



Your Community.
Our Commitment.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
January 13, 2026
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, January 13, 2026 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, January 13, 2026
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
John Panno, Heritage Harbor Golf Course
Charles Conover, Double Bogeys Tavern & Grille
David Gilleland, Double Bogeys Tavern & Grille
Alex Kurth, Premier Lakes
Adam Rhum, Greenview Landscape
Susan Eisenstadt, Enercon

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 – *Susan Eisenstadt, Enercon* [EXHIBIT 1](#)
 2. Discussion on Traffic Calming Devices
 3. Discussion on Options for Removing Invasive Species (Japanese Climbing Fern) from Conservation Area
- B. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
 1. Consideration of Premier Lakes Proposal to Add Reclaimed Water Pond to Ongoing Aquatic Maintenance Agreement - \$1,200.00/Yr [EXHIBIT 1](#)
- C. Golf Operations – John Panno, Pro Shop
 1. Discussion on Golf Course Employee Payroll [Under Separate Cover](#)
- D. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* [EXHIBIT 2](#)



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

January 13, 2026 Agenda

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THIRD ORDER OF BUSINESS

BUSINESS MATTERS (Continued)

E. Landscape Maintenance Report – <i>Adam Rhum, Greenvue Landscape</i>	<u>EXHIBIT 3</u>
1. OLM Inspection – December 18, 2025 – 91.5%	
F. Field Operations – <i>Michael Bush, Vesta District Services</i>	<u>EXHIBIT 4</u>
G. District Counsel – <i>Tracy Robin, Straley Robin Vericker</i>	
H. District Manager – <i>Heath Beckett, Vesta District Services</i>	
1. Consideration of License Agreement to Maintain Portion of Land Owned by Stonebrier CDD	<u>EXHIBIT 5</u>

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 9, 2025	<u>EXHIBIT 6</u>
B. Acceptance of the November 2025 Unaudited Financial Report	<u>EXHIBIT 7</u>
C. Ratification of Approval of Pegasus Mechanical Proposal for Quarterly Maintenance of the Clubhouse HVAC system – \$8,500.00/Yr (CDD cost-share portion: \$3,910.00/Yr)	<u>EXHIBIT 8</u>

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, February 10, 2026
at 5:30 p.m.
Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558**

EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS:

ADJOURNMENT

EXHIBIT 1





Contract Addendum

Customer Name: Heritage Harbor CDD

Management Company: Vesta District Services, Heath Beckett

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Addendum, dated **December 23rd, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes" and **Heritage Harbor CDD**, hereinafter known as "Customer".

This Contract Addendum is for the current Annual Management Program Agreement identified as **Annual Lake Maintenance**. This addendum will be under the same terms and conditions for the same period as your current Annual Management Program Agreement, except as amended here:

Premier Lakes proposes **adding the reclaimed pond consisting of approximately 1,120 linear feet and 1.60 acres to the annual maintenance program.**

Current Monthly Lake Maintenance: \$3,400.00

Current Annual Lake Maintenance: \$40,800.00

New Monthly Lake Maintenance Price: \$3,500.00

New Annual Lake Maintenance Price: \$42,000.00



Accepted and Approved:

Heritage Harbor CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

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



EXHIBIT 2



Financial Summary Report for Double Bogey's Tavern & Grille

Start Date: 2025-12-01 - End Date: 2025-12-31

Summary

Account	#	Amount
Gross Sales	10792	\$92,073.22
<u>Voids</u>	149	(\$1,739.31)
Gross Sales - Voids		\$90,333.91
<u>Comps</u>	31	(\$350.78)
Discounts	2115	(\$1,899.85)
<u>Spills</u>	0	\$0.00
Net Sales	0	\$88,083.28
<u>Service Charges</u>		\$0.00
Net Sales + Service Charges		\$88,083.28
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		\$88,083.28
<u>Taxes</u>	2548	\$6,580.17
Gratuities	0	\$0.00
Tips	1763	\$17,112.39
Gift Cards	0	\$0.00
<u>House Accounts</u>		\$0.00
Accounts Receivable	14	\$0.00
Amount Due from Customers		\$111,775.84
<u>Paid Gratuities</u>	0	\$0.00
Paid Tips	1763	(\$17,112.39)
<u>Paid Ins</u>	0	\$0.00
<u>Paid Outs</u>	0	\$0.00

1% \$880.83



Account	#	Amount
<u>Refunds</u>	0	\$0.00
<u>Recovery</u>	0	\$0.00
Deposit		\$94,663.45

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	3438	\$18,646.63	\$719.94	\$17,926.69	\$14.06	\$280.38	\$0.00	\$17,632.25
Food	5081	\$46,503.75	\$592.40	\$45,911.35	\$276.19	\$1,312.80	\$0.00	\$44,322.36
Liquor	2129	\$17,577.80	\$263.98	\$17,313.82	\$42.32	\$167.19	\$0.00	\$17,104.31
Merchandise	56	\$574.92	\$0.00	\$574.92	\$0.00	\$5.80	\$0.00	\$569.12
Non-Alcoholic	1683	\$3,186.65	\$44.40	\$3,142.25	\$0.00	\$83.55	\$0.00	\$3,058.70
Wine	700	\$5,583.47	\$118.59	\$5,464.88	\$18.21	\$50.13	\$0.00	\$5,396.54
Total	13087	\$92,073.22	\$1,739.31	\$90,333.91	\$350.78	\$1,899.85	\$0.00	\$88,083.28

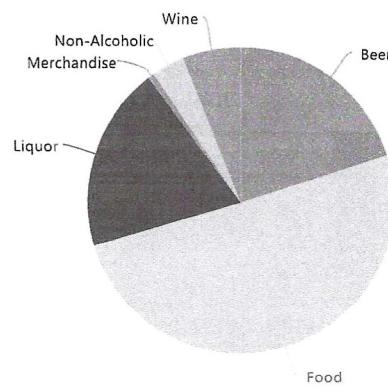


EXHIBIT 3





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

December 18, 2025

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

SCORE: 91.5%

**NEXT INSPECTION
JANUARY 22, 2026 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

COMMONS

1. Bluewater entrance: Rejuvenate prune Dwarf Oleander by 50% maintaining new growth below the planter bed.
2. Throughout: Remove Spanish Moss in trees and Viburnum hedgerows.
3. Across from golf course operations: Remove stubs on Pine trees.
4. Southbound parkway adjacent to Fishermen Bend: Remove sand and debris along curbs.
5. Near Sea Mist north entrance: Remove palm volunteers in Liriope.
6. **Throughout: Trench curb lines and cover bare areas / old mulch.**
7. Sea Cove frontage: Remove weedy growth in Liriope.
8. North frontage of Kings Gate: Prune Brazilian Pepper overhanging sidewalks.
9. Kings Gate frontage: Rejuvenate prune Oleander.

ENTRANCE

10. Continue to remove pine straw weekly.
11. Grade and level the area where the irrigation was repaired.
12. Prune Variegated Ginger away from landscape up lights.
13. Access the east line frontage between the fountain and Cypress Green entrance.
14. Remove commercial signage when found.
15. Supplement as needed pansies being eaten or damaged.
16. Improve Crape Myrtles avoid heavy pruning.



17. Inbound lane: Repair areas of tree well overspray reducing tree wells uniformly.
18. **Remove leaves on turf and berm area mulch beds.**

HARBOR TOWNE

19. Reduce height of Dwarf Oleander maintain the new signage visible.
20. Clubhouse frontage: Groom spent foliage in Firecracker, do not shear.
21. Southside of the tennis court fence: Repair under warranty failed turf.

CATEGORY III: IMPROVEMENTS – PRICING

1. Along Lutz Lake Fern frotnage: Provide a price to prune dead trees from Power line clearance.
2. Along the inbound right of way: Provide proposals with recommendations for colorful ornaments to eliminate the aged Juniper.
3. South of Sea Cove center medina island: Provide a price to remove Parsonii Juniper and sod with St. Augustine.
4. To the right of the entrance adjacent to the pro-shop: Provide a price to remove the declining Ligustrum.
5. Harbor Towne: Provide a price to install an additional Crape Myrtle where the Ligustrum was removed.
6. Maintenance shop driveway: Provide a price to install drain field stone to reduce erosion.

CATEGORY IV: NOTES TO OWNER

NONE

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



HERITAGE HARBOR CDD

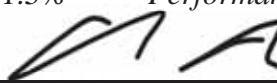
MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Grassy and broadleaf
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Moss, Woodline overhang , deadwood in Viburnum
CLEANLINESS	10	-5	Leaf Debris, windfall, Woodline litter
MULCHING	5	-2.5	Trench all hard edge areas
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Replace deer browse, use deer repellent
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 12-18-25 Score: 91.5%

Performance Payment™ % 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 



EXHIBIT 4





**FIELD OPERATIONS REPORT
FOR
HERITAGE HARBOR
COMMUNITY DEVELOPMENT
DISTRICT
JANUARY 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.
 - Currently waiting for shipping information from the new lights that were ordered.
 - Solar/Waterfall Lights.
- (Monument)
 - Heritage Harbor Golf Club & Amenity Center.
 - Clubhouse Restaurant Amenities
- Work with Jay.
 - Front Heritage Harbor sign move (Still in Process)
 - Fence Removal: North end of the community. (Still in Process)
- Adam from Greenview.
 - Stump grinding to be completed.
 - Mulching has been completed.
- Premier Lakes.
 - Alex's team is having issues accessing Pond 24 due to residents' bushes being overgrown.
 - The resident has cut back.



Christmas lights/decoration install.

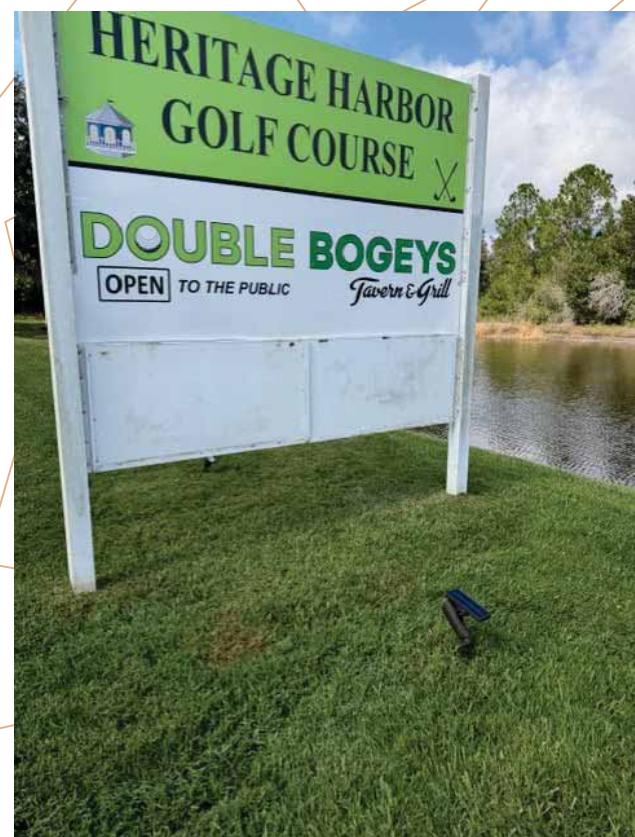
This was scheduled to be done on the 1st of Dec or, at the latest, the 3rd.

This will be completed 100% on Dec 8th, and the lights will be operational at 5 pm





Lights installed on the Double Bogeys sign

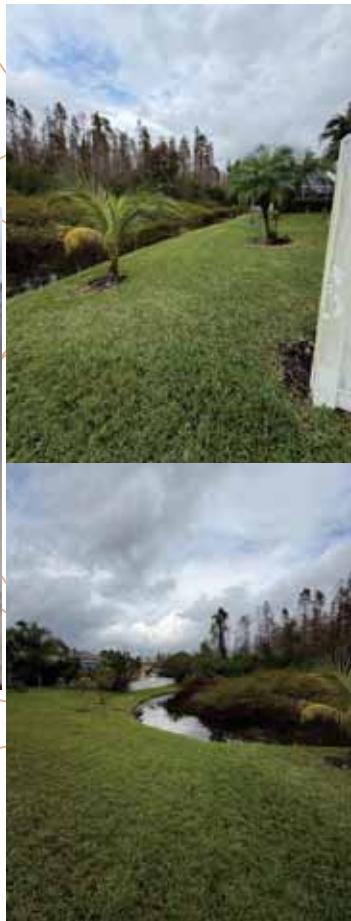


No issues have been reported with these lights, and they are working as intended.

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 5



**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 _____, 2026, 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 Lessor 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 Lessor hereby grants the Licensee, its officers, employees, contractors and affiliates the limited right to access the 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 Lessor, 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 Lessor 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 Lessor reserves the right to remove the Improvements for any reason with no obligation to reinstall the Improvements. The Lessor 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 Lessor may hire contractors to maintain other property owned by the Lessor and Licensee shall use good faith and commercially reasonable efforts to coordinate with the Lessor 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 with or without cause 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. Notwithstanding any provision to the contrary, if Licensor terminates this License Agreement or requires removal of any Improvements within six months after their installation without cause, Licensor shall reimburse Licensee for the cost of installation and removal of the subject Improvements.

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 negligence, 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. Nothing herein shall constitute or be construed as a waiver of the Licensor's or Licensee'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 Licenser and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the Licenser with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Licenser 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 Licenser. 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 Licenser 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 Licenser certificates evidencing coverage in advance of any contractor commencing any work within the Property. No certificate shall be acceptable to the Licenser 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 Licenser.

11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this License Agreement shall be deemed as a waiver of the Licenser's or Licensee's sovereign immunity or the Licenser's or Licensee'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 either party is required to enforce this License Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party 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 Lessor 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 Lessor 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 Lessor and Licensee shall have no authority to represent the Lessor 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 email, overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the Lessor: 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 Licenser and counsel for the Licensee may deliver Notice on behalf of the Licenser 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 Licenser shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the Licenser'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 Licenser 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 Licenser 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 Licenser to perform the service; 2) upon request by the Public Records Custodian, provide the Licenser 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 Licenser; and 4) upon completion of the contract, transfer to the Licenser, 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.

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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



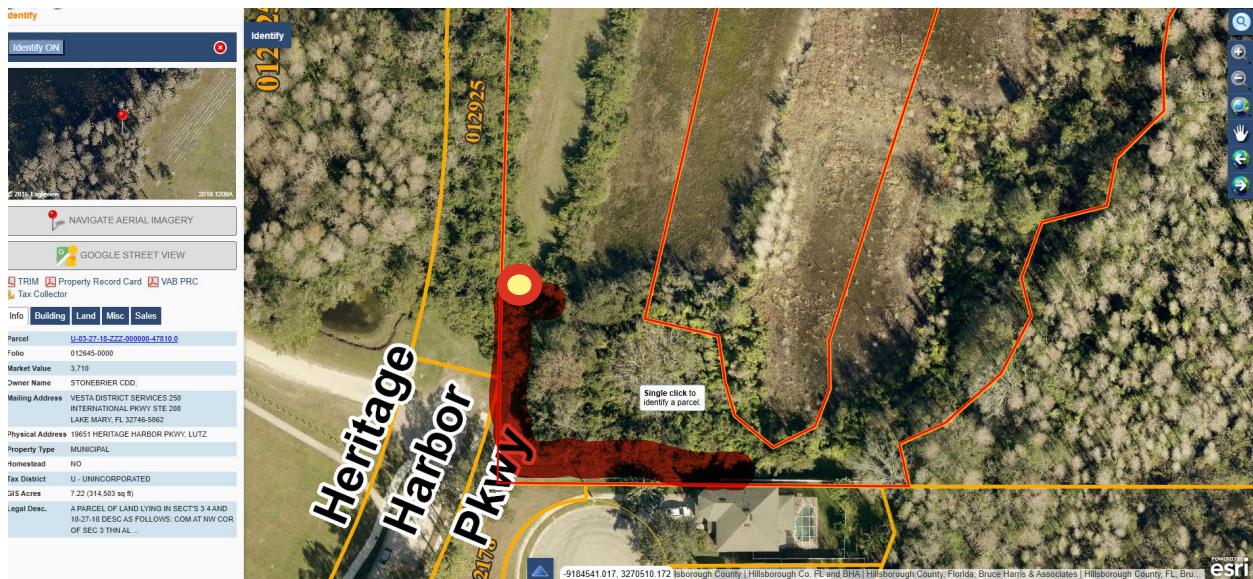


EXHIBIT 6



**MINUTES OF MEETING
HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community
5 Development District was held on December 9, 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 5:31 p.m. and conducted roll call.

10 SECOND ORDER OF BUSINESS:

Present and constituting a quorum were:

11 Shelley Grandon (S1)
12 David Hubbard (S3)
13 Russ Rossi (S4)

Board Supervisor, Chairwoman
Board Supervisor, Assistant Secretary
Board Supervisor, Vice Chairman

14 Also present were:

15	James Kelbaugh (S5)	Board Supervisor, Assistant Secretary
16	Heath Beckett	District Manager, Vesta District Services
17	Michael Bush	Field Manager, Vesta District Services
18	Tracy Robin	District Counsel, Straley Robin Vericker
19	Tonja Stewart	District Engineer, Stantec (<i>Virtually</i>)
20	John Panno	Golf Course Manager
21	David Gilleland	Manager, Double Bogey's Tavern & Grille
22	Charles Conover	Manager, Double Bogey's Tavern & Grille
23	Alex Kurth	President, Premier Lakes (<i>Virtually</i>)
24	Susan Eisenstadt	Project Manager, Enercon (<i>Virtually</i>)

25 **THIRD ORDER OF BUSINESS:**

Audience Comments – Agenda Items

(Limited to 3 minutes per individual for agenda items)

28 In response to an inquiry regarding the Board's decision on the security vendor, it was
29 advised that the District is continuing with the Sheriff. Discussion followed on the service
30 provided by the extra-duty officers.

31 FOURTH ORDER OF BUSINESS:

BUSINESS MATTERS

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

33 1. Update on Water Meter Project

34 Ms. Stewart advised that communication from Hillsborough County
35 utilities relayed a second no permit required from natural resources.
36 Tree removal is scheduled for the week of January 5th. The addition of
37 two notes to the profile of the assembly was requested, but since this
38 doesn't impact the plans, the RFP process can continue.

39 Ms. Eisenstadt advised that the rates will remain the same through 2026.

40 Mr. Robin reviewed the RFP schedule. The contract should be awarded
41 at the January 2026 meeting, work should be in progress by the end of
42 January with completion anticipated for April 2026.

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

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

47 On a MOTION by Supervisor Rossi, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the
48 Board approved Enercon Change Orders #5 for Construction Support and #6 for Commissioning
49 Support for a total amount of \$90,463.00, for Heritage Harbor Community Development District.

50 B. Golf Operations – John Panno, Pro Shop

51 Mr. Panno presented the Golf Operations Report. He explained that the loss
52 reflected in the October financials is due to the annual expense for insurance
53 and range balls, but rounds compared to last year are up. Mr. Panno reviewed
54 the watering needs for the golf course. Supervisors responded to audience
55 questions on the irrigation system. Mr. Panno responded to suggestions on
56 adjusting tee box locations and driving range mats, and answered golf course
57 maintenance and layout questions.

58 1. EXHIBIT 2: Consideration of Proposal(s) for Vegetation Cutbacks Around
59 the Greens

62 Mr. Panno presented a proposal from Patriot Amenity services Group for
63 cutting back 15' of vegetation at holes 11 and 15.

64 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the
65 Board approved Patriot Amenity Services Group to cut back 15' of vegetation around holes 11
66 and 15 in the amount of \$7,250.00, assigned to GOLF COURSE MAINTENANCE for Heritage Harbor
67 Community Development District.

68 2. EXHIBIT 3 Consideration of Proposals for Bridge Repairs

69 a. Patriot Amenity Services Group

70 b. *Pending* Timber Intentions

71 Mr. Panno discussed two proposals for the reconstruction of the
72 bridge on 14. Timber Intentions will not work around the golfers
73 and the bridge would be closed for five days. Their quote does
74 not include repouring the concrete slabs. Patriot Amenity
75 Services Group would work around the golfers while the bridge is

76 being reconstructed and would include the footbridge between
77 11 and 12, but the repouring of the concrete slabs at either end of
78 the bridge will close the bridge for three days. Mr. Panno
79 discussed options for an alternate route while the bridge is closed
80 and scheduling the project. Mr. Panno will discuss this further
81 with Patriot Services Group and bring back a recommendation for
82 the next meeting.

83 3. Discussion on Golf Course Employee Payroll

84 This item was postponed until the January meeting.

85 Supervisors responded to questions on golf course funding, advising that CDD
86 assessments are not a revenue source for golf course operations - the golf course
87 has been 100% self-sufficient for approximately six years, creating its own
88 revenue and paying for its own expenses, including funds for the new golf carts.

89 C. EXHIBIT 5: Restaurant Operations – *David Gilleland/Charles Conover, Double*
90 *Bogeys Tavern & Grille*

91 1. Discussion on Restaurant Lease Renewal

92 Mr. Gilleland requested a 60-day extension on notifying the Board
93 whether lease will be extended for another 5-year term.

94 On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR,
95 the Board approved extending the deadline, for Double Bogeys Tavern & Grille to advise whether
96 they will exercise their option to extend the lease, to January 31, 2026, for Heritage Harbor
97 Community Development District.

98 Mr. Gilleland and Mr. Conover were thanked for their efforts to draw in more of
99 the community. Discussion followed on event ideas, the menu, and service.

100 D. EXHIBIT 6: Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

101 Mr. Kurth presented the Aquatic Maintenance Report, noting progress on
102 shoreline vegetation at all ponds, and ponds 5, 37-40 which are being treated for
103 submerged vegetation, but plant decay is a little slower due to current weather
104 conditions. He discussed adding maintenance of the reclaimed water pond
105 banks to the maintenance schedule and will present a proposal for this at the
106 next meeting. Mr. Kurth was asked to look at vegetation growth at pond 22.

107 E. EXHIBIT 7: Landscape Maintenance Report – *Adam Rhum, Greenview Landscape*
108 A representative of Greenview Landscape was not present.

109 1. EXHIBIT 8: OLM Inspection – November 20, 2025 – 92.5%

110 2. EXHIBIT 9: Consideration of Greenview Proposal to Grind Stump Behind
111 Habor Towne Entrance Sign - \$500.00

112 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the
113 Board approved Greenview's proposal to grind a stump behind the Habor Towne entrance sign
114 in the amount of \$500.00, for Heritage Harbor Community Development District.

115 A question was heard on conservation cutbacks. The Florida tree law was
116 discussed. Property owners are responsible for trimming overhanging
117 vegetation up to their property line.

118 *The meeting was paused at 6:58 p.m. due to quorum being lost. The meeting resumed
119 at 7:00 p.m.*

120 F. EXHIBIT 10: Field Operations – *Michael Bush, Vesta District Services*

121 Holiday lighting deficiencies were discussed. Board direction was to deduct 1/3
122 of the payment due to the delayed installation, and for staff to seek alternate
123 vendors for next year.

124 Mr. Bush reviewed the Field Operations Report.

125 1. EXHIBIT 11: Consideration of Field Operation Proposals

126 There being none, the next item followed.

127 2. Discussion on Harbor Towne Monument Signage

128 Audience comments were requested on the signage: Board consensus
129 was to post “Clubhouse, Restaurant & Amenities” with the logo.

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

131 Mr. Robin advised the holiday lighting agreement be officially terminated once
132 an alternate vendor is selected, and, with regards to the restaurant activites, he
133 reminded Supervisors that public funds could not be used for the benefit of a
134 private entity.

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

136 1. EXHIBIT 12: Consideration of License Agreement to Maintain Portion of
137 Land Owned by Stonebrier CDD

138 Mr. Beckett advised that the agreement will be ready for consideration
139 by the next meeting.

140 2. WALK-ON EXHIBIT A: Discussion on HOA Sign Request

141 Mr. Beckett relayed that the HOA would like input from the District on
142 the type of sign they would consider. Discussion followed. Mr. Robin
143 suggested installing signage on the back of the guardhouse for the exiting
144 traffic.

145 3. WALK-ON EXHIBIT B: Discussion on Holiday Lighting Agreement

146 *This item was previously discussed during IV.F. Field Operations.*

147 Mr. Beckett presented a proposal from Pegasus Mechanical Inc. for quarterly
148 HVAC preventative maintenance in the amount of \$8,500, the cost of which
149 would be split with the HOA, with the District's portion being \$3,910.00 per year.
150 Supervisor Grandon will approve the proposal *[the Board will ratify at the next*
151 *meeting]*.

152 **FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

153 A. EXHIBIT 13: Approval of the Minutes of the Board of Supervisors Regular
154 Meeting Held November 11, 2025

155 B. EXHIBIT 14: Acceptance of the October 2025 Unaudited Financial Report
156 A request was made to include a budget comparison for the golf course general
157 ledger.

158 A request was made for a year-over-year restaurant revenue report.

159 C. EXHIBIT 15: Ratification of Restaurant Cooler Replacement – Innovative
160 Foodservices Group - \$2,157.85

161 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the
162 Board approved Consent Agenda – items A-C as presented, for Heritage Harbor Community
163 Development District.

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

166 Supervisor Hubbard suggested a workshop on CDD and HOA differences.

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

170 A comment was heard on traffic calming devices. Supervisor Grandon agreed to include
171 this on the next agenda.

172 A comment was heard on an invasive vine (Japanese Climbing Fern). The resident was
173 asked to send the information to Mr. Beckett who will discuss this with the District
174 Engineer.

175 **EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check**

176 *The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m.*
177 *on January 13, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz,*
178 *Florida 33558.*

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

180 NINTH ORDER OF BUSINESS: Action Items Summary

181 District Manager

- Pass along Hillsborough County Sheriff Extra-Duty Officer Contact to Supervisor Rossi
- Move Aquatic Maintenance to the top of the agenda under Vendors
- Include holiday lighting discussion on January agenda
- Add comparison to budget column on the golf course General Ledger.
- Ask Finance for a Restaurant revenue year-over-year report

188 **Field Manager**

- Request holiday lighting proposals

190 **TENTH ORDER OF BUSINESS:** **Adjournment**

On a MOTION by Supervisor Rossi, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:41 p.m., for Heritage Harbor Community Development District.

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

197 Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed
198 meeting held on January 13, 2026.

199

200 Kyle Darin, Secretary

201 Heath Beckett, Assistant Secretary

- Shelley Grandon, Chair
- Russ Rossi, Vice Chair

EXHIBIT 7



*Heritage Harbor
Community Development District*

*Financial Statements
(Unaudited)*

November 30, 2025



Financial Snapshot - General Fund

Revenue: Net Assessments % Collected YTD		
	FY 2025 YTD	FY 2026 YTD
General Fund	4.1%	9.4%
Debt Service Fund	N/A	N/A
Expenditures: Amount Spent YTD		
	FY 2025 YTD	FY 2026 YTD
General Fund		
Administration	\$50,009	\$ 59,219
Field	99,094	85,269
Total General Fund	\$ 149,103	\$ 144,487
% of Actual Expenditures Spent of Budgeted Expenditures	14%	14%
Cash and Investment Balances		
	Prior Year YTD	Current Year YTD
Operating Accounts	\$92,099	\$ 1,227,235

Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop

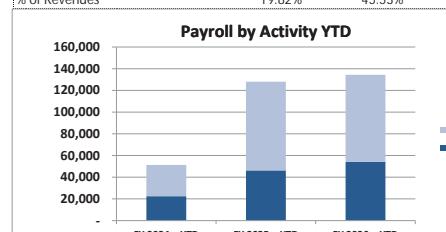


Financial Snapshot - Enterprise Fund - Golf Activity

Revenue			
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$254,021	\$271,327	\$ 339,863
Pro Shop	15,310	15,017	17,538
Cost of Goods Sold	(10,381)	(5,235)	(10,201)
Total Gross Profit	\$ 258,950	\$ 281,109	\$ 347,200
Expenses by Golf Activity			
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$171,984	\$193,079	\$ 239,539
Pro Shop	81,067	81,338	81,997
Total Expenses	\$ 253,051	\$ 274,417	\$ 321,537
Net Income (Loss) by Golf Activity			
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$ 82,037	\$ 78,247	\$ 100,323
Pro Shop	(76,138)	(71,556)	(74,660)
Total Net Income (Loss) B4 Depreciation	\$ 5,899	\$ 6,691	\$ 25,663
Total Depreciation Expense			
Total Net Income (Loss) After Depreciation	\$ 5,899	\$ 6,691	\$ 25,663

Financial Snapshot - Debt Service Fund

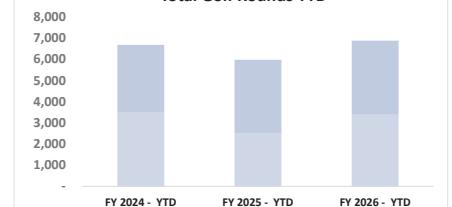
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Principal Payment	\$	\$	\$
Interest Payment	8,585	5,838	2,969
Prepayment Call	-	-	-
Total Debt Service Payments	\$ 8,585	\$ 5,838	\$ 2,969



Actual Rounds of Golf by Month

	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
October	3,516	2,518	3,385
November	3,171	3,462	3,501
December			
January			
February			
March			
April			
May			
June			
July			
August			
September			
Total Rounds	6,687	5,980	6,886

Total Golf Rounds YTD



Heritage Harbor CDD

Balance Sheet

November 30, 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	\$ 413,034	\$ -	\$ -	\$ -	\$ -	\$ 413,034
3 CASH - HANCOCK WHITNEY OPERATING	763,364	-	-	-	-	763,364
4 CASH - HANCOCK WHITNEY LOAN	50,838	-	-	-	4,906	55,744
5 CASH - BU GOLF ACCOUNT	-	-	524,872	-	-	524,872
6 CASH - BU GOLF MONEY MARKET	-	-	1,765,633	-	-	1,765,633
7 CASH - TRUIST	-	-	34,053	-	-	34,053
8 PETTY CASH	-	-	1,672	-	-	1,672
9 INVESTMENTS:						
10 REVENUE FUND	-	-	-	0	-	0
11 RESERVE TRUST FUND	-	-	-	-	-	-
12 INTEREST FUND	-	-	-	-	-	-
13 SINKING FUND	-	-	-	-	-	-
14 US BANK CONSTRUCTION TRUST FUND	-	-	-	-	13	13
15 ACCOUNTS RECEIVABLE	5,708	-	117	-	-	5,825
16 ON ROLL ASSESSMENT RECEIVABLE	857,677	216,664	-	-	-	1,074,341
17 DEPOSITS	1,890	-	3,456	-	-	5,346
18 PREPAID	819	-	-	-	-	819
19 DUE FROM OTHER FUNDS	143,429	695,146	10,019	-	-	848,594
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	2,236,758	911,810	2,365,301	0	4,919	5,518,788



Heritage Harbor CDD

Balance Sheet

November 30, 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	-	-	6,139,744
33 INFRASTRUCTURE	-	-	(6,030,287)	-	-	(6,030,287)
34 ACC. DEPRECIATION - INFRASTRUCTURE	-	-	1,065,890	-	-	1,065,890
35 EQUIPMENT & FURNITURE	-	-	(1,050,479)	-	-	(1,050,479)
36 ACC. DEPRECIATION - EQUIP/FURNITURE	-	-	354,531	-	-	354,531
37 RIGHT TO USE ASSETS	-	-	(236,355)	-	-	(236,355)
38 ACC. DEPRECIATION - RIGHT TO USE ASSETS	-	-	1,976,488	-	-	1,447,642
39 TOTAL NONCURRENT ASSETS	-	-	1,976,488	-	-	1,447,642
40 TOTAL ASSETS	\$ 2,236,758	\$ 911,810	\$ 4,341,789	\$ 0	\$ 4,919	\$ 6,966,429
41 LIABILITIES						
42 ACCOUNTS PAYABLE	\$ 18,834	\$ -	\$ 14,147	\$ -	\$ -	\$ 32,981
43 DEFERRED ON ROLL ASSESSMENTS	857,677	216,664	-	-	-	1,074,341
44 SALES TAX PAYABLE	2,952	-	3,630	-	-	6,582
45 ACCRUED EXPENSES	-	-	-	-	-	-
46 GIFT CERTIFICATES	-	-	-	-	-	-
47 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
48 DUE TO OTHER FUNDS	695,146	19,694	133,754	-	-	848,594
49 RIGHT TO USE LIABILITIES	-	-	112,746	-	-	112,746
50 TOTAL LIABILITIES	1,580,609	236,358	264,277	-	-	2,081,244
51 FUND BALANCES						
52 NONSPENDABLE	2,709	-	3,456	-	-	6,165
53 PREPAID & DEPOSITS	653,440	675,452	4,074,056	0	4,919	5,407,867
54 CAPITAL RESERVE	-	-	-	-	-	-
55 OPERATING CAPITAL	-	-	-	-	-	-
56 INVESTED IN CAPITAL ASSETS	-	-	-	-	-	-
57 UNASSIGNED	656,149	675,452	4,077,512	0	4,919	5,414,032
58 TOTAL FUND BALANCE	\$ 2,236,758	\$ 911,810	\$ 4,341,789	\$ 0	\$ 4,919	\$ 7,495,276
59 TOTAL LIABILITIES & FUND BALANCES	\$ 2,236,758	\$ 911,810	\$ 4,341,789	\$ 0	\$ 4,919	\$ 7,495,276



Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	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	\$ -	\$ 88,891	\$ (857,677)	9%
3 RESTAURANT LEASE	61,632	4,800	9,600	(52,032)	16%
4 RESTAURANT COMMISSION	-	1,099	2,123		
5 INTEREST	1,000	1,216	2,366	1,366	237%
6 FUND BALANCE FORWARD	55,452			(55,452)	
7 TOTAL REVENUE	1,064,652	7,115	102,980	(961,672)	10%
8 EXPENDITURES					
9 ADMINISTRATIVE					
10 SUPERVISORS' COMPENSATION	12,000	600	1,400	(10,600)	12%
11 PAYROLL TAXES & SERVICE	2,129	67	148	(1,981)	7%
12 ENGINEERING SERVICES	10,000	-	3,721	(6,279)	37%
13 LEGAL SERVICES	25,000	3,052	6,239	(18,761)	25%
14 DISTRICT MANAGEMENT	71,539	5,962	11,923	(59,616)	17%
15 DISSEMINATION FEE	2,000	2,000	2,000	-	100%
16 AUDITING SERVICES	6,500	-	-	(6,500)	0%
17 POSTAGE & FREIGHT	1,500	-	86	(1,414)	6%
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	193	(1,008)	16%
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	100	(1,400)	7%
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	59,219	(354,124)	14%
32 FIELD OPERATIONS					
33 PAYROLL	61,247	-	15,049	(46,198)	25%
34 FICA, TAXES & PAYROLL FEES	9,668	-	1,952	(7,716)	20%
35 LIFE AND HEALTH INSURANCE	10,849	-	2,707	(8,142)	25%
36 CONTRACT- GUARD SERVICES	62,000	-	1,532	(60,468)	2%
37 CONTRACT-LANDSCAPE	156,144	-	24,880	(131,264)	16%
38 CONTRACT-LAKE	42,000	-	17,278	(24,722)	41%
39 CONTRACT-GATES	55,000	-	9,016	(45,984)	16%
40 GATE - COMMUNICATIONS - TELEPHONE	5,600	-	993	(4,607)	18%
41 UTILITY-GENERAL	110,000	-	8,897	(101,103)	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	-	1,616	(26,984)	6%
50 TOTAL FIELD OPERATIONS	645,308	-	85,269	(560,039)	13%
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 November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 TOTAL EXPENDITURES	1,064,651	45,272	144,487	(920,164)	14%
55 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(38,157)	(41,507)	(41,508)	
56 OTHER FINANCING SOURCES & USES					
57 TRANSFERS IN	-	-	-	-	-
58 TRANSFERS OUT	-	-	(49,005)	(49,005)	(49,005)
59 TOTAL OTHER FINANCING RESOURCES & USES	-	-	(49,005)	(49,005)	
60 FUND BALANCE - BEGINNING - UNAUDITED	-		746,661	746,661	
61 NET CHANGE IN FUND BALANCE	1	(38,157)	(90,512)	(90,513)	
62 FUND BALANCE - ENDING - PROJECTED	1		656,149	656,148	
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)		653,440		
69 TOTAL FUND BALANCE	\$ 1		\$ 656,149		

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 November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	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	\$ -	\$ 311,716	\$ (1,338,284)	19%
4 RANGE BALLS	95,000	-	18,253	-	19%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	-	9,894	-	198%
7 TOTAL GOLF COURSE REVENUE	1,751,000	-	339,863	(1,338,284)	19%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	-	945	(2,255)	30%
10 GOLF BALL SALES	35,000	-	8,365	(26,635)	24%
11 GLOVES SALES	10,000	-	2,459	(7,541)	25%
12 HEADWEAR SALES	3,000	-	710	(2,290)	24%
13 LADIES' WEAR SALES	100	-	-	(100)	0%
14 MEN'S WEAR SALES	1,500	-	472	(1,028)	31%
15 CONCESSION SALES	23,000	-	2,886	(20,114)	13%
16 MISCELLANEOUS	1,000	-	1,701	701	170%
17 TOTAL PRO SHOP REVENUE	76,800	-	17,538	(59,262)	23%
18 TOTAL OPERATING REVENUE	1,827,800	-	\$ 357,401	(1,470,399)	20%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000	-	7,131	(13,869)	34%
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	-	1,304	(7,196)	15%
26 TOTAL COST OF GOODS SOLD	39,800	-	\$ 10,201	(29,599)	26%
27 GROSS PROFIT	\$ 1,788,000	\$ -	\$ 347,200	\$ (1,440,800)	19%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 465,000	\$ -	\$ 67,785	\$ (397,215)	15%
31 INCENTIVE	7,000	-	-	(7,000)	0%
32 FICA TAXES & ADMINISTRATIVE	55,000	-	8,531	(46,469)	16%
33 LIFE AND HEALTH INSURANCE	40,000	-	3,973	(36,027)	10%
34 ACCOUNTING SERVICES	4,880	-	813	(4,067)	17%
35 CONTRACTS-SECURITY ALARMS	1,000	-	60	(940)	6%
36 COMMUNICATION-TELEPHONE	3,600	-	726	(2,874)	20%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	-	1,230	(15,770)	7%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	-	1,535	(5,465)	22%
40 UTILITY-WATER AND SEWER	7,616	-	1,063	(6,553)	14%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	-	7,260	(127,740)	5%
42 LEASE - ICE MACHINES	1,600	-	250	(1,350)	16%
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	-	4,441	(35,559)	11%
46 R&M-FERTILIZER	90,000	-	2,948	(87,052)	3%
47 R&M-IRRIGATION	20,000	-	-	(20,000)	0%
48 R&M-GOLF COURSE	18,000	-	46,440	28,440	258%
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	-	1,441	(5,559)	21%



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 November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	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	-	2,605	(7,395)	26%
57 SUPPLIES - SEEDS	50,000	-	12,417	(37,583)	25%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	-	81	(888)	8%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	1,147,809	-	239,539	(908,270)	21%
61 PRO SHOP					
62 PAYROLL- HOURLY	295,000	-	43,297	(251,703)	15%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	-	5,747	(32,253)	15%
65 LIFE AND HEALTH INSURANCE	34,000	-	5,040	(28,960)	15%
66 ACCOUNTING SERVICES	4,880	-	813	(4,067)	17%
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	-	6,362	(638)	91%
72 R&M-RANGE	10,000	-	9,443	(558)	94%
73 ADVERTISING	2,000	-	750	(1,250)	38%
74 MISC-BANK CHARGES	500	-	260	(240)	52%
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	-	222	(1,778)	11%
80 SUPPLIES - SCORECARDS	1,000	-	-	(1,000)	0%
81 CONTINGENCY	2,000	-	20	(1,980)	1%
82 ALLOCATION OF HOA SHARED EXPENDITURES	7,200	-	1,002	(6,198)	14%
83 TOTAL PRO SHOP	573,610	-	81,997	(491,613)	14%
84 Capital Projects - Golf	-	-	-	-	0%
85 TOTAL EXPENSES	1,721,419	-	321,537	(1,399,882)	19%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	66,581	-	25,663	(40,918)	
87 OTHER FINANCING SOURCES & USES					
88 TRANSFERS IN	-		47,290		
89 TRANSFERS OUT	-		(47,290)		
90 TOTAL OTHER FINANCING RESOURCES & USES	-		-		
91 FUND BALANCE - BEGINNING - UNAUDITED	-		4,051,849		
92 NET CHANGE IN FUND BALANCE	66,581		25,663		
93 FUND BALANCE - ENDING - PROJECTED	66,581		4,077,512		
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED	-		3,456		
96 NONSPENDABLE DEPOSITS	-		-		
97 CAPITAL RESERVES	-		-		
98 OPERATING CAPITAL	-		-		
99 UNASSIGNED	-		4,074,056		
100 TOTAL FUND BALANCE	\$	-	\$	4,077,512	

Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to November 30, 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	\$ 22,455	\$ (216,664)
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	239,219	22,455	(216,764)
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	-	(125,519)
10 TOTAL EXPENDITURES	239,219	1,825	(237,394)
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	20,630	20,630
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	-	20,630	20,630
18 FUND BALANCE - ENDING	\$ -	\$ 675,452	\$ 675,452

Heritage Harbor CDD

Debt Service Series 2021

Statement of Revenue, Expenses, and Change in Fund Balance

For the period from October 1, 2025 to November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Actual	Year-to-Date
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 150,807	\$ -	-
3 INTEREST REVENUE	-	1	1
4 MISC REVENUE	-	2,921	2,921
5 TOTAL REVENUE	150,807	2,921	2,921
6 EXPENDITURES			
7 INTEREST EXPENSE			
8 November 1, 2025	2,969	2,969	2,969
9 May 1, 2026	2,969	-	-
10 PRINCIPAL RETIREMENT			
11 May 1, 2026	147,000	-	-
12 TOTAL EXPENDITURES	152,938	2,969	2,969
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,131)	(48)	(48)
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)	(48)	
20 FUND BALANCE - ENDING	\$ (2,131)	0	0



Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to November 30, 2025

	FY 2026	FY 2026
	Adopted	Actual
	Budget	Year-to-Date
1 REVENUE		
2 INTEREST REVENUE	\$ -	\$ -
3 MISCELLANEOUS	- -	- -
4 TOTAL REVENUE	- -	- -
5 EXPENDITURES		
6 CONSTRUCTION IN PROGRESS	- -	49,005
7 TOTAL EXPENDITURES	- -	49,005
8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	- -	(49,005)
9 OTHER FINANCING SOURCES (USES)		
10 TRANSFERS IN	- -	49,005
11 TRANSFERS OUT	- -	- -
12 TOTAL OTHER FINANCING SOURCES (USES)	- -	49,005
13 FUND BALANCE - BEGINNING	- -	4,919
14 NET CHANGE IN FUND BALANCE	- -	- -
15 FUND BALANCE - ENDING	\$ -	\$ 4,919

EXHIBIT 8

PENDING

