



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
October 14, 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 DRAFTS 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, October 14, 2025 at 5:30 p.m. at 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 X 536 or hbeckett@vestapropertyservices.com. 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, October 14, 2025
 Time: 5:30 p.m.
 Location: Heritage Harbor Clubhouse
 19502 Heritage Harbor Parkway
 Lutz, Florida 33558

[Join via Computer or Mobile App](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 684 257 747#
 (Mute/Unmute: *6)
 (Raise/Lower Hand: *5)

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

Roll Call

Supervisors	Present	Teams	Absent
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

Staff/Vendors

Heath Beckett, Vesta
 Michael Bush, Vesta
 Tracy Robin, Straley Robin Vericker
 Tonja Stewart, Stantec
 Adam Rhum, Greenview Landscape
 John Panno, Heritage Harbor Golf Course
 Charles Conover, Double Bogeys Tavern & Grille
 David Gilleland, Double Bogeys Tavern & Grille

SECOND ORDER OF BUSINESS:

Audience Comments – Agenda Items
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

Business Matters

- A. District Engineer – *Tonja Stewart, Stantec*
 - 1. Update on Water Meter Project
 - a. Consideration of Enercon Change Orders
 - i. #5 for Construction Support - \$56,609.00 [EXHIBIT 1](#)
 - ii. #6 for Commissioning Support - \$33,854.00 [EXHIBIT 2](#)
- B. Golf Operations – John Panno, Pro Shop
- C. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* [EXHIBIT 3](#)
- D. Aquatic Maintenance Report [EXHIBIT 4](#)
 - 1. Consideration of Premier Lakes Proposal for Reclaimed Water Pond Vegetation Removal - \$4,500.00 [EXHIBIT 5](#)
- E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* [EXHIBIT 6](#)
 - 1. OLM Inspection – September 25, 2025 – 93.5% [EXHIBIT 7](#)
 - 2. Consideration of Landscape Proposals [EXHIBIT 8](#)



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

October 14, 2025 Agenda

Page 2 of 2

THIRD ORDER OF BUSINESS: Business Matters (Continued)

- F. Field Operations – *Michael Bush, Vesta District Services* [EXHIBIT 9](#)
 - 1. Consideration of Field Operation Proposals [EXHIBIT 10](#)
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of Security Company Proposals *Under Separate Cover*
 - a. Nation Security
 - b. Pennine Security Solutions
 - c. JCS Investigations
 - 2. Discussion on Utilization of Remaining Hancock Whitney Construction Loan Funds

FOURTH ORDER OF BUSINESS: Consent Agenda

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 9, 2025 [Exhibit 11](#)
- B. Acceptance of the August 2025 Unaudited Financial Report [Exhibit 12](#)

FIFTH ORDER OF BUSINESS: Audience Comments – Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)

SIXTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Items)

SEVENTH ORDER OF BUSINESS: 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, November 11, 2025
at 5:30 p.m.**

Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

EIGHTH ORDER OF BUSINESS: Action Items Summary (To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS: Adjournment

EXHIBIT 1



Change Order Request (COR) Form

Contract/PO Number	O.FIPD.FI19STAN00P .0001~Rev. 3	COR Number	005
ENERCON Project Number	HHCDD-00002	Project Title	HH Reclaimed Water Monitoring Station
Type of Change Order Request (COR)	☒ Scope ☒ Budget ☐ Schedule ☐ Field Modification		

Change Requested by:

Name	Susan Eisenstadt	Organization	Enercon Services Inc. (ENERCON)
Email Address	seisenstadt@enercon.com	Phone	865-335-1783

Reason for Change and Description of Impact

This Change Order Request is for ENERCON to serve in the role of Owner's Engineer during the execution/ construction phase of the project. ENERCON will provide onsite and remote engineering support for the duration of the contractor's schedule, which is estimated as a 6-week construction period.

Services provided by ENERCON will be:

- Construction oversight to ensure that all construction activities are completed according to design plans, specifications, and industry accepted quality standards.
- Collaborate with contractors and stakeholders to ensure compliance with the design, standards and expectations of Hillsborough County and Heritage Harbor Golf Course District.
- Review and answer written requests from the contractor for technical clarification as necessary for construction of the metering station.
- Oversight and verification of the successful completion of all construction activities as per the guidelines of the scope of work and design drawings before approving the commencement of commissioning activities.
- Be available for support during business hours and for scheduled on-site visits, when necessary, estimated at two to three days per week, to investigate issues or visually approve task completions. If more time on site is needed, a change order can be provided.

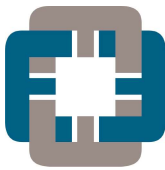
ENERCON will not be responsible for the means, methods, or techniques used by the Contractor. ENERCON will not provide safety oversight as part of the owner's engineer role, that should be provided by the contractor. ENERCON will not be the administrator for contractors or their subcontractors and will not serve in the role of system integrator. Contractors will need to provide their own QA/QC documentation and procurement documentation for approval by ENERCON.



Schedule			
Description	Schedule Impact (Y/N)	Original End Date	End Date Change
Contract End Date	YES ☐ NO ☒	12/31/2025	

Financial	
Total Price of this Change Order of funds moved to this project ☐ Fixed Price ☒ Time & Materials	\$56,609.00
Original Contract/PO Price + Previously Approved Change Orders	\$217,567.00
Price of Other Outstanding Change Orders (if applicable)	---
Total Contract/PO Price including this Change Order	\$274,176.00

ENERCON Approver	
Name:	Digitally signed by
Signature:	Douglas Ehlers, PE
Date:	Date: 2025.09.30 16:42:56-04'00'



This COR, when executed, constitutes a modification to the Contract/PO

CLIENT Approver
Name:
Signature:
Date:



EXHIBIT 2



Change Order Request (COR) Form

Contract/PO Number	O.FIPD.FI19STAN00P .0001~Rev. 3	COR Number	006
ENERCON Project Number	HHCDD-00002	Project Title	HH Reclaimed Water Monitoring Station
Type of Change Order Request (COR)	☒ Scope ☒ Budget ☐ Schedule ☐ Field Modification		

Change Requested by:

Name	Susan Eisenstadt	Organization	Enercon Services Inc. (ENERCON)
Email Address	seisenstadt@enercon.com	Phone	865-335-1783

Reason for Change and Description of Impact

This Change Order Request is for ENERCON to provide post construction support for startup. ENERCON will be providing technical support services for commissioning, startup, and closeout of the project based on closeout schedule completed within 12/31/25.

Services provided by ENERCON will be:

- Conduct inspections, witness testing and document results to verify system performance and identify any deficiencies.
- Review procurement and QC documentation provided by the contractor to ensure compliance with design. This includes reviewing purchased materials specifications including for pipe, fittings, valves and instrumentation.
- Verify system integration and controls testing for both local and remote operations are done by the contractor (defined in contractor scope of work document, HHCDD-0002-SP-01).
- Collect contractor redlines and final inspection documentation into a final as-constructed package for project close-out. The contractor will be responsible for maintaining and executing manual redlines to update drawings to as built conditions. As-builts will be manual redlines only, updated CAD drawings are not included in the scope of work.
- Review training documentation provided by the contractor and the system integrator for completeness.
- Oversee contractor's system integrator training for Heritage Harbor Golf Course Operations personnel.

Note that ENERCON will not provide safety oversight as part of the owner's engineer role, that should be provided by the contractor. ENERCON will not be the administrator for contractors or their subcontractors and will not serve in the role of system integrator. Contractors will need to provide their own QA/QC documentation and procurement documentation for approval by ENERCON. ENERCON does not guarantee system performance specifics, but ENERCON will document the system capabilities during the commissioning process for the Development District's records.



Schedule			
Description	Schedule Impact (Y/N)	Original End Date	End Date Change
Contract End Date	YES ☐ NO ☒	12/31/2025	

Financial	
Total Price of this Change Order of funds moved to this project ☐ Fixed Price ☒ Time & Materials	\$33,854.00
Original Contract/PO Price + Previously Approved Change Orders	\$217,567.00
Price of Other Outstanding Change Orders (COR 5, Construction Support)	\$56,609.00
Total Contract/PO Price including this Change Order	\$308,030.00

ENERCON Approver	
Name: Signature: Date:	Digitally signed by Douglas Ehlers, PE Date: 2025.09.30 16:45:34-04'00' 

This COR, when executed, constitutes a modification to the Contract/PO

CLIENT Approver
Name: Signature: Date:



EXHIBIT 3



NEW POS SYSTEM
 STARTED 8/27/25
 TOTAL SALES \$109,851.30
 1% \$1098.51

Financial Pivot Report for Double Bogeys Tavern & Grille

Start Date: 2025-08-27 - End Date: 2025-08-31

Summary

Account	8/27/2025	8/28/2025	8/29/2025	8/30/2025	8/31/2025	Total
Gross Sales	\$3,710.85	\$2,972.53	\$6,479.26	\$7,688.32	\$2,134.01	\$22,984.97
<u>Voids</u>	(\$714.91)	(\$121.77)	(\$163.80)	(\$72.05)	(\$30.14)	(\$1,102.67)
Gross Sales - Voids	\$2,995.94	\$2,850.76	\$6,315.46	\$7,616.27	\$2,103.87	\$21,882.30
<u>Comps</u>	(\$20.80)	(\$15.00)	\$0.00	(\$9.64)	\$0.00	(\$45.44)
<u>Discounts</u>	(\$42.20)	(\$143.03)	(\$42.44)	(\$56.32)	(\$9.62)	(\$293.61)
Net Sales	\$2,932.94	\$2,692.73	\$6,273.02	\$7,550.31	\$2,094.25	\$21,543.25
Net Sales + Service Charges	\$2,932.94	\$2,692.73	\$6,273.02	\$7,550.31	\$2,094.25	\$21,543.25
Revenue from Operations	\$2,932.94	\$2,692.73	\$6,273.02	\$7,550.31	\$2,094.25	\$21,543.25
<u>Taxes</u>	\$252.92	\$201.98	\$470.53	\$566.20	\$155.84	\$1,647.47
Tips	\$628.20	\$527.88	\$1,216.14	\$1,325.94	\$430.14	\$4,128.30
Accounts Receivable	\$439.11	\$0.00	\$0.00	\$0.00	(\$16.32)	\$422.79
Amount Due from Customers	\$4,253.17	\$3,422.59	\$7,959.69	\$9,442.45	\$2,663.91	\$27,741.81
Paid Tips	(\$628.20)	(\$527.88)	(\$1,216.14)	(\$1,325.94)	(\$430.14)	(\$4,128.30)
Deposit	\$3,624.97	\$2,894.71	\$6,743.55	\$8,116.51	\$2,233.77	\$23,613.51

DOUBLE BOGEYS TAVERN AND GRILL

9/2/2025 10:48 AM

Business Overview

Cindy G

Page number: 1

08/01/25 09:00AM to 08/26/25 01:00AM

Order Summary			None		
	Total \$	Count #			
Open orders	\$112.66	3	None	\$120.00	0.13%
Transactions	\$89,949.78	2,666	WINE	\$4,543.00	5.05%
Discounts	-\$1,641.73	176	Total	\$89,949.78	
Subtotal	\$88,308.05	0	Discount By Category		
Taxes	\$6,623.75	0		Total \$	Disc %
In Trxs Tips	\$17,407.60	1,886	BEER	\$216.98	13.22%
Admin Fee	\$3,285.35	2,143	BEVERAGE	\$48.52	2.96%
CF Refunded	-\$0.45	1	FOOD	\$1,027.05	62.55%
Convenience Fee	\$0.00	0	LIQUOR	\$184.29	11.22%
Delivery Fee	\$0.00	0	MODS	\$4.72	0.29%
Other	\$0.00	0	None	\$120.00	7.31%
Total	\$115,624.30	0	WINE	\$40.31	2.46%
			Total	\$1,641.87	
Bottles Return	\$0.00	0	Total Sales By Category		
Exchanges	\$0.00	0		Total \$	Disc %
Payment On Acc	\$0.00	0	BEER	\$18,164.02	20.57%
Avg. Ticket	\$43.81	0	BEVERAGE	\$2,868.21	3.25%
Gross Sales By Category			FOOD	\$44,443.54	50.33%
	Total \$	Sales %	LIQUOR	\$16,110.46	18.24%
BEER	\$18,381.00	20.43%	MERCH	\$62.00	0.07%
BEVERAGE	\$2,916.70	3.24%	MISC	\$90.25	0.10%
FOOD	\$45,470.48	50.55%	MODS	\$2,066.90	2.34%
LIQUOR	\$16,294.75	18.12%	WINE	\$4,502.69	5.10%
MERCH	\$62.00	0.07%	Total	\$88,308.07	
MISC	\$90.25	0.10%	In-store Sales By Order Type		
MODS	\$2,071.60	2.30%		Total \$	Sales %
			TakeOut	\$1,024.76	1.12%

EXHIBIT 4

PENDING



EXHIBIT 5





One-Time Work Order Agreement

Customer Name: Heritage Harbor CDD

Property Contact: Heath Beckett

Work Order Description: Reclaimed Pond Cleanup

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **September 11th, 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 **Future Reclaimed Pond**.
3. **One-Time Services:** Premier Lakes will perform **the following cleanup:**
 - a. **Task 1:** Spray all vegetation on the pond liner from the high water mark down. Wait 14 days before commencing Tasks 2 & 3.
 - b. **Task 2:** Weed eat all grassy & herbaceous species in place.
 - c. **Task 3:** Cut & Remove all taller woody material. Disposal off-site.
 - d. **Note:** Tasks 2 & 3 to be done simultaneously.
4. **Payment Terms:** The total agreement amount is **\$4,500.00**. The total agreement amount will be invoiced upon completion of services. 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.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.



6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **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.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **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.
10. **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 plant damage 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.
11. **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 direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **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.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Total Agreement Amount: \$4,500.00

Accepted and Approved:

Heritage Harbor CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature: *Alex Kurth*

Name: Alex Kurth

Title: President

Date: September 11th, 2025

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



EXHIBIT 6



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: September 8, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF AUGUST 18TH TO AUGUST 22ND 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. TREATED TURF FOR WEEDS.
4. SPRAYED ROUND UP HERBICIDE ON THE PARKWAY.
5. TRIMMED SHRUBS AROUND THE CLUBHOUSE.
6. CUT BACK THE NATURAL AREAS.



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: September 18, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF SEPTEMBER 1ST TO SEPTEMBER 6TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. WEEDED FLOWER BEDS.
4. SPRAYED ROUND UP HERBICIDE AROUND THE CLUBHOUSE.
5. TREATED ISOLATED TURF AREAS FOR INSECTS.
6. TRIMMED SHRUBS AT THE ENTRANCE.



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: September 26, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF SEPT. 8TH TO SEPT. 12TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. SPRAYED ROUND UP HERBICIDE IN PLANTER BEDS ALONG THE PARKWAY.
4. TREATED TURF FOR WEEDS.
5. TREATED TURF 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: September 26, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF SEPT. 15TH TO SEPT. 19TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. TRIMMED SHRUBS AT CLUBHOUSE AND POOL.
4. TRIMMED SHRUBS AT ENTRANCE FOUNTAIN.
5. APPLIED ANT BAIT ON ANT HILLS.



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: October 6, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF SEPT. 22ND TO SEPT. 26TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. TRIMMED NATURE AREAS ALONG THE PARKWAY.
4. TRIMMED NATURE AREAS ALONG THE ENTRANCES.



EXHIBIT 7

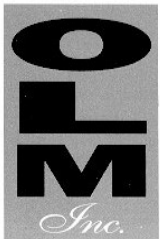


HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1	Line trim areas inaccessible to mowers along pond areas.
TURF FERTILITY	15		
TURF EDGING	5	-2	Tree ring overspray
WEED CONTROL – TURF AREAS	10	-2.5	Broadleaf and Grassy
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	.5	Berm backs at Monterey
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2.5	Woodlines, sidewalk blockage, signage overgrown
CLEANLINESS	10	-1	Windfall, curb sand
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 9-25-25 Score: 93.5% *Performance Payment™* % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

September 25, 2025

ATTENDING:

PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
OCTOBER 23, 2025 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

ENTRANCE

1. Improve soft edging around tree wells reducing evidence of chemical overspray.
2. Remove pruning debris in beds.
3. Gatehouse parking: Remove pine straw on Asian Jasmine.
4. Throughout: Hand prune deadwood and apply systemic fungicides on Oleander.
5. **Adjacent to the handrail of the bridge south of the clubhouse entrance: Prune Brazilian Pepper.**
6. New Harbor Towne Monument sign: Prune Oleander to expose the brick columns and signage.
7. Bag drop: Control weeds in Crotons.
8. Harbor Towne: Control crack weeds in sidewalks.
9. Portecochere berm: Repair under warranty area of Carpet and Crabgrass infestation.
10. Tennis court: Complete repair of sod along the south perimeter.
11. Basketball parking: Remove the unserviceable Grass strips in the parking lot islands mulching the areas.
12. **Golf course parking lot: Remove acorns and leaves.**
13. East shore of the Harbor Towne parking lot pond: Line trim areas inaccessible to mowers.
14. Golf cart parking driveway: Elevate Ligustrum Privet.
15. Porte-cochere: Do not blow debris and leaves into beds.
16. Sand volleyball court: Remove debris from sand.



17. Maintenance operation: Rejuvenate prune Purple Fountain Grass.
18. Exit side drive: Continue to prune back wood line overgrowth establishing a nongrowth band.
19. Left of Harbor Towne monument: Maintain staking on Bottlebrush trees.
20. Water monument: Reduce the overall height of Dwarf Oleander.

COMMONS

21. Adjacent to the sports field: Remove sand and gravel along curbs.
22. Around the sidewalk of the sports field: Prune back wood line overgrowth.
23. Fisherman lake: Prune wood line overgrowth along sidewalks.
24. Fisherman Bend parkway intersection: Remove debris and the Pine tree limb from the berm.
25. Improve maintenance behind the Monterrey frontage berm.
26. North of Sea Mist: Line trim pond shore area inaccessible to mowers.
27. 4200 block of Waterford Landing Drive: Elevate or remove the hanging Brazilian Pepper branch.
28. Brightwater and New Haven Entrance: Maintain staking on Bottlebrush.
29. Canes Gate monument: Control bed weeds.
30. 19300 block of Harbor Bridge: Improve bed weed control in the pocket park Viburnum and Red Cedar.

LUTZ LAKE FERN FRONTAGE

31. Remove viney growth from the Viburnum hedgerow.
32. Adjacent to Cypress Glen entrance: Remove trash weekly.
33. Cypress Glen monument: Improve Society Garlic or repair under warranty failed plants.

CATEGORY III: IMPROVEMENTS – PRICING

1. Entrance right of ways: Provide a price to remove declining Azaleas and plant flowering ornamentals.

CATEGORY IV: NOTES TO OWNER



1. Increased light from recent tree pruning has improved the density of the Viburnum shrubs along the parkway.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm when site mulching operations will occur.
2. Contractor is reminded to elevate flower beds per specifications.
3. Consider using plant growth regulators on Red Fountain Grass to maintain below the signage lettering.

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



EXHIBIT 8

PENDING



EXHIBIT 9



A series of thin, light brown lines forming an abstract geometric pattern in the top left corner of the page. The lines intersect to create various triangular and polygonal shapes.

**FIELD OPERATIONS REPORT
FOR
HERITAGE HARBOR
COMMUNITY DEVELOPMENT
DISTRICT
OCTOBER 2025**



HERITAGE HARBOR

- Front Entrance.
 - Lights are installed.
 - Tim found issues with the Photocell and Timers, which were replaced.
- Brick by the Mile. (Monument Work)
 - Job has been completed.
 - We will have to decide on what the monument is going to say on the front of it now.
- 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.
 - Garud House has been pressure-washed.
 - Monuments have been cleaned.
 - New gate arms have been delivered and are being installed.
 - New plastic bollards on the exit have been delivered and will be installed as needed.
 - Message board fixes.
 - Front Heritage Harbor sign move?
 - Getting the rest of the hardware for restaurant chairs ordered.
- Adam from Greenview.
 - Communication with landscape issues that have come in via email.



Mach form Request to mow this area.



Mach form Request to mow this area. The area was too wet at the time to access, resulting in damage.



HERITAGE HARBOR

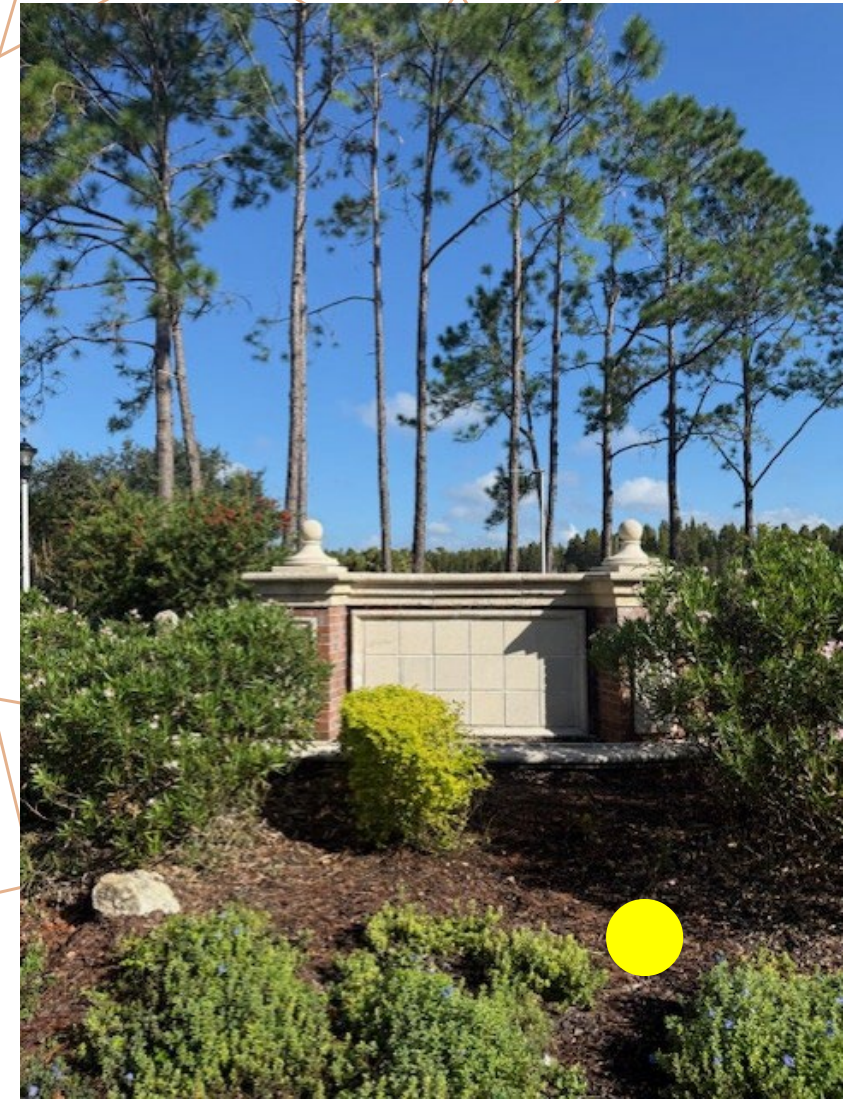
Pump House
Next To Driving
Range



Pond Next To
Golf Course
Parking Lot



Monument
Completed.



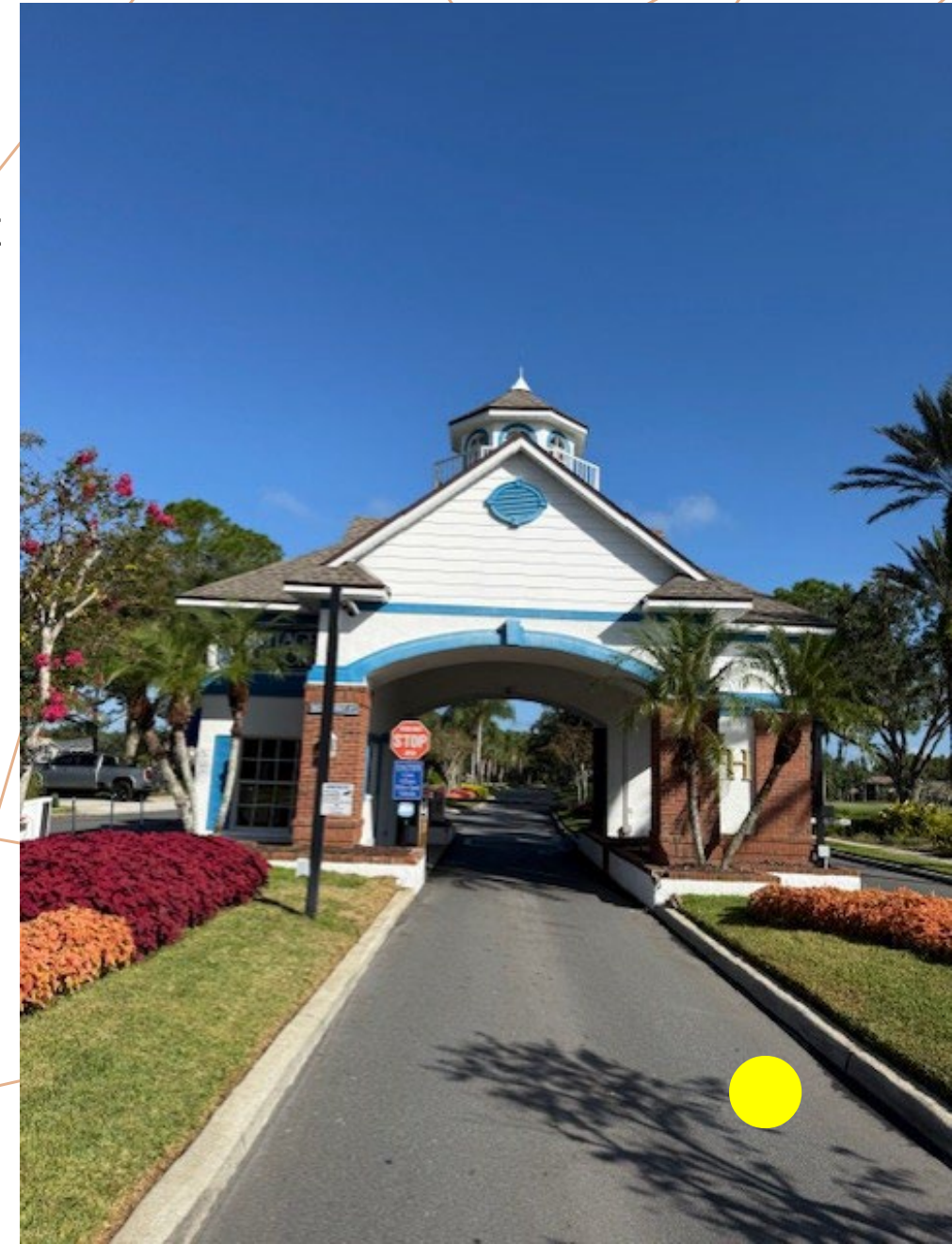
- Front Entrance Light Install.
 - Should we have Adma remove or cut back some of these bushes, so the lights are more visible?





During my time with Jay onsite, he made a good point about the HERITAGE HARBOR sign on the Guard House.

Jay mentioned that it would be possible to relocate this sign to the middle entry, so it is visible. Currently, it's not visible when driving in.



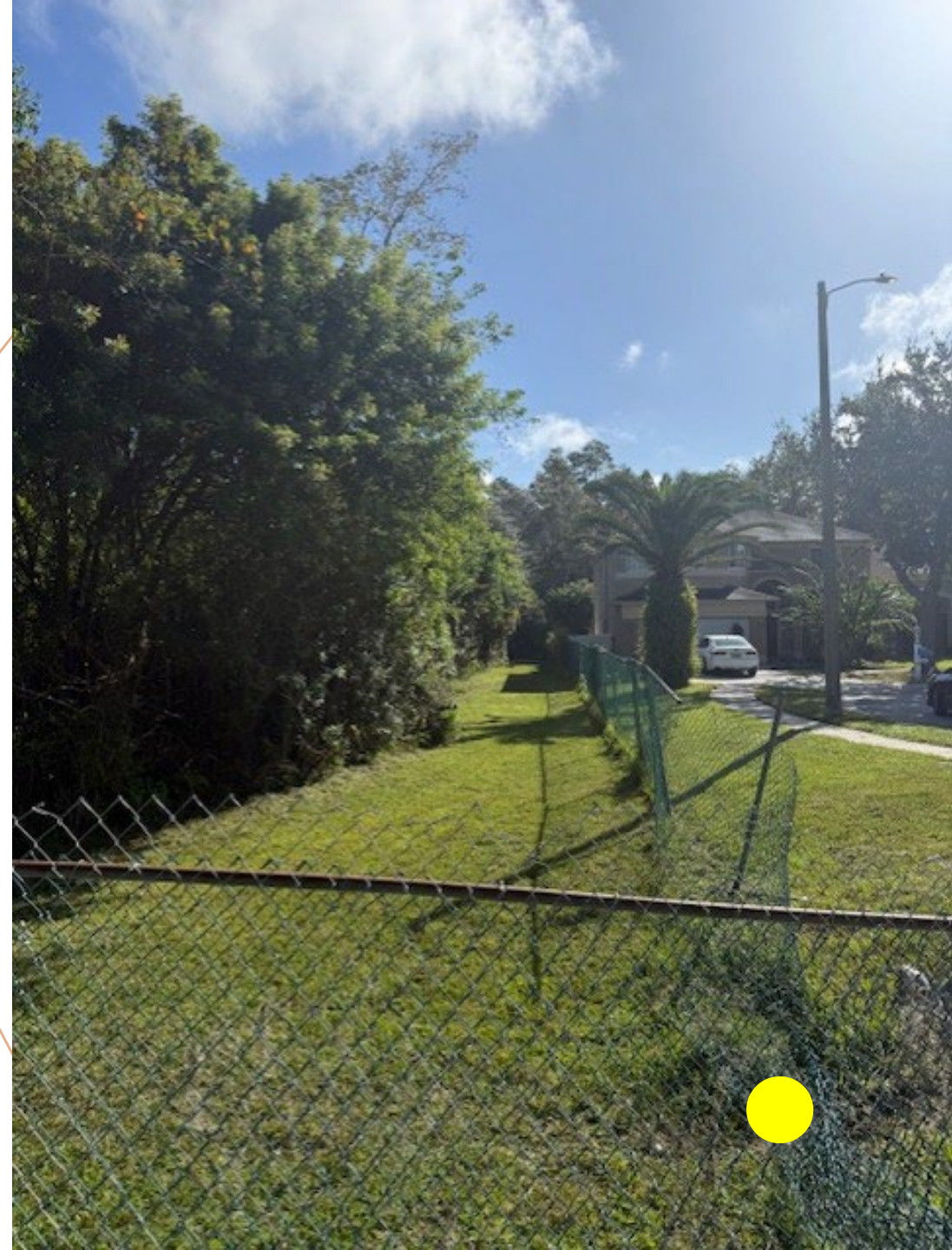


Another area where I think we should have Adam either remove or cut back some of the bushes in front of the entrance monuments, due to them being blocked.





The north
end area is
still being
maintained
and cut back
by
Stonebrier, so
we are not
getting any
resident
complaints.



Average Boulder Weight by Size

Below is a list of estimated weight based on the size of your boulder. Actual boulder weight varies depending on the density and geology of the boulder. For example, limestone and granite boulders weight more than sandstone boulders.

<i>Length x Width</i>	<i>Approximate Weight</i>	<i>Approximate Weight</i>
1.5' X 1.5'	0.09 TONS	180 LBS
2.0' X 1.5'	0.18 TONS	360 LBS
2.0' X 2.0'	0.24 TONS	480 LBS
2.5' X 2.0'	0.30 TONS	600 LBS
2.5' X 2.5'	0.50 TONS	1000 LBS
3.0' X 2.0'	0.50 TONS	1000 LBS
3.0' X 2.5'	0.60 TONS	1200 LBS
3.0' X 3.0'	0.90 TONS	1800 LBS



Assorted Boulders



Autumn Red Boulders



Black and White Glitter Boulders



Fossil Canyon Boulders



Delaware Boulders



Floral Pink Boulders



Glitter Boulders



Glitter Boulders Medium

- Message Boards.
 - These are slowly falling apart. I have found a couple of options online.





45x30 Letter Board Outdoor Message Center with Posts and Sliding Doors | Eco-Design, Recycled, Faux Wood



PRODUCT HIGHLIGHTS

- Eco-Design, Free-Standing Outdoor Letter Board
- 45x30 Enclosed Message Center with Sliding Doors
- Letter Board with Changeable Letters
- **Faux Wood:** Will Not Rot, Splinter, or Crack

SEE MORE

MULTIPLE OPTIONS

Message Center Finishes



Optional Letterboard Vinyl Colors



MANY MORE...

QUANTITY DISCOUNTS

QTY	Discount (%)
QTY 1-4	0%

Built to Order

Order today and receive it by November 10 - 14. ?

From \$1209.05

Quantity

Choose your size, color, and options when applicable...

Your selections

Overall Size: 45" Wide x 30" High
Orientation: Landscape
Door Style: (2) Sliding Doors
Post: 2 Posts Included
Frame Finish: Weathered Wood
Vinyl Color: Barcelona Blue
Additional Letter Set: None
LED Lighting: None - NO LIGHTS

Service	Cost	Lead Time to Ship
☒ Ground	\$274.61	Usually Ships in 4 Weeks

Eco-Design, Wall Mount 45x30 Outdoor Message Center Letter Board with Lockable Sliding Doors | Recycled, Faux Wood



PRODUCT HIGHLIGHTS

- Eco-Design Outdoor Enclosed Letter Board
- All-Weather, Sliding Doors Display Cabinet 45x30
- Wall Mount Letter Board with Changeable Letters
- Recycled, Faux Wood Construction

SEE MORE

MULTIPLE OPTIONS

Message Center Finishes



Optional Letterboard Vinyl Colors



MANY MORE...

QUANTITY DISCOUNTS

QTY	Discount (%)
-----	--------------

Built to Order

Order today and receive it by November 10 - 14. ?

From \$859.05

Quantity

Choose your size, color, and options when applicable...

Your selections

Overall Size: 45" Wide x 30" High
Orientation: Landscape
Door Style: (2) Sliding Doors
Frame Finish: Woodland Green
Vinyl Color: Barcelona Blue
Additional Letter Set: None
LED Lighting: None - NO LIGHTS

Service

Cost

Lead Time to Ship

☒ Ground

\$274.61

Usually Ships in 4 Weeks



- The County has had a team from Davy on Lutz Lake Fern Road cutting back the trees from the power lines.



A series of thin, light brown lines forming an abstract geometric pattern in the top left corner of the slide.

THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 10

PENDING



EXHIBIT 11



- 1
- 2
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FIRST ORDER OF BUSINESS:

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Shelley Grandon (S1)	Board Supervisor, Chairwoman
Jeffrey Witt (S2)	Board Supervisor, Assistant Secretary
David Hubbard (S3)	Board Supervisor, Assistant Secretary
James Kelbaugh (S5)	Board Supervisor, Assistant Secretary

Also present were:

Russ Rossi (S4)	Board Supervisor, Vice Chairman (<i>virtually</i>)
Heath Beckett	District Manager, Vesta District Services
Cari Webster	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec (<i>virtually</i>)
John Panno	Golf Course Manager (joined in-progress)
Susan Eisenstadt	Project manager, Enercon (<i>virtually</i>)
Mike Lyman	Engineer, Enercon
Alex Kurth	Premier Lakes

SECOND ORDER OF BUSINESS:

Audience Comments – Agenda Items (*Limited to 3 minutes per individual for agenda items*)

D ORDER OF BUSINESS: Staff & Vendor Reports

1. Update on Water Meter Project

a. Walk-on Exhibit A: Approval of Arborist Aboard Tree Removal Proposal - \$6,200.00

The proposal presented to remove two trees at the water meter project site.

On a MOTION by Mr. Witt, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved the Arborist Aboard tree removal proposal in the amount of \$6,200.00, for Heritage Harbor Community Development District.

A change order request from Enercon in the amount of \$22,700.00 for bid support during procurement of construction services for the reclaimed water meter station was presented. Construction support and commissioning support will be presented under separate change order requests. These services were included in the original project cost estimate.

Audience comments were requested prior to the vote.

On a MOTION by Mr. Kelbaugh, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board approved the Enercon change order in the amount of \$22,700.00, for Heritage Harbor Community Development District.

Ms. Stewart will update the project costs.

B. Golf Operations – *John Panno, Pro Shop*

Mr. Panno presented the Golf Operations Report and responded to Supervisor questions. Items discussed included the new golf carts which should be delivered in November, August revenue, the bridge repair at 18, an update on the drain clearing and repairs, tree trimming behind the green at 16, and an update on the beverage cart repair.

C. Exhibit 1: Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*

A representative of Double Bogeys Tavern & Grille was not present. Mr. Beckett reviewed the sales report. Mr. Kelbaugh asked for future reports to include food sales as a percentage of total sales.

D. Exhibit 2: Landscape – *Adam Rhum, Greenview Landscape*

A representative of Greenview Landscape was not present.

1. Exhibit 3: OLM Inspection – August 20, 2025 – 92.5%

Discussion moved to IV.A. Consideration of Aquatic Maintenance Vendors before proceeding to the next agenda item.

E. Exhibit 4: Field Operations – *Michael Bush, Vesta District Services*

An update was requested on order of replacement arms and parking dividers ordered for the entrance (later in the meeting it was noted that the gate arms had been received and were returned because the wrong arms had been delivered). Mr. Panno will be asked to schedule the staining of the bridge railings on 16. An update on the monument repair was requested.

F. Exhibit 5: Aquatics – *Kevin Riemensperger, Steadfast Environmental*

A representative of Steadfast was not present. With no action items or requests for Steadfast, the next item followed.

G. District Counsel – *Tracy Robin/Cari Webster, Straley Robin Vericker*

Ms. Webster had nothing to report.

H. District Manager – *Heath Beckett, Vesta District Services*

Mr. Beckett reviewed the change in rates for the administrative fee for the off-duty officers. Supervisors discussed the cost-benefits of off-duty officers compared to hiring a private security firm to patrol the community and possible cost-share agreement with the HOA to cover security for the amenity center.

Mr. Beckett was asked to obtain proposals for private security patrols.

A proposal to replace 28 light mounting posts with replacement junction boxes in the amount of \$2,550.00 was presented on behalf of Blue Wave Lighting. Mr. Rossi was not present virtually for the vote.

On a MOTION by Mr. Witt, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved the Blue Wave Lighting proposal to replace 28 light mounting posts in the amount of \$2,55.00, for Heritage Harbor Community Development District.

Maintenance of the Stonebrier CDD parcel was discussed. Mr. Beckett will ask the respective District Counsels to draft the agreement.

FOURTH ORDER OF BUSINESS: Business Items

A. Consideration of Aquatic Maintenance Vendors

This item was presented out of order prior to III.E. Field Operations.

Mr. Beckett reviewed the scope of services and price for each of the proposals.

1. Exhibit 6: Blue Water Aquatics
2. Exhibit 7: CrossCreek Environmental
3. Exhibit 8: Premier Lakes

Mr. Kurth responded to Supervisor questions on the Premier Lakes proposal and observations of the District's water bodies.

On a MOTION by Ms. Grandon, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved terminating the aquatic maintenance agreement with Steadfast Environmental, for Heritage Harbor Community Development District.

On a MOTION by Mr. Witt, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board approved Premier Lakes proposal for aquatic maintenance with a cost of living increase to be negotiated at the end of the year, for Heritage Harbor Community Development District.

Mr. Rossi's call into the meeting ended after the vote. His connection was not re-established.

B. Discussion on District's Performance Measures/Standards

1. Exhibit 9: Review of FY 2025 Performance Measures/Standards

Board consensus was to report the District had met its goals and objectives for FY 2025.

On a MOTION by Mr. Witt, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved the FY 2025 Achieved Goals and Objects Report, for Heritage Harbor Community Development District.

2. Exhibit 10: Adoption of FY 2026 Performance Measures/Standards & Annual Reporting Form

On a MOTION by Mr. Witt, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Measures/Standards & Annual Reporting Form as presented, for Heritage Harbor Community Development District.

FIFTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 11: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 12, 2025
- B. Exhibit 12: Consideration and Acceptance of the July 2025 Unaudited Financial Report

On a MOTION by Mr. Witt, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A & B as presented, for Heritage Harbor Community Development District.

SIXTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. on October 14, 2025 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, Florida 33558.

Ms. Grandon, Mr. Hubbard, and Mr. Rossi affirmed their intent to attend the meeting in person.

NINTH ORDER OF BUSINESS: Action Items Summary

District Manager

- Follow up with Mr. Bush regarding gate arms and parking dividers
- Request proposals from private security company
- Connect with District Counsels for both Heritage Harbor and Stonebrier regarding parcel landscape maintenance

TENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Ms. Grandon, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:05 p.m., for Heritage Harbor Community Development District.

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

153 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
154 **noticed meeting held on October 14, 2025.**

155 _____
156 ☐ Kyle Darin, Secretary
157 ☐ Heath Beckett, Assistant Secretary

☐ Shelley Grandon, Chair
☐ Russ Rossi, Vice Chair



EXHIBIT 12



Heritage Harbor Community Development District

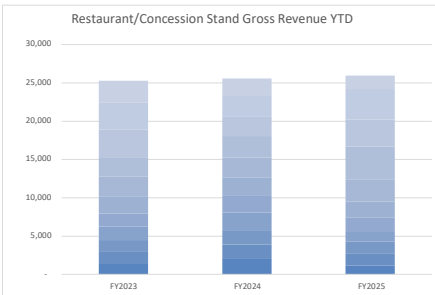
*Financial Statements
(Unaudited)*

August 31, 2025



Financial Snapshot - General Fund			
Revenue: Net Assessments % Collected YTD			
	FY 2024 YTD	FY 2025 YTD	
General Fund	100.5%	100.6%	
Debt Service Fund	N/A	N/A	
Expenditures: Amount Spent YTD			
	FY 2024 YTD	FY 2025 YTD	
General Fund			
Administration	\$401,772	\$	237,011
Field	507,046		550,935
Total General Fund	\$ 908,818	\$	787,946
% of Actual Expenditures Spent of Budgeted Expenditures	90%		74%
Cash and Investment Balances			
	Prior Year YTD	Current Year YTD	
Operating Accounts	\$1,145,602	\$	1,426,189

Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop			
Pro Shop Concession Stand Gross Revenue YTD			
	FY2023	FY2024	FY2025
October	1,489	1,994	1,143
November	1,441	1,881	1,545
December	1,567	1,896	1,588
January	1,746	2,307	1,353
February	1,707	2,161	1,827
March	2,257	2,418	2,048
April	2,555	2,596	2,922
May	2,536	2,808	4,264
June	3,640	2,596	3,556
July	3,456	2,752	3,982
August	2,896	2,185	1,744
September	1,756	2,144	
Yearly Total	\$ 27,045	\$ 27,738	\$ 25,971



Financial Snapshot - Enterprise Fund - Golf Activity

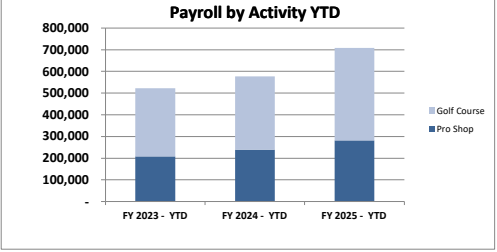
Revenue	Actual	Actual	Actual
	FY 2023 - YTD	FY 2024 - YTD	FY 2025 - YTD
Golf Course	\$1,402,052	\$1,670,411	\$ 1,832,725
Pro Shop	88,242	89,793	103,943
Cost of Goods Sold	(43,072)	(46,470)	(52,703)
Total Gross Profit	\$ 1,447,222	\$ 1,713,734	\$ 1,883,966

Expenses by Golf Activity	Actual	Actual	Actual
	FY 2023 - YTD	FY 2024 - YTD	FY 2025 - YTD
Golf Course	\$601,305	\$689,841	\$ 870,861
Pro Shop	404,268	432,646	468,393
Total Expenses	\$ 1,005,573	\$ 1,122,487	\$ 1,339,254

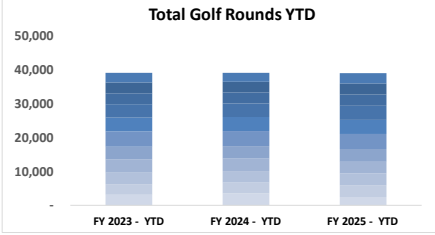
Net Income (Loss) by Golf Activity	Actual	Actual	Actual
	FY 2023 - YTD	FY 2024 - YTD	FY 2025 - YTD
Golf Course	\$ 800,747	\$ 980,569	\$ 961,864
Pro Shop	(359,098)	(389,322)	(417,152)
Total Net Income (Loss) B4 Depreciation	\$ 441,649	\$ 591,247	\$ 544,712
Total Depreciation Expense	-	-	-
Total Net Income (Loss) After Depreciation	\$ 441,649	\$ 591,247	\$ 544,712

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	FY 2024 - YTD	FY 2025 - YTD
Golf Course			
Payroll- Hourly	\$ 254,352	\$ 280,003	\$ 358,939
FICA Taxes	33,648	36,342	46,278
Life and Health Insurance	26,275	21,609	20,864
Total Golf Course	314,275	337,954	426,080
Pro Shop			
Payroll- Hourly	169,461	193,369	225,719
FICA Taxes	23,427	26,073	30,462
Life and Health Insurance	15,278	19,848	25,806
Total Pro Shop	208,166	239,290	281,988
Total Payroll	\$ 522,441	\$ 577,244	\$ 708,068
% of Revenues	36.10%	33.68%	37.58%



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	2,970
September	2,937	2,609	
Total Rounds	42,090	41,782	39,034



Heritage Harbor CDD

Balance Sheet

August 31, 2025

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
1 ASSETS						
2 CASH - BU OPERATING	\$ 75,065	\$ -	\$ -	\$ -	\$ -	\$ 75,065
3 CASH - BU MONEY MARKET	334,588	-	-	-	-	334,588
4 CASH - HANCOCK WHITNEY OPERATING	916,692	-	-	-	-	916,692
5 CASH - HANCOCK WHITNEY LOAN	99,843	-	-	-	4,906	104,749
6 CASH - BU GOLF ACCOUNT	-	-	633,321	-	-	633,321
7 CASH - BU GOLF MONEY MARKET	-	-	1,676,321	-	-	1,676,321
8 CASH - TRUIST	-	-	29,405	-	-	29,405
9 PETTY CASH	-	-	1,672	-	-	1,672
10 INVESTMENTS:						-
11 REVENUE FUND	-	-	-	49	-	49
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	143,304	674,516	10,019	-	-	827,838
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	1,572,084	674,516	2,379,790	49	4,919	4,631,357



Heritage Harbor CDD

Balance Sheet

August 31, 2025

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
31 NONCURRENT ASSETS						
32 LAND	-	-	1,204,598	-	-	1,204,598
33 CONSTRUCTION IN PROGRESS	-	-	528,846	-	-	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	\$ 1,572,084	\$ 674,516	\$ 4,356,278	\$ 49	\$ 4,919	\$ 6,078,999
42 LIABILITIES						
43 ACCOUNTS PAYABLE	\$ 79,432	\$ -	\$ 60,640	\$ -	\$ -	\$ 140,073
44 DEFERRED ON ROLL ASSESSMENTS	-	-	-	-	-	-
45 SALES TAX PAYABLE	2,640	-	556	-	-	3,196
46 ACCRUED EXPENSES	-	-	-	-	-	-
47 GIFT CERTIFICATES	-	-	-	-	-	-
48 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
49 DUE TO OTHER FUNDS	674,516	19,694	133,629	-	-	827,838
50 RIGHT TO USE LIABILITIES	-	-	112,746	-	-	112,746
51 TOTAL LIABILITIES	762,588	19,694	307,571	-	-	1,089,853
52 FUND BALANCES						
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	564,348	654,821	2,149,789	49	4,919	3,373,926
59 TOTAL FUND BALANCE	809,496	654,821	4,048,707	49	4,919	5,517,992



Heritage Harbor CDD
Balance Sheet
August 31, 2025

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60 TOTAL LIABILITIES & FUND BALANCES	\$ 1,572,084	\$ 674,516	\$ 4,356,278	\$ 49	\$ 4,919	\$ 6,607,845



Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 946,568	\$ -	\$ 951,800	\$ 5,232	101%
3 RESTAURANT LEASE	61,632	4,800	52,800	(8,832)	86%
4 RESTAURANT COMMISSION		1,167	6,987	6,987	
5 INTEREST	1,000	1,069	14,957	13,957	1496%
6 FUND BALANCE FORWARD	50,999			(50,999)	
7 TOTAL REVENUE	1,060,199	7,035	1,026,544	(33,655)	97%
8 EXPENDITURES					
9 ADMINISTRATIVE					
10 SUPERVISORS' COMPENSATION	12,000	800	7,800	(4,200)	65%
11 PAYROLL TAXES & SERVICE	2,129	82	779	(1,350)	37%
12 ENGINEERING SERVICES	10,000	1,535	10,012	12	100%
13 LEGAL SERVICES	30,000	6,602	37,550	7,550	125%
14 DISTRICT MANAGEMENT	69,445	5,788	63,667	(5,778)	92%
15 DISSEMINATION FEE	2,000	-	2,000	-	100%
16 AUDITING SERVICES	6,300	6,300	6,300	-	100%
17 POSTAGE & FREIGHT	1,500	57	285	(1,215)	19%
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	70	860	(340)	72%
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	550	(950)	37%
24 OFFICE SUPPLIES	200	-	197	(3)	99%
25 ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
26 ALLOCATION OF HOA SHARED EXPENDITURES	38,000	2,148	24,498	(13,502)	64%
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	4,569	53,212	2,568	105%
30 STATE SALES TAX	4,314	-	-	(4,314)	0%
31 TOTAL ADMINISTRATIVE	410,855	28,000	237,011	(173,844)	58%
32 FIELD OPERATIONS					
33 PAYROLL	58,322	(280)	47,607	(10,715)	82%
34 FICA, TAXES & PAYROLL FEES	15,747	15	6,500	(9,247)	41%
35 LIFE AND HEALTH INSURANCE	10,000	402	10,407	407	104%
36 CONTRACT- GUARD SERVICES	75,000	3,147	49,982	(25,018)	67%
37 CONTRACT-LANDSCAPE	150,480	12,440	134,440	(16,040)	89%
38 CONTRACT-LAKE	42,000	2,978	32,755	(9,245)	78%
39 CONTRACT-GATES	53,494	4,508	47,226	(6,268)	88%
40 GATE - COMMUNICATIONS - TELEPHONE	5,200	463	5,015	(185)	96%
41 UTILITY-GENERAL	110,000	8,520	94,465	(15,535)	86%
42 R&M-GENERAL	6,500	-	14,583	8,083	224%
43 R&M-GATE	5,000	858	858	(4,142)	17%
44 R&M-OTHER LANDSCAPE	40,000	6,470	33,289	(6,711)	83%
45 R&M-IRRIGATION	6,000	900	6,850	850	114%
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	24,105	29,158	558	102%
50 TOTAL FIELD OPERATIONS	643,343	64,526	550,935	(92,408)	86%
51 RENEWAL & REPLACEMENT RESERVE					
52 NEW RESERVE STUDY	6,000	(1,825)	-	(6,000)	0%
53 TOTAL RENEWAL & REPLACEMENT RESERVE	6,000	(1,825)	-	(6,000)	0%



Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 TOTAL EXPENDITURES	1,060,198	90,701	787,946	(272,252)	74%
55 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(83,666)	238,598	238,597	
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	(83,666)	90,763	90,762	
62 FUND BALANCE - ENDING - PROJECTED	489,755		809,496	319,741	
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		564,348		
69 TOTAL FUND BALANCE	\$ 489,755		\$ 809,496		



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

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 GOLF COURSE REVENUE					
3 GREEN FEES	\$ 1,450,000	\$ 120,337	\$ 1,671,644	\$ 221,644	115%
4 RANGE BALLS	90,000	8,647	106,425	16,425	118%
5 HANDICAPS	1,000	-	-	(1,000)	0%
6 INTEREST	5,000	5,315	54,656	49,656	1093%
7 TOTAL GOLF COURSE REVENUE	1,546,000	134,298	1,832,725	286,725	119%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	339	5,019	1,819	157%
10 GOLF BALL SALES	35,000	4,563	47,919	12,919	137%
11 GLOVES SALES	10,000	1,605	13,666	3,666	137%
12 HEADWEAR SALES	3,000	150	5,324	2,324	177%
13 LADIES' WEAR SALES	100	-	250	150	250%
14 MEN'S WEAR SALES	1,500	45	1,125	(375)	75%
15 CONCESSION SALES	23,000	1,697	25,924	2,924	113%
16 MISCELLANEOUS	1,000	429	4,716	3,716	472%
17 TOTAL PRO SHOP REVENUE	76,800	8,829	103,943	27,143	135%
18 TOTAL OPERATING REVENUE	1,622,800	143,128	\$ 1,936,668	313,868	119%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000	2,221	29,628	8,628	141%
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	634	12,274	3,774	144%
26 TOTAL COST OF GOODS SOLD	39,800	2,855	\$ 52,703	12,903	132%
27 GROSS PROFIT	\$ 1,583,000	\$ 140,273	\$ 1,883,966	\$ 300,966	119%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 449,000	\$ 31,989	\$ 358,939	\$ (90,061)	80%
31 INCENTIVE	7,000	-	1,200	(5,800)	17%
32 FICA TAXES & ADMINISTRATIVE	55,000	4,019	46,278	(8,722)	84%
33 LIFE AND HEALTH INSURANCE	38,000	1,986	20,864	(17,136)	55%
34 ACCOUNTING SERVICES	4,880	407	4,473	(407)	92%
35 CONTRACTS-SECURITY ALARMS	1,000	-	299	(701)	30%
36 COMMUNICATION-TELEPHONE	3,600	340	3,685	85	102%
37 POSTAGE AND FREIGHT	200	-	13	(187)	7%
38 ELECTRICITY	17,000	1,244	13,312	(3,688)	78%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	728	8,432	1,432	120%
40 UTILITY-WATER AND SEWER	7,616	508	6,548	(1,068)	86%
41 RENTAL/LEASE - VEHICLE/EQUIP	80,000	6,755	72,119	(7,881)	90%
42 LEASE - ICE MACHINES	1,600	125	1,125	(475)	70%
43 INSURANCE-PROPERTY and GENERAL LIABILITY	70,700	-	71,903	1,203	102%
44 R&M-BUILDINGS	7,000	-	1,141	(5,859)	16%
45 R&M-EQUIPMENT	25,000	2,117	25,527	527	102%
46 R&M-FERTILIZER	75,000	-	4,974	(70,026)	7%
47 R&M-IRRIGATION	20,000	-	7,027	(12,973)	35%
48 R&M-GOLF COURSE	8,000	36,750	97,817	89,817	1223%
49 R&M-PUMPS	11,000	-	1,580	(9,420)	14%
50 MISC-PROPERTY TAXES	2,100	-	-	(2,100)	0%
51 MISC-LICENSES AND PERMITS	1,000	-	128	(873)	13%
52 OP SUPPLIES - GENERAL	7,000	-	2,226	(4,774)	32%



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

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	1,574	15,435	(8,565)	64%
54 OP SUPPLIES - CHEMICALS	55,000	-	83,354	28,354	152%
55 OP SUPPLIES - HAND TOOLS	5,000	2,283	3,044	(1,956)	61%
56 SUPPLIES - SAND	8,000	-	410	(7,590)	5%
57 SUPPLIES - TOP DRESSING	9,000	255	4,968	(4,032)	55%
58 SUPPLIES - SEEDS	15,000	-	13,233	(1,767)	88%
59 ALLOCATION OF HOA SHARED EXPENDITURES	969	70	810	(159)	84%
60 RESERVE	12,000	-	-	(12,000)	0%
61 TOTAL GOLF COURSE	1,027,665	91,149	870,861	(156,804)	85%
62 PRO SHOP					
63 PAYROLL- HOURLY	265,000	21,851	225,719	(39,281)	85%
64 BONUS	6,000	-	-	(6,000)	0%
65 FICA TAXES & ADMINISTRATIVE	38,000	2,911	30,462	(7,538)	80%
66 LIFE AND HEALTH INSURANCE	34,000	2,520	25,806	(8,194)	76%
67 ACCOUNTING SERVICES	4,880	407	4,473	(407)	92%
68 CONTRACT-SECURITY ALARMS	2,300	-	299	(2,001)	13%
69 POSTAGE AND FREIGHT	250	-	-	(250)	0%
70 ELECTRICITY	11,000	1,107	9,919	(1,081)	90%
71 LEASE-CARTS	95,000	7,722	86,416	(8,584)	91%
72 R&M-GENERAL	7,000	2,186	10,513	3,513	150%
73 R&M-RANGE	10,000	-	9,809	(191)	98%
74 ADVERTISING	3,000	-	950	(2,050)	32%
75 MISC-BANK CHARGES	32,000	4,267	48,192	16,192	151%
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	1,180	4,353	2,353	218%
81 OP SUPPLIES - GENERAL	500	-	250	(250)	50%
82 SUPPLIES - SCORECARDS	1,000	-	-	(1,000)	0%
83 CONTINGENCY	2,000	10	460	(1,540)	23%
84 ALLOCATION OF HOA SHARED EXPENDITURES	7,200	591	7,973	773	111%
85 TOTAL PRO SHOP	531,810	44,751	468,393	(63,417)	88%
86 Capital Projects - Golf	-	42,054	181,549	181,549	0%
87 TOTAL EXPENSES	1,559,475	177,954	1,520,803	(38,672)	98%
88 EXCESS OF PROFIT OVER (UNDER) EXPEND.	23,525.00	(37,682)	363,163	339,638	
89 OTHER FINANCING SOURCES & USES					
90 TRANSFERS IN	-		188,485		
91 TRANSFERS OUT	-		(200,414)		
92 TOTAL OTHER FINANCING RESOURCES & USES	-		(11,930)		
93 FUND BALANCE - BEGINNING - UNAUDITED	-		3,697,474		
94 NET CHANGE IN FUND BALANCE	23,525		351,233		
95 FUND BALANCE - ENDING - PROJECTED	23,525		4,048,707		
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		3,687,947		
102 TOTAL FUND BALANCE	\$ 467,685		\$ 4,048,707		



Heritage Harbor CDD

Capital Reserve Fund (CRF)

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

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 239,119	\$ 240,441	\$ 1,322
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	239,219	240,441	1,222
5 EXPENDITURES			
6 HOA RESERVE CONTRIBUTION	29,700	21,900	(7,800)
7 SITE RESERVE CONTRIBUTION	44,000	-	(44,000)
8 CAPITAL IMPROVEMENT PLAN	40,000	17,674	(22,326)
9 FUND BALANCE CONTRIBUTION	125,519	-	
10 TOTAL EXPENDITURES	239,219	39,574	(199,645)
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	200,867	200,867
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	-	200,867	200,867
18 FUND BALANCE - ENDING	\$ 302,595	\$ 654,821	\$ 352,227



Heritage Harbor CDD
Debt Service Series 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

	FY 2025	FY 2024
	Adopted	Actual
	Budget	Year-to-Date
1 REVENUE		
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	5,838	5,838
9 May 1, 2025	5,838	5,838
10 November 1, 2025	2,969	-
11 PRINCIPAL RETIREMENT		
12 May 1, 2025	142,000	142,000
13 TOTAL EXPENDITURES	156,645	153,676
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(156,645)	(147,786)
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)	49
21 FUND BALANCE - ENDING	\$ (156,645)	49

Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2024 to August 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