

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.



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

Join via Computer or Mobile App Dial-in Number: 1-904-348-0776

Time: 5:30 p.m.

Phone Conference ID: 684 257 747#

Location: Heritage Harbor Clubhouse

one Conference ID: 684 257 747#

19502 Heritage Harbor Parkway

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

Lutz, Florida 33558

Agenda

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

FIDCT		OF BUILDING	
FIRCI	INCINER	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

- Ctarry Condons
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 <u>EXHIBIT 1</u>

Tavern & Grille

D. Aquatic Maintenance Report – Alex Kurth, Premier Lakes

E. Landscape Maintenance Report – Adam Rhum, Greenview Landscape <u>EXHIBIT 2</u>

1. OLM Inspection – October 23, 2025 – 93.5%

EXHIBIT 3

EXHIBIT 5

- 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

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. <u>Waterfall Entrance Sign & Front Face Highlights NTE</u> \$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

FOURTH ORDER OF BUSINESS:

Consent Agenda

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held

EXHIBIT 9

October 14, 2025

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)			

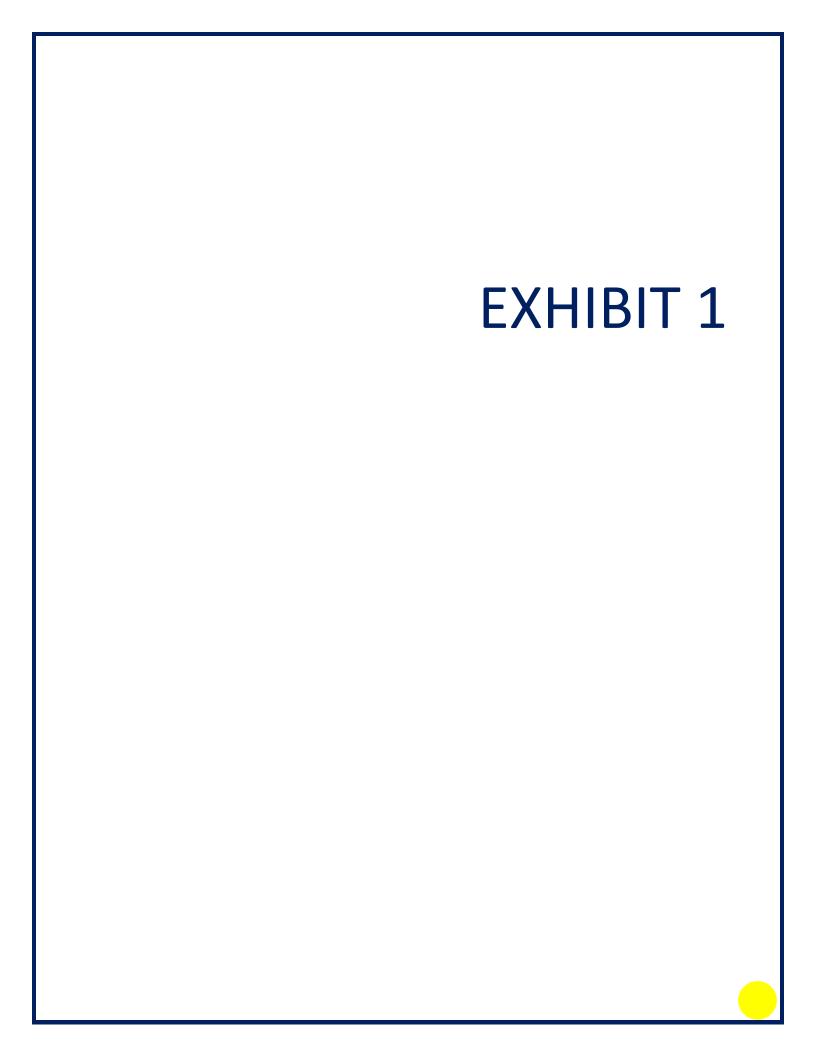
Tuesday, December 9, 2025 at 5:30 p.m.

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



Summary

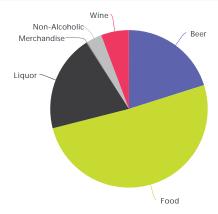
Account	#	Amount
Gross Sales	12319	\$106,160.90
Voids	160	(\$1,309.07)
Gross Sales - Voids		\$104,851.83
Comps	38	(\$347.22)
<u>Discounts</u>	2343	(\$2,008.57)
<u>Spills</u>	0	\$0.00
Net Sales		\$102,496.04
Service Charges	0	\$0.00
Net Sales + Service Charges		\$102,496.04
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		\$102,496.04
<u>Taxes</u>	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
		\$0.00
Paid Outs	0	\$0.

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.

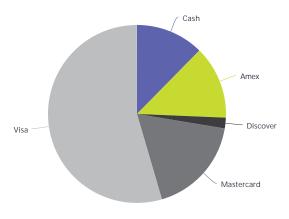
Sales by Category

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



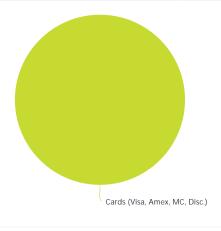
Customer Payments

Туре	#	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

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



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		

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

Date	Tickets	NetSales	Average Check Note
10/26/2025	90	\$3,554.49	\$39.49
10/27/2025	53	\$1,711.85	\$32.30
10/28/2025	101	\$2,756.90	\$27.30
10/29/2025	98	\$2,896.32	\$29.55
10/30/2025	110	\$3,178.40	\$28.89
10/31/2025	120	\$4,678.02	\$38.98
	3035	\$102,496.04	
	10/26/2025 10/27/2025 10/28/2025 10/29/2025 10/30/2025	10/26/2025 90 10/27/2025 53 10/28/2025 101 10/29/2025 98 10/30/2025 110 10/31/2025 120	10/26/2025 90 \$3,554.49 10/27/2025 53 \$1,711.85 10/28/2025 101 \$2,756.90 10/29/2025 98 \$2,896.32 10/30/2025 110 \$3,178.40 10/31/2025 120 \$4,678.02



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 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.

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 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.

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 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.

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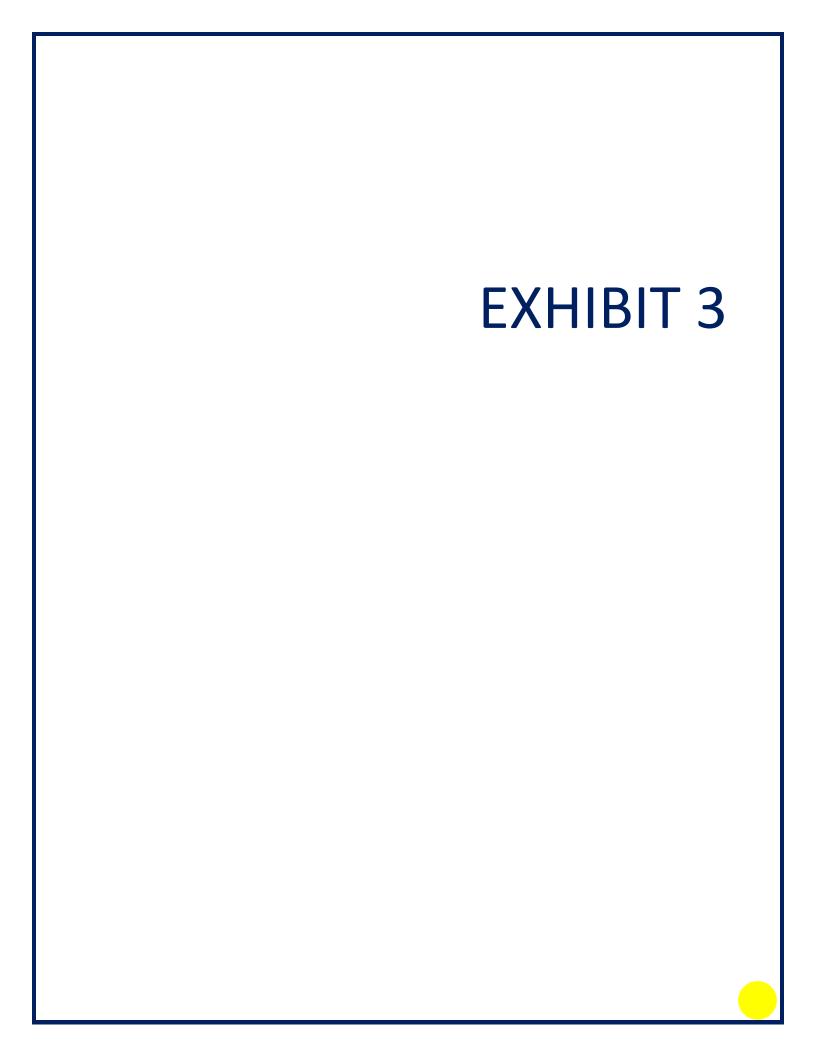
TO: HERITAGE HARBOR

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.



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:	
1 3 117	
Property Representative Signature:	

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



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

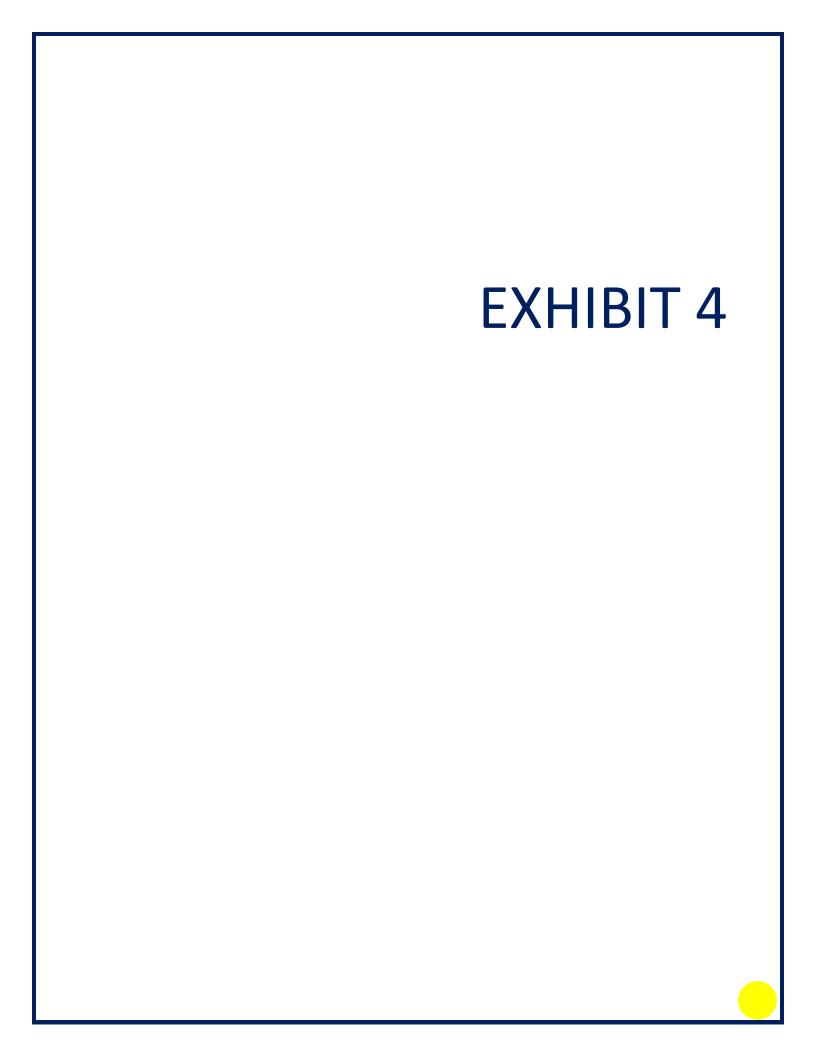
1. Confirm previous mulch date. I suggest a Fall (prior to Christmas) mulch installation to high visibility entrances and club house areas. A partial mulch would be billed on act

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



P.O. BOX 12668

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CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEW LANDSCAPING INC.

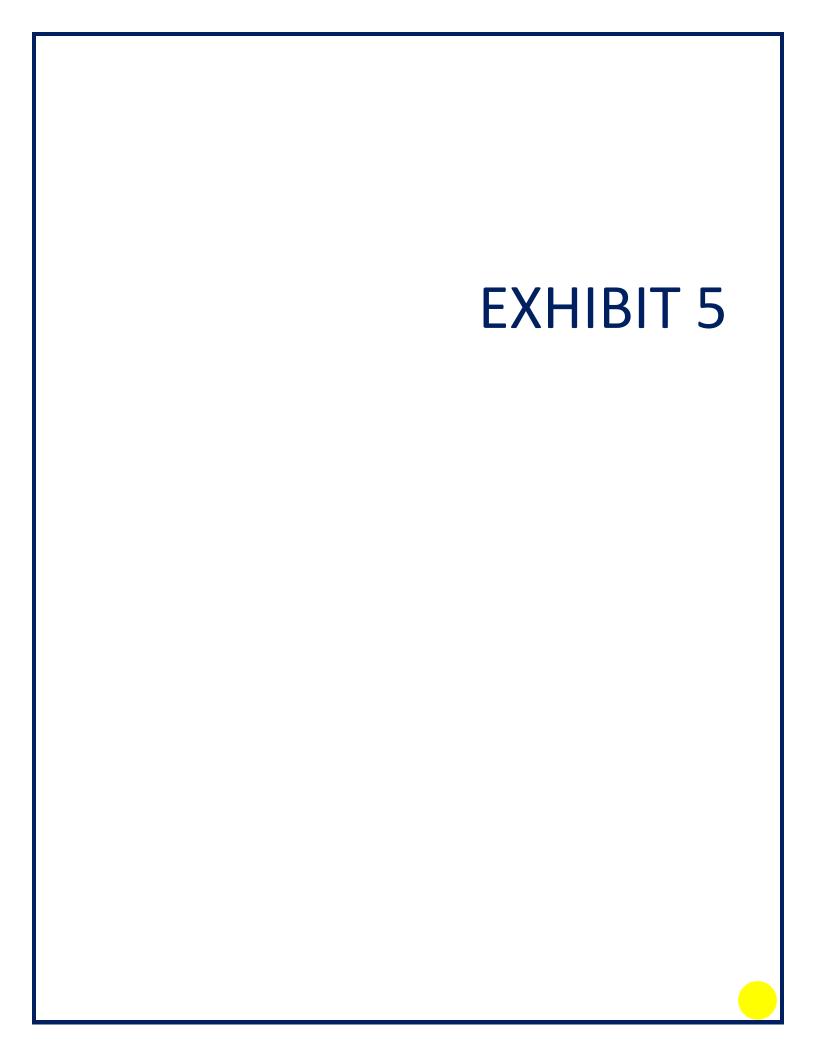
To: HERITAGE HARBOR CDD

DATE: October 28, 2025

RE: MULCH INSTALLATION PROPOSAL

INSTALL 300 YARDS OF MULCH \$55.00/YARD

\$16,500.00.



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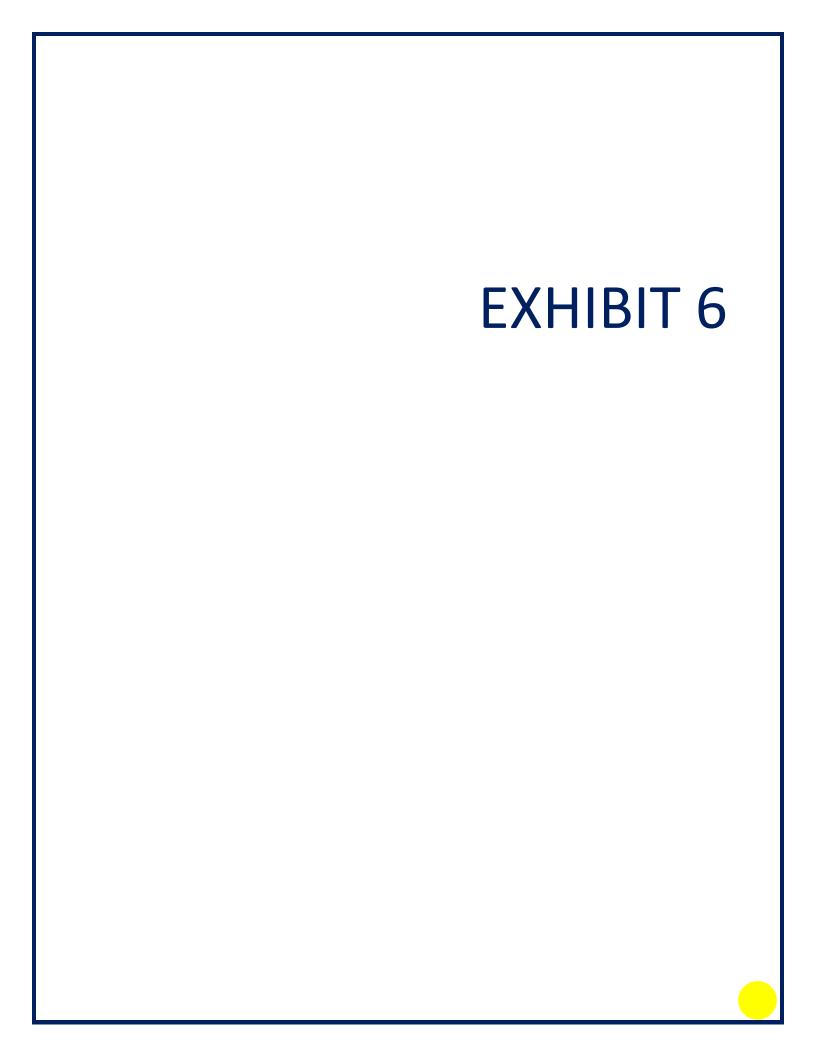
To: HERITAGE HARBOR CDD

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.



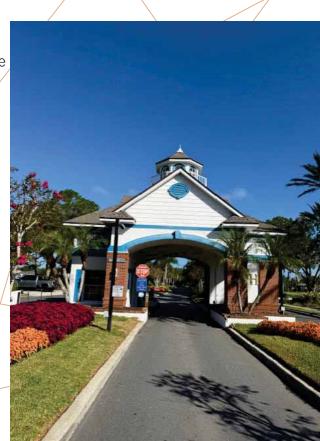
FIELD OPERATIONS REPORT FOR HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOVEMBER 2025

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.



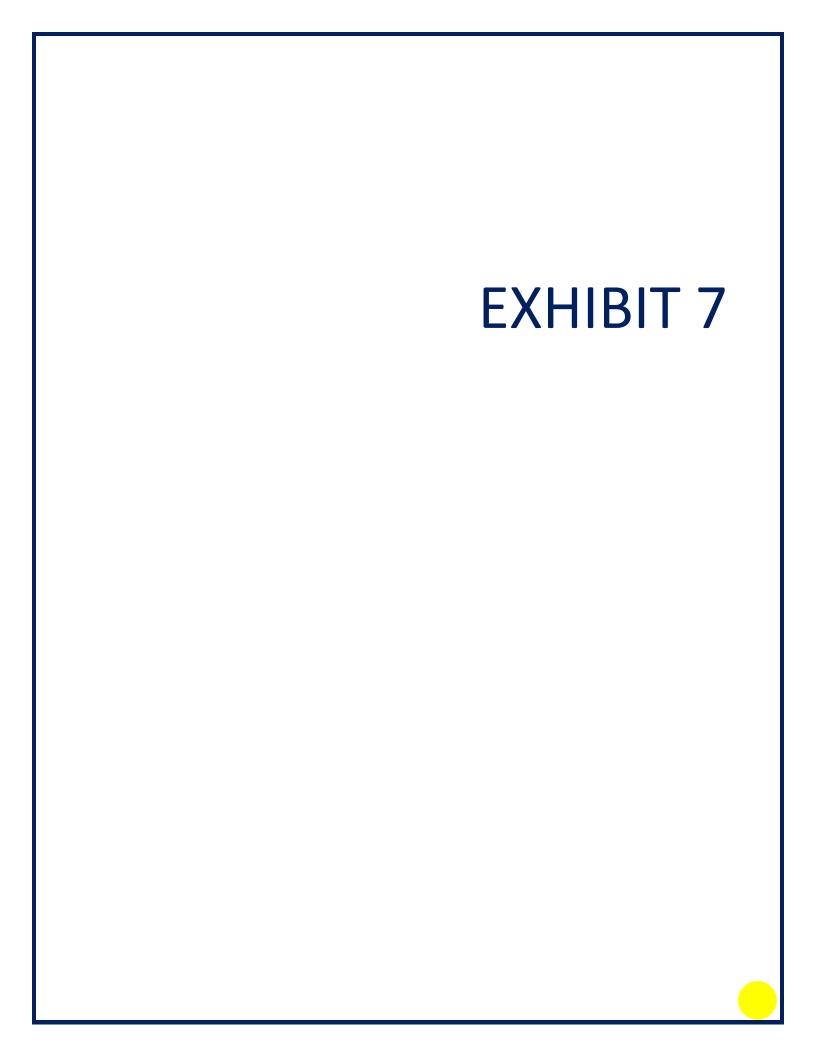


THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



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

Notes:

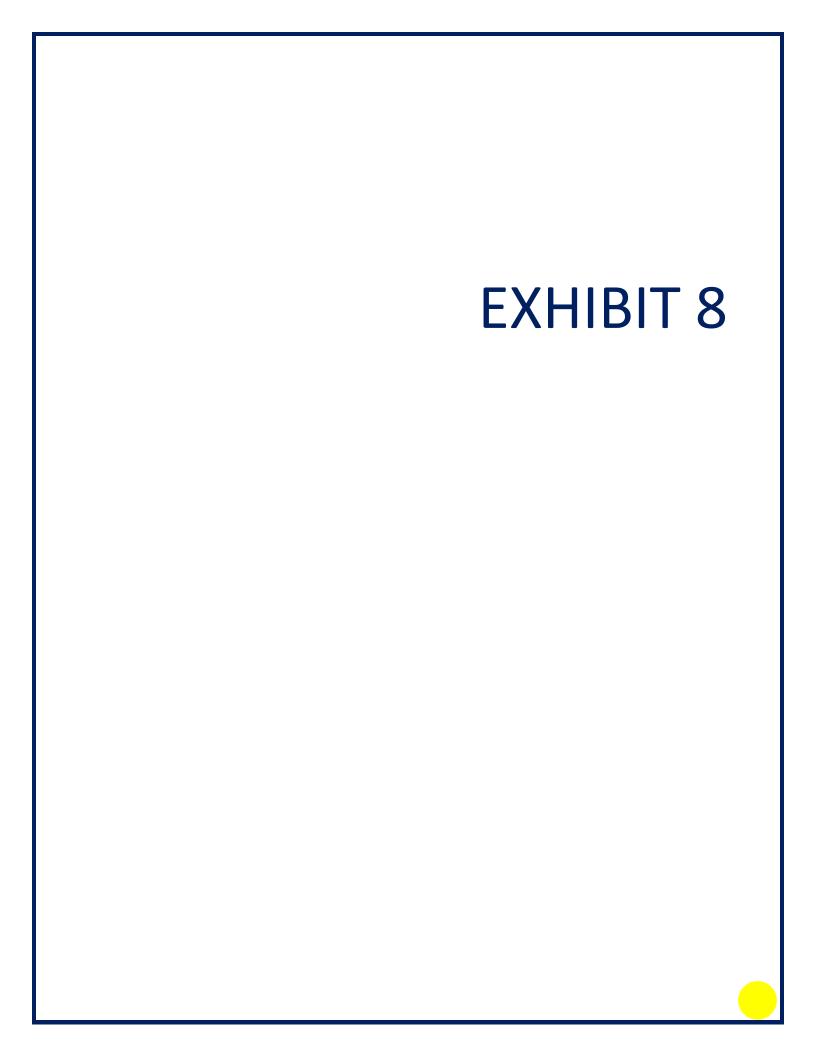
- 1. Payment: 50% deposit of order when place order, pay remained 50% of order before shipmet.
- 2. Delivery term: FOB Shenzhen port. (Without quantity hard to guess shipping costs that HH is responsible for)
- 3. L/T: 60days after receive formal order with deposit. (To manufacture ship time varies depending 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		Watt:2x10W, mono silicon panel Ratio:23.2% Frame: Aluminum, black coated. Moduliazed, 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 rainly days - (40 hours run time alone with zero charge)	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Sign Light (Brass)	1	\$29.00		Watt: 5W CCT: 3000K Spread angel: 150° wide spread	
		Sub Total	\$118.90	Per Fixture	
		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.



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. <u>Effective Date and Transmittal</u>. 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:	By:
Print Name:	Print Name:
□ Secretary / □ Assistant Secretary	☐ Chairperson / ☐ Vice Chairperson



1 2 3		MINUTES OF MEETING HERITAGE HARBOR NITY DEVELOPMENT DISTRICT
4 5 6 7	Development District was held on	d of Supervisors of the Heritage Harbor Community October 14, 2025 at 5:30 p.m. at the Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are
8	FIRST ORDER OF BUSINESS:	Roll Call
9	Mr. Beckett called the meeting	g to order and conducted roll call.
10	Present and constituting a quorum we	ere:
11 12 13	Shelley Grandon (S1) David Hubbard (S3) Russ Rossi (S4)	Board Supervisor, Chairwoman Board Supervisor, Assistant Secretary Board Supervisor, Vice Chairman
14	Also present were:	
15 16 17 18 19 20 21 22 23 24 25 26 27 28	James Kelbaugh (S5) Heath Beckett Michael Bush Tracy Robin Tonja Stewart John Panno David Gilleland Charles Conover Susan Eisenstadt Grace Tsounis Sean McNamara Alex Kurth Michael Sakellarides Matthew Wiliams	Board Supervisor, Assistant Secretary (virtually) District Manager, Vesta District Services Field Manager, Vesta District Services District Counsel, Straley Robin Vericker (virtually) District Engineer, Stantec Golf Course Manager Manager, Double Bogeys Tavern & Grille Manager, Double Bogeys Tavern & Grille Project Manager, Enercon (virtually) Enercon Enercon (virtually) Premier Lakes JCS Investigations Pennine Security Solutions
29 30	George April Scott Guilbert	Pennine Security Solutions Nation Security Services
31 32	Christian De la Cruz Ray Leonard	Nation Security Services Heritage Harbor HOA
33 34 35	SECOND ORDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)
36	There being none, the next ite	m followed.
37	THIRD ORDER OF BUSINESS:	Business Matters
38	A. District Engineer – <i>Ton</i>	ja Stewart, Stantec
39	1. Update on Wat	er Meter Project

40 41 42 43		respon meter	ewart and Ms. Tsounis reviewed the comments and action items in use to comments received from Hillsborough County on the water project and advised of a new requirement for landscape plans. visors 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 48			Ms. Stewart will work with Enercon to break down the scope for the change orders per the Supervisors request.
49 50			Factors impacting the scheduling of the RFP publication were discussed.
51 52 53			Supervisors authorized Mr. Hubbard to act as the Board's liaison in moving the project forward if the Development Review Committee meeting response is positive.
54 55 56	of Secur		III.D. Aquatic Maintenance Report followed by III.H.1. Consideration Proposals, followed by III.C. Restaurant Operations, before at item.
57	В.	Golf Operation	ns – John Panno, Pro Shop
58 59 60 61 62 63 64	: !	completed. H 18 are too low requested Sup measure for th this project fo	riewed the golf operations Report. The bridge at hole 18 is almost e advised that the cement slabs leading up to the bridge on hole and will cause additional wear and tear on the golf carts. He pervisors consider replacing the two slabs and approve a temporary the cart path while the concrete is curing. He would like to schedule the same time as an upcoming regional tournament that will see for two days.
65 66 67	Patriot Services	to install new	n, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved concrete slabs leading up to the bridge at hole 18 in the amount of or Community Development District.
68	1	Mr. Panno adv	vised of the shipping date for the new carts and monthly revenue.
69 70		EXHIBIT 3: Re Bogeys Taverr	staurant Operations – David Gilleland/Charles Conover, Double n & Grille
71		This item was	discussed out of order prior to III.B. Golf Operations.
72 73 74	,	within the con	eviewed the report. Mr. Gilleland discussed a lack of support from mmunity, announcement and advertising mechanisms, and the es from the HOA decorating and construction.
75	I	Proposals for	repairing and replacing the ice machine were presented.

76

77 a new ice machine from The Ice Doctors in an amount not to exceed \$16,515.30, to be funded from the reserves, for Heritage Harbor Community Development District. 78 Signage and improved lighting of signage at the Lutz Lake Fern Road was 79 80 discussed. Solar lighting for the area was discussed. Mr. Bush was asked to work with Mr. Nikiforovs to purchase and install solar lighting. 81 Relocation of the water filtration system was discussed. Supervisors noted that 82 it could be relocated when the new ice machine is installed. 83 Discussion followed on anticipated revenue increases for the busy season. Mr. 84 85 Panno added that specials can be advertised on the display system the new golf 86 cars carry. Mr. Gilleland and Mr. Conovers were thanked for offering new menu items and 87 events. Discussion followed on scheduling musical acts and events. It was noted 88 that the HOA had a commitment to fund two musical events per year. 89 D. EXHIBIT 4: Aquatic Maintenance Report – Alex Kurth, Premier Lakes 90 This item was presented out of order prior to III.B. Golf Operations. 91 92 Mr. Kurth presented the Aquatic Maintenance Report and responded to Supervisor questions. 93 EXHIBIT 5: Consideration of Premier Lakes Proposal for Reclaimed Water 94 1. 95 Pond Vegetation Removal - \$4,500.00 96 Mr. Kurth explained the proposed scope of work. On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved 97 98 Premier Lakes proposal for the removal of vegetation from the reclaimed water pond in the amount of \$4,500.00, for Heritage Harbor Community Development District. 99 EXHIBIT 6: Landscape Maintenance Report – Adam Rhum, Greenview Landscape 100 E. EXHIBIT 7: OLM Inspection – September 25, 2025 – 93.5% 101 1. 2. **EXHIBIT 8: Consideration of Landscape Proposals** 102 There being none, the next item followed. 103 F. EXHIBIT 9: Field Operations - Michael Bush, Vesta District Services 104 Mr. Bush presented the Field Operations Report and responded to Supervisor 105 questions. Signage was discussed. 106 1. **EXHIBIT 10: Consideration of Field Operation Proposals** 107 There being none, the next item followed. 108 Discussion moved to H. District Manager before proceeding to the next item due to Mr. 109 110 Robin having technical difficulties.

On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved

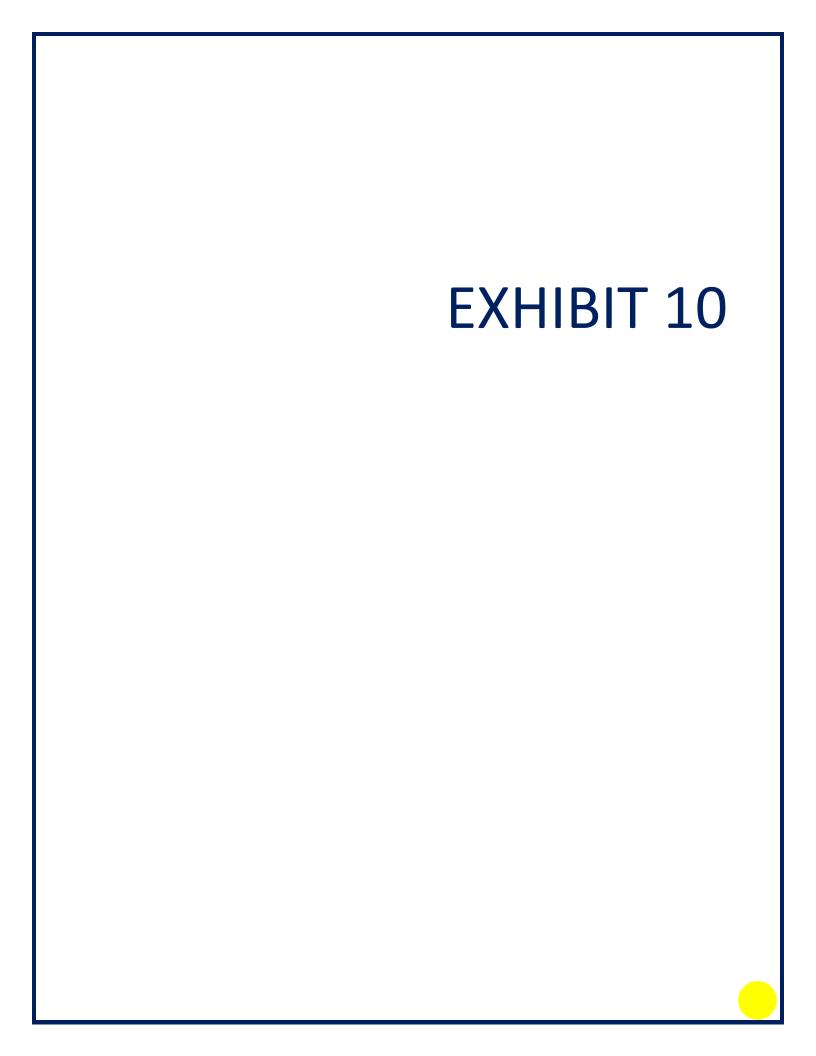
111	G.	Distric	t Couns	el – Tracy Robin, Straley Robin Vericker			
112 113				lorsed Mr. Beckett's recommendation to utilize the balance of the ney Construction Loan funds for the water meter project.			
114 115			He added that from the time the water meter RFP is published to project completion would be approximately four months.				
116	Н.	Distric	t Mana	ger – Heath Beckett, Vesta District Services			
117		1.	Consid	eration of Security Company Proposals			
118			This ite	em 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 Wiliams/George April			
121			c.	JCS Investigations – Michael Sakellarides			
122 123 124 125			compa	epresentative was given the opportunity to introduce their may and respond to Supervisors' questions. Mr. Leonard was asked at on behalf of the HOA. Enforcement mechanisms were sed.			
126 127 128			decisio	ckett was directed to schedule interim off-duty officers until a on is made. He was asked to invite an officer to a meeting to soptions for the District.			
129 130 131 132		Engine agreen	ers of S nent wh	dvised that he is working with the District Counsels and District stonebrier CDD and Heritage Harbor CDD to draft the license nich will allow the District to maintain a strip of land adjoining rty that belonging to Stonebrier CDD.			
133 134		2.	Discus Loan F	sion on Utilization of Remaining Hancock Whitney Construction unds			
135 136 137 138			Loan F taxable	ckett advised of a balance in the Hancock Whitney Construction unds that must be used by May 2026 or it will be reclassified as e revenue. Board consensus was to appropriate the funds for meter project expenditures.			
139	FOURTH ORDI	ER OF B	USINES	S: Consent Agenda			
140 141	A.		•	oproval of the Minutes of the Board of Supervisors Regular Meeting per 9, 2025			
142 143 144		f the B	oard of	ECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board approved Supervisors regular meeting held September 9, 2025, for Heritage ment District.			

145 Exhibit 12: Acceptance of the August 2025 Unaudited Financial Report On a MOTION by Mr. Rossi, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board accepted 146 the August 2025 Unaudited Financial Report, for Heritage Harbor Community Development 147 148 District. 149 Discussion moved back to III. District Counsel before proceeding to the next item. 150 FIFTH ORDER OF BUSINESS: Audience Comments - New Business (Limited to 3 minutes per individual for non-151 agenda items) 152 There being none, the next item followed. 153 SIXTH ORDER OF BUSINESS: **Supervisor Requests** (Includes Next Meeting 154 155 Agenda Item Requests) There being none, the next item followed. 156 **SEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check** 157 The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. 158 on November 11, 2025 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, 159 Florida 33558. 160 161 All Supervisors affirmed their intent to attend the next meeting in person. **EIGHTH ORDER OF BUSINESS: Action Items Summary** 162 163 **District Manager** 164 Board would like to have Hillsborough County extra-duty officers reimplemented for the interim. Also have someone come to the meeting 165 to discuss patrol options 166 167 Ask HOA if they will put signs up that no outside food be brought in HOA is supposed to pay for two musical events per year – ask Ray 168 Field Manager 169 170 Bush to look at putting landscaping lights up the Double Bogeys sign out 171 **NINTH ORDER OF BUSINESS: Adjournment** 172 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board 173 adjourned the meeting at 8:06 p.m., for Heritage Harbor Community Development District. 174 *Each person who decides to appeal any decision made by the Board with respect to any matter 175 176 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.

	Regular Meeting	Page 6 of 6
179 180	Meeting minutes were approved by vote of the meeting held on November 11, 2025.	he Board of Supervisors at a publicly noticed
181 182	☐ Kyle Darin, Secretary	☐ Shelley Grandon, Chair

October 14, 2025

Heritage Harbor CDD



Heritage Harbor Community Development District

Financial Statements
(Unaudited)

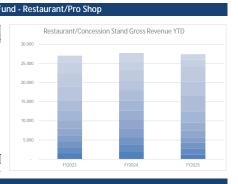
September 30, 2025



Financial Snapshot - General Fund							
Revenue: Net Assessments % Collected YTD							
	F	Y 2024 YTD	F	Y 2025 YTD			
General Fund		100.5%		100.6%			
Debt Service Fund		N/A N		N/A			
Expenditures: Amount Spent YTD		<u> </u>					
	F	Y 2024 YTD	F	Y 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							
	Pr	ior Year YTD	Cur	rent Year YTD			
Operating Accounts		\$1.058.066	\$	1,324,185			

		Finan	icial Snapsh	ot - E	nterprise F						
Pro Shop Concession Stand Gross Revenue YTD											
		Y2023	FY2024	T	FY2025						
October		1,489	1,99	4	1,143						
November		1,441	1,88	1	1,545						
December		1,567	1,89	6	1,588						
January		1,746	2,30	7	1,353						
February		1,707	2,16	1	1,827						
March		2,257	2,41	8	2,048						
April		2,555	2,59	6	2,922						
May		2,536	2,80	8	4,264						
June		3,640	2,59	6	3,556						
July		3,456	2,75	2	3,982						
August		2,896	2,18	5	1,744						
September		1,756	2,14	4	1,465						
Yearly Total	\$	27,045	\$ 27,73	8 \$	27,436						

Financial Snapshot - Enterprise Fund - Golf Activity



,						
Revenue		Actual		Actual	Actual	
	FY	/ 2023 - YTD	FY	2024 - YTD	F	Y 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	Actual	Actual
	FY 2023 - YTD	FY 2024 - YTD	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

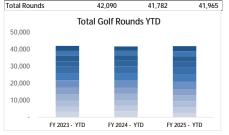
Net Income (Loss) by Golf Activity	Actual			Actual		Actual
	FY	2023 - YTD	F	/ 2024 - YTD	F	/ 2025 - YTD
Golf Course	\$	861,967	\$	1,038,674	\$	1,025,623
Pro Shop		(380,633)		(424,857)		(455,584)
Total Net Income (Loss) B4 Depreciation	\$	481,334	\$	613,817	\$	570,039
Total Depreciation Expense		-		-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

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	FY 2023 - YTD		2024 - YTD	F	Y 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 C	Solf 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 Daymala	42.000	41 702	41 O/F



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	<u> </u>	=	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 erve Fund	olf Course Pro Shop	Debt Servi		•	& Cons	TOTAL
32 NONCURRENT ASSETS	 Tunu	Ites	ci ve i unu	 Познор	501103 202	-		.021	 TOTAL
33 LAND	-		-	1,204,598		_		-	1,204,598
34 CONSTRUCTION IN PROGRESS	-		-	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

Herita	age Harbor C	CDD			
I	Balance Sheet				
Sep	tember 30, 202	5			
 General	Capital	Golf Course	Debt Service	Acq & Cons	

	General	(Capital	G	olf Course	Debt	Service	Acq	& Cons		
	Fund	Res	erve Fund	&	Pro Shop	Serie	es 2021		2021	,	TOTAL
61 TOTAL LIABILITIES & FUND BALANCES	\$ 1,480,063	\$	674,516	\$	4,351,395	\$	49	\$	4,919	\$	6,510,941

General Fund

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

	1	FY 2025 Adopted Budget]	FY 2025 Month of eptember	To	FY 2025 tal Actual ar-to-Date	Over	RIANCE r (Under) 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		(1.015)	100%
17 POSTAGE & FREIGHT 18 INSURANCE (Liability, Property and Casualty)		1,500		-		285		(1,215)	19% 94%
18 INSURANCE (Liability, Property and Casualty) 19 PRINTING & BINDING		21,485 1,500		-		20,102		(1,383) (1,500)	94% 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		- 5.000		9,400		(600)	94%
49 MISC-CONTINGENCY 50 TOTAL FIELD OPERATIONS		28,600 643,343		5,000 47,496		34,158		5,558 (44,912)	93%
TOTAL FIELD OF ERATIONS		043,343		47,470		598,431		(44,714)	93%
51 RENEWAL & REPLACEMENT RESERVE									
52 NEW RESERVE STUDY		6,000						(6,000)	0%
53 TOTAL RENEWAL & REPLACEMENT RESERVE		6,000						(6,000)	0%

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		

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	N	FY 2025 Month of eptember	To	FY 2025 otal Actual ar-to-Date	Ove	RIANCE er (Under) o Budget	% Actual YTD / FY Budget
1 REVENUE		Buuget		ptember		ar-to-Date) Buuget	F I Duuget
2 GOLF COURSE REVENUE									
3 GREEN FEES	\$	1,450,000	\$	115,657	\$	1,787,301	\$	337,301	123%
4 RANGE FEES	Ψ	90,000	Ψ	8,102	Ψ	114,527	Ψ	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%
. D									
8 PRO SHOP REVENUE		2.200		400		5 441		2.241	1700/
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 13 LADIES' WEAR SALES		3,000 100		310		5,635 250		2,635 150	188% 250%
13 LADIES WEAR SALES 14 MEN'S WEAR SALES		1,500		155		1,280		(220)	230% 85%
14 MEN'S WEAK SALES 15 CONCESSION SALES								, ,	
16 MISCELLANEOUS		23,000 1,000		1,465 564		27,389 5,280		4,389 4,280	119% 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%
10 TOTAL OF ERATING REVENUE	·	1,022,000	-	137,170	Ψ	2,073,030		431,030	120 / 0
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%

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	-	470	(1,000)	0%
83 CONTINGENCY	2,000	10	470	(1,530)	24%
84 ALLOCATION OF HOA SHARED EXPENDITURES 85 TOTAL PRO SHOP	7,200 531,810	39,371	7,973 507,764	(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%
2011221221020					20070
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	<u> </u>		(215,645)		
92 TOTAL OTHER FINANCING RESOURCES & USES	<u> </u>				
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	11 571		2 450		
98 NONSPENDABLE DEPOSITS	11,571		3,456		
99 CAPITAL RESERVES	275,000		275,000		
100 OPERATING CAPITAL	82,304		82,304		
101 UNASSIGNED 102 TOTAL FUND BALANCE	\$ 98,810 \$ 467,685		3,691,372 \$ 4,052,132		
102 TOTAL FUND BALANCE	φ 407,083		φ 4,052,152		

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 tal Actual ar-to-Date	Ove	ARIANCE er (Under) o Budget
1 <u>REVENUE</u>						
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

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	2
4 MISC REVENUE		-	5,83	8
5 TOTAL REVENUE		-	5,889	9
6 EXPENDITURES				
7 INTEREST EXPENSE				
8 November 1, 2024		5,838	5,833	8
9 May 1, 2025		5,838	5,83	8
10 November 1, 2025		2,969		-
11 PRINCIPAL RETIREMENT				
12 May 1, 2025		142,000	142,000	0
13 TOTAL EXPENDITURES		156,645	153,670	6_
14 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		(156,645)	(147,786	6)
15 OTHER FINANCING SOURCES (USES)				
16 TRANSFERS IN		_	147,833	5
17 TRANSFERS OUT		-		-
18 TOTAL OTHER FINANCING SOURCES (USES)		-	147,83	5
19 FUND BALANCE - BEGINNING		_		_
20 NET CHANGE IN FUND BALANCE		(156,645)	49	9
21 FUND BALANCE - ENDING	\$	(156,645)	49	9

Acquisition & Construction Fund 2021 Statement of Revenue, Expenses, and Change in Fund Balance For the period from October 1, 2024 to September 30, 2025

	Ado	2024 opted dget	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