

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.



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

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

Time: 5:30 p.m.

Dial-in Number: 1-904-

Location: Heritage Harbor Clubhouse

Phone Conference ID: 684 257 747#

19502 Heritage Harbor Parkway

(Mute/Unmute: *6)

Lutz, Florida 33558

(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

EXHIBIT 1

Through 2026

- 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

OR 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 <u>EXHIBIT 6</u>

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 Habor

Towne Entrance Sign - \$500.00

F. Field Operations – Michael Bush, Vesta District Services <u>EXHIBIT 10</u>

1. Consideration of Field Operation Proposals <u>EXHIBIT 11</u>

2. Discussion on Harbor Towne Monument Signage

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

H. District Manager – Heath Beckett, Vesta District Services

 Consideration of License Agreement to Maintain Portion of Land Owned by Stonebrier CDD

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

DRAFT Revised 12/8/2025

Denotes Return to Agenda Link:

December 9, 2025 Agenda

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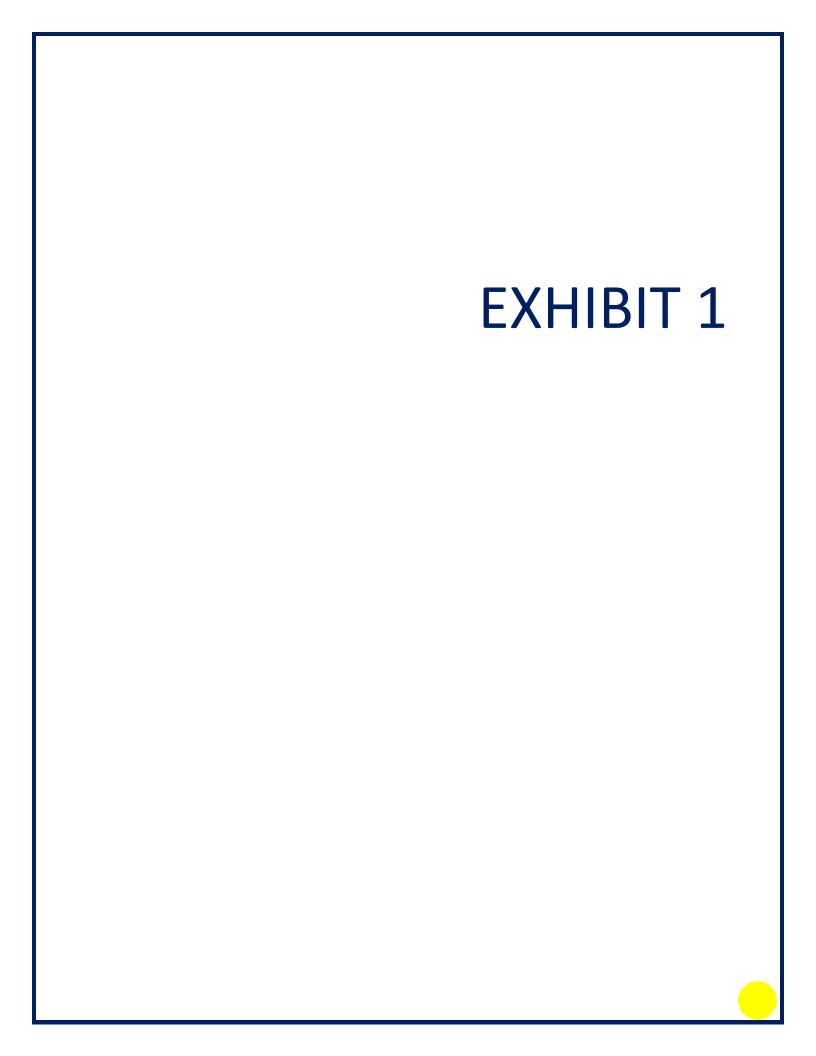
EIGHTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS: ADJOURNMENT

DRAFT Revised 12/8/2025

Denotes Return to Agenda Link:





Change Order Request (COR) Form

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

Change Requested by:

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

Reason for Change and Description of Impact

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

Services provided by ENERCON will be:

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

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



Schedule			
Description Schedule Impact (Y/N) Original End Cha			
Contract End Date	YES ⊠ NO □	12/31/2026	

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

ENERCON Approver	
Name:	
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)	⊠ Scope ⊠ Budget		⊠ Schedule	e □ Field Modification

Change Requested by:

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

Reason for Change and Description of Impact

This Change Order Request is for ENERCON to provide post construction support for startup. ENERCON will be providing technical support services for commissioning, startup, and closeout of the project based on closeout schedule completed within 12/31/26.

Services provided by ENERCON will be:

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

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



Schedule			
Description	Schedule Impact (Y/N)	Original End Date	End Date Change
Contract End Date	YES ⊠ NO □	12/31/2026	

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

ENERCON Approver	
Name:	
Signature:	
Date:	

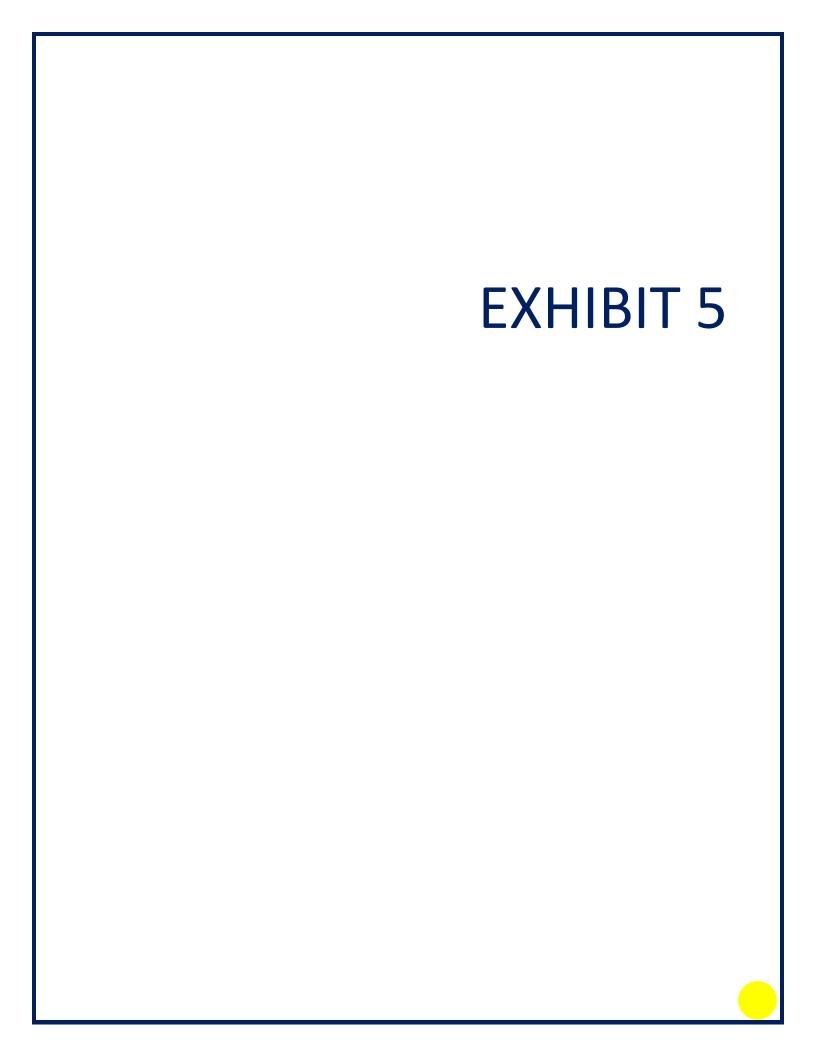
This COR, when executed, constitutes a modification to the Contract/PO

CLIENT Approver		
Name:		
Signature:		
Date:		

EXHIBIT 2 PENDING

EXHIBIT 3 PENDING

EXHIBIT 4 UNDER SEPARATE COVER



Summary

Account	#	Amount
Gross Sales	11259	\$97,467.59
<u>Voids</u>	126	(\$1,394.33)
Gross Sales - Voids		\$96,073.26
Comps	25	(\$291.47)
<u>Discounts</u>	2190	(\$1,880.84)
<u>Spills</u>	O	\$0.00
Net Sales		\$93,900.95
Service Charges	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
House Accounts	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)
Paid Ins	0	\$0.00
Paid Outs	0	\$0.00

Account

Refunds

Recovery

Deposit

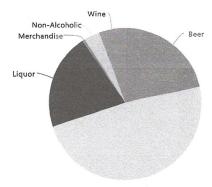
The summary table presents entries from the general ledger. Entries are posted to the general ledger from End of Day operations or when processing a refund or recovery. Source operations are listed at the bottom of the report.

ADDITIONAL PLAN

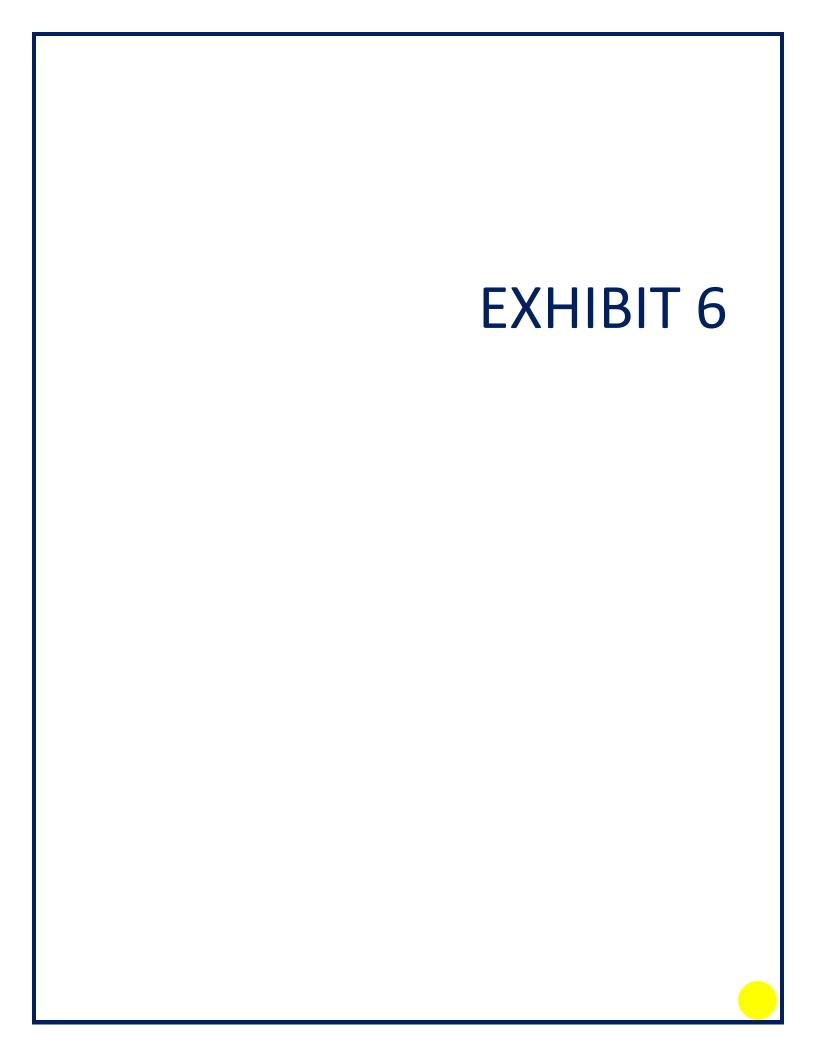
Amount
\$0.00
\$46.78
\$100,994.65

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	51,394.33	\$96,073.26	\$291.47	\$1,880.84	\$0.00	\$93,900.95



Food





Work Order

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

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

CUSTOMER

Heritage Harbor CDD Heath Beckett 19502 Heritage Harbor Parkway Lutz , Florida,

hbeckett@vest a property services.com

SERVICE LOCATION

Heritage Harbor CDD

19502 Heritage Harbor Parkway Lutz , Florida,

hbeckett@vest a property services.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!



Work Order

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

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

CUSTOMER

Heritage Harbor CDD Heath Beckett 19502 Heritage Harbor Parkway Lutz , Florida,

hbeckett@vest a property services.com

Have a great day!

SERVIC	E LOC	ATION
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Heritage Harbor CDD

19502 Heritage Harbor Parkway Lutz , Florida,

hbeckett@vest a property services.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.



Work Order

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

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

CUSTOMER

Heritage Harbor CDD Heath Beckett 19502 Heritage Harbor Parkway Lutz , Florida,

hbeckett@vest a property services.com

SERVICE LOCATION

Heritage Harbor CDD

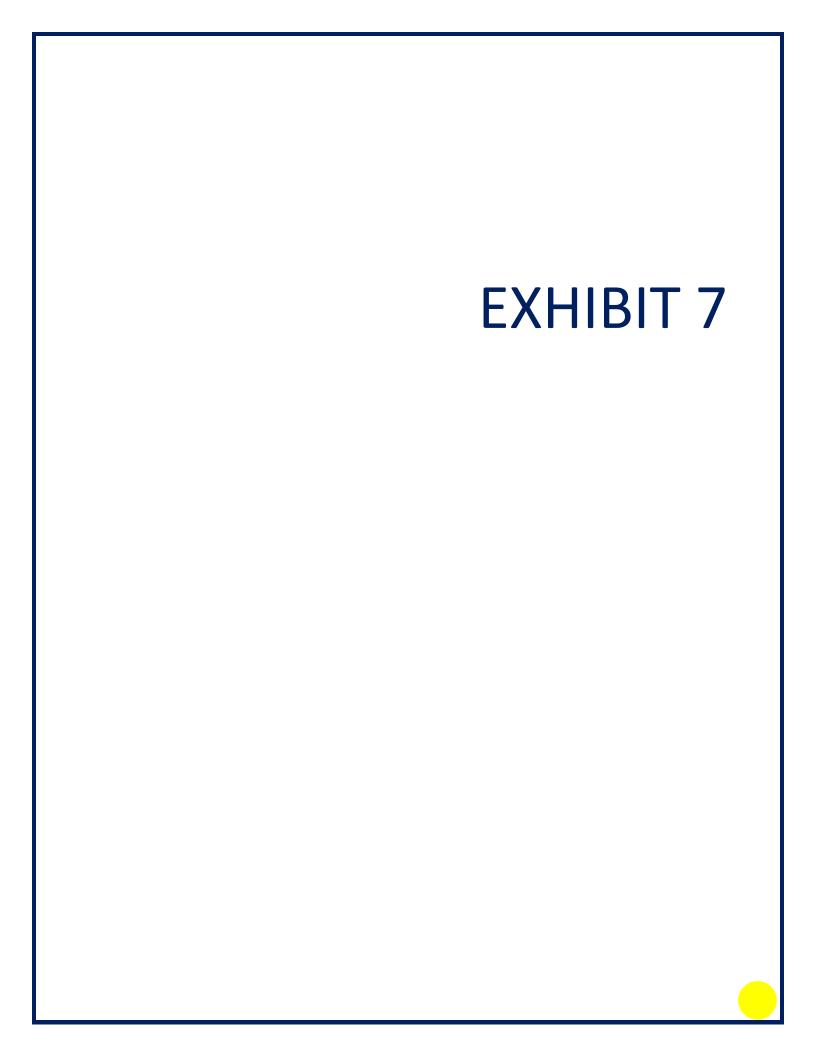
19502 Heritage Harbor Parkway Lutz , Florida,

hbeckett@vest a property services.com

JOB DETAILS	Annual Lake Mainteance

JOB CATEGORY	Annual Lake Maintenance
JOD CALLOCK!	Alliadi Lake Malifichance

COMPLETION NOTESTreated 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.



P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM7

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.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM7

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.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: <u>DEBS@GREENVIEWFL.COM</u>

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.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: <u>DEBS@GREENVIEWFL.COM</u>

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.



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: 4 9	
Inspector Signature:	
Property Representative Signature:	

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



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.

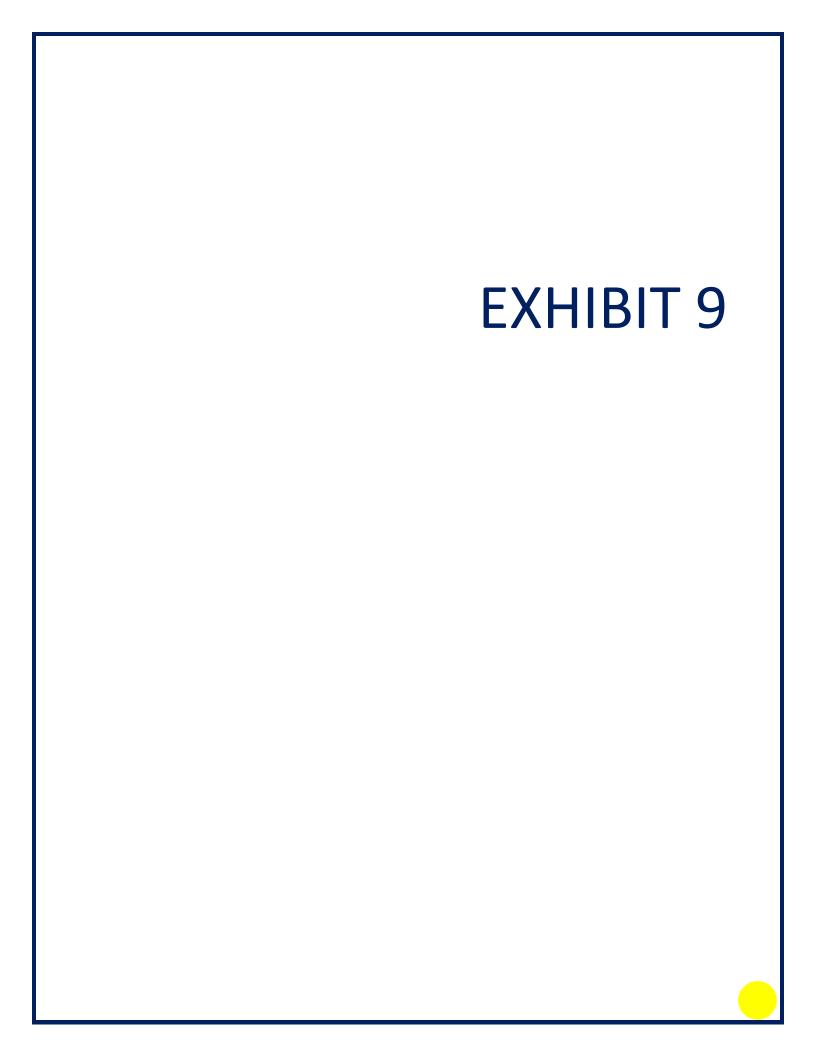
CATEGORY IV: NOTES TO OWNER

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



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.



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.

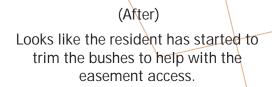


HERITAGE HARBOR

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

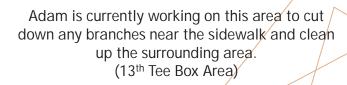












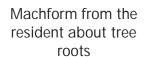














- I have started to mark all the areas where the sidewalks are breaking up and need to be repaired.
- The sidewalks are in desperate need of repairs from the tree roots.
 - This is an issue in most of the community.





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM

EXHIBIT 11 PENDING



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	

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 it's 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 Licensor Indemnities. Furthermore, the Licensee will contractually require its contractors to defend, indemnify, save and hold the 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'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.

- В. 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]



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:
Print Name of Witness	

Exhibit A: Property

Exhibit A





WALK-ON EXHIBIT A

From: Ray Leonard <<u>rleonard@greenacre.com</u>>
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,





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.

LED Digital HOA Community & Association Signs - Page 1 - Petro LED Signs





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

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

Heritage Harbor 19502 Heritage Harbor Pkwy Lutz, FL 33558

CONTACT US

1560 Jutland Drive Trinity, FL 34655

(813) 716-5999

william@american-powerwashing.com

kdarin@vestapropertyservices.com

ESTIMATE

3-Yr Premium Holiday Lighting

\$9,400.00

3-Year Holiday proposal for years 2024, 2025, & 2026.

American Illuminations will provide all lights, materials, and labor, to install lights and decor as described. Installations will be guaranteed installed by Thanksgiving and can be set to be turned on at the board's discretion.

Package includes maintenance/service calls throughout the season.

We ask for a 24hour courtesy for any service calls- but typically, issues could be resolved same day.

Takedowns will begin on January 2 and all materials will be removed and stored by January 14. Lights can be turned off prior to takedowns.

Guardhouse/Main Entrance \$0.00

Roofline decorated with Warm White LED C9s (top and bottom levels)

(1) 60' Pre-Lit Wreath with Red Bow w/ Gold Trim

Heritage Harbor Lake Monument

- (4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights
- (2) Center Columns decorated with (1) Pre-Lit Garland Spray w/ Bow (2 Sprays total)
- (11) Palm Tree Trunks wrapped with Warm White LED Mini Lights

\$0.00

Top of Heritage Harbor Sign decorated with Pre-Lit Garland and (3) Bows

- (5) Palm Tree Trunks wrapped with Warm White LED Mini Lights
- (1) Robellini Palm Cluster (left of sign) wrapped with Warm White LED Mini Lights
- (1) Row of Shrubs under Heritage Harbor sign decorated with Warm White LED Net Lights
- (1) Row of Shrubs under Heritage Harbor sign decorated with Green LED Net Lights
- (1) Hedge (right of sign) decorated with Warm White LED Mini Lights

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

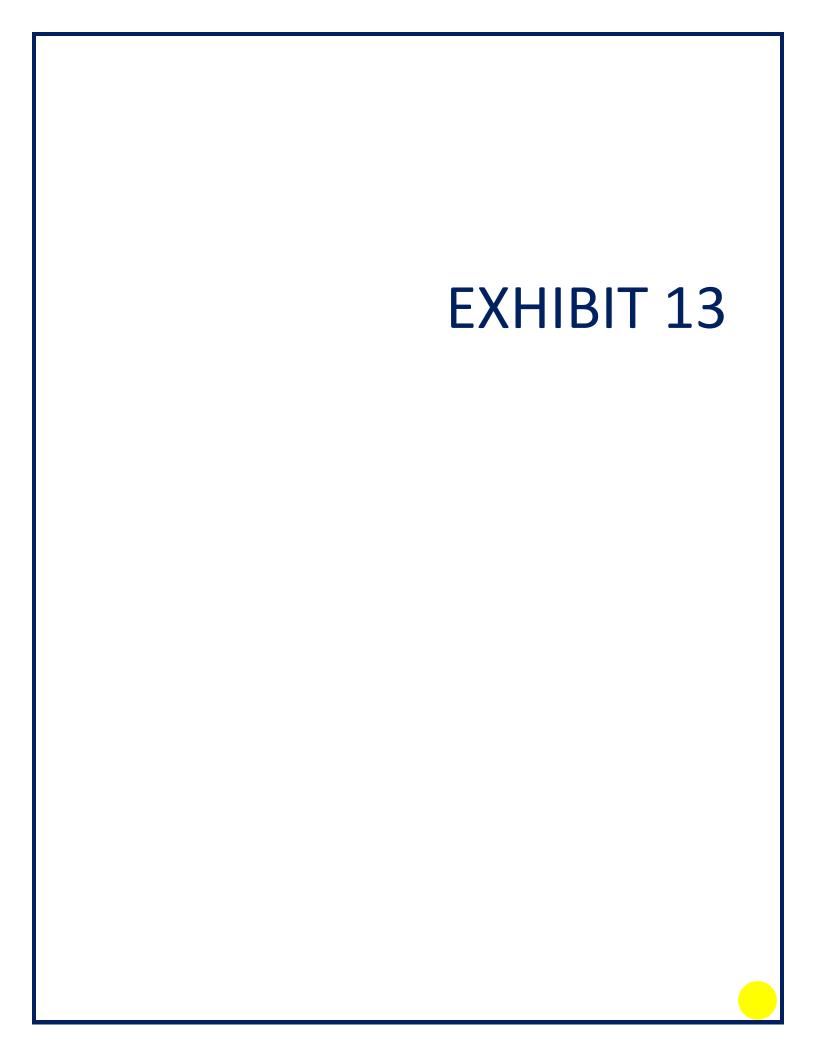
- (4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights
- (12) Palm Tree Trunks wrapped with Warm White LED Mini Lights
- (1) Shrubs (opposite side of Monument) decorated with Warm White LED Net Lights

Services subtotal: \$9,400.00

Subtotal	\$9,400.00
Total	\$9,400.00
Deposit	\$4,700.00

- 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:

۲ı	int & Signature of Acceptance.
X	
Ac	cceptance Date:
v	Board Approved 11/12/2024



1 2 3			Н	NUTES OF I IERITAGE H ITY DEVELO	
4 5 6 7	Developmer	nt Distric 19502 F	t was held on No Heritage Harbor P	vember 11	risors of the Heritage Harbor Community, 2025 at 5:30 p.m. at the Heritage Harbor etz, Florida 33558. The actions taken are
8	FIRST ORDE	R OF BUS	SINESS:		ROLL CALL
9	Mr. E	Beckett c	alled the meeting t	o order at 5	5:32 p.m. and conducted roll call.
10	Present and	constitu	ting a quorum were	2:	
11 12 13 14 15	Mr. \ David Russ	ey Grand Witt (S2) d Hubbar Rossi (S4 es Kelbau	rd (S3) 1)	Board So Board So Board So	upervisor, Chairwoman upervisor, Assistant Secretary upervisor, Assistant Secretary upervisor, Vice Chairman upervisor, Assistant Secretary
16	Also present	were:			
17 18 19 20 21 22	Mich Tracy Tonja Susa	h Becket ael Bush / Robin a Stewar n Eisenst t Henma	t adt	Field Ma District District Project	Manager, Vesta District Services Inager, Vesta District Services Counsel, Straley Robin Vericker Engineer, Stantec Manager, Enercon (Virtually) Amenity Services Group (Virtually)
23 24 25	SECOND OR	DER OF I	BUSINESS:		AUDIENCE COMMENTS – Agenda Items (Limited to 3 minutes per individual for agenda items)
26	There	e being r	no comments on ag	genda items	, the next item followed.
27	THIRD ORDE	R OF BU	ISINESS:		BUSINESS MATTERS
28	A.	Distric	ct Engineer – <i>Tonja</i>	Stewart, St	antec
29		1.	Update on Water	Meter Pro	ect
30 31 32 33 34 35 36 37 38			County. These pl is to hold a pre-bi requests for addit days to make any project and RFP s December 10 th w opinion of the bio	ans will be id meeting tional information of the comme checkedule. A hich will be properties of the comme checked will be properties will be properties of the comme checked with the comme checked will be properties of the comme checked will be commented with the commented will be commented with the co	e plans were re-submitted to Hillsborough used for the Request For Proposals. The plan and Enercon will be responsible for any mation. Mr. Robin added the County has ten nents on the re-submittal. He discussed the mandatory on-site meeting is scheduled for attended by Enercon. Bids and Enercon's esented in advance of the January meeting. e vendor at the January meeting.

Regular Meeting Page 2 of 6 39 Consideration of Enercon Change Orders a. #5 for Construction Support - \$56,609.00 40 ii. #6 for Commissioning Support - \$33,854.00 41 Ms. Eisenstadt explained that Enercon will collect manual mark-42 ups from the Contractor for the as-builts, Enercon will not redo 43 the as-builts in CAD. A meeting will be scheduled with Enercon, 44 Mr. Hubbard, and Ms. Stewart to discuss additional questions on 45 the certification process. 46 Ms. Eisenstadt advised that Enercon's rates will increase by 47 approximately 3% in 2026. She was asked to present the District's 48 request for Enercon to not raise their rates for this project in 49 2026. The change orders will be re-presented at the December 50 51 meeting. On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board 52 53 authorized staff to proceed with the Request For Proposals for the water meter construction, for Heritage Harbor Community Development District. 54 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 regarding options for grant funding. 58 В. Golf Operations – John Panno, Pro Shop 59 60 Mr. Beckett presented the report on Golf Operations on behalf of Mr. Panno.

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

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

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

C. EXHIBIT 1: Restaurant Operations – David Gilleland/Charles Conover, Double 76 77 Bogeys Tavern & Grille 78 A representative of Double Bogeys was not present. Mr. Beckett reviewed the report and advised of the purchase of a standup cooler that will be delivered the 79 following day, and the purchase will be presented for ratification at the next 80 meeting. Discussion followed on the lease renewal. Mr. Robin was directed to 81 reach out to the Double Bogey's legal representative regarding the lease renewal 82 83 option. D. 84 Aquatic Maintenance Report – Alex Kurth, Premier Lakes 85 A representative from Premier Lakes was not present. Supervisors had no questions or comments on the ponds. 86 E. EXHIBIT 2: Landscape Maintenance Report – Adam Rhum, Greenview Landscape 87 88 A representative from Greenview Landscape was not present. Weedy undergrowth was noted at ponds 17 and 18 - on the homeowners' side. 89 EXHIBIT 3: OLM Inspection - October 23, 2025 - 93.5% 90 1. 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 the Greenview proposal to install 300 yds of mulch in the amount of \$16,500.00, for Heritage 95 Harbor Community Development District. 96 A dead tree and debris on the 13th Tee box was discussed. 97 EXHIBIT 5: Cut and Remove Dead Oak in Parking Lot \$600.00 98 This item was struck as the location is maintained by the HOA. 99 F. EXHIBIT 6: Field Operations - Michael Bush, Vesta District Services 100 Mr. Bush discussed the Field Operations Report, including signage for the former 101 Harbor Towne monument, installing boulders at Fisherman's Pier area, and gate 102 arm replacements. Supervisors discussed identifying drivers who hit the gates 103 and sending letters requesting reimbursement for gate repairs. Staff will send a 104 letter to the residents who have planted trees across a drainage easement. 105 Mr. Bush discussed the contracted holiday decorations, and a future proposal for 106 painting the guardhouse. 107 108 1. Consideration of Field Operation Proposals EXHIBIT 7: Orbit Illuminations Landscape Lighting 109 a. Ms. Grandon presented the proposals for installing solar lighting. 110 Supervisors asked about a warranty for the lights. 111

Heritage Harbor CDD November 11, 2025
Regular Meeting Page 4 of 6

112 i. Solar Sign Light – NTE \$2,000.70 On a MOTION by Ms. Grandon, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board 113 114 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 On a MOTION by Ms. Grandon, SECONDED by Mr. Kelbaugh, WITH ALL IN FAVOR, the Board 118 approved the Orbit Illuminations Landscape Lighting proposal for the waterfall entrance sign and 119 120 front face highlights in an amount not to exceed \$1,691.56, for Heritage Harbor Community Development District. 121 Mr. Beckett was asked to notify Supervisors of the installation 122 date for the lights. 123 District Counsel – Tracy Robin, Straley Robin Vericker 124 G. 125 Mr. Robin and Mr. Beckett provided an update on the Stonebrier CDD agreement to allow the District to maintain an area of Stonebrier CDD property. 126 Н. District Manager – Heath Beckett, Vesta District Services 127 EXHIBIT 8: Adoption of Resolution 2026-01 Calling for General Election 128 1. for Seat 4 and Seat 5 to be Held by Hillsborough County Supervisor of 129 130 **Elections** Supervisors requested a reminder of the candidate qualification period in 131 132 On a MOTION by Ms. Grandon, SECONDED by Mr. Hubbard, WITH ALL IN FAVOR, the Board 133 approved adoption of Resolution 2026-01, Calling for General Election for Seat 4 and Seat 5 to 134 be Held by Hillsborough County Supervisor of Elections, for Heritage Harbor Community 135 Development District. 136 **FOURTH ORDER OF BUSINESS:** 137 **CONSENT AGENDA Exhibit 9:** Approval of the Minutes of the Board of Supervisors Regular Meeting 138 A. Held October 14, 2025 139 140 В. 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 Consent Agenda – items A & B as presented, for Heritage Harbor Community Development 142 District. 143 FIFTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS** (Includes Next 144 Meeting Agenda Item Requests) 145 146 Mr. Beckett provided an update on requesting a Hillsborough County Sheriff's Deputy attend the District meeting to discuss security options. 147

Heritage Harbor CDD November 11, 2025
Regular Meeting Page 5 of 6

Bonuses for golf course staff were discussed. 148 149 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. Supervisors reviewed the budget and payroll allocations. This item will be discussed 153 further at the next meeting. Supervisors discussed changing Mr. Panno's title to General 154 Manager of Golf Course Operations; it was noted that the Board had asked Mr. Panno to 155 oversee golf course maintenance and Mr. Short approximately 1.5 years ago. 156 157 Board consensus was for Mr. Hubbard to act be included in meetings with Stonebrier CDD staff and to review any maps and legal descriptions for the parcel. 158 SIXTH ORDER OF BUSINESS: 159 **AUDIENCE COMMENTS – New Business** (Limited to 3 minutes per individual for non-160 agenda items) 161 There being none, the next item followed. 162 **SEVENTH ORDER OF BUSINESS:** 163 **NEXT MEETING QUORUM CHECK** The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. 164 on December 9, 2025 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, 165 Florida 33558. 166 Ms. Grandon, Mr. Hubbard, and Mr. Rossi affirmed their intent to attend the next 167 168 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** Remind Double Bogeys Managers to notify Board if they intend to 171 exercise their next 5-year lease 172 **District Manager** 173 174 Connect with Envera re: camera access Connect with Mr. Bush re: drainage easement 175 176 Provide Supervisors with election requirements for June Invite Hillsborough County Sheriff's deputy to attend the next meeting 177 Agenda 178 Enercon Change Orders #5 & 6 179 Payroll report 180 Ratify stand up cooler 181

Regular Meeting Page 6 of 6 **Golf Operations – John Panno** 182 Obtain another quote for the bridge on 14 183 Ask Mr. Henman about his discussion with Mr. Witt 184 185 Hole 13 tee box needs to be cleaned up. Field Manager 186 187 Have Greenview look at the viburnum throughout the community Information on drainage easement 188 189 **NINTH ORDER OF BUSINESS: ADJOURNMENT** On a MOTION by Ms. Grandon, SECONDED by Mr. Rossi, WITH ALL IN FAVOR, the Board 190 adjourned the meeting at 7:08 p.m., for Heritage Harbor Community Development District. 191 *Each person who decides to appeal any decision made by the Board with respect to any matter 192 considered at the meeting is advised that person may need to ensure that a verbatim record of 193 the proceedings is made, including the testimony and evidence upon which such appeal is to be 194 195 based. Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed 196 meeting held on December 9, 2025. 197 198 199 ☐ Kyle Darin, Secretary ☐ Shelley Grandon, Chair

☐ Russ Rossi, Vice Chair

November 11, 2025

Heritage Harbor CDD

☐ Heath Beckett, Assistant Secretary

200



Heritage Harbor Community Development District

Financial Statements
(Unaudited)

October 31, 2025



Financial Snapshot - Gener	al Fund			
Revenue: Net Assessments % Collected YTD				
	FY	2025 YTD	F۱	2026 YTD
General Fund		0.0%		0.0%
Debt Service Fund		N/A		N/A
Expenditures: Amount Spent YTD				
	FY	2025 YTD	F١	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				
	Pric	r Year YTD	Curr	ent Year YTD
Operating Accounts	9	1,002,104	\$	1.194.681

		Financi	al Snapshot	- Enterprise
Pro S	Shop Concession	Stand Gross	Revenue YTD	
	F۱	2024	FY2025	FY2026
October		1,994	1,143	150
November				
December				
January				
February				
March				
April				
May				
June				
July				
August				
September				
Yearly Total	Ś	1,994 \$	1,143	\$ 1,505

Financial Snapshot - Enterprise Fund - Golf Activity



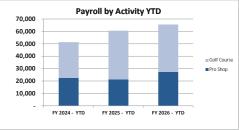
			_		
Revenue	Actual		Actual		Actual
	FY 2024 - YTD	FY	2025 - YTD	F	Y 2026 - YTD
Golf Course			\$103,190	\$	151,037
Pro Shop			5,835		8,136
Cost of Goods Sold			(758)		(5,051)
Total Gross Profit	\$ -	\$	108,267	\$	154,122

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

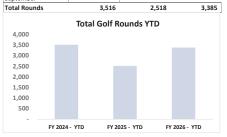
Net Income (Loss) by Golf Activity	Actual			Actual	Actual	
	FY 20:	24 - YTD	FY	2025 - YTD	F	Y 2026 - YTD
Golf Course	\$	-	\$	(23,664)	\$	12,314
Pro Shop		-		(31,178)		(45,457)
Total Net Income (Loss) B4 Depreciation	\$	-	\$	(54,842)	\$	(33,144)
Total Depreciation Expense		-		-		-
Total Net Income (Loss) After Depreciation	\$	-	\$	(54,842)	\$	(33,144)

Financial Snapshot - Debt Service Fund								
	Actual Actual							
	FY 2024	- YTD	FY 20	25 - YTD	FY 20	26 - YTD		
Principal Payment	\$	-	\$	-	\$	-		
Interest Payment		-		-		-		
Prepayment Call		-		-		-		
Total Debt Service Payments	\$	-	\$	-	\$	-		

Payroll by Activity		Actual		Actual	Actual		
	FY 2	024 - YTD	FY 2	2025 - YTD	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	ź	DIV/0!		55.96%		42.54%	



Actual Rounds of G	Golf by Month		
	FY 2024 - YTD	FY 2025 - YTD	
October	3,516	2,518	3,385
November			
December			
January			
February			
March			
April			
May			
June			
July			
August			
September			
Tatal Davida	3.546	3 540	2 205



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		Capital		olf Course	Debt Service	& Cons	TOTAL T
20 MONCLIDDENIE ACCEPTO	 Fund	Kes	erve Fund	- &	Pro Shop	Series 2021	 2021	 TOTAL
30 NONCURRENT ASSETS 31 LAND					1,204,598			1,204,598
32 CONSTRUCTION IN PROGRESS			_		528,846	_	_	1,204,376
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	Capital	Golf Course	Debt Service	Acq & Cons				
	Fund	Reserve Fund	& Pro Shop	Series 2021	2021	TOTAL			
59 TOTAL LIABILITIES & FUND BALANCES	\$ 2,293,391	\$ 911,810	\$ 4,273,853	\$ 49	\$ 4,919	\$ 7,484,021			

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	-	1,030	(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-LAKE	55,000	-	4,508	(50,492)	8%
40 GATE - COMMUNICATIONS - TELEPHONE	5,600	-	4,508	(5,103)	9%
41 UTILITY-GENERAL	110,000	-	8,627	(101,373)	8%
42 R&M-GENERAL	6,500	-	0,027	(6,500)	0%
43 R&M-GATE	5,000	-	-	* * * *	0%
44 R&M-OTHER LANDSCAPE	36,700	-	-	(5,000)	0%
	6,000	-	1,350	(36,700)	23%
		-	1,550	(4,650)	
46 R&M-TREES AND TRIMMING	28,000	-	-	(28,000)	0%
47 R&M-PARKS & FACILITIES 48 MISC HOLIDAY DÉCOR	12,000	-	-	(12,000)	0%
48 MISC-HOLIDAY DÉCOR	10,000	-	1 400	(10,000)	0% 5%
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%

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		

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	FY 202 Month	of	Tot	Y 2026 al Actual	0	VARIANCE ver (Under)	% Actual YTD /
1 D	REVENUE		Budget	Octobe	r	Y ea	r-to-Date		to Budget	FY Budget
_	GOLF COURSE REVENUE									
3	GREEN FEES	\$	1,650,000	\$		\$	137,366	\$	(1,512,634)	8%
4	RANGE BALLS	Ψ	95,000	Ψ		Ψ	8,611	ψ	(1,312,034)	9%
5	HANDICAPS		1,000		_		0,011		_	0%
6	INTEREST		5,000		_		5,061		_	101%
_	OTAL GOLF COURSE REVENUE		1,751,000				151,037		(1,512,634)	9%
_						-				
8 P	RO 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 T	OTAL PRO SHOP REVENUE		76,800		-		8,136		(68,664)	11%
18 T	OTAL OPERATING REVENUE		1,827,800			\$	159,173	_	(1,668,627)	9%
	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 <u>T</u>	OTAL COST OF GOODS SOLD		39,800			\$	5,051		(34,749)	13%
27 G	ROSS PROFIT	\$	1,788,000	\$	-	\$	154,122	\$	(1,633,878)	9%
20 15	WDENCEC									
_	XYENSES									
	GOLF COURSE	¢	465,000	¢		¢	22 104	ø	(422.806)	70/
30 31	PAYROLL-HOURLY INCENTIVE	\$	465,000 7,000	\$	-	\$	32,194	\$	(432,806) (7,000)	7% 0%
32	FICA TAXES & ADMINISTRATIVE		55,000		-		4,044		(50,956)	7%
	LIFE AND HEALTH INSURANCE				-					
33	ACCOUNTING SERVICES		40,000		-		1,986		(38,014)	5% 8%
34	CONTRACTS-SECURITY ALARMS		4,880		-		407 60		(4,473)	6%
35			1,000		-				(940)	
36	COMMUNICATION-TELEPHONE		3,600		-		363		(3,237)	10%
37	POSTAGE AND FREIGHT		200		-		1 220		(200)	0%
38	ELECTRICITY HTTP: HTTP: PERIOD PERIOD AND MAINTENANCE		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%

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	FY 2026 Month of	FY 2026 Total Actual	VARIANCE Over (Under)	% Actual YTD /
53 OP SUPPLIES - FUEL / OIL	Budget 24,000	October	Year-to-Date 2,092	<u>to Budget</u> (21,908)	FY Budget
54 RECLAIMED WATER	30,000	_	2,092	(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 73 ADVERTISING	10,000 2,000	-	9,443 400	(558) (1,600)	94% 20%
74 MISC-BANK CHARGES	500	-	108	(392)	20%
75 MISC-CABLE TV EXPENSES	1,680	-	108	(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%
				(00.705)	
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	<u> </u>		(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		

Capital Reserve Fund (CRF)

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

	Ā	FY 2026 Adopted Budget	To	FY 2026 tal Actual ar-to-Date	Ov	ARIANCE er (Under) o Budget
1 <u>REVENUE</u>						
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

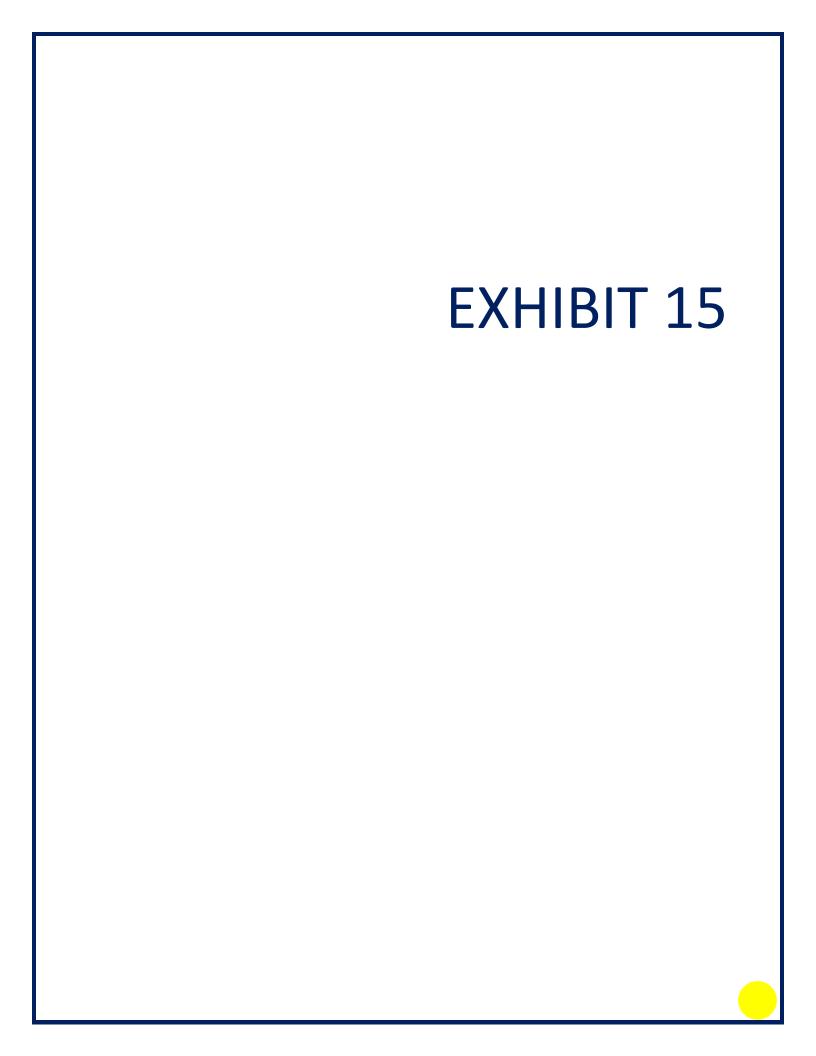
Debt Service Series 2021

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

	-	A	Y 2026 dopted Budget	FY 20 Actua Year-to-	al
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROL	L (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 (UND	ER) EXPENDITURES		(2,131)		
14 OTHER FINANCING SOURCES (US)	ES)				
15 TRANSFERS IN			-		-
16 TRANSFERS OUT					
17 TOTAL OTHER FINANCING SOUR	CES (USES)				
18 FUND BALANCE - BEGINNING					49
19 NET CHANGE IN FUND BALANCE			(2,131)		-
20 FUND BALANCE - ENDING		\$	(2,131)		49

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 2 Ado	pted	A	Z 2026 ctual -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



Innovative Foodservice Group Print Order

Ship To DOUBLE BOGEYS

David Gilleland

Lutz, FL 33558

Phone: (813)917-6386

19502 Heritage Harbor Pkwy

HERITAGE HARBOR COMMUNITY CLUBHOUSE

Orders: 2125174 - 2125174

Order #: 2125174

Bill To Heritage Harber CDD - DOUBLE BOGEYS

Salesperson: 123 - ROY DURLEWANGE

HEATH BECKETT DISTRICT MANAGER

Order Date: 11/06/2025

Vesta District Services

250 International Pkwy Suite 208,

Customer No: 44858 Customer: Double Bogey's LAKE MARY, FL 32746

Phone: (321)263-0132 Ext: 536

Customer PO: David Gilleland / Heath Becket

FOB: DESTINATION

Comments:

Ship Via: PU

Order Type: Regular

Lin	e Item	Qty Ord	Qty B/O	Unit	Unit Price	Amt	Total Price
1	ATOSMBF8505GR Atosa Refrigerator, reach-in, one-section, 27' self-contained refrigeration, 19.1 cu. ft., (1) lo digital temperature control, 33 to 40F temperature lepton lighting, automatic evaporation, air defrogalvanized steel back, 4" casters, R290 Hydramps, cord with NEMA 5-15P, cETLus, ETL-	cking hinged solid door (s ature range, (3) adjustable ast, stainless steel interior ocarbon refrigerant, 1/7 H	pecify hinging) e shelves, inter & exterior, IP, 115v/60/1-p	ior	1,995.00	.00	\$1,995.00
2	CCCF Convienence Fee	1.00	1.00	EA	62.85	.00	\$62.85
					Total Shipping Install Sales Tax		2,057.85 100.00 .00 .00
					Total Order		\$2,157.85