M-FERTILIZER R&M-IRRIGATION		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 25,000 20,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165 - 3,677 - 4,431	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410 4,974 7,027		10,048  160,693  (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590) (70,026) (12,973)	125%  110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94% 7% 35%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT R&M-FERTILIZER R&M-IRRIGATION R&M-GOLF COURSE		39,800 1,583,000 449,000 7,000 55,000 38,000 4,880 1,000 17,000 7,016 80,000 1,600 70,700 7,000 25,000 20,000 8,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165 - 3,677 - 4,431	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410 4,974 7,027 61,067		10,048  160,693  (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590) (70,026) (12,973) 53,067	125%  110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94% 7% 35% 763%
26 1 27 2 28 1 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT R&M-FERTILIZER R&M-IRRIGATION R&M-GOLF COURSE R&M-PUMPS		39,800  1,583,000  449,000 7,000 55,000 38,000 4,880 1,000 200 17,000 7,616 80,000 1,600 70,700 7,000 25,000 75,000 20,000 8,000 11,000		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165 - 3,677 - 4,431	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410 4,974 7,027 61,067		10,048  160,693  (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590) (70,026) (12,973) 53,067 (9,420)	125%  110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94% 7% 35% 763% 14%
26 1 27 2 28 1 29 3 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	GROSS PROFIT  EXPENSES GOLF COURSE PAYROLL-HOURLY INCENTIVE FICA TAXES & ADMINISTRATIVE LIFE AND HEALTH INSURANCE ACCOUNTING SERVICES CONTRACTS-SECURITY ALARMS COMMUNICATION-TELEPHONE POSTAGE AND FREIGHT ELECTRICITY UTILITY-REFUSE REMOVAL - MAINTENANCE UTILITY-WATER AND SEWER RENTAL/LEASE - VEHICLE/EQUIP LEASE - ICE MACHINES INSURANCE-PROPERTY and GENERAL LIABILITY R&M-BUILDINGS R&M-EQUIPMENT R&M-FERTILIZER R&M-IRRIGATION R&M-GOLF COURSE R&M-PUMPS MISC-PROPERTY TAXES		39,800  1,583,000  449,000 7,000 55,000 38,000 4,880 1,000 3,600 200 17,000 7,616 80,000 1,600 70,700 7,000 25,000 75,000 20,000 8,000 11,000 2,100		2,002 155,423 35,856 - 4,528 1,996 407 60 340 - 1,392 728 518 6,755 - 1,165 - 3,677 - 4,431	\$	326,950 1,200 42,259 18,877 4,067 299 3,345 13 12,068 7,704 6,039 65,365 1,000 71,903 1,141 23,410 4,974 7,027 61,067 1,580		10,048  160,693  (122,050) (5,800) (12,741) (19,123) (813) (701) (255) (187) (4,932) 704 (1,577) (14,635) (600) 1,203 (5,859) (1,590) (70,026) (12,973) 53,067 (9,420) (2,100)	73% 110%  73% 17% 77% 50% 83% 30% 93% 7% 71% 110% 79% 82% 63% 102% 16% 94% 7% 35% 763% 14% 0%

#### Golf Course & Pro Shop Enterprise Fund Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted	FY 2025 Month of	FY 2025 Total Actual	VARIANCE Over (Under)	% Actual YTD /
	Budget	July	Year-to-Date	to Budget	FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	1,843	13,861	(10,139)	58%
54 OP SUPPLIES - CHEMICALS	55,000	820	83,354	28,354	152%
55 OP SUPPLIES - HAND TOOLS	5,000	-	761	(4,239)	15%
56 SUPPLIES - SAND	8,000	410	410	(7,590)	5%
57 SUPPLIES - TOP DRESSING	9,000	-	4,712	(4,288)	52%
58 SUPPLIES - SEEDS	15,000	-	13,233	(1,767)	88%
59 ALLOCATION OF HOA SHARED EXPENDITURES	969	-	567	(402)	58%
60 RESERVE	12,000			(12,000)	0%
61 TOTAL GOLF COURSE	1,027,665	86,817	779,538	(248,127)	76%
62 PRO SHOP					
63 PAYROLL-HOURLY	265,000	21,664	203,868	(61,132)	77%
64 BONUS	6,000	_	_	(6,000)	0%
65 FICA TAXES & ADMINISTRATIVE	38,000	2,897	27,551	(10,449)	73%
66 LIFE AND HEALTH INSURANCE	34,000	2,520	23,286	(10,714)	68%
67 ACCOUNTING SERVICES	4,880	407	4,067	(813)	83%
68 CONTRACT-SECURITY ALARMS	2,300	-	299	(2,001)	13%
69 POSTAGE AND FREIGHT	250	-	-	(250)	0%
70 ELECTRICITY	11,000	1,130	8,813	(2,187)	80%
71 LEASE-CARTS	95,000	7,722	78,694	(16,306)	83%
72 R&M-GENERAL	7,000	1,570	8,327	1,327	119%
73 R&M-RANGE	10,000	· -	9,809	(191)	98%
74 ADVERTISING	3,000	-	950	(2,050)	32%
75 MISC-BANK CHARGES	32,000	3,944	43,925	11,925	137%
76 MISC-CABLE TV EXPENSES	1,680	· -		(1,680)	0%
77 MISC-PROPERTY TAXES	5,500	-	-	(5,500)	0%
78 MISC-HANDICAP FEES	1,500	-	940	(560)	63%
79 OFFICE SUPPLIES	2,000	-	1,857	(143)	93%
80 COMPUTER EXPENSE	2,000	-	3,173	1,173	159%
81 OP SUPPLIES - GENERAL	500	-	250	(250)	50%
82 SUPPLIES - SCORECARDS	1,000	-	_	(1,000)	0%
83 CONTINGENCY	2,000	10	450	(1,550)	23%
84 ALLOCATION OF HOA SHARED EXPENDITURES	7,200	-	5,858	(1,342)	81%
85 TOTAL PRO SHOP	531,810	41,866	422,117	(109,693)	79%
86 Capital Projects - Golf	-	6,519	139,495	139,495	0%
87 TOTAL EXPENSES	1,559,475	135,202	1,341,150	(218,325)	86%
88 EXCESS OF PROFIT OVER (UNDER) EXPEND.	23,525.00	20,222	402,543	379,018	
60 EXCESS OF PROFIT OVER (UNDER) EXPEND.	25,525.00	20,222	402,543	3/9,018	
89 OTHER FINANCING SOURCES & USES					
90 TRANSFERS IN	-		169,640		
91 TRANSFERS OUT			(188,485)		
92 TOTAL OTHER FINANCING RESOURCES & USES			(18,844)		
93 FUND BALANCE - BEGINNING - UNAUDITED	_		3,697,474		
94 NET CHANGE IN FUND BALANCE	23,525		383,699		
95 FUND BALANCE - ENDING - PROJECTED	23,525		4,081,172		
TOTAL BREEFING ENDING TROVECTED	20,323		1,001,172		
96 ANALYSIS OF FUND BALANCE					
97 ASSIGNED					
98 NONSPENDABLE DEPOSITS	11,571		3,456		
99 CAPITAL RESERVES	275,000		275,000		
100 OPERATING CAPITAL	82,304		82,304		
101 UNASSIGNED	98,810		3,720,412		
102 TOTAL FUND BALANCE	\$ 467,685		\$ 4,081,172		

# Capital Reserve Fund (CRF)

# Statement of Revenue, Expenditures, and Changes in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2025 Adopted Budget		To	FY 2025 tal Actual ar-to-Date	VARIANCE Over (Under) to Budget		
1 REVENUE 2 SPECIAL ASSESSMENTS ON BOLL (MET)	¢	220 110	ď	240 441	ď	1 222	
2 SPECIAL ASSESSMENTS - ON ROLL (NET) 3 INTEREST & MISCELLANEOUS	\$	239,119	\$	240,441	\$	1,322	
				240 441		(100)	
4 TOTAL REVENUE		239,219		240,441		1,222	
5 EXPENDITURES							
6 HOA RESERVE CONTRIBUTION		29,700		16,425		(13,275)	
7 SITE RESERVE CONTRIBUTION		44,000		-		(44,000)	
8 CAPITAL IMPROVEMENT PLAN		40,000		7,999		(32,001)	
9 FUND BALANCE CONTRIBUTION		125,519					
10 TOTAL EXPENDITURES		239,219		24,424		(214,795)	
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES				216,017		216,017	
12 OTHER FINANCING SOURCES & USES							
13 TRANSFERS IN		-		-		-	
14 TRANSFERS OUT		-		-		-	
15 TOTAL OTHER FINANCING SOURCES & USES		_				-	
16 FUND BALANCE - BEGINNING		302,595		453,954		151,360	
17 NET CHANGE IN FUND BALANCE				216,017		216,017	
18 FUND BALANCE - ENDING	\$	302,595	\$	669,971	\$	367,377	

# **Debt Service Series 2021**

## Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to July 31, 2025

FY 2025 Adoptec Budget	d Actual
1 <u>REVENUE</u>	
2 SPECIAL ASSESSMENTS - ON ROLL (NET) \$	- \$ -
3 INTEREST REVENUE	- 51
4 MISC REVENUE	- 5,838
5 TOTAL REVENUE	- 5,889
6 EXPENDITURES	
7 INTEREST EXPENSE	
8 November 1, 2024 5,	5,838
9 May 1, 2025 5,	5,838
10 November 1, 2025 2,	969 -
11 PRINCIPAL RETIREMENT	
12 May 1, 2025 142,	000 142,000
13 TOTAL EXPENDITURES 156,	153,676
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES (156,	(147,787)
15 OTHER FINANCING SOURCES (USES)	
16 TRANSFERS IN	- 147,835
17 TRANSFERS OUT	
18 TOTAL OTHER FINANCING SOURCES (USES)	- 147,835
19 FUND BALANCE - BEGINNING	_
20 NET CHANGE IN FUND BALANCE (156,	645) 48
21 FUND BALANCE - ENDING \$ (156,	

## Acquisition & Construction Fund 2021 Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to July 31, 2025

	FY 2024 Adopted Budget		FY 2024 Actual Year-to-Date	
1 REVENUE				
2 INTEREST REVENUE	\$	-	\$	0
3 MISCELLANEOUS				
4 TOTAL REVENUE	_			0
5 EXPENDITURES				
6 CONSTRUCTION IN PROGRESS	_			
7 TOTAL EXPENDITURES	_			
	_			
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	_			0
9 OTHER FINANCING SOURCES (USES)				
10 TRANSFERS IN		-		-
11 TRANSFERS OUT	_			
12 TOTAL OTHER FINANCING SOURCES (USES)	_			
13 FUND BALANCE - BEGINNING		4,918		4,918
14 NET CHANGE IN FUND BALANCE				0
15 FUND BALANCE - ENDING	\$	4,918	\$	4,919