



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

November 11, 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, November 11, 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, November 11, 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
- B. Golf Operations – John Panno, Pro Shop
- C. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* **EXHIBIT 1**
- D. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
- E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 2**
 - 1. OLM Inspection – October 23, 2025 – 93.5% **EXHIBIT 3**
 - 2. Consideration of Greenview Proposals:
 - a. Install 300 Yds Mulch - \$16,500.00 **EXHIBIT 4**
 - b. Cut and Remove Dead Oak in Parking Lot - \$600.00 **EXHIBIT 5**



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

November 11, 2025 Agenda

Page 2 of 2

THIRD ORDER OF BUSINESS: Business Matters (Continued)

- F. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Consideration of Field Operation Proposals
 - a. Orbit Illuminations Landscape Lighting **EXHIBIT 7**
 - i. Solar Sign Light – NTE \$2,000.70
 - ii. Waterfall Entrance Sign & Front Face Highlights – NTE \$1,691.56
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-01 Calling for General Election for Seat 4 and Seat 5 to be Held by Hillsborough County Supervisor of Elections** **EXHIBIT 8**

FOURTH ORDER OF BUSINESS: Consent Agenda

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 14, 2025 **EXHIBIT 9**
- B. Acceptance of the September 2025 Unaudited Financial Report **EXHIBIT 10**

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

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

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, December 9, 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



Summary

| Account | # | Amount |
|------------------------------------|-------|---------------------|
| Gross Sales | 12319 | \$106,160.90 |
| Voids | 160 | (\$1,309.07) |
| Gross Sales - Voids | | \$104,851.83 |
| Comps | 38 | (\$347.22) |
| Discounts | 2343 | (\$2,008.57) |
| Spills | 0 | \$0.00 |
| Net Sales | | \$102,496.04 |
| Service Charges | 0 | \$0.00 |
| Net Sales + Service Charges | | \$102,496.04 |
| Rounding | 0 | \$0.00 |
| Retained Gratuities | 0 | \$0.00 |
| Retained Tips | 0 | \$0.00 |
| Revenue from Operations | | \$102,496.04 |
| Taxes | 2946 | \$7,687.10 |
| Gratuities | 0 | \$0.00 |
| Tips | 2065 | \$19,895.23 |
| Gift Cards | 0 | \$0.00 |
| House Accounts | 0 | \$0.00 |
| Accounts Receivable | 2 | \$0.00 |
| Amount Due from Customers | | \$130,078.37 |
| Paid Gratuities | 0 | \$0.00 |
| Paid Tips | 2065 | (\$19,895.23) |
| Paid Ins | 0 | \$0.00 |
| Paid Outs | 0 | \$0.00 |



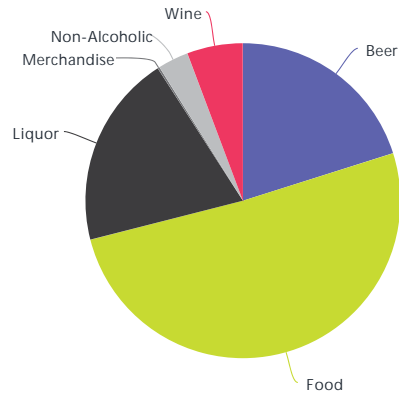
| Account | # | Amount |
|--------------------------|----------|---------------------|
| Refunds | 0 | \$0.00 |
| Recovery | 0 | \$0.00 |
| Deposit | | \$110,183.14 |

The summary table presents entries from the general ledger. Entries are posted to the general ledger from End of Day operations or when processing a refund or recovery. Source operations are listed at the bottom of the report.



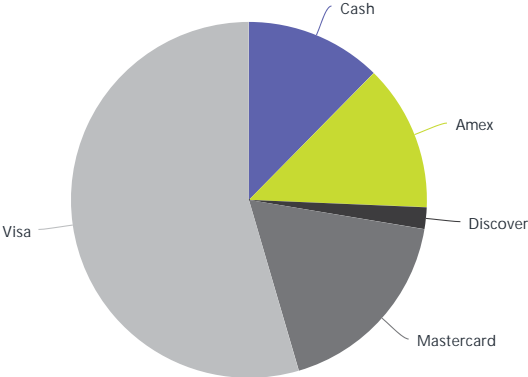
Sales by Category

| Category | # | Gross Sales | Voids | Gross Sales - Voids | Comps | Discount | Spills | Net Sales |
|---------------|--------------|---------------------|-------------------|---------------------|-----------------|-------------------|---------------|---------------------|
| Beer | 4153 | \$21,515.05 | \$523.52 | \$20,991.53 | \$25.20 | \$325.88 | \$0.00 | \$20,640.45 |
| Food | 5557 | \$54,012.34 | \$380.13 | \$53,632.21 | \$281.18 | \$1,185.93 | \$0.00 | \$52,165.10 |
| Liquor | 2565 | \$20,988.95 | \$275.67 | \$20,713.28 | \$18.23 | \$331.80 | \$0.00 | \$20,363.25 |
| Merchandise | 33 | \$234.00 | \$18.00 | \$216.00 | \$0.00 | \$1.52 | \$0.00 | \$214.48 |
| Non-Alcoholic | 1795 | \$3,366.72 | \$37.19 | \$3,329.53 | \$16.06 | \$85.38 | \$0.00 | \$3,228.09 |
| Wine | 757 | \$6,043.84 | \$74.56 | \$5,969.28 | \$6.55 | \$78.06 | \$0.00 | \$5,884.67 |
| Total | 14860 | \$106,160.90 | \$1,309.07 | \$104,851.83 | \$347.22 | \$2,008.57 | \$0.00 | \$102,496.04 |



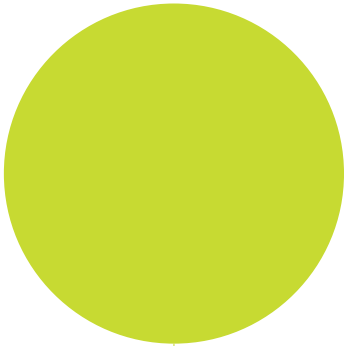
Customer Payments

| Type | # | Amount |
|------------|------|--------------|
| Cash | 733 | \$16,098.16 |
| Amex | 315 | \$17,297.88 |
| Discover | 48 | \$2,558.30 |
| Mastercard | 469 | \$23,213.19 |
| Visa | 1418 | \$70,910.84 |
| Total | 2983 | \$130,078.37 |



Deposit Summary

| Type | # | Amount |
|-------------------------------|------|--------------|
| Cash | 2798 | (\$3,797.07) |
| Cards (Visa, Amex, MC, Disc.) | 2250 | \$113,980.21 |
| Total | 5048 | \$110,183.14 |



Cards (Visa, Amex, MC, Disc.)



Cash Reconciliation

| Account | # | Amount |
|------------------------|------|---------------|
| Cash Customer Payments | 733 | \$16,098.16 |
| Paid Gratuities | 0 | \$0.00 |
| Paid Tips | 2065 | (\$19,895.23) |
| Paid Ins | 0 | \$0.00 |
| Paid Outs | 0 | \$0.00 |
| Total | 2798 | (\$3,797.07) |

If the setting "Pay tips on W2" is off, then tips and grats less any hold back for credit card fees are assumed to be paid to employees in cash, thereby reducing the deposit.

Gift Card Reconciliation

| Account | # | Amount |
|---------|---|--------|
| Total | 0 | \$0.00 |

Gift cards are liabilities since the venue expects to provide guests food or drink without being paid. Gift card activations increases the liability since there are now more gift cards. Gift card payments reduces the liability since food and drinks have been delivered. A net increase in gift cards will increase Customer Payments since guests are buying more gift cards than they are using.



House Account Reconciliation

| Account | # | Amount |
|---------|---|--------|
| Total | 0 | \$0.00 |

House Accounts are assets since the venue expects to be paid by customers at a later date. A house account balance increases when a guest's ticket is paid with a house account, and is reduced when a guest pays down the balance due with another payment method. The balance on an account can also be adjusted by an authorized user on the portal, which will not be reflected. A net increase in house accounts will reduce Customer Payments since guests are paying with IOUs instead of money.

Accounts Receivable Reconciliation

| Account | Amount |
|-----------|----------|
| Addition | \$5.25 |
| Reduction | (\$5.25) |
| Total | \$0.00 |

Accounts Receivable are assets since the venue expects to be paid by guests at a later date. An item is added to A/R when it is added to a ticket and that ticket is left open across the EOD boundary (a.k.a. overnight). An item is removed from A/R when its ticket is closed. Additions means items were left overnight. Reductions means items that had previously been left open overnight were finalized. A net increase in A/R will reduce Customer Payments since guests have not yet paid for all items on tickets.



Source End of Day Operations

| Timestamp | Date | Tickets | NetSales | Average Check | Note |
|---------------------------------------|------------|---------|------------|---------------|------|
| 10/2/2025 3:37:35 AM | 10/1/2025 | 80 | \$2,828.18 | \$35.35 | |
| 10/3/2025 3:53:06 AM | 10/2/2025 | 98 | \$2,829.36 | \$28.87 | |
| 10/4/2025 3:33:29 AM | 10/3/2025 | 108 | \$4,541.35 | \$42.05 | |
| 10/5/2025 3:54:25 AM | 10/4/2025 | 135 | \$5,043.45 | \$37.36 | |
| 10/6/2025 3:47:59 AM | 10/5/2025 | 98 | \$3,405.82 | \$34.75 | |
| 10/7/2025 3:35:28 AM | 10/6/2025 | 61 | \$1,587.08 | \$26.02 | |
| 10/8/2025 3:53:18 AM | 10/7/2025 | 74 | \$1,760.95 | \$23.80 | |
| 10/9/2025 3:46:18 AM | 10/8/2025 | 99 | \$3,249.79 | \$32.83 | |
| 10/10/2025 3:25:48 AM | 10/9/2025 | 86 | \$2,980.55 | \$34.66 | |
| 10/11/2025 3:41:51 AM | 10/10/2025 | 144 | \$5,526.70 | \$38.38 | |
| 10/12/2025 3:31:39 AM | 10/11/2025 | 112 | \$4,149.74 | \$37.05 | |
| 10/13/2025 3:48:22 AM | 10/12/2025 | 88 | \$3,163.77 | \$35.95 | |
| 10/14/2025 3:43:26 AM | 10/13/2025 | 44 | \$1,190.49 | \$27.06 | |
| 10/15/2025 3:40:53 AM | 10/14/2025 | 86 | \$2,397.09 | \$27.87 | |
| 10/16/2025 3:35:40 AM | 10/15/2025 | 73 | \$2,229.28 | \$30.54 | |
| 10/17/2025 3:42:02 AM | 10/16/2025 | 136 | \$4,184.06 | \$30.77 | |
| 10/18/2025 3:45:40 AM | 10/17/2025 | 133 | \$4,784.44 | \$35.97 | |
| 10/19/2025 3:49:11 AM | 10/18/2025 | 103 | \$3,723.49 | \$36.15 | |
| 10/20/2025 3:30:16 AM | 10/19/2025 | 74 | \$3,534.34 | \$47.76 | |
| 10/21/2025 3:29:41 AM | 10/20/2025 | 64 | \$2,126.71 | \$33.23 | |
| 10/22/2025 3:45:43 AM | 10/21/2025 | 74 | \$2,247.91 | \$30.38 | |
| 10/23/2025 3:37:47 AM | 10/22/2025 | 100 | \$2,790.46 | \$27.90 | |
| 10/24/2025 3:55:08 AM | 10/23/2025 | 98 | \$3,280.09 | \$33.47 | |
| 10/25/2025 3:45:11 AM | 10/24/2025 | 159 | \$5,847.70 | \$36.78 | |
| 10/26/2025 3:32:04 AM | 10/25/2025 | 136 | \$4,317.26 | \$31.74 | |



| Timestamp | Date | Tickets | NetSales | Average Check | Note |
|---------------------------------------|------------|---------|--------------|---------------|------|
| 10/27/2025 3:27:17 AM | 10/26/2025 | 90 | \$3,554.49 | \$39.49 | |
| 10/28/2025 3:26:44 AM | 10/27/2025 | 53 | \$1,711.85 | \$32.30 | |
| 10/29/2025 3:43:22 AM | 10/28/2025 | 101 | \$2,756.90 | \$27.30 | |
| 10/30/2025 3:32:42 AM | 10/29/2025 | 98 | \$2,896.32 | \$29.55 | |
| 10/31/2025 3:28:20 AM | 10/30/2025 | 110 | \$3,178.40 | \$28.89 | |
| 11/1/2025 3:41:31 AM | 10/31/2025 | 120 | \$4,678.02 | \$38.98 | |
| | | 3035 | \$102,496.04 | | |



EXHIBIT 2



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR

Date: October 14, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF SEPT. 29TH TO OCT 3RD 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. WEEDED PLANTER BEDS AROUND THE CLUBHOUSE
4. 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.COM

TO: HERITAGE HARBOR

Date: October 14, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF OCT 6TH TO OCT 10TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. SPRAYED ROUND UP HERBICIDE AROUND THE CLUBHOUSE AND POOL.
4. REPLACED WORN SOD BY THE TENNIS COURTS.
5. BEGAN TRIMMING SHRUBS ON THE PARKWAY.



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR

Date: October 22, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF OCT 13th to OCT 17TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY.
3. TRIMMED THE SHRUBS BY THE SOCCER FIELD.
4. SPRAYED ROUND UP HERBICIDE ALONG PARKWAY
5. FERTILIZED TURF AND SHRUBS WITH GRANULAR FERTILIZER.



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR

Date: October 30, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF OCT 20th to OCT 24TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. CHECKED IRRIGATION.
3. TRIMMED SHRUBS AROUND THE CLUBHOUSE AND CYPRESS GREEN ENTRANCE.
4. SPRAYED ROUND UP HERBICIDE ALONG NATURAL AREAS.
5. MOWED PROPERTY.



EXHIBIT 3



HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

| A. LANDSCAPE MAINTENANCE | VALUE | DEDUCTION | REASON FOR DEDUCTION |
|------------------------------|-------|-----------|---|
| TURF | 5 | -2 | Center island and row turf |
| TURF FERTILITY | 15 | | |
| TURF EDGING | 5 | | |
| WEED CONTROL – TURF AREAS | 10 | -2 | Pre post crab grass |
| TURF INSECT/DISEASE CONTROL | 10 | | |
| PLANT FERTILITY | 5 | | Complete all fertility |
| WEED CONTROL – BED AREAS | 10 | | |
| PLANT INSECT/DISEASE CONTROL | 10 | -1 | Gate house crape myrtles |
| PRUNING | 10 | | |
| CLEANLINESS | 10 | -5 | Do not blow into beds, remove leaf debris |
| MULCHING | 5 | | Needed |
| 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

October 23, 2025

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
NOVEMBER 20, 2025 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

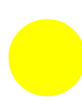
NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Bag drop: I recommend using a pole saw to trim Ligustrum tops to maintain a uniform height. Do not shear.
2. Proceed with Red Fountain Grass cutbacks.
3. Remove windfall and leaf accumulations during weekly visits.
4. Remove Spanish Moss up to 15 feet.
5. Entrance: Relocate the unused signpost to the rear of the sign.
6. Stagger prune Dwarf Oleander to improve interior density. Increase fertility to flush new flowering growth.
7. Rejuvenate prune Oleander at newly installed entrance monument to approximately 12 inches.
8. Along the driving range: Remove heavy leaf accumulation from Crape Myrtle row.
9. Front of pro shop: Improve fertility to Gardenia standards.
10. Porte-cochere: Improve vigor in Blue Daze.
11. Porte-cochere entrance: Remove unserviceable grass strip at the Blue Daze.

COMMONS

12. Rejuvenate prune Fountain Grasses.
 13. Across from golf course operations: Use a pole saw to remove stubs and hangers from Pine trees.
 14. Monterey Bay: Remove windfall and debris and control weeds in beds between the Viburnum hedge and privacy fence in the 19300 block.
- 

15. Harbor Lake Drive/Heritage Harbor Pkwy intersection: Control Dollarweed.
16. Heritage Harbor Pkwy median island: Continue to improve turf.
17. Improve vigor of Society Garlic in the median island north of Kings Gate.
18. **Adjacent to golf cart path to #17: Remove leaf accumulations along curb lines.**
19. Main entrance: Remove viney growth and grassy weeds in Asiatic Jasmine near the guardhouse parking area.
20. Main entrance: Rejuvenate prune Fakahatchee Grass.
21. Cypress Green Drive entrance: Transplant the Jatropha or remove on the exit side monument outside of the planter. Reduce overall height of Jatrophas to a symmetrical appearance.
22. Complete tree, shrub, and palm fertilizations.
23. Remove unapproved commercial signage.
24. Cypress Green Drive frontage at Lutz Lake Fern Road: Prune the east side wood lines for better visibility of oncoming traffic.
25. Main entrance: Control palm sprouts in tree wells.
26. Remove fruit from Queen Palms in the median island adjacent to Kings Gate.

CATEGORY III: IMPROVEMENTS – PRICING

1. Harbor Towne: Provide a price to remove declining Oak tree in the parking lot that appears to have been struck by a mower.
2. Heritage Harbor Pkwy median island: Provide a price to infill or replace Liriope and Juniper.

CATEGORY IV: NOTES TO OWNER

1. Recent utility line clearance across Lutz Lake Fern Road has resulted in roadside damage. Provide direction if the contractor should propose repair of the large ruts along the road frontage. There is also vehicle accident damage to trees and turf east of the LLF entrance.
2. Contractor reports bi-weekly mowing begins November 1.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm previous mulch date. I suggest a Fall (prior to Christmas) mulch installation to high visibility entrances and club house areas. A partial mulch would be billed on act

amount per yard/bag count.

This will improve the appearance while people spend time outside, encourage improved soil health, and reduce irrigation and weed pressures.

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 4



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEW LANDSCAPING INC.

To: HERITAGE HARBOR CDD

DATE: October 28, 2025

RE: MULCH INSTALLATION PROPOSAL

INSTALL 300 YARDS OF MULCH \$55.00/YARD

\$16,500.00.



EXHIBIT 5



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEW LANDSCAPING INC.

To: HERITAGE HARBOR CDD

DATE: October 28, 2025

RE: CUT AND REMOVAL OF DEAD OAK TREE

**CUT AND REMOVE A DEAD OAK TREE IN THE PARKING LOT THAT APPEARS TO
HAVE BEEN STRUCK BY LIGHTNING.**

COST: \$600.00.



EXHIBIT 6



The background of the page features a light beige color with a series of thin, overlapping, light brown geometric lines that create a complex, abstract pattern. These lines form various polygons and intersecting paths, primarily concentrated in the upper half of the page.

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



HERITAGE HARBOR

- Front Entrance.
 - Waiting for confirmation on replacing the flower in the middle median so that Tim can complete the light install. (December)
- Brick by the Mile. (Monument Work)
 - Currently waiting for the board's recommendation for what the monument should say.
- Fisherman Peir Area.
 - We may have a contact form another community that will supply us with free boulders to place in the bottleneck area to prevent anyone from riding ATVs and other vehicles from coming onto the property.
- Work with Jay.
 - Monuments have been cleaned.
 - New gate arms have been delivered and are being installed.
 - (Arms have been hit 3 times this month)
 - Front Heritage Harbor sign move
- Adam from Greenview.
 - Communication with landscape issues that have come in via email.
- Premier Lakes.
 - Alex's team is having issues accessing Pond 24 due to residents' bushes being overgrown.
 - The team needs at least 8 feet of clearance.
- Double Bogeys Sign.
 - Solar lights have been placed on both sides of the sign to be lit up at night.
 - I have communicated to Adam's team to watch out for them while mowing.



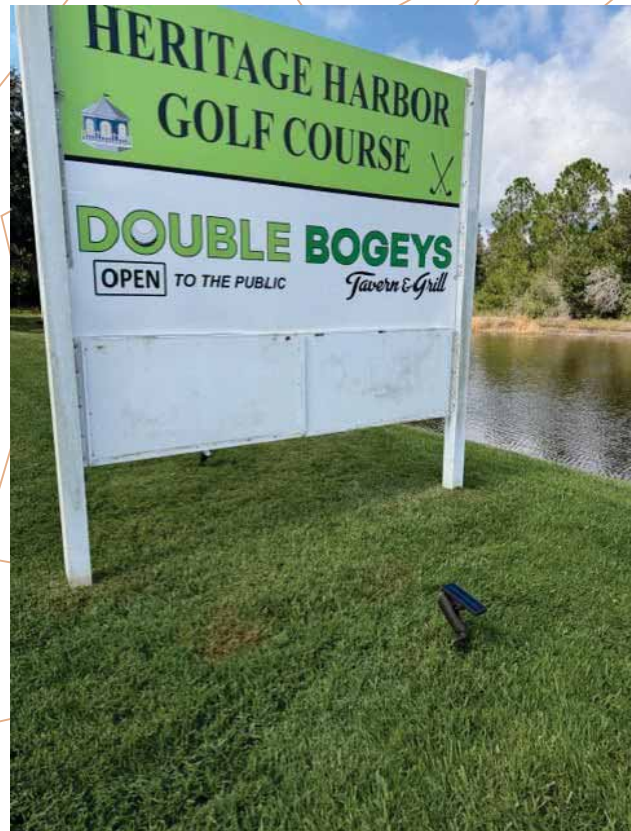


Jay is working to move the Heritage Harbor sign to the middle lane so it can be seen.





Lights installed on the Double Bogeys sign



HERITAGE HARBOR

Location that Alex's team can't access due to the residents' bushes.



A resident has reached out to ask for this area to be cleaned up. I have communicated this to Adam to assess the situation.



- American Illumination & Décor.
 - Since we have installed the new lights out front, we don't need to have Will's team install the LED C9s.
 - I'm presenting this to the board to see if there is anything else we should remove or add from the work to be performed.
 - I have asked Will to attend the meeting either in person or by phone.

| Services | Amount |
|--|-------------------|
| 3-Yr Premium Holiday Lighting | \$9,400.00 |
| 3-Year Holiday proposal for years 2024, 2025, & 2026. | |
| American Illuminations will provide all lights, materials, and labor, to install lights and decor as described. Installations will be guaranteed installed by Thanksgiving and can be set to be turned on at the board's discretion. | |
| Package includes maintenance/service calls throughout the season. | |
| We ask for a 24hour courtesy for any service calls- but typically, issues could be resolved same day. | |
| Takedowns will begin on January 2 and all materials will be removed and stored by January 14. Lights can be turned off prior to takedowns. | |
| Guardhouse/Main Entrance | \$0.00 |
| Roofline decorated with Warm White LED C9s (top and bottom levels) | |
| (1) 60' Pre-Lit Wreath with Red Bow w/ Gold Trim | |
| (4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights | |
| (2) Center Columns decorated with (1) Pre-Lit Garland Spray w/ Bow (2 Sprays total) | |
| (1) Palm Tree Trunks wrapped with Warm White LED Mini Lights | |
| Heritage Harbor Lake Monument | \$0.00 |
| Top of Heritage Harbor Sign decorated with Pre-Lit Garland and (3) Bows | |
| (5) Palm Tree Trunks wrapped with Warm White LED Mini Lights | |
| (1) Robellini Palm Cluster (left of sign) wrapped with Warm White LED Mini Lights | |
| (1) Row of Shrubs under Heritage Harbor sign decorated with Warm White LED Net Lights | |
| (1) Row of Shrubs under Heritage Harbor sign decorated with Green LED Net Lights | |
| (1) Hedge (right of sign) decorated with Warm White LED Mini Lights | |
| American Illuminations & Décor http://www.american-powerwashing.com | |
| Cypress Green Dr Entrance (2nd Entrance) | \$0.00 |
| Monument decorated with Pre-Lit Garland with centered Bow | |
| Monument decorated with (2) 30' Pre-Lit Wreath with Bow | |
| (4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights | |
| (12) Palm Tree Trunks wrapped with Warm White LED Mini Lights | |
| (1) Shrubs (opposite side of Monument) decorated with Warm White LED Net Lights | |
| Services subtotal: \$9,400.00 | |
| Subtotal | \$9,400.00 |
| Total | \$9,400.00 |
| Deposit | \$4,700.00 |



THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 7



GLOGYLITE LTD
ROOM717, NO.1 BUILDING, WANJIADENGHUO GARDEN, MINLE CUN, MINZHI STREET, LONGHUA DISTRICT, SHENZHEN, TEL. +86 18594232565




Solar Sign Light

Attn : Rob
To: Orbit illuminations Inc.
Fm: Shenzhen Glorylite Technology Inc., Ltd.

Parkway Neighborhood Name Signs

Subject: Solar Sign Light

2025.10.14




| Item | Qty | Unit Price | Amount | Description | Drawing |
|---|-----|------------|-------------------|--|--|
| Moduliazied Solar panel(10W per piccec) | 2 | \$16.95 | \$33.90 | Watt:2x10W, mono silicon panel Ratio:23.2% Frame: Aluminum, black coated. Moduliazied, 10W per piece, customer can make it to multiple watt according to needed |  |
| Battery pack | 1 | \$56.00 | \$56.00 | 200Wh capacity,Daly BMS, available for 4 nights with one fully charge in 4 rainyly days - (40 hours run time alone with zero charge) |  |
| Sign Light | 1 | \$29.00 | \$29.00 | Watt: 5W CCT: 3000K Spread angel: 150° wide spread |  |
| Sub Total | | | \$118.90 | <i>Per Fixture</i> | |
| Qty. 10 | | | \$1,189.00 | **Light with components above** | |
| Shipping | | | \$350.00 | | |
| Tariff Costs | | | \$461.70 | **Subject to decrease based on recent political agreements** | |
| GRAND TOTAL | | | | | |

Notes:

1. Payment: 50% deposit of order when place order,pay remained 50% of order before shipmet.
2. Delivery term: FOB Shenzhen port. **(Without quantity hard to guess shipping costs that HH is responsible for)**
3. L/T: 60days after receive formal order with deposit. **(To manufacture - ship time varies depending how we do it - Boat - 6 weeks, Fast Boat - 4 weeks, Air - less than 2 weeks)**
4. Above price is based on 7.1(USD vs. RMB)currency ratio, if the rate is changed more than 3% or raw materials cost are changed more than 5% in the future, the above quotation will be reviewed accordingly.



Waterfall Entrance Sign & Highlights to front face (Waterfalls)

| Item | Qty | Unit Price | Amount | Description | Drawing |
|--|-----|---------------------|-------------------|--|--|
| Moduliaized Solar panel(10W per picec) | 2 | \$16.95 | \$33.90 | Watt:2x10W, mono silicon panel Ratio:23.2% Frame: Aluminum, black coated. Moduliaized, 10W per piece, customer can make it to multiple watt according to needed |  |
| Battery pack | 1 | \$56.00 | \$56.00 | 200Wh capacity,Daly BMS, available for 4 nights with one fully charge in 4 rainy days - (40 hours run time alone with zero charge) |  |
| Sign Light (Brass) | 1 | \$29.00 | \$29.00 | Watt: 5W CCT: 3000K Spread angel: 150° wide spread |  |
| | | Sub Total | \$118.90 | <i>Per Fixture</i> | |
| | | Qty. 8 | \$951.20 | **Light with components above** | |
| | | Shipping | \$350.00 | | |
| | | Tariff Costs | \$390.36 | **Subject to decrease based on recent political agreements** | |
| | | GRAND TOTAL | \$1,691.56 | | |

Notes:

1. Payment: 50% deposit of order when place order,pay remained 50% of order before shipmet.
2. Delivery term: FOB Shenzhen port. **(Without quantity hard to guess shipping costs that HH is responsible for)**
3. L/T: 60days after receive formal order with deposit. **(To manufacture - ship time varies depending how we do it - Boat - 6 weeks, Fast Boat - 4 weeks, Air - less than 2 weeks)**
4. Above price is based on 7.1(USD vs. RMB)currency ratio, if the rate is changed more than 3% or raw materials cost are changed more than 5% in the future, the above quotation will be reviewed accordingly.



EXHIBIT 8



RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2026.

WHEREAS, the Heritage Harbor Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

| | |
|--|----------------------------|
| Seat No. 4, Currently held by Russ Rossi | Length of term: Four-years |
| Seat No. 5, Currently held by James Kelbaugh | Length of term: Four-years |

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026, through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.



Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 11th day of November, 2025.

ATTEST:

**HERITAGE HARBOR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print Name: _____

Secretary / Assistant Secretary

By: _____

Print Name: _____

Chairperson / Vice Chairperson



EXHIBIT 9



1 **MINUTES OF MEETING**
2 **HERITAGE HARBOR**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community
5 Development District was held on October 14, 2025 at 5:30 p.m. at the Heritage Harbor
6 Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

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

10 Present and constituting a quorum were:

| | |
|-------------------------|---------------------------------------|
| 11 Shelley Grandon (S1) | Board Supervisor, Chairwoman |
| 12 David Hubbard (S3) | Board Supervisor, Assistant Secretary |
| 13 Russ Rossi (S4) | Board Supervisor, Vice Chairman |

14 Also present were:

| | |
|-------------------------|---|
| 15 James Kelbaugh (S5) | Board Supervisor, Assistant Secretary (<i>virtually</i>) |
| 16 Heath Beckett | District Manager, Vesta District Services |
| 17 Michael Bush | Field Manager, Vesta District Services |
| 18 Tracy Robin | District Counsel, Straley Robin Vericker (<i>virtually</i>) |
| 19 Tonja Stewart | District Engineer, Stantec |
| 20 John Panno | Golf Course Manager |
| 21 David Gilleland | Manager, Double Bogeys Tavern & Grille |
| 22 Charles Conover | Manager, Double Bogeys Tavern & Grille |
| 23 Susan Eisenstadt | Project Manager, Enercon (<i>virtually</i>) |
| 24 Grace Tsounis | Enercon |
| 25 Sean McNamara | Enercon (<i>virtually</i>) |
| 26 Alex Kurth | Premier Lakes |
| 27 Michael Sakellarides | JCS Investigations |
| 28 Matthew Williams | Pennine Security Solutions |
| 29 George April | Pennine Security Solutions |
| 30 Scott Guilbert | Nation Security Services |
| 31 Christian De la Cruz | Nation Security Services |
| 32 Ray Leonard | Heritage Harbor HOA |

33 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items**
34 (*Limited to 3 minutes per individual for*
35 *agenda items*)

36 There being none, the next item followed.

37 **THIRD ORDER OF BUSINESS: Business Matters**

38 A. District Engineer – *Tonja Stewart, Stantec*

39 1. Update on Water Meter Project



40 Ms. Stewart and Ms. Tsounis reviewed the comments and action items in
41 response to comments received from Hillsborough County on the water
42 meter project and advised of a new requirement for landscape plans.
43 Supervisors requested staff to push back on the landscape requirements.

44 a. Consideration of Enercon Change Orders

45 i. EXHIBIT 1: #5 for Construction Support - \$56,609.00

46 ii. EXHIBIT 2: #6 for Commissioning Support - \$33,854.00

47 Ms. Stewart will work with Enercon to break down the scope for
48 the change orders per the Supervisors request.

49 Factors impacting the scheduling of the RFP publication were
50 discussed.

51 Supervisors authorized Mr. Hubbard to act as the Board's liaison
52 in moving the project forward if the Development Review
53 Committee meeting response is positive.

54 *Discussion moved to III.D. Aquatic Maintenance Report followed by III.H.1. Consideration*
55 *of Security Company Proposals, followed by III.C. Restaurant Operations, before*
56 *proceeding to the next item.*

57 B. Golf Operations – John Panno, Pro Shop

58 Mr. Panno reviewed the golf operations Report. The bridge at hole 18 is almost
59 completed. He advised that the cement slabs leading up to the bridge on hole
60 18 are too low and will cause additional wear and tear on the golf carts. He
61 requested Supervisors consider replacing the two slabs and approve a temporary
62 measure for the cart path while the concrete is curing. He would like to schedule
63 this project for the same time as an upcoming regional tournament that will
64 close the course for two days.

65 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved
66 Patriot Services to install new concrete slabs leading up to the bridge at hole 18 in the amount of
67 \$3,750.00, for Heritage Harbor Community Development District.

68 Mr. Panno advised of the shipping date for the new carts and monthly revenue.

69 C. EXHIBIT 3: Restaurant Operations – *David Gilleland/Charles Conover, Double*
70 *Bogeys Tavern & Grille*

71 *This item was discussed out of order prior to III.B. Golf Operations.*

72 Mr. Beckett reviewed the report. Mr. Gilleland discussed a lack of support from
73 within the community, announcement and advertising mechanisms, and the
74 impact on sales from the HOA decorating and construction.

75 Proposals for repairing and replacing the ice machine were presented.



76 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved
77 a new ice machine from The Ice Doctors in an amount not to exceed \$16,515.30, to be funded
78 from the reserves, for Heritage Harbor Community Development District.

79 Signage and improved lighting of signage at the Lutz Lake Fern Road was
80 discussed. Solar lighting for the area was discussed. Mr. Bush was asked to work
81 with Mr. Nikiforovs to purchase and install solar lighting.

82 Relocation of the water filtration system was discussed. Supervisors noted that
83 it could be relocated when the new ice machine is installed.

84 Discussion followed on anticipated revenue increases for the busy season. Mr.
85 Panno added that specials can be advertised on the display system the new golf
86 cars carry.

87 Mr. Gilleland and Mr. Conovers were thanked for offering new menu items and
88 events. Discussion followed on scheduling musical acts and events. It was noted
89 that the HOA had a commitment to fund two musical events per year.

90 D. EXHIBIT 4: Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

91 *This item was presented out of order prior to III.B. Golf Operations.*

92 Mr. Kurth presented the Aquatic Maintenance Report and responded to
93 Supervisor questions.

94 1. EXHIBIT 5: Consideration of Premier Lakes Proposal for Reclaimed Water
95 Pond Vegetation Removal - \$4,500.00

96 Mr. Kurth explained the proposed scope of work.

97 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved
98 Premier Lakes proposal for the removal of vegetation from the reclaimed water pond in the
99 amount of \$4,500.00, for Heritage Harbor Community Development District.

100 E. EXHIBIT 6: Landscape Maintenance Report – *Adam Rhum, Greenview Landscape*

101 1. EXHIBIT 7: OLM Inspection – September 25, 2025 – 93.5%

102 2. EXHIBIT 8: Consideration of Landscape Proposals

103 There being none, the next item followed.

104 F. EXHIBIT 9: Field Operations – *Michael Bush, Vesta District Services*

105 Mr. Bush presented the Field Operations Report and responded to Supervisor
106 questions. Signage was discussed.

107 1. EXHIBIT 10: Consideration of Field Operation Proposals

108 There being none, the next item followed.

109 *Discussion moved to H. District Manager before proceeding to the next item due to Mr.*
110 *Robin having technical difficulties.*



- 111 G. District Counsel – *Tracy Robin, Straley Robin Vericker*
112 Mr. Robin endorsed Mr. Beckett’s recommendation to utilize the balance of the
113 Hancock Whitney Construction Loan funds for the water meter project.
114 He added that from the time the water meter RFP is published to project
115 completion would be approximately four months.
- 116 H. District Manager – *Heath Beckett, Vesta District Services*
- 117 1. Consideration of Security Company Proposals
118 *This item was presented out of order prior to III.B. Golf Operations.*
- 119 a. Nation Security – *Scott Guilbert/Christian De la Cruz*
120 b. Pennine Security Solutions – *Matthew Williams/George April*
121 c. JCS Investigations – *Michael Sakellarides*
- 122 Each representative was given the opportunity to introduce their
123 company and respond to Supervisors’ questions. Mr. Leonard was asked
124 for input on behalf of the HOA. Enforcement mechanisms were
125 discussed.
- 126 Mr. Beckett was directed to schedule interim off-duty officers until a
127 decision is made. He was asked to invite an officer to a meeting to
128 discuss options for the District.
- 129 Mr. Beckett advised that he is working with the District Counsels and District
130 Engineers of Stonebrier CDD and Heritage Harbor CDD to draft the license
131 agreement which will allow the District to maintain a strip of land adjoining
132 District property that belonging to Stonebrier CDD.
- 133 2. Discussion on Utilization of Remaining Hancock Whitney Construction
134 Loan Funds
- 135 Mr. Beckett advised of a balance in the Hancock Whitney Construction
136 Loan Funds that must be used by May 2026 or it will be reclassified as
137 taxable revenue. Board consensus was to appropriate the funds for
138 water meter project expenditures.

139 **FOURTH ORDER OF BUSINESS: Consent Agenda**

- 140 A. Exhibit 11: Approval of the Minutes of the Board of Supervisors Regular Meeting
141 Held September 9, 2025

142 On a MOTION by Mr. Rossi, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board approved
143 the Minutes of the Board of Supervisors regular meeting held September 9, 2025, for Heritage
144 Harbor Community Development District.



145 B. Exhibit 12: Acceptance of the August 2025 Unaudited Financial Report

146 On a MOTION by Mr. Rossi, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board accepted
147 the August 2025 Unaudited Financial Report, for Heritage Harbor Community Development
148 District.

149 *Discussion moved back to III. District Counsel before proceeding to the next item.*

150 **FIFTH ORDER OF BUSINESS:** **Audience Comments – New Business**
151 *(Limited to 3 minutes per individual for non-*
152 *agenda items)*

153 There being none, the next item followed.

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

156 There being none, the next item followed.

157 **SEVENTH ORDER OF BUSINESS:** **Next Meeting Quorum Check**

158 *The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m.*
159 *on November 11, 2025 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz,*
160 *Florida 33558.*

161 All Supervisors affirmed their intent to attend the next meeting in person.

162 **EIGHTH ORDER OF BUSINESS:** **Action Items Summary**

163 **District Manager**

- 164 • Board would like to have Hillsborough County extra-duty officers
165 reimplemented for the interim. Also have someone come to the meeting
166 to discuss patrol options
- 167 • Ask HOA if they will put signs up that no outside food be brought in
- 168 • HOA is supposed to pay for two musical events per year – ask Ray

169 **Field Manager**

- 170 • Bush to look at putting landscaping lights up the Double Bogeys sign out
171 front.

172 **NINTH ORDER OF BUSINESS:** **Adjournment**

173 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board
174 adjourned the meeting at 8:06 p.m., for Heritage Harbor Community Development District.

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



179 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
180 **meeting held on November 11, 2025.**

181 _____
182 Kyle Darin, Secretary
183 Heath Beckett, Assistant Secretary

Shelley Grandon, Chair
 Russ Rossi, Vice Chair



EXHIBIT 10



*Heritage Harbor
Community Development District*

*Financial Statements
(Unaudited)*

September 30, 2025



Financial Snapshot - General Fund

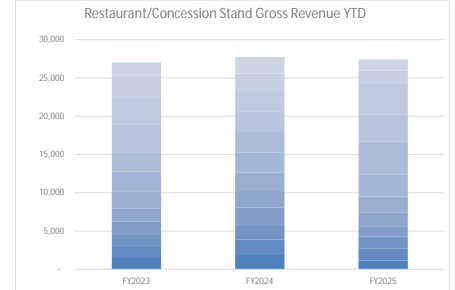
| Revenue: Net Assessments % Collected YTD | | | |
|--|-------------|-------------|--|
| | FY 2024 YTD | FY 2025 YTD | |
| General Fund | 100.5% | 100.6% | |
| Debt Service Fund | N/A | N/A | |

| Expenditures: Amount Spent YTD | | | |
|---|-------------------|-------------------|--|
| | FY 2024 YTD | FY 2025 YTD | |
| General Fund | | | |
| Administration | \$415,792 | \$259,262 | |
| Field | 558,746 | 598,431 | |
| Total General Fund | \$ 974,538 | \$ 857,693 | |
| % of Actual Expenditures Spent of Budgeted Expenditures | 97% | 81% | |

| Cash and Investment Balances | | | |
|------------------------------|----------------|------------------|--|
| | Prior Year YTD | Current Year YTD | |
| Operating Accounts | \$1,058,066 | \$1,324,185 | |

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 | 1,465 |
| Yearly Total | \$ 27,045 | \$ 27,738 | \$ 27,436 |



Financial Snapshot - Enterprise Fund - Golf Activity

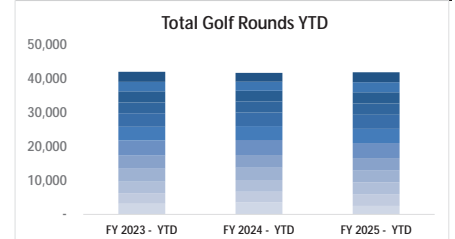
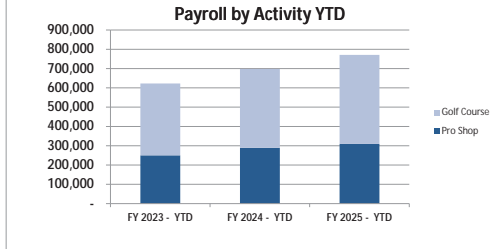
| Revenue | Actual FY 2023 - YTD | Actual FY 2024 - YTD | Actual FY 2025 - YTD |
|---------------------------|----------------------|----------------------|----------------------|
| Golf Course | \$1,506,593 | \$1,781,357 | \$1,961,529 |
| Pro Shop | 95,817 | 97,427 | 112,329 |
| Cost of Goods Sold | (47,065) | (51,224) | (60,150) |
| Total Gross Profit | \$ 1,555,345 | \$ 1,827,560 | \$ 2,013,708 |

| Expenses by Golf Activity | Actual FY 2023 - YTD | Actual FY 2024 - YTD | Actual FY 2025 - YTD |
|---------------------------|----------------------|----------------------|----------------------|
| Golf Course | \$644,626 | \$742,683 | \$935,906 |
| Pro Shop | 429,385 | 471,061 | 507,764 |
| Total Expenses | \$ 1,074,011 | \$ 1,213,744 | \$ 1,443,670 |

| Net Income (Loss) by Golf Activity | Actual FY 2023 - YTD | Actual FY 2024 - YTD | Actual FY 2025 - YTD |
|---|----------------------|----------------------|----------------------|
| Golf Course | \$861,967 | \$1,038,674 | \$1,025,623 |
| Pro Shop | (380,633) | (424,857) | (455,584) |
| Total Net Income (Loss) B4 Depreciation | \$ 481,334 | \$ 613,817 | \$ 570,039 |
| Total Depreciation Expense | - | - | - |
| Total Net Income (Loss) After Depreciation | \$ 481,334 | \$ 613,817 | \$ 570,039 |

| Payroll by Activity | Actual FY 2023 - YTD | Actual FY 2024 - YTD | Actual FY 2025 - YTD |
|---------------------------|----------------------|----------------------|----------------------|
| Golf Course | | | |
| Payroll- Hourly | \$ 302,513 | \$ 339,626 | \$ 389,159 |
| FICA Taxes | 39,824 | 43,868 | 50,079 |
| Life and Health Insurance | 30,268 | 25,469 | 22,850 |
| Total Golf Course | 372,605 | 408,963 | 462,088 |
| Pro Shop | | | |
| Payroll- Hourly | 203,936 | 233,243 | 247,514 |
| FICA Taxes | 28,048 | 31,396 | 33,350 |
| Life and Health Insurance | 18,495 | 24,364 | 28,327 |
| Total Pro Shop | 250,479 | 289,003 | 309,190 |
| Total Payroll | \$ 623,084 | \$ 697,966 | \$ 771,278 |
| % of Revenues | 40.06% | 38.19% | 38.30% |

| 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 | 2,931 |
| Total Rounds | 42,090 | 41,782 | 41,965 |



Financial Snapshot - Debt Service Fund

| | Actual FY 2023 - YTD | Actual FY 2024 - YTD | Actual 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 |



Heritage Harbor CDD
Balance Sheet
September 30, 2025

| | General Fund | Capital Reserve Fund | Golf Course & Pro Shop | Debt Service Series 2021 | Acq & Cons 2021 | TOTAL |
|------------------------------------|------------------|-------------------------|---------------------------|-----------------------------|--------------------|------------------|
| 1 ASSETS | | | | | | |
| 2 CASH - BU OPERATING | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 3 CASH - BU MONEY MARKET | 410,667 | - | - | - | - | 410,667 |
| 4 CASH - HANCOCK WHITNEY OPERATING | 813,674 | - | - | - | - | 813,674 |
| 5 CASH - HANCOCK WHITNEY LOAN | 99,843 | - | - | - | 4,906 | 104,749 |
| 6 CASH - BU GOLF ACCOUNT | - | - | 598,227 | - | - | 598,227 |
| 7 CASH - BU GOLF MONEY MARKET | - | - | 1,708,501 | - | - | 1,708,501 |
| 8 CASH - TRUIST | - | - | 27,435 | - | - | 27,435 |
| 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 | 8,366 | - | 117 | - | - | 8,483 |
| 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 DUE FROM OTHER | 1,500 | - | - | - | - | - |
| 22 INVENTORY ASSETS: | | | | | | |
| 23 GOLF BALLS | - | - | 8,522 | - | - | 8,522 |
| 24 GOLF CLUBS | - | - | 198 | - | - | 198 |
| 25 GLOVES | - | - | 6,349 | - | - | 6,349 |
| 26 HEADWEAR | - | - | 3,496 | - | - | 3,496 |
| 27 LADIES WEAR | - | - | 998 | - | - | 998 |
| 28 MENS WEAR | - | - | 1,910 | - | - | 1,910 |
| 29 SHOES/SOCKS | - | - | 337 | - | - | 337 |
| 30 MISCELLANEOUS | - | - | 3,670 | - | - | 3,670 |
| 31 TOTAL CURRENT ASSETS | 1,480,063 | 674,516 | 2,374,907 | 49 | 4,919 | 4,532,953 |



Heritage Harbor CDD
Balance Sheet
September 30, 2025

| | General Fund | Capital Reserve Fund | Golf Course & Pro Shop | Debt Service Series 2021 | Acq & Cons 2021 | TOTAL |
|--|---------------------|-------------------------|---------------------------|-----------------------------|--------------------|---------------------|
| 32 NONCURRENT ASSETS | | | | | | |
| 33 LAND | - | - | 1,204,598 | - | - | 1,204,598 |
| 34 CONSTRUCTION IN PROGRESS | - | - | 528,846 | - | - | 528,846 |
| 35 INFRASTRUCTURE | - | - | 6,139,744 | - | - | 6,139,744 |
| 36 ACC. DEPRECIATION - INFRASTRUCTURE | - | - | (6,030,287) | - | - | (6,030,287) |
| 37 EQUIPMENT & FURNITURE | - | - | 1,065,890 | - | - | 1,065,890 |
| 38 ACC. DEPRECIATION - EQUIP/FURNITURE | - | - | (1,050,479) | - | - | (1,050,479) |
| 39 RIGHT TO USE ASSETS | - | - | 354,531 | - | - | 354,531 |
| 40 ACC. DEPREICATION - RIGHT TO USE ASSETS | - | - | (236,355) | - | - | (236,355) |
| 41 TOTAL NONCURRENT ASSETS | - | - | 1,976,488 | - | - | 1,447,642 |
| 42 TOTAL ASSETS | \$ 1,480,063 | \$ 674,516 | \$ 4,351,395 | \$ 49 | \$ 4,919 | \$ 5,980,595 |
| 43 LIABILITIES | | | | | | |
| 44 ACCOUNTS PAYABLE | \$ 49,935 | \$ - | \$ 52,912 | \$ - | \$ - | \$ 102,846 |
| 45 DEFERRED ON ROLL ASSESSMENTS | - | - | - | - | - | - |
| 46 SALES TAX PAYABLE | 2,952 | - | (24) | - | - | 2,928 |
| 47 ACCRUED EXPENSES | - | - | - | - | - | - |
| 48 GIFT CERTIFICATES | - | - | - | - | - | - |
| 49 RESTAURANT DEPOSITS | 6,000 | - | - | - | - | 6,000 |
| 50 DUE TO OTHER FUNDS | 674,516 | 19,694 | 133,629 | - | - | 827,838 |
| 51 RIGHT TO USE LIABILITIES | - | - | 112,746 | - | - | 112,746 |
| 52 TOTAL LIABILITIES | 733,402 | 19,694 | 299,263 | - | - | 1,052,359 |
| 53 FUND BALANCES | | | | | | |
| 54 NONSPENDABLE | | | | | | |
| 55 PREPAID & DEPOSITS | 2,709 | - | 3,456 | - | - | 6,165 |
| 56 CAPITAL RESERVE | 53,503 | - | 275,000 | - | - | 328,503 |
| 57 OPERATING CAPITAL | 188,936 | - | 82,304 | - | - | 271,240 |
| 58 INVESTED IN CAPITAL ASSETS | - | - | 1,538,158 | - | - | 1,538,158 |
| 59 UNASSIGNED | 501,513 | 654,821 | 2,153,214 | 49 | 4,919 | 3,314,516 |
| 60 TOTAL FUND BALANCE | 746,661 | 654,821 | 4,052,132 | 49 | 4,919 | 5,458,582 |



Heritage Harbor CDD
Balance Sheet
September 30, 2025

| | General Fund | Capital Reserve Fund | Golf Course & Pro Shop | Debt Service Series 2021 | Acq & Cons 2021 | TOTAL |
|---|---------------------|-------------------------|---------------------------|-----------------------------|--------------------|---------------------|
| 61 TOTAL LIABILITIES & FUND BALANCES | <u>\$ 1,480,063</u> | <u>\$ 674,516</u> | <u>\$ 4,351,395</u> | <u>\$ 49</u> | <u>\$ 4,919</u> | <u>\$ 6,510,941</u> |



Heritage Harbor CDD

General Fund

Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to September 30, 2025

| | FY 2025 Adopted Budget | FY 2025 Month of September | 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 | 57,600 | (4,032) | 93% |
| 4 RESTAURANT COMMISSION | | 1,099 | 8,086 | 8,086 | |
| 5 INTEREST | 1,000 | 1,014 | 15,970 | 14,970 | 1597% |
| 6 FUND BALANCE FORWARD | 50,999 | | | (50,999) | |
| 7 TOTAL REVENUE | 1,060,199 | 6,912 | 1,033,456 | (26,743) | 97% |
| 8 EXPENDITURES | | | | | |
| 9 ADMINISTRATIVE | | | | | |
| 10 SUPERVISORS' COMPENSATION | 12,000 | 800 | 8,600 | (3,400) | 72% |
| 11 PAYROLL TAXES & SERVICE | 2,129 | 82 | 861 | (1,268) | 40% |
| 12 ENGINEERING SERVICES | 10,000 | - | 10,012 | 12 | 100% |
| 13 LEGAL SERVICES | 30,000 | 10,630 | 48,180 | 18,180 | 161% |
| 14 DISTRICT MANAGEMENT | 69,445 | 5,788 | 69,455 | 10 | 100% |
| 15 DISSEMINATION FEE | 2,000 | - | 2,000 | - | 100% |
| 16 AUDITING SERVICES | 6,300 | - | 6,300 | - | 100% |
| 17 POSTAGE & FREIGHT | 1,500 | - | 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 | - | 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 | 600 | (900) | 40% |
| 24 OFFICE SUPPLIES | 200 | - | 197 | (3) | 99% |
| 25 ANNUAL DISTRICT FILING FEE | 175 | - | 175 | - | 100% |
| 26 ALLOCATION OF HOA SHARED EXPENDITURES | 38,000 | - | 26,797 | (11,203) | 71% |
| 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 | - | 55,815 | 5,171 | 110% |
| 30 STATE SALES TAX | 4,314 | - | - | (4,314) | 0% |
| 31 TOTAL ADMINISTRATIVE | 410,855 | 17,350 | 259,262 | (151,593) | 63% |
| 32 FIELD OPERATIONS | | | | | |
| 33 PAYROLL | 58,322 | 4,565 | 52,173 | (6,149) | 89% |
| 34 FICA, TAXES & PAYROLL FEES | 15,747 | 611 | 7,111 | (8,636) | 45% |
| 35 LIFE AND HEALTH INSURANCE | 10,000 | 1,036 | 11,443 | 1,443 | 114% |
| 36 CONTRACT- GUARD SERVICES | 75,000 | 2,015 | 51,997 | (23,003) | 69% |
| 37 CONTRACT-LANDSCAPE | 150,480 | 12,440 | 146,880 | (3,600) | 98% |
| 38 CONTRACT-LAKE | 42,000 | 2,978 | 35,732 | (6,268) | 85% |
| 39 CONTRACT-GATES | 53,494 | 4,508 | 51,734 | (1,760) | 97% |
| 40 GATE - COMMUNICATIONS - TELEPHONE | 5,200 | 475 | 5,490 | 290 | 106% |
| 41 UTILITY-GENERAL | 110,000 | 8,643 | 103,108 | (6,892) | 94% |
| 42 R&M-GENERAL | 6,500 | - | 14,583 | 8,083 | 224% |
| 43 R&M-GATE | 5,000 | - | 858 | (4,142) | 17% |
| 44 R&M-OTHER LANDSCAPE | 40,000 | - | 33,289 | (6,711) | 83% |
| 45 R&M-IRRIGATION | 6,000 | - | 6,850 | 850 | 114% |
| 46 R&M-TREES AND TRIMMING | 26,000 | - | 28,400 | 2,400 | 109% |
| 47 R&M-PARKS & FACILITIES | 1,000 | 5,225 | 5,225 | 4,225 | 522% |
| 48 MISC-HOLIDAY DÉCOR | 10,000 | - | 9,400 | (600) | 94% |
| 49 MISC-CONTINGENCY | 28,600 | 5,000 | 34,158 | 5,558 | 119% |
| 50 TOTAL FIELD OPERATIONS | 643,343 | 47,496 | 598,431 | (44,912) | 93% |
| 51 RENEWAL & REPLACEMENT RESERVE | | | | | |
| 52 NEW RESERVE STUDY | 6,000 | - | - | (6,000) | 0% |
| 53 TOTAL RENEWAL & REPLACEMENT RESERVE | 6,000 | - | - | (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 September 30, 2025

| | FY 2025 Adopted Budget | FY 2025 Month of September | FY 2025 Total Actual Year-to-Date | VARIANCE Over (Under) to Budget | % Actual YTD / FY Budget |
|--|------------------------------|----------------------------------|---|---------------------------------------|--------------------------------|
| 54 TOTAL EXPENDITURES | 1,060,198 | 64,846 | 857,693.45 | (202,505) | 81% |
| 55 EXCESS OF REVENUE OVER (UNDER) EXPEND. | 1 | (57,934) | 175,763 | 175,762 | |
| 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 | (57,934) | 27,928 | 27,927 | |
| 62 FUND BALANCE - ENDING - PROJECTED | 489,755 | | 746,661 | 256,906 | |
| 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 | | 501,513 | | |
| 69 TOTAL FUND BALANCE | \$ 489,755 | | \$ 746,661 | | |



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 September 30, 2025

| | FY 2025 Adopted Budget | FY 2025 Month of September | 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 | \$ 115,657 | \$ 1,787,301 | \$ 337,301 | 123% |
| 4 RANGE FEES | 90,000 | 8,102 | 114,527 | 24,527 | 127% |
| 5 HANDICAPS | 1,000 | - | - | (1,000) | 0% |
| 6 INTEREST | 5,000 | 5,045 | 59,701 | 54,701 | 1194% |
| 7 TOTAL GOLF COURSE REVENUE | 1,546,000 | 128,804 | 1,961,529 | 415,529 | 127% |
| 8 PRO SHOP REVENUE | | | | | |
| 9 CLUB RENTALS | 3,200 | 422 | 5,441 | 2,241 | 170% |
| 10 GOLF BALL SALES | 35,000 | 4,259 | 52,177 | 17,177 | 149% |
| 11 GLOVES SALES | 10,000 | 1,211 | 14,877 | 4,877 | 149% |
| 12 HEADWEAR SALES | 3,000 | 310 | 5,635 | 2,635 | 188% |
| 13 LADIES' WEAR SALES | 100 | - | 250 | 150 | 250% |
| 14 MEN'S WEAR SALES | 1,500 | 155 | 1,280 | (220) | 85% |
| 15 CONCESSION SALES | 23,000 | 1,465 | 27,389 | 4,389 | 119% |
| 16 MISCELLANEOUS | 1,000 | 564 | 5,280 | 4,280 | 528% |
| 17 TOTAL PRO SHOP REVENUE | 76,800 | 8,386 | 112,329 | 35,529 | 146% |
| 18 TOTAL OPERATING REVENUE | 1,622,800 | 137,190 | \$ 2,073,858 | 451,058 | 128% |
| 19 COST OF GOODS SOLD | | | | | |
| 20 GOLF BALL | 21,000 | 2,599 | 32,227 | 11,227 | 153% |
| 21 GLOVES | 6,000 | 2,499 | 7,390 | 1,390 | 123% |
| 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 | 2,349 | 14,623 | 6,123 | 172% |
| 26 TOTAL COST OF GOODS SOLD | 39,800 | 7,447 | \$ 60,150 | 20,350 | 151% |
| 27 GROSS PROFIT | \$ 1,583,000 | \$ 129,743 | \$ 2,013,708 | \$ 430,708 | 127% |
| 28 EXPENSES | | | | | |
| 29 GOLF COURSE | | | | | |
| 30 PAYROLL-HOURLY | \$ 449,000 | \$ 30,220 | \$ 389,159 | \$ (59,841) | 87% |
| 31 INCENTIVE | 7,000 | - | 1,200 | (5,800) | 17% |
| 32 FICA TAXES & ADMINISTRATIVE | 55,000 | 3,801 | 50,079 | (4,921) | 91% |
| 33 LIFE AND HEALTH INSURANCE | 38,000 | 1,986 | 22,850 | (15,150) | 60% |
| 34 ACCOUNTING SERVICES | 4,880 | 407 | 4,880 | (0) | 100% |
| 35 CONTRACTS-SECURITY ALARMS | 1,000 | 60 | 359 | (641) | 36% |
| 36 COMMUNICATION-TELEPHONE | 3,600 | 352 | 4,037 | 437 | 112% |
| 37 POSTAGE AND FREIGHT | 200 | - | 13 | (187) | 7% |
| 38 ELECTRICITY | 17,000 | 983 | 14,295 | (2,705) | 84% |
| 39 UTILITY-REFUSE REMOVAL - MAINTENANCE | 7,000 | 768 | 9,200 | 2,200 | 131% |
| 40 UTILITY-WATER AND SEWER | 7,616 | 507 | 7,055 | (561) | 93% |
| 41 RENTAL/LEASE - VEHICLE/EQUIP | 80,000 | 6,755 | 78,874 | (1,126) | 99% |
| 42 LEASE - ICE MACHINES | 1,600 | 125 | 1,250 | (350) | 78% |
| 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 | 2,491 | 28,018 | 3,018 | 112% |
| 46 R&M-FERTILIZER | 75,000 | - | 4,941 | (70,059) | 7% |
| 47 R&M-IRRIGATION | 20,000 | 3,144 | 10,171 | (9,829) | 51% |
| 48 R&M-GOLF COURSE | 8,000 | 6,538 | 104,355 | 96,355 | 1304% |
| 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 | 1,459 | 3,685 | (3,315) | 53% |



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 September 30, 2025

| | FY 2025 Adopted Budget | FY 2025 Month of September | FY 2025 Total Actual Year-to-Date | VARIANCE Over (Under) to Budget | % Actual YTD / FY Budget |
|--|------------------------------|----------------------------------|---|---------------------------------------|--------------------------------|
| 53 OP SUPPLIES - FUEL / OIL | 24,000 | 2,204 | 17,638 | (6,362) | 73% |
| 54 OP SUPPLIES - CHEMICALS | 55,000 | - | 85,454 | 30,454 | 155% |
| 55 OP SUPPLIES - HAND TOOLS | 5,000 | - | 3,044 | (1,956) | 61% |
| 56 SUPPLIES - SAND | 8,000 | - | 410 | (7,590) | 5% |
| 57 SUPPLIES - TOP DRESSING | 9,000 | 1,177 | 6,145 | (2,855) | 68% |
| 58 SUPPLIES - SEEDS | 15,000 | - | 13,233 | (1,767) | 88% |
| 59 ALLOCATION OF HOA SHARED EXPENDITURES | 969 | - | 810 | (159) | 84% |
| 60 RESERVE | 12,000 | - | - | (12,000) | 0% |
| 61 TOTAL GOLF COURSE | 1,027,665 | 62,976 | 935,906 | (91,759) | 91% |
| 62 PRO SHOP | | | | | |
| 63 PAYROLL- HOURLY | 265,000 | 21,795 | 247,514 | (17,486) | 93% |
| 64 BONUS | 6,000 | - | - | (6,000) | 0% |
| 65 FICA TAXES & ADMINISTRATIVE | 38,000 | 2,888 | 33,350 | (4,650) | 88% |
| 66 LIFE AND HEALTH INSURANCE | 34,000 | 2,520 | 28,327 | (5,673) | 83% |
| 67 ACCOUNTING SERVICES | 4,880 | 407 | 4,880 | 0 | 100% |
| 68 CONTRACT-SECURITY ALARMS | 2,300 | 60 | 359 | (1,941) | 16% |
| 69 POSTAGE AND FREIGHT | 250 | - | - | (250) | 0% |
| 70 ELECTRICITY | 11,000 | 1,020 | 10,940 | (60) | 99% |
| 71 LEASE-CARTS | 95,000 | 7,722 | 94,138 | (862) | 99% |
| 72 R&M-GENERAL | 7,000 | 1,604 | 12,117 | 5,117 | 173% |
| 73 R&M-RANGE | 10,000 | 465 | 10,274 | 274 | 103% |
| 74 ADVERTISING | 3,000 | - | 950 | (2,050) | 32% |
| 75 MISC-BANK CHARGES | 32,000 | 678 | 48,870 | 16,870 | 153% |
| 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 | 76 | 1,933 | (67) | 97% |
| 80 COMPUTER EXPENSE | 2,000 | 126 | 4,479 | 2,479 | 224% |
| 81 OP SUPPLIES - GENERAL | 500 | - | 250 | (250) | 50% |
| 82 SUPPLIES - SCORECARDS | 1,000 | - | - | (1,000) | 0% |
| 83 CONTINGENCY | 2,000 | 10 | 470 | (1,530) | 24% |
| 84 ALLOCATION OF HOA SHARED EXPENDITURES | 7,200 | - | 7,973 | 773 | 111% |
| 85 TOTAL PRO SHOP | 531,810 | 39,371 | 507,764 | (24,046) | 95% |
| 86 Capital Projects - Golf | - | 33,831 | 215,380 | 215,380 | 0% |
| 87 TOTAL EXPENSES | 1,559,475 | 136,179 | 1,659,050 | 99,575 | 106% |
| 88 EXCESS OF PROFIT OVER (UNDER) EXPEND. | 23,525.00 | (6,436) | 354,658 | 331,133 | |
| 89 OTHER FINANCING SOURCES & USES | | | | | |
| 90 TRANSFERS IN | - | | 215,645 | | |
| 91 TRANSFERS OUT | - | | (215,645) | | |
| 92 TOTAL OTHER FINANCING RESOURCES & USES | - | | - | | |
| 93 FUND BALANCE - BEGINNING - UNAUDITED | - | | 3,697,474 | | |
| 94 NET CHANGE IN FUND BALANCE | 23,525 | | 354,658 | | |
| 95 FUND BALANCE - ENDING - PROJECTED | 23,525 | | 4,052,132 | | |
| 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 | | 3,691,372 | | |
| 102 TOTAL FUND BALANCE | \$ 467,685 | | \$ 4,052,132 | | |



Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 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 September 30, 2025

| | FY 2025 Adopted Budget | FY 2024 Actual Year-to-Date |
|---|---------------------------------------|--|
| 1 REVENUE | | |
| 2 SPECIAL ASSESSMENTS - ON ROLL (NET) | \$ - | \$ - |
| 3 INTEREST REVENUE | - | 52 |
| 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 September 30, 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 |

