



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

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

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered 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, December 9, 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, December 9, 2025
 Time: 5:30 p.m.
 Location: Heritage Harbor Clubhouse
 19502 Heritage Harbor Parkway
 Lutz, Florida 33558

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

Agenda

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

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Staff/Vendors

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

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items
 (Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

BUSINESS MATTERS

- A. District Engineer – *Tonja Stewart, Stantec*
 - 1. Update on Water Meter Project
 - a. Consideration of Enercon Change Orders - **No Rate Change Through 2026** [EXHIBIT 1](#)
 - i. #5 for Construction Support - \$56,609.00
 - ii. #6 for Commissioning Support - \$33,854.00
- B. Golf Operations – John Panno, Pro Shop
 - 1. Consideration of Proposal(s) for Vegetation Cutbacks Around the Greens [EXHIBIT 2](#)
 - 2. Consideration of Proposals for Bridge Repairs [EXHIBIT 3](#)
 - a. Patriot Amenity Services Group
 - b. *Pending*
 - 3. Discussion on Golf Course Employee Payroll **EXHIBIT 4 - UNDER SEPARATE COVER**



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

December 9, 2025 Agenda

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THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- C. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* EXHIBIT 5
 - 1. Discussion on Restaurant Lease Renewal
- D. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes* EXHIBIT 6
- E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* EXHIBIT 7
 - 1. OLM Inspection – November 20, 2025 – 92.5% EXHIBIT 8
 - 2. Consideration of Greenview Proposal to Grind Stump Behind Harbor Towne Entrance Sign - \$500.00 EXHIBIT 9
- F. Field Operations – *Michael Bush, Vesta District Services* EXHIBIT 10
 - 1. Consideration of Field Operation Proposals EXHIBIT 11
 - 2. Discussion on Harbor Towne Monument Signage
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of License Agreement to Maintain Portion of Land Owned by Stonebrier CDD EXHIBIT 12
 - 2. Discussion on HOA Sign Request WALK-ON EXHIBIT A
 - 3. Discussion on Holiday Lighting Agreement WALK-ON EXHIBIT B

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 11, 2025 EXHIBIT 13
- B. Acceptance of the October 2025 Unaudited Financial Report EXHIBIT 14
- C. Ratification of Restaurant Cooler Replacement - Innovative Foodservices Group - \$2,157.85 EXHIBIT 15

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, January 13, 2025
at 5:30 p.m.
 Heritage Harbor Clubhouse
 19502 Heritage Harbor Pkwy
 Lutz, FL 33558



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

December 9, 2025 Agenda

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EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS:

ADJOURNMENT

EXHIBIT 1



Change Order Request (COR) Form

Contract/PO Number	O.FIPD.FI19STAN00P .0001~Rev. 3	COR Number	005
ENERCON Project Number	HHCDD-00002	Project Title	HH Reclaimed Water Monitoring Station
Type of Change Order Request (COR)	<input checked="" type="checkbox"/> Scope <input checked="" type="checkbox"/> Budget <input checked="" type="checkbox"/> Schedule <input type="checkbox"/> Field Modification		

Change Requested by:

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

Reason for Change and Description of Impact
<p>This Change Order Request is for ENERCON to serve in the role of Owner's Engineer during the execution/ construction phase of the project. ENERCON will provide onsite and remote engineering support for the duration of the contractor's schedule, which is estimated as a 6-week construction period.</p> <p>Services provided by ENERCON will be:</p> <ul style="list-style-type: none"> • Construction oversight to ensure that all construction activities are completed according to design plans, specifications, and industry accepted quality standards. • Collaborate with contractors and stakeholders to ensure compliance with the design, standards and expectations of Hillsborough County and Heritage Harbor Golf Course District. • Review and answer written requests from the contractor for technical clarification as necessary for construction of the metering station. • Oversight and verification of the successful completion of all construction activities as per the guidelines of the scope of work and design drawings before approving the commencement of commissioning activities. • Be available for support during business hours and for scheduled on-site visits, when necessary, estimated at two to three days per week, to investigate issues or visually approve task completions. If more time on site is needed, a change order can be provided. <p>ENERCON will not be responsible for the means, methods, or techniques used by the Contractor. ENERCON will not provide safety oversight as part of the owner's engineer role, that should be provided by the contractor. ENERCON will not be the administrator for contractors or their subcontractors and will not serve in the role of system integrator. Contractors will need to provide their own QA/QC documentation and procurement documentation for approval by ENERCON.</p>



Schedule			
Description	Schedule Impact (Y/N)	Original End Date	End Date Change
Contract End Date	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	12/31/2026	

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

ENERCON Approver
Name:
Signature:
Date:

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

CLIENT Approver
Name:
Signature:
Date:



Change Order Request (COR) Form

Contract/PO Number	O.FIPD.FI19STAN00P .0001~Rev. 3	COR Number	006
ENERCON Project Number	HHCDD-00002	Project Title	HH Reclaimed Water Monitoring Station
Type of Change Order Request (COR)	<input checked="" type="checkbox"/> Scope <input checked="" type="checkbox"/> Budget <input checked="" type="checkbox"/> Schedule <input type="checkbox"/> Field Modification		

Change Requested by:

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

Reason for Change and Description of Impact
<p>This Change Order Request is for ENERCON to provide post construction support for startup. ENERCON will be providing technical support services for commissioning, startup, and closeout of the project based on closeout schedule completed within 12/31/26.</p> <p>Services provided by ENERCON will be:</p> <ul style="list-style-type: none"> • Conduct inspections, witness testing and document results to verify system performance and identify any deficiencies. • Review procurement and QC documentation provided by the contractor to ensure compliance with design. This includes reviewing purchased materials specifications including for pipe, fittings, valves and instrumentation. • Verify system integration and controls testing for both local and remote operations are done by the contractor (defined in contractor scope of work document, HHCDD-0002-SP-01). • Collect contractor redlines and final inspection documentation into a final as-constructed package for project close-out. The contractor will be responsible for maintaining and executing manual redlines to update drawings to as built conditions. As-builts will be manual redlines only, updated CAD drawings are not included in the scope of work. • Review training documentation provided by the contractor and the system integrator for completeness. • Oversee contractor's system integrator training for Heritage Harbor Golf Course Operations personnel. <p>Note that ENERCON will not provide safety oversight as part of the owner's engineer role, that should be provided by the contractor. ENERCON will not be the administrator for contractors or their subcontractors and will not serve in the role of system integrator. Contractors will need to provide their own QA/QC documentation and procurement documentation for approval by ENERCON. ENERCON does not guarantee system performance specifics, but ENERCON will document the system capabilities during the commissioning process for the Development District's records.</p>



Schedule			
Description	Schedule Impact (Y/N)	Original End Date	End Date Change
Contract End Date	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	12/31/2026	

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

ENERCON Approver
Name: Signature: Date:

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

CLIENT Approver
Name: Signature: Date:



EXHIBIT 2
PENDING



EXHIBIT 3
PENDING



EXHIBIT 4
UNDER
SEPARATE
COVER



EXHIBIT 5



Summary

Account	#	Amount
Gross Sales	11259	\$97,467.59
<u>Voids</u>	126	(\$1,394.33)
Gross Sales - Voids		\$96,073.26
<u>Comps</u>	25	(\$291.47)
<u>Discounts</u>	2190	(\$1,880.84)
<u>Spills</u>	0	\$0.00
Net Sales		\$93,900.95
<u>Service Charges</u>	0	\$0.00
Net Sales + Service Charges		\$93,900.95
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		\$93,900.95
<u>Taxes</u>	2791	\$7,038.50
Gratuities	0	\$0.00
Tips	1928	\$17,981.88
Gift Cards	0	\$0.00
<u>House Accounts</u>	0	\$0.00
Accounts Receivable	0	\$0.00
Amount Due from Customers		\$118,921.33
<u>Paid Gratuities</u>	0	\$0.00
Paid Tips	1927	(\$17,973.46)
<u>Paid Ins.</u>	0	\$0.00
<u>Paid Outs</u>	0	\$0.00

1% ADDITIONAL RENT
 #
 \$ 939.00

Account	#	Amount
<u>Refunds</u>		\$0.00
<u>Recovery</u>		\$46.78
Deposit		\$100,994.65

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	3887	\$21,296.56	\$682.69	\$20,613.87	\$0.00	\$332.94	\$0.00	\$20,280.93
Food	5026	\$47,283.48	\$442.33	\$46,841.15	\$282.88	\$1,133.24	\$0.00	\$45,425.03
Liquor	2268	\$19,679.11	\$118.18	\$19,560.93	\$8.59	\$228.53	\$0.00	\$19,323.81
Merchandise	59	\$544.06	\$0.00	\$544.06	\$0.00	\$2.72	\$0.00	\$541.34
Non-Alcoholic	1689	\$3,250.81	\$24.42	\$3,226.39	\$0.00	\$92.62	\$0.00	\$3,133.77
Wine	671	\$5,413.57	\$126.71	\$5,286.86	\$0.00	\$90.79	\$0.00	\$5,196.07
Total	13600	\$97,467.59	\$1,394.33	\$96,073.26	\$291.47	\$1,880.84	\$0.00	\$93,900.95

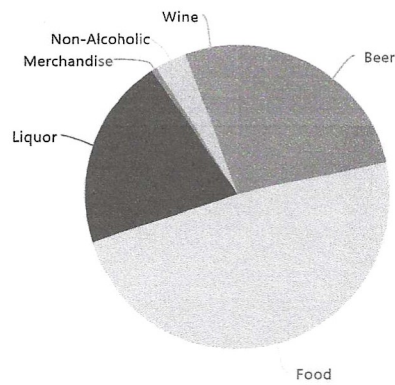


EXHIBIT 6



Work Order



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

DATE	12/01/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1076120797

CUSTOMER
Heritage Harbor CDD Heath Beckett 19502 Heritage Harbor Parkway Lutz , Florida, hbeckett@vestapropertyservices.com

SERVICE LOCATION
Heritage Harbor CDD 19502 Heritage Harbor Parkway Lutz , Florida, hbeckett@vestapropertyservices.com

JOB DETAILS	Annual Lake
--------------------	-------------

JOB CATEGORY	Annual Lake Maintenance
---------------------	-------------------------

COMPLETION NOTES	Visited all sites today to treat for invasive grass growth and weeds within native vegetation. Addressed algae issues on sites 5, 70, 33, 45, and 79. Have a great day!
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Work Order



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

DATE	11/15/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1076121185

CUSTOMER
Heritage Harbor CDD Heath Beckett 19502 Heritage Harbor Parkway Lutz , Florida, hbeckett@vestapropertyservices.com

SERVICE LOCATION
Heritage Harbor CDD 19502 Heritage Harbor Parkway Lutz , Florida, hbeckett@vestapropertyservices.com

JOB DETAILS	Annual Lake Maintenance
--------------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
---------------------	-------------------------

COMPLETION NOTES	Treated irrigation lake, driving range for algae and shoreline weeds. As well as sites 68, 69, 75, 56, 77, 78, 57 for shoreline weeds. Sites 50, 51, 48, 47, 45, 42, 20, 21, 33, 34, 29, 70, 30, 31, 80, 37-40 for shoreline weeds and grasses. Collected debris and branches behind house on sites 18, and the 18th hole. Have a great day!
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Work Order



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

DATE	11/22/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1076121275

CUSTOMER
Heritage Harbor CDD Heath Beckett 19502 Heritage Harbor Parkway Lutz , Florida, hbeckett@vestapropertyservices.com

SERVICE LOCATION
Heritage Harbor CDD 19502 Heritage Harbor Parkway Lutz , Florida, hbeckett@vestapropertyservices.com

JOB DETAILS	Annual Lake Maintenance
--------------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
---------------------	-------------------------

COMPLETION NOTES	Treated sites 56, 58, 13, 62, 7, 6, 5, 4, 3, 2, 1, 26, 73, 33, 34, 36, 60, 43, 44, 46, 47, 48, 20, 21, 22, 23 for shoreline weeds and some algae spots. Applied submersed treatment follow ups in sites 5, 37-40.
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EXHIBIT 7



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: November 21, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF NOV 3RD TO NOV 7TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MADE IRRIGATION REPAIRS AT THE CLUBHOUSE.
3. PINCHED SEED HEADS FROM THE COLEUS FLOWERS
4. CUT BACK THE GRASSY PLANTS.
5. PICKED UP AND REMOVED WIND BLOWN DEBRIS.



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: November 21, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF NOV 10TH TO NOV 14TH 2025

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY
3. REPAIRED IRRIGATION MAIN LINE LEAK.
4. TREATED ISOLATED TURF AREAS FOR WEEDS.



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: December 3, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF NOV 17TH TO NOV 23RD

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. REMOVED EXCESS LEAF ACCUMULATION
3. TRIMMED THE ENTRANCES.
4. TRIMMED SHRUBS AROUND THE POOL.
5. MADE IRRIGATION REPAIRS.



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: December 3, 2025

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF NOV 24TH TO NOV 29TH

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. REMOVED EXCESS LEAF ACCUMULATION.
3. MOWED PROPERTY
4. APPLIED ANT BAIT ON ANT HILLS.



EXHIBIT 8



HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Tree, woodline
CLEANLINESS	10	-10	Debris
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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

Date: 9-25-25 Score: 92.5% Performance Payment™ % 100

Contractor Signature: _____ *OLM*

Inspector Signature: _____ *[Signature]*

Property Representative Signature: _____





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

November 20, 2025

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 92.5%

**NEXT INSPECTION
DECEMBER 18, 2025 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Adjacent to 19412 Heritage Harbor Pkwy: Remove dead and declining Viburnum.
2. Pocket park adjacent to 4319 Harbor Lake Drive: Remove pine straw and leaf accumulations.
3. Heritage Harbor Pkwy: Use a shovel to remove Sabal Palm volunteers from Liriope planting.
4. Heritage Harbor Pkwy: Southbound lane approaching the main entrance: Prune dead wood and moss from Bottlebrush.
5. Heritage Harbor Pkwy: Stagger prune Juniper to improve visibility of the golf course.
6. Lutz Lake Fern Road frontage west of the main entrance: Provide a price to remove the dead Pine tree along the golf course fence line.
7. Lutz Lake Fern Road east frontage past the waterfall: Remove windfall and debris.
8. Heritage Harbor Pkwy: Elevate roadside trees in common areas in the vicinity of Fishermans Bend Drive.
9. Harbor Lake Drive: Prune back wood line overgrowth extending into sidewalk.
10. Monterey Bay monument sign: Prune dead wood from Oleander.
11. **Remove windfall and leaf accumulations from all beds, including monument sign beds, during weekly visits.**
12. Monterey Bay: Maintain the interior berm side behind the residences.
13. Heritage Harbor Pkwy: Remove debris accumulations along curb lines.
14. Heritage Harbor Pkwy: Groom beds near the Harbor Towne entrance, removing windfall and debris.



HARBOR TOWNE

15. Improve vigor and fertility in Blue Daze at the entrance.
16. Confirm irrigation coverage at the driveway adjacent to the maintenance shop. Improve or repair turf.
17. Improve new sod south of the tennis courts. I recommend temporary irrigation cycle to improve rooting.
18. Around the perimeter of the tennis court: Control weeds around the perimeter of the tennis court.
19. Playground: Prune suckering growth from Oak tree west of the fence.
20. Front of the pro shop: Improve fertility to Gardenias.

CATEGORY III: IMPROVEMENTS – PRICING

1. Heritage Harbor Pkwy: Provide a price to supplement the Viburnum in cigar islands. Confirm irrigation coverage is sufficient.

CATEGORY IV: NOTES TO OWNER

1. North end of Heritage Harbor Pkwy across from golf course operations: The chain link fence is damaged.

CATEGORY V: NOTES TO CONTRACTOR

NONE

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 9



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: December 3, 2025

RE: GRIND STUMP FROM FALLEN OAK

STUMP GRIND THE STUMP FROM THE FALLEN OAK TREE BEHIND NEWLY
REPAIRED HARBOR TOWN ENTRANCE SIGN.

\$500.00.



EXHIBIT 10



The background of the title section features a series of thin, light brown lines that intersect to form various irregular polygons and shapes, creating a complex, abstract geometric pattern.

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



HERITAGE HARBOR

- Front Entrance.
 - Flowers have been removed. We are currently waiting for Tim to complete his electrical work in the middle median so the new flowers can be installed.
 - Tim told me this work would be done the week of the 8th.
 - Adam is currently holding these and caring for them at his shop.
- (Monument)
 - Currently waiting for the board's recommendation for what the monument should say.
 - Possible Idea?
 - Heritage Harbor Golf Club
&
Amenity Center
- Work with Jay.
 - Front Heritage Harbor sign move (Still in Process)
 - Fence Removal: North end of the community. (Still in Process)
 - I have reached out to fence vendors to get quotes as well.
- Adam from Greenview.
 - Communication with any landscape issues that have come in.
- Premier Lakes.
 - Alex's team is having issues accessing Pond 24 due to residents' bushes being overgrown.
 - The resident has cut back.
- Solar Sign Lights & Waterfall Lights.
 - Heath and I have been in communication with Melissa, the deposit has been paid, and we are waiting for the updated install time.

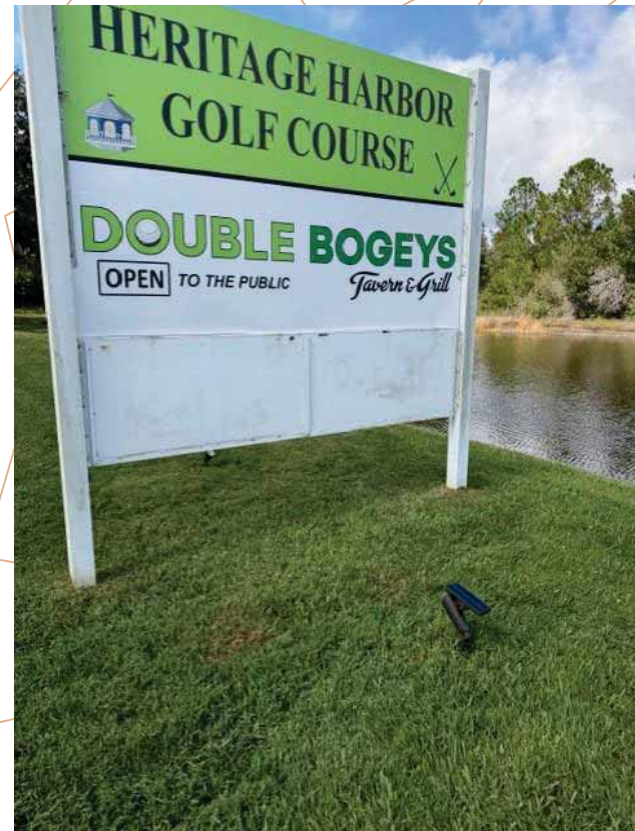


Christmas lights/decoration
install.
This was scheduled to be done
on the 1st of Dec or, at the latest,
the 3rd.
This will be completed 100% on
Dec 8th, and the lights will be
operational at 5 pm





Lights installed on the Double Bogeys sign



No issues have been reported with these lights, and they are working as intended.



HERITAGE HARBOR

location that Alex's team can't access due to the residents' bushes.
(Before)



(After)

Looks like the resident has started to trim the bushes to help with the easement access.



Adam is currently working on this area to cut down any branches near the sidewalk and clean up the surrounding area.
(13th Tee Box Area)



Machform from the resident about tree roots

- I have started to mark all the areas where the sidewalks are breaking up and need to be repaired.
- The sidewalks are in desperate need of repairs from the tree roots.
- This is an issue in most of the community.





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 11
PENDING



EXHIBIT 12



**LICENSE AGREEMENT BY AND BETWEEN STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
AND HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT REGARDING LANDSCAPE AND
HARDSCAPE MAINTENANCE**

THIS LICENSE AGREEMENT (the “License Agreement”) is made and entered into this _____ day of _____, 2025, by and between:

Stonebrier Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and whose mailing address is 313 Campus Street Celebration, Florida 34747 (the “Licensor”), and

Heritage Harbor Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the “Licensee”).

RECITALS

WHEREAS, the Licensor was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, facilities and services within and without the boundaries of the Licensor; and

WHEREAS, the Licensee has asked the Licensor for a license to install and maintain certain landscape and hardscape improvements, including bollards (“Improvements”) on the Licensor’s property, for which the Licensor is agreeable under the terms and conditions set forth herein; and

WHEREAS, the Licensor agrees to grant the Licensee a non-exclusive license for access and use of property within the Licensor for the purpose of maintaining the Improvements within the real property identified in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, the Licensor and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Licensor and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF MAINTENANCE LICENSE. The Licensor hereby grants to the Licensee a non-exclusive license (the "License") to access, install maintain, repair, and replace the Improvements on the Property.

3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. The Licensor hereby grants the Licensee, its officers, employees, contractors and affiliates the limited right to access the Licensor property for the purposes described in this License Agreement.

B. Licensee shall contractually require its contractors to use all due care to protect the property of the Licensor, its residents and landowners from damage by the Licensee's contractors. Licensee shall contractually require its contractors to repair any damage resulting from the activities and work of the Licensee's contractors. The Licensor is not responsible for the cost of repairs from damage resulting from the acts or omissions of the Licensee or its officers, employees, contractors and affiliates.

C. Licensee shall be solely responsible for any and all costs or fees associated with the routine maintenance of the Improvements and all costs or fees associated with Improvements installed on the Property by Licensee, including but not limited to the bollards.

D. The Licensor reserves the right to remove the Improvements for any reason with no obligation to reinstall the Improvements. The Licensor reserves the right to demand by written notice that Licensee remove or modify Improvements installed by the Licensee at Licensee's costs, including but not limited to bollards, and Licensee hereby agrees to remove the same within a reasonable period of time after receipt of such request.

E. Licensee's use shall not interfere with the operation of the Property as a public improvement and shall not be used in a manner that violates governmental rules and regulations.

F. By execution of this Agreement, Licensee acknowledges that the Licensor may hire contractors to maintain other property owned by the Licensor and Licensee shall use good faith and commercially reasonable efforts to coordinate with the Licensor and its contractors regarding the maintenance of such other property.



4. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated pursuant to the terms of this License Agreement.

5. REVOCATION, SUSPENSION AND TERMINATION. The Licensor and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the Licensor. In the event the Licensor exercises its right to suspend or revoke the License, the Licensor shall provide Licensee written notice of the suspension or revocation, which notice shall be effective immediately upon receipt by Licensee. Both the Licensor and Licensee may terminate this License Agreement upon ten (10) days' written notice. The provisions of Sections 8, 9, and 11, below, shall survive any revocation, suspension or termination of this License Agreement.

6. COMPENSATION. The Licensee shall maintain the Improvements at no cost to the Licensor. The Licensee shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee shall comply at all times with relevant statutes and regulations governing the maintenance of the Improvements and shall, upon request of the Licensor, provide proof of such compliance.

8. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the Licensor, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the Licensor or any third parties as a result of the Licensee's activities under this License Agreement, including any damage caused by its authorized representatives or contractors. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the Licensor. The provisions of this Paragraph 8 shall survive the termination of this Agreement.

9. INDEMNIFICATION.

A. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. To the fullest extent permitted by law, the Licensee agrees to, indemnify, save and hold the Licensor and its supervisors, officers, staff, employees, representatives, and agents ("Licensor Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and



obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this License Agreement; however, this indemnity obligation shall not extend to acts of gross negligence or willful acts of Licensors. Furthermore, the Licensee will contractually require its contractors to defend, indemnify, save and hold the Licensors harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee's contractors, subcontractors or assigns in connection with the purposes of this License Agreement. For avoidance of doubt, indemnification obligation of the Licensee herein requires the Licensee to indemnify the Licensor for any and all percentage of fault attributable to Licensee for in any claims arising hereunder (whether such claim is against the Licensor, the Licensee or the Licensor and Licensee as jointly liable parties) regardless of whether the Licensor is adjudged to be more or less than 50% at fault. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the Licensor's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

C. For purposes of this Section, "acts or omissions" on the part of the Licensee, and its members, managers, agents, assigns, contractors or subcontractors, includes, but is not limited to:

- i. Provision of the work in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii. Any claims resulting from personal injury and property damage.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the Licensor shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination of this Agreement.

10. INSURANCE.

A. Licensee Insurance Requirement. The Licensee shall, at its own expense, maintain insurance during the term of this License Agreement, with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000 (combined single limit) and General Liability Property Damage (including contractual) \$1,000,000 (combined single limit). The Licensor and its supervisors, officers, staff, employees, representatives and agents shall be

named as an additional insured. The Licensee shall furnish the Licensor with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Licensor unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the Licensor. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. The Licensee's insurance shall remain in place throughout the term of this License Agreement.

B. Licensee's Contractor Insurance Requirement. Licensee shall require all contractors doing work within the Property to maintain insurance applicable to the work being done within the Property for the duration of the work with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000 (combined single limit) and General Liability Property Damage (including contractual) \$1,000,000 (combined single limit) and name the Licensor and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. Such contractor's insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. Licensee shall furnish Licensor certificates evidencing coverage in advance of any contractor commencing any work within the Property. No certificate shall be acceptable to the Licensor unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the Licensor.

11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this License Agreement shall be deemed as a waiver of the Licensor's sovereign immunity or the Licensor's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. The provisions of this Paragraph 11 shall survive the termination of this Agreement.

12. RECOVERY OF COSTS AND FEES. In the event the Licensor is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the Licensor shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

13. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

15. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

16. ASSIGNMENT. Neither the Licensor nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

17. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the Licensor under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the Licensor and Licensee shall have no authority to represent the Licensor as agent, employee or in any other capacity.

18. NOTICES. All notices, requests, consents, and other communications hereunder (the "Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the Licensor: Stonebrier
Community Development District
313 Campus Street
Celebration, FL 34747
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel

B. If to the Licensee: Heritage Harbor
Community Development District
250 International Parkway, Suite 208,
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Straley Robin Vericker, P.A.



1510 W. Cleveland Street
Tampa, FL 33606
Attn: District Counsel

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Licensor and counsel for the Licensee may deliver Notice on behalf of the Licensor and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

19. INTERFERENCE BY THIRD PARTY. The Licensor shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the Licensor's right to protect its rights from interference by a third party to this License Agreement.

20. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the Licensor in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the Licensor is **[Jennifer Goldyn]** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the Licensor to perform the service; 2) upon request by the Public Records Custodian, provide the Licensor with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the Licensor; and 4) upon completion of the contract, transfer to the Licensor, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Licensor in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 652-2454, JENNIFER.GOLDYN@INFRAMARK.COM, 313 CAMPUS STREET, CELEBRATION, FLORIDA 34747.

21. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

22. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

23. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

24. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

26. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

27. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DRAFT



IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Witness

**HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT**

Signature

By: _____
Its: _____

Print Name of Witness

Exhibit A: Property

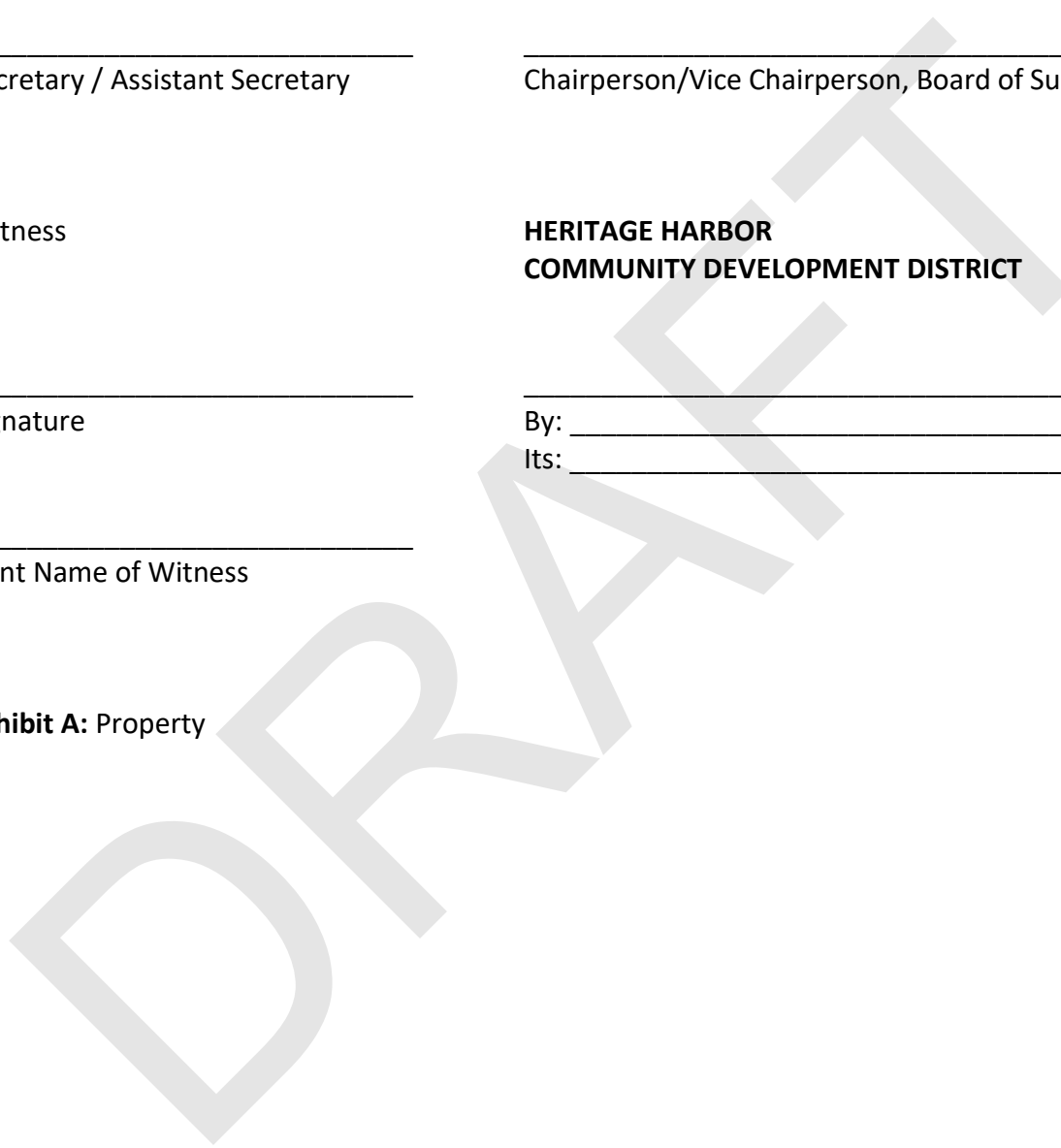


Exhibit A

DRAFT



Identify

Identify ON

NAVIGATE AERIAL IMAGERY

GOOGLE STREET VIEW

TRIM Property Record Card VAB PRC
Tax Collector

Info Building Land Misc. Sales

Parcel [U-93-27-18-272-00000-47810.0](#)

Folio 012645-0000

Market Value 3,710

Owner Name STONEBRIER CDD

Mailing Address VESTA DISTRICT SERVICES 250
INTERNATIONAL PKWY SITE 206
LAKE MARY, FL 32746-5502

Physical Address 19651 HERITAGE HARBOR PKWY, LUTZ

Property Type MUNICIPAL

Homestead NO

Tax District U - UNINCORPORATED

SIS Acres 7.22 (314,563 sq ft)

Legal Desc. A PARCEL OF LAND LYING IN SECT'S 3 & 4 AND
18-27-18 DESCR AS FOLLOWS: COM AT NW COR
OF SEC 3 THIN AL...

012 27
012925

Heritage Harbor Pkwy

Single click to identify a parcel

-9184541.017, 3270510.172 Hillsborough County | Hillsborough Co., FL and BHA | Hillsborough County, Florida, Bruce Harris & Associates | Hillsborough County, FL, Bru

esri

DRAFT



WALK-ON EXHIBIT A



From: Ray Leonard <rleonard@greenacre.com>
Sent: Thursday, December 4, 2025 3:39 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Heritage Harbor Signs

Heath,

The HOA wants to bring back the discussion on replacing the announcement signs at the 2 entrances to Heritage Harbor. They are both old and falling apart. Last time we tried this the CDD did not like the LED sign the HOA suggested. I thought we could try the CDD first this time. Below are some links to sign companies. Can you please present this at the next meeting and I will bring the CDDs recommendations to the next HOA meeting in January?

Thank you,

Ray Leonard, CAM
Community Association Manager



4131 Gunn Highway
Tampa, FL 33618
Direct Line (813) 936-4153

If you currently do not have access to your Association Web Portal,
please visit: <https://home.greenacre.com>
to register. You must be an owner to have access.

Your Community Documents are available in the portal.





TV Liquidator® | Premium LED Signs, Kiosks & Digital Displays

LED Sign Solutions



Programmable LED Signs

High visibility changing text and animated images with easy wireless programming.



Full Color Video LED Signs

Industrial grade with high definition dynamic graphics that deliver maximum impact.



Monument LED Signs

Complete monument package with structure, ID sign, and LED display in one seamless unit.



Signs for Churches, Schools, Businesses and More | Stewart Signs



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WALK-ON EXHIBIT B





American Illuminations & Decor

Heritage Harbor
19502 Heritage Harbor Pkwy
Lutz, FL 33558

✉ kdarin@vestapropertyservices.com

ESTIMATE	#380
ESTIMATE DATE	Sep 12, 2024
DEPOSIT DUE	\$4,700.00

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

☎ (813) 716-5999

✉ william@american-powerwashing.com

ESTIMATE

Services	amount
<p>3-Yr Premium Holiday Lighting</p> <p>3-Year Holiday proposal for years 2024, 2025, & 2026.</p> <p>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.</p> <p>Package includes maintenance/service calls throughout the season.</p> <p>We ask for a 24hour courtesy for any service calls- but typically, issues could be resolved same day.</p> <p>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.</p>	\$9,400.00
<p>Guardhouse/Main Entrance</p> <p>Roofline decorated with Warm White LED C9s (top and bottom levels)</p> <p>(1) 60' Pre-Lit Wreath with Red Bow w/ Gold Trim</p> <p>(4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights</p> <p>(2) Center Columns decorated with (1) Pre-Lit Garland Spray w/ Bow (2 Sprays total)</p> <p>(11) Palm Tree Trunks wrapped with Warm White LED Mini Lights</p>	\$0.00
<p>Heritage Harbor Lake Monument</p> <p>Top of Heritage Harbor Sign decorated with Pre-Lit Garland and (3) Bows</p> <p>(5) Palm Tree Trunks wrapped with Warm White LED Mini Lights</p> <p>(1) Robellini Palm Cluster (left of sign) wrapped with Warm White LED Mini Lights</p> <p>(1) Row of Shrubs under Heritage Harbor sign decorated with Warm White LED Net Lights</p> <p>(1) Row of Shrubs under Heritage Harbor sign decorated with Green LED Net Lights</p> <p>(1) Hedge (right of sign) decorated with Warm White LED Mini Lights</p>	\$0.00

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
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- This is a 3-year Full Service agreement for the holiday season for the years 2024, 2025, & 2026.
- American Illuminations & Decor will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by November 30th.
- Removal of all decor by January 14th (Lights can be turned off in the interim)
- 50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X _____

Acceptance Date:

X Board Approved 11/12/2024 _____

EXHIBIT 13



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 November 11, 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 at 5:32 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Shelley Grandon (S1)	Board Supervisor, Chairwoman
12 Mr. Witt (S2)	Board Supervisor, Assistant Secretary
13 David Hubbard (S3)	Board Supervisor, Assistant Secretary
14 Russ Rossi (S4)	Board Supervisor, Vice Chairman
15 James Kelbaugh (S5)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Tracy Robin	District Counsel, Straley Robin Vericker
20 Tonja Stewart	District Engineer, Stantec
21 Susan Eisenstadt	Project Manager, Enercon (<i>Virtually</i>)
22 Brent Henman	Patriot Amenity Services Group (<i>Virtually</i>)

23 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS – Agenda Items
*(Limited to 3 minutes per individual for
agenda items)*

26 There being no comments on agenda items, the next item followed.

27 **THIRD ORDER OF BUSINESS:**

BUSINESS MATTERS

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

29 1. Update on Water Meter Project

30 Ms. Stewart advised that the plans were re-submitted to Hillsborough
31 County. These plans will be used for the Request For Proposals. The plan
32 is to hold a pre-bid meeting and Enercon will be responsible for any
33 requests for additional information. Mr. Robin added the County has ten
34 days to make any final comments on the re-submittal. He discussed the
35 project and RFP schedule. A mandatory on-site meeting is scheduled for
36 December 10th which will be attended by Enercon. Bids and Enercon’s
37 opinion of the bids will be presented in advance of the January meeting.
38 The Board will then select the vendor at the January meeting.

- 39 a. Consideration of Enercon Change Orders
- 40 i. #5 for Construction Support - \$56,609.00
- 41 ii. #6 for Commissioning Support - \$33,854.00

42 Ms. Eisenstadt explained that Enercon will collect manual mark-
43 ups from the Contractor for the as-builts, Enercon will not redo
44 the as-builts in CAD. A meeting will be scheduled with Enercon,
45 Mr. Hubbard, and Ms. Stewart to discuss additional questions on
46 the certification process.

47 Ms. Eisenstadt advised that Enercon's rates will increase by
48 approximately 3% in 2026. She was asked to present the District's
49 request for Enercon to not raise their rates for this project in
50 2026. The change orders will be re-presented at the December
51 meeting.

52 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board
53 authorized staff to proceed with the Request For Proposals for the water meter construction, for
54 Heritage Harbor Community Development District.

55 Discussion followed on the plan design copyright, the retention pond condition, tree
56 removal at the project site, and the RFP process for construction and installation of the
57 mechanical portion and the technology. Ms. Stewart will reach out to a local contact
58 regarding options for grant funding.

59 B. Golf Operations – John Panno, Pro Shop

60 Mr. Beckett presented the report on Golf Operations on behalf of Mr. Panno.

61 A proposal by Copperhead landscaping to clear a 2'-3' width strip of vegetation
62 overgrowth from the far side of the length of bridge on hole 18, in the amount of
63 \$2,600.00.

64 On a MOTION by Mr. Witt, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board approved
65 the Copperhead landscaping proposal to clear overgrown vegetation along the bridge on hole 18
66 for the amount of \$2,600.00, for Heritage Harbor Community Development District.

67 Proposals will be presented at the next meeting for vegetation cutback around
68 all greens, and discussion on bridge 14 and small bridge on 12. Discussion
69 followed on the repair for bridge 14, which is estimated at approximately
70 \$118,000.00. Mr. Henman discussed the condition of bridge 14 and the repair
71 scope. Scaffold rental will be required. The bridge would be repaired in 10-ft
72 sections. The cost should cover any minor contingencies that are found. The
73 repair would be scheduled for the winter. A second estimate will be requested
74 for presentation at the next meeting. Discussion included options for an
75 alternate bridge location.



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

78 A representative of Double Bogeys was not present. Mr. Beckett reviewed the
79 report and advised of the purchase of a standup cooler that will be delivered the
80 following day, and the purchase will be presented for ratification at the next
81 meeting. Discussion followed on the lease renewal. Mr. Robin was directed to
82 reach out to the Double Bogey’s legal representative regarding the lease renewal
83 option.

84 D. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

85 A representative from Premier Lakes was not present. Supervisors had no
86 questions or comments on the ponds.

87 E. EXHIBIT 2: Landscape Maintenance Report – *Adam Rhum, Greenview Landscape*

88 A representative from Greenview Landscape was not present. Weedy
89 undergrowth was noted at ponds 17 and 18 - on the homeowners’ side.

90 1. EXHIBIT 3: OLM Inspection – October 23, 2025 – 93.5%

91 2. Consideration of Greenview Proposals:

92 a. EXHIBIT 4: Install 300 Yds Mulch - \$16,500.00

93 The need for hedge gaps to be filled was noted.

94 On a MOTION by Mr. Hubbard, SECONDED by Mr. Witt, WITH ALL IN FAVOR, the Board approved
95 the Greenview proposal to install 300 yds of mulch in the amount of \$16,500.00, for Heritage
96 Harbor Community Development District.

97 A dead tree and debris on the 13th Tee box was discussed.

98 ~~b. EXHIBIT 5: Cut and Remove Dead Oak in Parking Lot – \$600.00~~

99 This item was struck as the location is maintained by the HOA.

100 F. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

101 Mr. Bush discussed the Field Operations Report, including signage for the former
102 Harbor Towne monument, installing boulders at Fisherman’s Pier area, and gate
103 arm replacements. Supervisors discussed identifying drivers who hit the gates
104 and sending letters requesting reimbursement for gate repairs. Staff will send a
105 letter to the residents who have planted trees across a drainage easement.

106 Mr. Bush discussed the contracted holiday decorations, and a future proposal for
107 painting the guardhouse.

108 1. Consideration of Field Operation Proposals

109 a. EXHIBIT 7: Orbit Illuminations Landscape Lighting

110 Ms. Grandon presented the proposals for installing solar lighting.
111 Supervisors asked about a warranty for the lights.



112 i. Solar Sign Light – NTE \$2,000.70

113 On a MOTION by Ms. Grandon, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board
114 approved the Orbit Illuminations Landscape Lighting proposal for solar sign light in the amount
115 not to exceed \$2,000.70, for Heritage Harbor Community Development District.

116 ii. Waterfall Entrance Sign & Front Face Highlights – NTE
117 \$1,691.56

118 On a MOTION by Ms. Grandon, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board
119 approved the Orbit Illuminations Landscape Lighting proposal for the waterfall entrance sign and
120 front face highlights in an amount not to exceed \$1,691.56, for Heritage Harbor Community
121 Development District.

122 Mr. Beckett was asked to notify Supervisors of the installation
123 date for the lights.

124 G. District Counsel – *Tracy Robin, Straley Robin Vericker*

125 Mr. Robin and Mr. Beckett provided an update on the Stonebrier CDD
126 agreement to allow the District to maintain an area of Stonebrier CDD property.

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

128 1. EXHIBIT 8: Adoption of **Resolution 2026-01 Calling for General Election**
129 **for Seat 4 and Seat 5 to be Held by Hillsborough County Supervisor of**
130 **Elections**

131 Supervisors requested a reminder of the candidate qualification period in
132 June.

133 On a MOTION by Ms. Grandon, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board
134 approved adoption of **Resolution 2026-01, Calling for General Election for Seat 4 and Seat 5 to**
135 **be Held by Hillsborough County Supervisor of Elections**, for Heritage Harbor Community
136 Development District.

137 **FOURTH ORDER OF BUSINESS:**

CONSENT AGENDA

138 A. **Exhibit 9:** Approval of the Minutes of the Board of Supervisors Regular Meeting
139 Held October 14, 2025

140 B. **Exhibit 10:** Acceptance of the September 2025 Unaudited Financial Report

141 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board approved
142 Consent Agenda – items A & B as presented, for Heritage Harbor Community Development
143 District.

144 **FIFTH ORDER OF BUSINESS:**

SUPERVISOR REQUESTS (*Includes Next Meeting Agenda Item Requests*)

146 Mr. Beckett provided an update on requesting a Hillsborough County Sheriff's Deputy
147 attend the District meeting to discuss security options.



148 Bonuses for golf course staff were discussed.

149 On a MOTION by Mr. Rossi, SECONDED by Ms. Grandon, WITH ALL IN FAVOR, the Board approved
150 a bonus for Mr. Panno in the net amount of \$7,000.00 and authorized Mr. Panno to approve a
151 bonus for Mr. Short, based on performance, for a net amount not to exceed \$5,000.00, for
152 Heritage Harbor Community Development District.

153 Supervisors reviewed the budget and payroll allocations. This item will be discussed
154 further at the next meeting. Supervisors discussed changing Mr. Panno's title to General
155 Manager of Golf Course Operations; it was noted that the Board had asked Mr. Panno to
156 oversee golf course maintenance and Mr. Short approximately 1.5 years ago.

157 Board consensus was for Mr. Hubbard to act be included in meetings with Stonebrier CDD
158 staff and to review any maps and legal descriptions for the parcel.

159 **SIXTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – New Business**
160 *(Limited to 3 minutes per individual for non-*
161 *agenda items)*

162 There being none, the next item followed.

163 **SEVENTH ORDER OF BUSINESS:** **NEXT MEETING QUORUM CHECK**
164 *The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m.*
165 *on December 9, 2025 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz,*
166 *Florida 33558.*

167 Ms. Grandon, Mr. Hubbard, and Mr. Rossi affirmed their intent to attend the next
168 meeting in person. Mr. Kelbaugh will attend virtually. Mr. Witt will not be attending.

169 **EIGHTH ORDER OF BUSINESS:** **ACTION ITEMS SUMMARY**

170 **District Counsel**

- 171 • Remind Double Bogeys Managers to notify Board if they intend to
172 exercise their next 5-year lease

173 **District Manager**

- 174 • Connect with Envera re: camera access
175 • Connect with Mr. Bush re: drainage easement
176 • Provide Supervisors with election requirements for June
177 • Invite Hillsborough County Sheriff's deputy to attend the next meeting

178 **Agenda**

- 179 • Enercon Change Orders #5 & 6
180 • Payroll report
181 • Ratify stand up cooler



182 **Golf Operations – John Panno**

- 183 • Obtain another quote for the bridge on 14
- 184 • Ask Mr. Henman about his discussion with Mr. Witt
- 185 • Hole 13 tee box needs to be cleaned up.

186 **Field Manager**

- 187 • Have Greenview look at the viburnum throughout the community
- 188 • Information on drainage easement

189 **NINTH ORDER OF BUSINESS:**

ADJOURNMENT

190 On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board
191 adjourned the meeting at 7:08 p.m., for Heritage Harbor Community Development District.

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

196 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
197 **meeting held on December 9, 2025.**

198 _____
199 Kyle Darin, Secretary
200 Heath Beckett, Assistant Secretary

Shelley Grandon, Chair
 Russ Rossi, Vice Chair



EXHIBIT 14



*Heritage Harbor
Community Development District*

*Financial Statements
(Unaudited)*

October 31, 2025



Financial Snapshot - General Fund

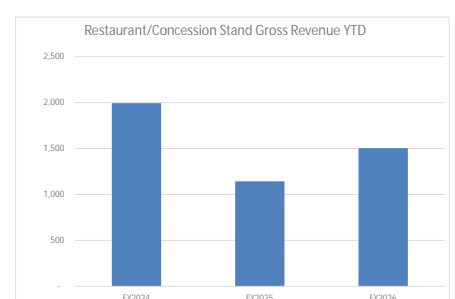
Revenue: Net Assessments % Collected YTD		
	FY 2025 YTD	FY 2026 YTD
General Fund	0.0%	0.0%
Debt Service Fund	N/A	N/A

Expenditures: Amount Spent YTD		
	FY 2025 YTD	FY 2026 YTD
General Fund		
Administration	\$40,775	\$ 45,272
Field	54,543	49,100
Total General Fund	\$ 95,318	\$ 94,371
% of Actual Expenditures Spent of Budgeted Expenditures	9%	9%

Cash and Investment Balances		
	Prior Year YTD	Current Year YTD
Operating Accounts	\$1,002,104	\$ 1,194,681

Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop

Pro Shop Concession Stand Gross Revenue YTD			
	FY2024	FY2025	FY2026
October	1,994	1,143	1505
November			
December			
January			
February			
March			
April			
May			
June			
July			
August			
September			
Yearly Total	\$ 1,994	\$ 1,143	\$ 1,505



Financial Snapshot - Enterprise Fund - Golf Activity

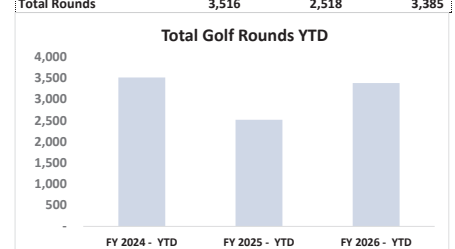
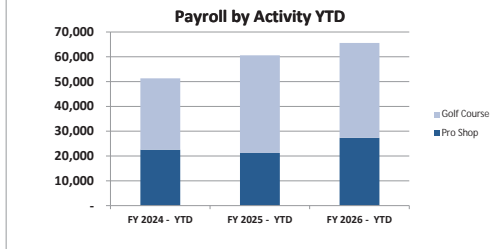
Revenue	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course		\$103,190	\$ 151,037
Pro Shop		5,835	8,136
Cost of Goods Sold		(758)	(5,051)
Total Gross Profit	\$ -	\$ 108,267	\$ 154,122

Expenses by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course		\$126,854	\$ 138,724
Pro Shop		36,255	48,542
Total Expenses	\$ -	\$ 163,109	\$ 187,265

Net Income (Loss) by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$ -	\$ (23,664)	\$ 12,314
Pro Shop	-	(31,178)	(45,457)
Total Net Income (Loss) B4 Depreciation	\$ -	\$ (54,842)	\$ (33,144)
Total Depreciation Expense	-	-	-
Total Net Income (Loss) After Depreciation	\$ -	\$ (54,842)	\$ (33,144)

Payroll by Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course			
Payroll- Hourly	\$ 23,754	\$ 33,231	\$ 32,194
FICA Taxes	3,033	4,219	4,044
Life and Health Insurance	1,986	1,930	1,986
Total Golf Course	28,773	39,380	38,224
Pro Shop			
Payroll- Hourly	18,475	16,730	21,904
FICA Taxes	2,464	2,216	2,918
Life and Health Insurance	1,609	2,258	2,520
Total Pro Shop	22,548	21,204	27,342
Total Payroll	\$ 51,321	\$ 60,584	\$ 65,566
% of Revenues	#DIV/0!	55.96%	42.54%

Actual Rounds of Golf by Month	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
October	3,516	2,518	3,385
November			
December			
January			
February			
March			
April			
May			
June			
July			
August			
September			
Total Rounds	3,516	2,518	3,385



Financial Snapshot - Debt Service Fund

	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Principal Payment	\$ -	\$ -	\$ -
Interest Payment	-	-	-
Prepayment Call	-	-	-
Total Debt Service Payments	\$ -	\$ -	\$ -



Heritage Harbor CDD
Balance Sheet
October 31, 2025

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
1 ASSETS						
2 CASH - BU MONEY MARKET	\$ 411,884	\$ -	\$ -	\$ -	\$ -	\$ 411,884
3 CASH - HANCOCK WHITNEY OPERATING	682,954	-	-	-	-	682,954
4 CASH - HANCOCK WHITNEY LOAN	99,843	-	-	-	4,906	104,749
5 CASH - BU GOLF ACCOUNT	-	-	512,068	-	-	512,068
6 CASH - BU GOLF MONEY MARKET	-	-	1,713,537	-	-	1,713,537
7 CASH - TRUIST	-	-	31,017	-	-	31,017
8 PETTY CASH	-	-	1,672	-	-	1,672
9 INVESTMENTS:						
10 REVENUE FUND	-	-	-	49	-	49
11 RESERVE TRUST FUND	-	-	-	-	-	-
12 INTEREST FUND	-	-	-	-	-	-
13 SINKING FUND	-	-	-	-	-	-
14 US BANK CONSTRUCTION TRUST FUND	-	-	-	-	13	13
15 ACCOUNTS RECEIVABLE	6,130	-	117	-	-	6,247
16 ON ROLL ASSESSMENT RECEIVABLE	946,568	239,119	-	-	-	1,185,687
17 DEPOSITS	1,890	-	3,456	-	-	5,346
18 PREPAID	819	-	-	-	-	819
19 DUE FROM OTHER FUNDS	143,304	672,691	10,019	-	-	826,013
20 INVENTORY ASSETS:						
21 GOLF BALLS	-	-	8,522	-	-	8,522
22 GOLF CLUBS	-	-	198	-	-	198
23 GLOVES	-	-	6,349	-	-	6,349
24 HEADWEAR	-	-	3,496	-	-	3,496
25 LADIES WEAR	-	-	998	-	-	998
26 MENS WEAR	-	-	1,910	-	-	1,910
27 SHOES/SOCKS	-	-	337	-	-	337
28 MISCELLANEOUS	-	-	3,670	-	-	3,670
29 TOTAL CURRENT ASSETS	2,293,391	911,810	2,297,365	49	4,919	5,507,533



Heritage Harbor CDD
Balance Sheet
October 31, 2025

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
30 NONCURRENT ASSETS						
31 LAND	-	-	1,204,598	-	-	1,204,598
32 CONSTRUCTION IN PROGRESS	-	-	528,846	-	-	528,846
33 INFRASTRUCTURE	-	-	6,139,744	-	-	6,139,744
34 ACC. DEPRECIATION - INFRASTRUCTURE	-	-	(6,030,287)	-	-	(6,030,287)
35 EQUIPMENT & FURNITURE	-	-	1,065,890	-	-	1,065,890
36 ACC. DEPRECIATION - EQUIP/FURNITURE	-	-	(1,050,479)	-	-	(1,050,479)
37 RIGHT TO USE ASSETS	-	-	354,531	-	-	354,531
38 ACC. DEPREICATION - RIGHT TO USE ASSETS	-	-	(236,355)	-	-	(236,355)
39 TOTAL NONCURRENT ASSETS	-	-	1,976,488	-	-	1,447,642
40 TOTAL ASSETS	\$ 2,293,391	\$ 911,810	\$ 4,273,853	\$ 49	\$ 4,919	\$ 6,955,175
41 LIABILITIES						
42 ACCOUNTS PAYABLE	\$ 5,776	\$ -	\$ 20,440	\$ -	\$ -	\$ 26,217
43 DEFERRED ON ROLL ASSESSMENTS	946,568	239,119	-	-	-	1,185,687
44 SALES TAX PAYABLE	2,952	-	1,695	-	-	4,647
45 ACCRUED EXPENSES	-	-	-	-	-	-
46 GIFT CERTIFICATES	-	-	-	-	-	-
47 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
48 DUE TO OTHER FUNDS	672,691	19,694	133,629	-	-	826,013
49 RIGHT TO USE LIABILITIES	-	-	112,746	-	-	112,746
50 TOTAL LIABILITIES	1,633,987	258,813	268,510	-	-	2,161,310
51 FUND BALANCES						
52 NONSPENDABLE						
53 PREPAID & DEPOSITS	2,709	-	3,456	-	-	6,165
54 CAPITAL RESERVE	-	-	-	-	-	-
55 OPERATING CAPITAL	-	-	-	-	-	-
56 INVESTED IN CAPITAL ASSETS	-	-	-	-	-	-
57 UNASSIGNED	656,696	652,996	4,001,887	49	4,919	5,316,547
58 TOTAL FUND BALANCE	659,405	652,996	4,005,343	49	4,919	5,322,712



Heritage Harbor CDD
Balance Sheet
October 31, 2025

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
59 TOTAL LIABILITIES & FUND BALANCES	\$ 2,293,391	\$ 911,810	\$ 4,273,853	\$ 49	\$ 4,919	\$ 7,484,021



Heritage Harbor CDD

General Fund

Statement of Revenue, Expenses, and Change in Fund Balance

For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 946,568	\$ -	\$ -	\$ (946,568)	0%
3 RESTAURANT LEASE	61,632	4,800	4,800	(56,832)	8%
4 RESTAURANT COMMISSION	-	1,099	1,099		
5 INTEREST	1,000	1,216	1,216	216	122%
6 FUND BALANCE FORWARD	55,452			(55,452)	
7 TOTAL REVENUE	1,064,652	7,115	7,115	(1,057,537)	1%
8 EXPENDITURES					
9 ADMINISTRATIVE					
10 SUPERVISORS' COMPENSATION	12,000	600	600	(11,400)	5%
11 PAYROLL TAXES & SERVICE	2,129	67	67	(2,063)	3%
12 ENGINEERING SERVICES	10,000	-	-	(10,000)	0%
13 LEGAL SERVICES	25,000	3,052	3,052	(21,948)	12%
14 DISTRICT MANAGEMENT	71,539	5,962	5,962	(65,577)	8%
15 DISSEMINATION FEE	2,000	2,000	2,000	-	100%
16 AUDITING SERVICES	6,500	-	-	(6,500)	0%
17 POSTAGE & FREIGHT	1,500	-	-	(1,500)	0%
18 INSURANCE (Liability, Property and Casualty)	22,323	21,107	21,107	(1,216)	95%
19 PRINTING & BINDING	1,500	-	-	(1,500)	0%
20 LEGAL ADVERTISING	1,200	133	133	(1,067)	11%
21 MISC. (BANK FEES, BROCHURES & MISC)	1,500	-	-	(1,500)	0%
22 WEBSITE HOSTING & MANAGEMENT	2,115	1,515	1,515	(600)	72%
23 EMAIL HOSTING	1,500	50	50	(1,450)	3%
24 OFFICE SUPPLIES	200	-	-	(200)	0%
25 ANNUAL DISTRICT FILING FEE	175	175	175	-	100%
26 ALLOCATION OF HOA SHARED EXPENDITURES	38,000	2,578	2,578	(35,422)	7%
27 TRUSTEE FEE	4,041	-	-	(4,041)	0%
28 SERIES 2021 BANK LOAN	150,807	2,921	2,921	(147,886)	2%
29 RESTAURANT EXPENSES	55,000	5,112	5,112	(49,888)	9%
30 STATE SALES TAX	4,314	-	-	(4,314)	0%
31 TOTAL ADMINISTRATIVE	413,343	45,272	45,272	(368,071)	11%
32 FIELD OPERATIONS					
33 PAYROLL	61,247	-	4,655	(56,592)	8%
34 FICA, TAXES & PAYROLL FEES	9,668	-	622	(9,046)	6%
35 LIFE AND HEALTH INSURANCE	10,849	-	1,036	(9,813)	10%
36 CONTRACT- GUARD SERVICES	62,000	-	-	(62,000)	0%
37 CONTRACT-LANDSCAPE	156,144	-	12,440	(143,704)	8%
38 CONTRACT-LAKE	42,000	-	13,878	(28,122)	33%
39 CONTRACT-GATES	55,000	-	4,508	(50,492)	8%
40 GATE - COMMUNICATIONS - TELEPHONE	5,600	-	497	(5,103)	9%
41 UTILITY-GENERAL	110,000	-	8,627	(101,373)	8%
42 R&M-GENERAL	6,500	-	-	(6,500)	0%
43 R&M-GATE	5,000	-	-	(5,000)	0%
44 R&M-OTHER LANDSCAPE	36,700	-	-	(36,700)	0%
45 R&M-IRRIGATION	6,000	-	1,350	(4,650)	23%
46 R&M-TREES AND TRIMMING	28,000	-	-	(28,000)	0%
47 R&M-PARKS & FACILITIES	12,000	-	-	(12,000)	0%
48 MISC-HOLIDAY DÉCOR	10,000	-	-	(10,000)	0%
49 MISC-CONTINGENCY	28,600	-	1,488	(27,112)	5%
50 TOTAL FIELD OPERATIONS	645,308	-	49,100	(596,208)	8%
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, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 TOTAL EXPENDITURES	1,064,651	45,272	94,371	(970,280)	9%
55 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(38,157)	(87,256)	(87,257)	
56 OTHER FINANCING SOURCES & USES					
57 TRANSFERS IN	-	-	-	-	
58 TRANSFERS OUT	-	-	-	-	
59 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-	-	
60 FUND BALANCE - BEGINNING - UNAUDITED	-		746,661	746,661	
61 NET CHANGE IN FUND BALANCE	1	(38,157)	(87,256)	(87,257)	
62 FUND BALANCE - ENDING - PROJECTED	1		659,405	659,404	
63 ANALYSIS OF FUND BALANCE					
64 NON SPENDABLE DEPOSITS					
65 PREPAID & DEPOSITS	2,709		2,709		
66 CAPITAL RESERVES	-		-		
67 OPERATING CAPITAL	-		-		
68 UNASSIGNED	(2,708)		656,696		
69 TOTAL FUND BALANCE	\$ 1		\$ 659,405		



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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 GOLF COURSE REVENUE					
3 GREEN FEES	\$ 1,650,000	\$ -	\$ 137,366	\$ (1,512,634)	8%
4 RANGE BALLS	95,000	-	8,611	-	9%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	-	5,061	-	101%
7 TOTAL GOLF COURSE REVENUE	1,751,000	-	151,037	(1,512,634)	9%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	-	421	(2,779)	13%
10 GOLF BALL SALES	35,000	-	4,244	(30,756)	12%
11 GLOVES SALES	10,000	-	1,083	(8,917)	11%
12 HEADWEAR SALES	3,000	-	422	(2,578)	14%
13 LADIES' WEAR SALES	100	-	-	(100)	0%
14 MEN'S WEAR SALES	1,500	-	155	(1,345)	10%
15 CONCESSION SALES	23,000	-	1,456	(21,544)	6%
16 MISCELLANEOUS	1,000	-	355	(645)	35%
17 TOTAL PRO SHOP REVENUE	76,800	-	8,136	(68,664)	11%
18 TOTAL OPERATING REVENUE	1,827,800	-	\$ 159,173	(1,668,627)	9%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000	-	2,535	(18,465)	12%
21 GLOVES	6,000	-	-	(6,000)	0%
22 HEADWEAR	1,700	-	1,765	65	104%
23 LADIES' WEAR	200	-	-	(200)	0%
24 MEN'S WEAR	2,400	-	-	(2,400)	0%
25 MISCELLANEOUS	8,500	-	751	(7,749)	9%
26 TOTAL COST OF GOODS SOLD	39,800	-	\$ 5,051	(34,749)	13%
27 GROSS PROFIT	\$ 1,788,000	\$ -	\$ 154,122	\$ (1,633,878)	9%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 465,000	\$ -	\$ 32,194	\$ (432,806)	7%
31 INCENTIVE	7,000	-	-	(7,000)	0%
32 FICA TAXES & ADMINISTRATIVE	55,000	-	4,044	(50,956)	7%
33 LIFE AND HEALTH INSURANCE	40,000	-	1,986	(38,014)	5%
34 ACCOUNTING SERVICES	4,880	-	407	(4,473)	8%
35 CONTRACTS-SECURITY ALARMS	1,000	-	60	(940)	6%
36 COMMUNICATION-TELEPHONE	3,600	-	363	(3,237)	10%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	-	1,230	(15,770)	7%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	-	768	(6,232)	11%
40 UTILITY-WATER AND SEWER	7,616	-	531	(7,085)	7%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	-	6,755	(128,245)	5%
42 LEASE - ICE MACHINES	1,600	-	125	(1,475)	8%
43 INSURANCE-PROPERTY and GENERAL LIABILITY	74,844	-	73,004	(1,840)	98%
44 R&M-BUILDINGS	7,000	-	-	(7,000)	0%
45 R&M-EQUIPMENT	40,000	-	3,045	(36,955)	8%
46 R&M-FERTILIZER	90,000	-	2,308	(87,692)	3%
47 R&M-IRRIGATION	20,000	-	-	(20,000)	0%
48 R&M-GOLF COURSE	18,000	-	7,090	(10,910)	39%
49 R&M-PUMPS	11,000	-	845	(10,155)	8%
50 MISC-PROPERTY TAXES	2,100	-	-	(2,100)	0%
51 MISC-LICENSES AND PERMITS	1,000	-	-	(1,000)	0%
52 OP SUPPLIES - GENERAL	7,000	-	659	(6,341)	9%



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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	-	2,092	(21,908)	9%
54 RECLAIMED WATER	30,000	-	-	(30,000)	0%
55 OP SUPPLIES - HAND TOOLS	5,000	-	-	(5,000)	0%
56 SUPPLIES - SAND/TOP DRESSING	10,000	-	1,137	(8,863)	11%
57 SUPPLIES - SEEDS	50,000	-	-	(50,000)	0%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	-	81	(888)	8%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	1,147,809	-	138,724	(1,009,085)	12%
61 PRO SHOP					
62 PAYROLL- HOURLY	295,000	-	21,904	(273,096)	7%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	-	2,918	(35,082)	8%
65 LIFE AND HEALTH INSURANCE	34,000	-	2,520	(31,480)	7%
66 ACCOUNTING SERVICES	4,880	-	407	(4,473)	8%
67 CONTRACT-SECURITY ALARMS	1,000	-	-	(1,000)	0%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	11,000	-	950	(10,050)	9%
70 LEASE-CARTS	141,100	-	7,722	(133,378)	5%
71 R&M-GENERAL	7,000	-	663	(6,337)	9%
72 R&M-RANGE	10,000	-	9,443	(558)	94%
73 ADVERTISING	2,000	-	400	(1,600)	20%
74 MISC-BANK CHARGES	500	-	108	(392)	22%
75 MISC-CABLE TV EXPENSES	1,680	-	-	(1,680)	0%
76 MISC-PROPERTY TAXES	5,500	-	-	(5,500)	0%
77 MISC-HANDICAP FEES	1,500	-	-	(1,500)	0%
78 OFFICE SUPPLIES	2,000	-	368	(1,632)	18%
79 COMPUTER EXPENSE	2,000	-	126	(1,874)	6%
80 SUPPLIES - SCORECARDS	1,000	-	-	(1,000)	0%
81 CONTINGENCY	2,000	-	10	(1,990)	1%
82 ALLOCATION OF HOA SHARED EXPENDITURES	7,200	-	1,002	(6,198)	14%
83 TOTAL PRO SHOP	573,610	-	48,542	(525,068)	8%
84 Capital Projects - Golf	-	-	-	-	0%
85 TOTAL EXPENSES	1,721,419	-	187,265	(1,534,154)	11%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	66,581	-	(33,144)	(99,725)	
87 OTHER FINANCING SOURCES & USES					
88 TRANSFERS IN	-	-	-	-	
89 TRANSFERS OUT	-	-	(13,362)	-	
90 TOTAL OTHER FINANCING RESOURCES & USES	-	-	(13,362)	-	
91 FUND BALANCE - BEGINNING - UNAUDITED	-	-	4,051,849	-	
92 NET CHANGE IN FUND BALANCE	66,581	-	(46,506)	-	
93 FUND BALANCE - ENDING - PROJECTED	66,581	-	4,005,343	-	
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	-	-	3,456	-	
97 CAPITAL RESERVES	-	-	-	-	
98 OPERATING CAPITAL	-	-	-	-	
99 UNASSIGNED	-	-	4,001,887	-	
100 TOTAL FUND BALANCE	\$ -	-	\$ 4,005,343	-	



Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 239,119	\$ -	\$ (239,119)
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	239,219	-	(239,219)
5 EXPENDITURES			
6 HOA RESERVE CONTRIBUTION	29,700	1,825	(27,875)
7 SITE RESERVE CONTRIBUTION	44,000	-	(44,000)
8 CAPITAL IMPROVEMENT PLAN	40,000	-	(40,000)
9 FUND BALANCE CONTRIBUTION	125,519	-	
10 TOTAL EXPENDITURES	239,219	1,825	(237,394)
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(1,825)	(1,825)
12 OTHER FINANCING SOURCES & USES			
13 TRANSFERS IN	-	-	-
14 TRANSFERS OUT	-	-	-
15 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
16 FUND BALANCE - BEGINNING	-	654,821	654,821
17 NET CHANGE IN FUND BALANCE	-	(1,825)	(1,825)
18 FUND BALANCE - ENDING	\$ -	\$ 652,996	\$ 652,996



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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1 REVENUE		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 150,807	\$ -
3 INTEREST REVENUE	-	-
4 MISC REVENUE	-	-
5 TOTAL REVENUE	150,807	-
6 EXPENDITURES		
7 INTEREST EXPENSE		
8 November 1, 2025	2,969	-
9 May 1, 2026	2,969	-
10 PRINCIPAL RETIREMENT		
11 May 1, 2026	147,000	-
12 TOTAL EXPENDITURES	152,938	-
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,131)	-
14 OTHER FINANCING SOURCES (USES)		
15 TRANSFERS IN	-	-
16 TRANSFERS OUT	-	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-
18 FUND BALANCE - BEGINNING		49
19 NET CHANGE IN FUND BALANCE	(2,131)	-
20 FUND BALANCE - ENDING	\$ (2,131)	49



Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1 REVENUE		
2 INTEREST REVENUE	\$ -	\$ -
3 MISCELLANEOUS	-	-
4 TOTAL REVENUE	-	-
5 EXPENDITURES		
6 CONSTRUCTION IN PROGRESS	-	-
7 TOTAL EXPENDITURES	-	-
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-
9 OTHER FINANCING SOURCES (USES)		
10 TRANSFERS IN	-	-
11 TRANSFERS OUT	-	-
12 TOTAL OTHER FINANCING SOURCES (USES)	-	-
13 FUND BALANCE - BEGINNING	-	4,919
14 NET CHANGE IN FUND BALANCE	-	-
15 FUND BALANCE - ENDING	\$ -	\$ 4,919



EXHIBIT 15



Print Order

Orders: 2125174 - 2125174

Order #: 2125174
Salesperson: 123 - ROY DURLEWANGI
Order Date: 11/06/2025
Customer No: 44858
Customer: Double Bogey's
Customer PO: David Gilleland / Heath Becket
FOB: DESTINATION
Ship Via: PU
Order Type: Regular

Bill To Heritage Harbor CDD - DOUBLE BOGEYS
 HEATH BECKETT DISTRICT MANAGER
 Vesta District Services
 250 International Pkwy Suite 208,
 LAKE MARY, FL 32746
 Phone: (321)263-0132 Ext: 536

Ship To DOUBLE BOGEYS
 David Gilleland
 HERITAGE HARBOR COMMUNITY CLUBHOUSE
 19502 Heritage Harbor Pkwy
 Lutz, FL 33558
 Phone: (813)917-6386

Comments:

Line Item	Qty Ord	Qty B/O	Unit	Unit Price	Disc Amt	Total Price
1 ATOSMBF8505GR Atosa Refrigerator, reach-in, one-section, 27"W x 31-7/10"D x 83-1/10"H, bottom-mount self-contained refrigeration, 19.1 cu. ft., (1) locking hinged solid door (specify hinging), digital temperature control, 33 to 40F temperature range, (3) adjustable shelves, interior LED lighting, automatic evaporation, air defrost, stainless steel interior & exterior, galvanized steel back, 4" casters, R290 Hydrocarbon refrigerant, 1/7 HP, 115v/60/1-ph, 2.1 amps, cord with NEMA 5-15P, cETLus, ETL-Sanitation, ENERGY STAR	1.00	1.00	EA	1,995.00	.00	\$1,995.00
2 CCCF Convience Fee	1.00	1.00	EA	62.85	.00	\$62.85
Total						2,057.85
Shipping						100.00
Install						.00
Sales Tax						.00
Total Order						\$2,157.85

