



Your Community.  
Our Commitment.

# HERITAGE HARBOR

## COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Date/Time:*

*Tuesday*

*February 10, 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

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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, February 10, 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](mailto: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, February 10, 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 [skonley@vestapropertyservices.com](mailto:skonley@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*
  - 2. Discussion on Traffic Calming Devices (Cypress Green)
- B. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
  - 1. Consideration of Proposal to Treat Invasive Vegetation at Sandy Springs Circle Wetland Perimeter - \$4,500.00
- C. Golf Operations – John Panno, Pro Shop

**EXHIBIT 1**





# HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

February 10, 2026 Agenda

Page 2 of 2

**THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)**

- D. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*
  - 1. Sales Report [EXHIBIT 2](#)
  - 2. 3-Year Sales Report Comparison [EXHIBIT 3](#)
  - 3. Discussion on Lease Extension Request [EXHIBIT 4](#)
- E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* [EXHIBIT 5](#)
  - 1. OLM Inspection – January 22, 2026 – 94% [EXHIBIT 6](#)
- F. Field Operations – *Michael Bush, Vesta District Services* [EXHIBIT 7](#)
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*

**FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 18, 2026 [EXHIBIT 8](#)
- B. Acceptance of the December 2025 Unaudited Financial Report [EXHIBIT 9](#)
- C. Ratification of Approval of Greenview Proposal to Remove Tree at 9105 Habor Cove - \$500.00 [EXHIBIT 10](#)

**FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting Agenda Items)**

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

**SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

	In Person	Virtually	Not
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

**Tuesday, March 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





## One-Time Work Order Agreement

**Customer Name:** Heritage Harbor CDD

**Property Contact:** Heath Beckett

**Work Order Description:** Sandy Springs Circle Wetland Perimeter

**Premier Lakes Consultant:** Alex Kurth

**Consultant Phone Number:** 239-707-1575

This Agreement, dated **February 2nd, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Heritage Harbor CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as the **Wetland Perimeter behind Sandy Springs Circle. Map Attached.**
3. **One-Time Services:** Premier Lakes will perform **the following cleanup:**
  - a. Spray & root-cut all vines (Japanese Climbing Fern & Old World Climbing Fern) along the perimeter of the preserve, up to a distance of 75' into the preserve.
  - b. Disposal is not included in this proposal.
4. **Payment Terms:** The total agreement amount is **\$4,500.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.



7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



**Total Agreement Amount:** \$4,500.00

**Accepted and Approved:**

**Heritage Harbor CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

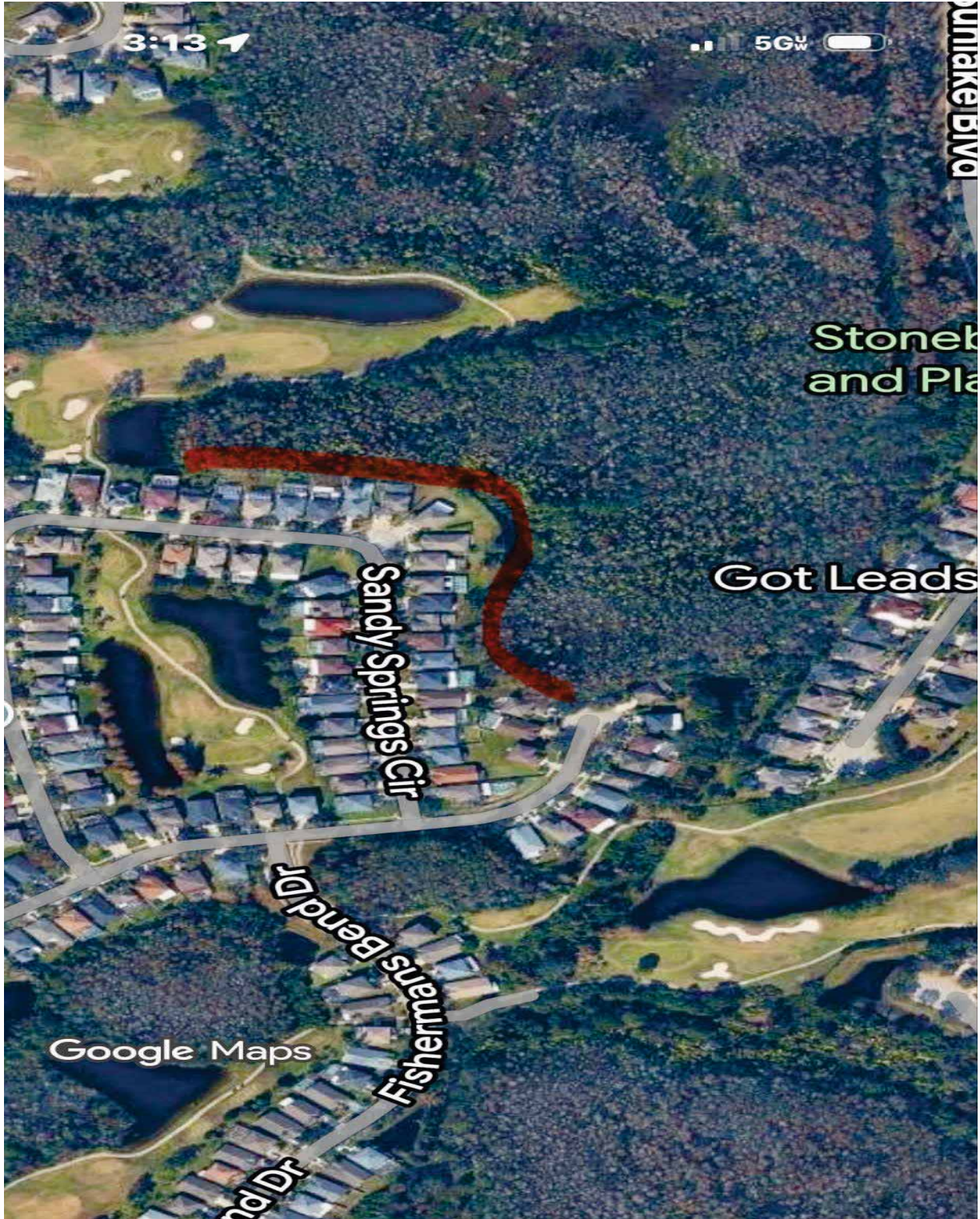
**Name:** Alex Kurth

**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 Bogeys Tavern & Grille

Start Date: 2026-01-01 - End Date: 2026-01-31



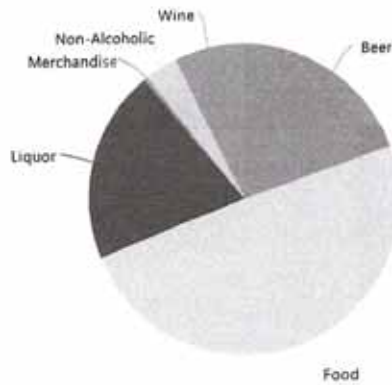
Summary

Account	#	Amount
Gross Sales	11842	\$101,335.32
<u>Voids</u>	119	(\$1,176.91)
Gross Sales - Voids		<b>\$100,158.41</b>
<u>Comps</u>	69	(\$630.15)
<u>Discounts</u>	2275	(\$2,123.95)
<u>Spills</u>	0	\$0.00
Net Sales		<b>\$97,404.31</b>
<u>Service Charges</u>	0	\$0.00
Net Sales + Service Charges		<b>\$97,404.31</b>
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		<b>\$97,404.31</b>
<u>Taxes</u>	2800	\$7,296.32
Gratuities	0	\$0.00
Tip	1932	\$18,917.14
Gift Cards	0	\$0.00
<u>House Accounts</u>	0	\$0.00
Accounts Receivable	4	\$0.00
Amount Due from Customers		<b>\$123,617.77</b>
<u>Paid Gratuities</u>	0	\$0.00
Paid Tips	1932	(\$18,917.14)
<u>Paid Ins</u>	0	\$0.00
<u>Paid Outs</u>	0	\$0.00



Sales by Category

Category	#	Gross Sales	Voids	Gross Sales - Voids	Comps	Discount	Spills	Net Sales
Beer	3784	\$19,916.65	\$443.99	\$19,472.66	\$44.81	\$365.54	\$0.00	\$19,062.31
Food	5393	\$50,147.34	\$368.15	\$49,779.19	\$353.47	\$1,384.35	\$0.00	\$48,041.37
Liquor	2462	\$20,266.67	\$218.89	\$20,047.98	\$194.49	\$169.92	\$0.00	\$19,683.57
Merchandise	47	\$397.99	\$0.00	\$397.99	\$0.00	\$6.36	\$0.00	\$391.63
Non-Alcoholic	1803	\$3,502.15	\$36.76	\$3,465.39	\$28.55	\$107.48	\$0.00	\$3,329.36
Wine	816	\$7,104.52	\$109.32	\$6,995.20	\$8.83	\$90.30	\$0.00	\$6,896.07
<b>Total</b>	<b>14305</b>	<b>\$101,335.32</b>	<b>\$1,176.91</b>	<b>\$100,158.41</b>	<b>\$630.15</b>	<b>\$2,123.95</b>	<b>\$0.00</b>	<b>\$97,404.31</b>



# EXHIBIT 3





# EXHIBIT 4



# DOUBLE BOGEYS TAVERN & GRILLE

To whom it may concern, We would like to say we would move forward with the lease based on the following terms.

## **Retroactive Application of One Percent (1%) Percentage Rent**

Tenant proposes that the one percent (1%) percentage rent be applied retroactive to January 1, 2026 and designated exclusively for advertising, marketing, and promotional activities intended to drive business to Double Bogeys. Such advertising and promotional activities may include, without limitation, marketing campaigns, promotional giveaways, and customer incentives. Advertising efforts shall not be limited solely to Heritage Harbor, but shall include any advertising reasonably intended to benefit Double Bogeys. Tenant agrees to provide quarterly accounting and documentation of such advertising expenditures, upon request, to verify appropriate use of the funds.

example of a customer incentive: Buy one entree get one free (kids meal, entree or drink , etc,)

## **Lease Extension Through December 31, 2031**

- As a condition of executing a lease extension through December 31, 2031, Tenant requests that the one percent (1%) percentage rent continue to be allocated exclusively toward advertising and promotional expenditures as described above. At the current revenue rate of \$1.2 -1.5m, Tenant simply cannot pay any additional rent. If the 1% is allocated to promoting the business, and revenue then increases
- - For Sales over \$1.2m annually, Tenant will pay 1% (example, if sales are \$1.5m, then its  $\$300k \times 1\% = \$3k$  annual rent percentage, or if sales are \$2m, then its  $\$800k \times 1\% = \$8k$  annual rent percentage
- - For Sales over \$2m, Tenant will pay 3% (example, if sales are \$2.5m, then its  $\$500k \times 3\% = \$15k + \$8k$  for the 1% tier =  $\$23k$  total annual rent percentage)
- eliminate the 5% increase entirely

## **Golf Course Greens Renovation / Business Interruption**

- Landlord has indicated that the golf course greens will be renovated or reconstructed during the lease term, which is expected to materially and adversely impact Tenant's business operations. In the event the greens are closed or otherwise rendered unusable for any period of time "the landlord must make a rent concession of at least 50% rent reduction while the course is closed".



## DOUBLE BOGEYS TAVERN & GRILLE

- We will also need \$97,740 payment from the CDD to retain employees and to cover the loss of revenue.
- Breakdown of \$97,740 payment is as follows.
- Loss of Revenue = 90 days @ \$500 per day ( based on sales in the Restaurant and the Cart girl sales ) = \$45,000
- Employees wages = \$52,740 ( 6 employees @\$15 per hour at 293hrs per week = \$4395 x 12 weeks). The employees consist of kitchen / bar / cart girl on the dayshift.
- We will need to adjust the hours of operations in the lease that the Restaurant must be open , as we will not be able to accommodate during this time. We will be open 40-45 hrs per week . Sunday - Thursday 4pm-9pm , Friday & Saturday 4pm-12am
- If the parties are unable to negotiate a mutually acceptable rent abatement or financial accommodation to offset the resulting loss of business, Tenant shall have the right to terminate the lease without penalty upon written notice. The parties acknowledge that closure of the golf course would substantially impair or effectively destroy Tenant's business, and appropriate contractual protection is therefore warranted.



# EXHIBIT 5



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**EMAIL: [DEBS@GREENVIEWFL.COM](mailto:DEBS@GREENVIEWFL.COM)**

TO: HERITAGE HARBOR

Date: January 28, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF DECEMBER 8<sup>TH</sup> TO DECEMBER 12<sup>TH</sup> 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. REMOVED EXCESS LEAF ACCUMULATION.
3. MOWED PROPERTY
4. SPREAD MULCH



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**EMAIL: [DEBS@GREENVIEWFL.COM](mailto:DEBS@GREENVIEWFL.COM)**

TO: HERITAGE HARBOR

Date: January 28, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF DECEMBER 22<sup>ND</sup> TO DECEMBER 26<sup>TH</sup> 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. REPAIRED A MAIN LINE LEAK.
3. RE-TREATED AROUND FLOWERS WITH DEER REPELENT.
4. MOWED PROPERTY.



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**EMAIL: [DEBS@GREENVIEWFL.COM](mailto:DEBS@GREENVIEWFL.COM)**

TO: HERITAGE HARBOR

Date: January 28, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF DECEMBER 29<sup>TH</sup> TO JANUARY 2<sup>ND</sup> 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. RAKED EXCESS LEAF ACCMULATION.
3. SPRAYED ROUND UP HERBICIDE.
4. TRENCHED ALONG THE HARD SURFACES PRIOR TO MORE MULCHING.



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**EMAIL: [DEBS@GREENVIEWFL.COM](mailto:DEBS@GREENVIEWFL.COM)**

TO: HERITAGE HARBOR

Date: January 28, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF JANUARY 5<sup>TH</sup> TO JANUARY 9<sup>TH</sup> 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. FINISHED WITH THE MULCH.
3. SPRAYED ROUND UP HERBICIDE.
4. TREATED THE TURF FOR WEEDS.



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**EMAIL: [DEBS@GREENVIEWFL.COM](mailto:DEBS@GREENVIEWFL.COM)**

TO: HERITAGE HARBOR

Date: January 28, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF JANUARY 19<sup>TH</sup> TO JANUARY 23<sup>RD</sup> 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY
3. TRIMMED THE PALMS BEHIND THE CLUBHOUSE
4. RAKED THE EXCESS LEAF ACCUMULATION.



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**EMAIL: [DEBS@GREENVIEWFL.COM](mailto:DEBS@GREENVIEWFL.COM)**

TO: HERITAGE HARBOR

Date: February 2, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF JANUARY 26<sup>TH</sup> TO JANUARY 30<sup>TH</sup> 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. MOWED PROPERTY
3. RAKED THE EXCESS LEAF ACCUMULATION.
4. CUT AND REMOVED DEAD PINE TREE ON THE KINGS GATE BERM.
5. BEGAN THE TRIMMING OF THE CRAPE MYRTLES BY THE CLUBHOUSE.



# EXHIBIT 6



# HERITAGE HARBOR CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-1	Improve soft edging
WEED CONTROL – TURF AREAS	10		Grassy preemer/ broadleaf
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Lutz Lake fern frontage
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Spanish moss, dead wood
CLEANLINESS	10	-2	Windfall and leaf debris
MULCHING	5	-1	Redistribute bare areas
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Liquid fert
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 1-22-26 Score: 94% Performance Payment™ % 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: \_\_\_\_\_



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# HERITAGE HARBOR CDD

LANDSCAPE INSPECTION

January 22, 2026

ATTENDING:

ADAM RHUM – GREENVIEW LANDSCAPING

PAUL WOODS – OLM, INC.

**SCORE: 94%**

**NEXT INSPECTION  
FEBRUARY 19, 2026 AT 10:00 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### HARBOR TOWNE

1. Repair areas of Carpetgrass infestation across the clubhouse frontage, at the golf cart sign, and restaurant loading dock under warranty.
2. I recommend a consistent height in spray heads in Firecracker plants, eliminating popup sprinklers if possible. Paint visible PVC a neutral color.
3. Use a pole saw to remove any stubs and dead wood from golf course/clubhouse parking areas.

### COMMONS

4. Rake down Spanish Moss up to 15 feet from common area trees.
5. South of sports field: Target prune the overarching Brazilian Pepper, maintaining 15 feet of vertical clearance.
6. Sports field: Remove Sabal Palm volunteers from Viburnum hedgerow.
7. Sports field: I recommend rejuvenate pruning Viburnum to improve visibility across the property and eliminate the potential for hiding or vandalism.
8. Fishermans Pier Court cul-de-sac: Maintain uniform soft lines on recently mulched beds.
9. Buff out crack weeds after herbicide services.
10. Sea Mist Lane: Establish a uniform height in Viburnum hedgerow, reducing plants in full sun to match the shaded areas.
11. Main entrance: Prune weak attachments, suckering growth, and Spanish Moss from Bottlebrush trees along the exit side right-of-way.
12. Throughout: Proceed with pencil pruning of Crape Myrtles.
13. Lutz Lake Fern Road frontage east of the main entrance: Prune dead wood from



Viburnum adjacent to the location of the vehicle accident.

14. Lutz Lake Fern Road frontage: Remove trash and debris during weekly service visits.
15. Lutz Lake Fern Road frontage: Shear back overgrowth adjacent to the Cypress Green Drive entrance.
16. Cypress Green Drive entrance: Prune Palmettos as needed, maintaining clearance along the bike path.
17. Liquid fertilize seasonal color to promote vigorous growth.

### **CATEGORY III: IMPROVEMENTS – PRICING**

NONE

### **CATEGORY IV: NOTES TO OWNER**

1. The recent tree thinning has improved light to the ROW and turf is improving in density.

### **CATEGORY V: NOTES TO CONTRACTOR**

NONE

cc: Kyle Darin [kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com)  
Shirley Conley [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)  
Heath Beckett [hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com)  
Michael Bush [mbush@vestapropertyservices.com](mailto:mbush@vestapropertyservices.com)  
Ray Leonard [rleonard@greenacre.com](mailto:rleonard@greenacre.com)  
Larry Rhum [debs@greenviewfl.com](mailto:debs@greenviewfl.com)



# EXHIBIT 7



# EXHIBIT 8



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

4 The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community  
5 Development District was held on January 13, 2026 at 5:30 p.m. at the Heritage Harbor  
6 Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are  
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

**Roll Call**

9 Mr. Beckett called the meeting to order at 5:35 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Shelley Grandon (S1)	Board Supervisor, Chairwoman
12 Russ Rossi (S4)	Board Supervisor, Vice Chairman
13 James Kelbaugh (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15 David Hubbard (S3)	Board Supervisor, Assistant Secretary ( <i>Virtually until joining in-person</i> )
17 Jeffrey Witt (S2)	Board Supervisor, Assistant Secretary ( <i>Virtually</i> )
18 Heath Beckett	District Manager, Vesta District Services
19 Michael Bush	Field Manager, Vesta District Services
20 Tracy Robin	District Counsel, Straley Robin Vericker
21 Tonja Stewart	District Engineer, Stantec ( <i>Virtually</i> )
22 John Panno	Golf Course Manager
23 Alex Kurth	President, Premier Lakes ( <i>Virtually</i> )
24 Susan Eisenstadt	Project Manager, Enercon ( <i>Virtually</i> )

25 **SECOND ORDER OF BUSINESS:**

**Audience Comments – Agenda Items**  
(*Limited to 3 minutes per individual for agenda items*)

28 There being none, the next item followed.

29 **THIRD ORDER OF BUSINESS:**

**BUSINESS MATTERS**

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

31 1. Update on Water Meter Project – *Susan Eisenstadt, Enercon*

32 Ms. Stewart, Mr. Robin, and Ms. Eisenstadt provided an update on the  
33 water meter project. The final plans were submitted to Hillsborough  
34 County yesterday, the trees were removed last week.

35 Mr. Robin advised there were no bids received in response to the RFP  
36 and the District has fulfilled the requirements for an RFP. Enercon has  
37 reached out to a couple of vendors and response indicates they may



38 submit a proposal by the end of the month. Supervisor Hubbard's and  
39 Mr. David Bullock's contributions to the process were acknowledged.  
40 Ms. Stewart summarized that the site is ready for work to commence, the  
41 permit is submitted to Hillsborough County, the contractor will be  
42 responsible for obtaining the plumbing permit, and the District is just  
43 waiting on proposals from contractors to move to the next step.

44 2. Discussion on Traffic Calming Devices

45 It was noted that Hillsborough County had previously denied approval for  
46 the installation of a speed bump on Cypress Green due to setback  
47 requirements. Ms. Stewart will review alternate traffic calming device  
48 options with Stantec's traffic professionals.

49 3. Discussion on Options for Removing Invasive Species (Japanese Climbing  
50 Fern) from Conservation Area

51 Mr. Beckett will forward information on the area of concern to Premier  
52 Lakes for further review.

53 B. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

54 Mr. Kurth presented the Aquatic Maintenance Report.

55 1. EXHIBIT 1: Consideration of Premier Lakes Proposal to Add Reclaimed  
56 Water Pond to Ongoing Aquatic Maintenance Agreement - \$1,200.00/Yr

57 Mr. Kurth confirmed that any chemicals used for maintenance of this  
58 pond would not negatively impact the greens.

59 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR,  
60 the Board approved Premier Lakes' proposal to add the reclaimed water pond to the ongoing  
61 aquatic maintenance agreement for an additional amount of \$1,200.00 a year, for Heritage  
62 Harbor Community Development District.

63 Proposals were requested for restocking the ponds with Triploid Carp, which eat  
64 various aquatic weeds, and adding Gambusia which will help with mosquito and  
65 midge fly control.

66 C. Golf Operations – John Panno, Pro Shop

67 Mr. Panno presented the Golf Operations Report, he discussed revenue and  
68 landscape projects. Board direction was to install pine straw rather than  
69 replacing bushes.

70 Mr. Panno presented a proposal from Patriot Group Services for the restoration  
71 of Bridge 14, in the amount of \$75,000.00, and discussed scheduling of the  
72 bridge repair in February with a separate installation date in June for the  
73 concrete installation.



74 Mr. Beckett requested comments on the presented proposal.

75 On a MOTION by Supervisor Rossi, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the  
76 Board approved Patriot Group Services to restore Bridge 14, for the amount of \$75,000.00, for  
77 Heritage Harbor Community Development District.

78 1. Discussion on Golf Course Employee Payroll

79 Mr. Beckett discussed oversight of the golf operations.

80 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the  
81 Board approved the District Manager to oversee golf operations and authorized Supervisor  
82 Kelbaugh to act as the Board liaison regarding golf operations, for Heritage Harbor Community  
83 Development District.

84 Mr. Panno responded to a Supervisor's question on the golf carts.

85 D. EXHIBIT 2: Restaurant Operations – *David Gilleland/Charles Conover, Double*  
86 *Bogeys Tavern & Grille*

87 Supervisor Rossi advised that Mr. Gilleland has requested a meeting with him to  
88 discuss the lease. He acknowledged that he would not be making any decisions  
89 on behalf of the Board during the meeting. Mr. Robin explained the terms of the  
90 lease have not changed.

91 A request was made to include a year-over-year comparison on the report.

92 E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape*

93 A representative of Greenview Landscape was not present.

94 1. EXHIBIT 3: OLM Inspection – December 18, 2025 – 91.5%

95 F. EXHIBIT 4: Field Operations – *Michael Bush, Vesta District Services*

96 Mr. Bush presented the Field Operations Report.

97 Discussion followed on the sidewalks that need to be repaired.

98 Mr. Beckett will work with Ms. Costello to distribute information to residents  
99 regarding reporting sidewalk hazards to Hillsborough County.

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

101 Mr. Robin had nothing to report.

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

103 1. EXHIBIT 5: Consideration of License Agreement to Maintain Portion of  
104 Land Owned by Stonebrier CDD

105 Mr. Beckett reviewed the license agreement.



106 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR,  
107 the Board approved entering a non-exclusive maintenance license with Stonebrier CDD to access,  
108 install, maintain, repair, and replace the improvements on a portion of Stonebrier CDD's property  
109 located on Parcel: U-03-27-18-ZZZ-000000-47810.0, for Heritage Harbor Community  
110 Development District.

111 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

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

118 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR,  
119 the Board approved Consent Agenda – items A-C as presented, for Heritage Harbor Community  
120 Development District.

121 **FIFTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting  
122 Agenda Item Requests)**

123 There being none, the next item followed.

124 **SIXTH ORDER OF BUSINESS: Audience Comments – New Business  
125 (Limited to 3 minutes per individual for non-  
126 agenda items)**

127 Comments were heard on an HOA issue, holiday lighting, pressure washing, and the  
128 option of changing the permanent lighting colors for holidays and seasons.

129 Supervisors noted landscape lights at the entrance were not working.

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

131 *The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m.  
132 on February 10, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz,  
133 Florida 33558.*

134 Supervisors Grandon, Rossi, and Kelbaugh affirmed their intent to attend the next  
135 meeting in person.

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

137 **District Manager**

- 138 • Provide Hillsborough County sidewalk repair entity contact information to  
139 Ms. Costello to distribute to residents

140 **NINTH ORDER OF BUSINESS: Adjournment**



141 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the  
142 Board adjourned the meeting at 6:43 p.m., for Heritage Harbor Community Development District.

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

147 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**  
148 **meeting held on February 10, 2026.**

149 \_\_\_\_\_  
150  Kyle Darin, Secretary  
151  Heath Beckett, Assistant Secretary

\_\_\_\_\_

Shelley Grandon, Chair  
 Russ Rossi, Vice Chair

DRAFT



# EXHIBIT 9



*Heritage Harbor  
Community Development District*

*Financial Statements  
(Unaudited)*

*December 31, 2025*



### Financial Snapshot - General Fund

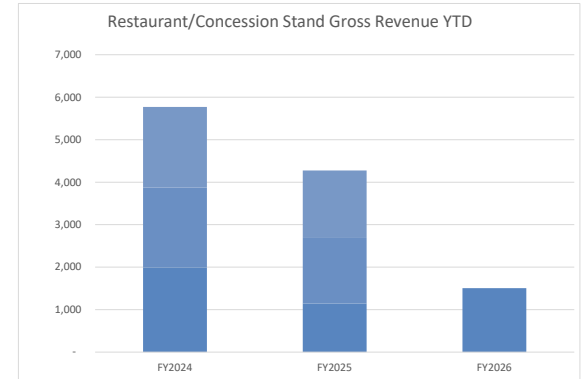
Revenue: Net Assessments % Collected YTD		
	FY 2025 YTD	FY 2026 YTD
General Fund	73.8%	90.7%
Debt Service Fund	N/A	N/A

Expenditures: Amount Spent YTD		
	FY 2025 YTD	FY 2026 YTD
General Fund		
Administration	\$ 58,943	\$ 65,954
Field	143,157	140,921
<b>Total General Fund</b>	<b>\$ 202,100</b>	<b>\$ 206,875</b>
<b>% of Actual Expenditures Spent of Budgeted Expenditures</b>	<b>19%</b>	<b>19%</b>

Cash and Investment Balances		
	Prior Year YTD	Current Year YTD
Operating Accounts	\$ 1,767,370	\$ 2,123,974

### Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop

Pro Shop Concession Stand Gross Revenue YTD			
	FY2024	FY2025	FY2026
October	1,994	1,143	1,505
November	1,881	1,545	1,472
December	1,896	1,588	1,637
January	2,307	1,353	
February	2,161	1,827	
March	2,418	2,048	
April	2,596	2,922	
May	2,808	4,264	
June	2,596	3,556	
July	2,752	3,982	
August	2,185	1,744	
September	2,144	1,465	
<b>Yearly Total</b>	<b>\$ 27,738</b>	<b>\$ 27,436</b>	<b>\$ 4,614</b>



### Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$401,180	\$440,833	\$ 527,607
Pro Shop	23,672	24,820	27,188
Cost of Goods Sold	(13,382)	(12,658)	(11,146)
<b>Total Gross Profit</b>	<b>\$ 411,470</b>	<b>\$ 452,995</b>	<b>\$ 543,649</b>

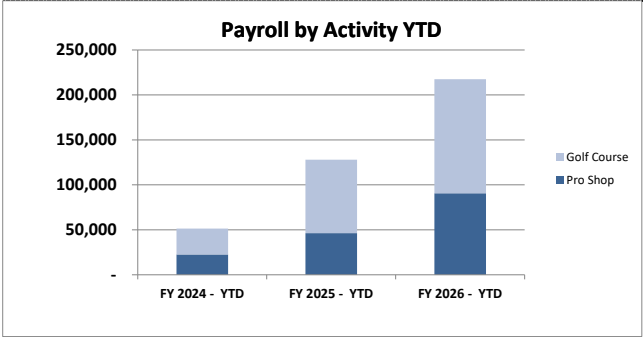
Expenses by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$200,913	\$268,050	\$ 354,595
Pro Shop	106,591	140,756	145,978
<b>Total Expenses</b>	<b>\$ 307,504</b>	<b>\$ 408,806</b>	<b>\$ 500,573</b>

Net Income (Loss) by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$ 166,213	\$ 172,783	\$ 173,012
Pro Shop	(114,327)	(128,504)	(129,936)
<b>Total Net Income (Loss) B4 Depreciation</b>	<b>\$ 51,886</b>	<b>\$ 44,279</b>	<b>\$ 43,076</b>
Total Depreciation Expense	-	-	-
<b>Total Net Income (Loss) After Depreciation</b>	<b>\$ 51,886</b>	<b>\$ 44,279</b>	<b>\$ 43,076</b>

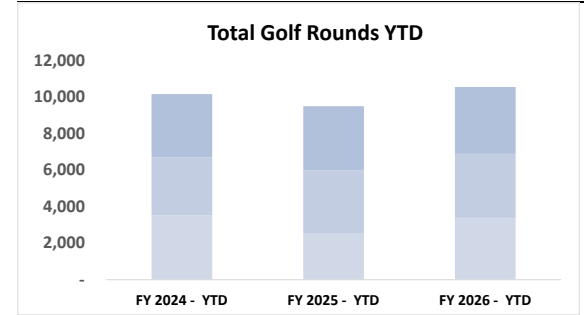
### Financial Snapshot - Debt Service Fund

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

Payroll by Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course			
Payroll- Hourly	\$ 23,754	\$ 69,085	\$ 107,422
FICA Taxes	3,033	8,767	13,554
Life and Health Insurance	1,986	3,860	5,959
<b>Total Golf Course</b>	<b>28,773</b>	<b>81,712</b>	<b>126,935</b>
Pro Shop			
Payroll- Hourly	18,475	36,880	73,397
FICA Taxes	2,464	4,878	9,629
Life and Health Insurance	1,609	4,516	7,560
<b>Total Pro Shop</b>	<b>22,548</b>	<b>46,274</b>	<b>90,587</b>
<b>Total Payroll</b>	<b>\$ 51,321</b>	<b>\$ 127,986</b>	<b>\$ 217,522</b>
% of Revenues	12.47%	28.25%	40.01%



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	3462	3,501
December	3,467	3512	3,660
January	3,629	3408	
February	3,732	3727	
March	4,470	4460	
April	4,110	4168	
May	3,947	4167	
June	3,323	3314	
July	3,122	3328	
August	2,686	2970	
September	2,609	2931	
<b>Total Rounds</b>	<b>41,782</b>	<b>41,965</b>	<b>10,546</b>



**Heritage Harbor CDD**  
**Balance Sheet**  
**December 31, 2025**

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>Golf Course &amp; Pro Shop</u>	<u>Debt Service Series 2021</u>	<u>Acq &amp; Cons 2021</u>	<u>TOTAL</u>
<b>1 ASSETS</b>						
2 CASH - BU MONEY MARKET	\$ 414,191	\$ -	\$ -	\$ -	\$ -	\$ 414,191
3 CASH - HANCOCK WHITNEY OPERATING	1,669,759	-	-	-	-	1,669,759
4 CASH - HANCOCK WHITNEY LOAN	40,025	-	-	-	4,906	44,931
5 CASH - BU GOLF ACCOUNT	-	-	556,126	-	-	556,126
6 CASH - BU GOLF MONEY MARKET	-	-	1,770,553	-	-	1,770,553
7 CASH - TRUIST	-	-	57,479	-	-	57,479
8 PETTY CASH	-	-	1,672	-	-	1,672
9 INVESTMENTS:						-
10 REVENUE FUND	-	-	-	1	-	1
11 RESERVE TRUST FUND	-	-	-	-	-	-
12 INTEREST FUND	-	-	-	-	-	-
13 SINKING FUND	-	-	-	-	-	-
14 US BANK CONSTRUCTION TRUST FUND	-	-	-	-	13	13
15 ACCOUNTS RECEIVABLE	(117)	-	1,209	-	-	1,092
16 UNDEPOSITED FUNDS	-	-	-	-	10,813	10,813
17 ON ROLL ASSESSMENT RECEIVABLE	87,899	22,205	-	-	-	110,104
18 DEPOSITS	1,890	-	3,456	-	-	5,346
19 PREPAID	819	-	-	-	-	819
20 DUE FROM OTHER FUNDS	143,554	889,605	12,971	-	-	1,046,130
21 INVENTORY ASSETS:						-
22 GOLF BALLS	-	-	8,522	-	-	8,522
23 GOLF CLUBS	-	-	198	-	-	198
24 GLOVES	-	-	6,349	-	-	6,349
25 HEADWEAR	-	-	3,496	-	-	3,496
26 LADIES WEAR	-	-	998	-	-	998
27 MENS WEAR	-	-	1,910	-	-	1,910
28 SHOES/SOCKS	-	-	337	-	-	337
29 MISCELLANEOUS	-	-	3,670	-	-	3,670
<b>30 TOTAL CURRENT ASSETS</b>	<b>2,358,019</b>	<b>911,810</b>	<b>2,428,946</b>	<b>1</b>	<b>15,731</b>	<b>5,714,506</b>



**Heritage Harbor CDD**  
**Balance Sheet**  
**December 31, 2025**

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>Golf Course &amp; Pro Shop</u>	<u>Debt Service Series 2021</u>	<u>Acq &amp; Cons 2021</u>	<u>TOTAL</u>
<b>31 <u>NONCURRENT ASSETS</u></b>						
32 LAND	-	-	1,204,598	-	-	1,204,598
33 CONSTRUCTION IN PROGRESS	-	-	528,846	-	-	528,846
34 INFRASTRUCTURE	-	-	6,139,744	-	-	6,139,744
35 ACC. DEPRECIATION - INFRASTRUCTURE	-	-	(6,030,287)	-	-	(6,030,287)
36 EQUIPMENT & FURNITURE	-	-	1,065,890	-	-	1,065,890
37 ACC. DEPRECIATION - EQUIP/FURNITURE	-	-	(1,050,479)	-	-	(1,050,479)
38 RIGHT TO USE ASSETS	-	-	354,531	-	-	354,531
39 ACC. DEPREICATION - RIGHT TO USE ASSETS	-	-	(236,355)	-	-	(236,355)
<b>40 <u>TOTAL NONCURRENT ASSETS</u></b>	<b>-</b>	<b>-</b>	<b>1,976,488</b>	<b>-</b>	<b>-</b>	<b>1,447,642</b>
<b>41 <u>TOTAL ASSETS</u></b>	<b>\$ 2,358,019</b>	<b>\$ 911,810</b>	<b>\$ 4,405,434</b>	<b>\$ 1</b>	<b>\$ 15,731</b>	<b>\$ 7,162,148</b>
<b>42 <u>LIABILITIES</u></b>						
43 ACCOUNTS PAYABLE	\$ 13,742	\$ -	\$ 56,096	\$ -	\$ -	\$ 69,838
44 DEFERRED ON ROLL ASSESSMENTS	87,899	22,205	-	-	-	110,104
45 SALES TAX PAYABLE	-	-	8,493	-	-	8,493
46 ACCRUED EXPENSES	-	-	-	-	-	-
47 GIFT CERTIFICATES	-	-	-	-	-	-
48 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
49 DUE TO OTHER FUNDS	892,557	19,694	133,879	-	-	1,046,130
50 RIGHT TO USE LIABILITIES	-	-	112,746	-	-	112,746
<b>51 <u>TOTAL LIABILITIES</u></b>	<b>1,000,198</b>	<b>41,899</b>	<b>311,214</b>	<b>-</b>	<b>-</b>	<b>1,353,311</b>
<b>52 <u>FUND BALANCES</u></b>						
53 NONSPENDABLE						
54 PREPAID & DEPOSITS	2,709	-	3,456	-	-	6,165
55 CAPITAL RESERVE	-	-	-	-	-	-
56 OPERATING CAPITAL	-	-	-	-	-	-
57 INVESTED IN CAPITAL ASSETS	-	-	-	-	-	-
58 UNASSIGNED	1,355,112	869,911	4,090,764	1	15,731	6,331,519
<b>59 <u>TOTAL FUND BALANCE</u></b>	<b>1,357,821</b>	<b>869,911</b>	<b>4,094,220</b>	<b>1</b>	<b>15,731</b>	<b>6,337,684</b>



**Heritage Harbor CDD**  
**Balance Sheet**  
**December 31, 2025**

	<b>General Fund</b>	<b>Capital Reserve Fund</b>	<b>Golf Course &amp; Pro Shop</b>	<b>Debt Service Series 2021</b>	<b>Acq &amp; Cons 2021</b>	<b>TOTAL</b>
60 <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,358,019</b>	<b>\$ 911,810</b>	<b>\$ 4,405,434</b>	<b>\$ 1</b>	<b>\$ 15,731</b>	<b>\$ 7,690,995</b>



# Heritage Harbor CDD

## General Fund

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
2 SPECIAL ASSESSMENTS - ON-ROLL	\$ 946,568	\$ -	\$ 858,669	\$ (87,899)	91%
3 RESTAURANT LEASE	61,632	4,800	14,400	(47,232)	23%
4 RESTAURANT COMMISSION	-	1,099	3,062		
5 INTEREST	1,000	1,216	3,523	2,523	352%
6 FUND BALANCE FORWARD	55,452			(55,452)	
<b>7 TOTAL REVENUE</b>	<b>1,064,652</b>	<b>7,115</b>	<b>879,655</b>	<b>(184,997)</b>	<b>83%</b>
<b>8 EXPENDITURES</b>					
<b>9 ADMINISTRATIVE</b>					
10 SUPERVISORS' COMPENSATION	12,000	600	2,000	(10,000)	17%
11 PAYROLL TAXES & SERVICE	2,129	67	215	(1,914)	10%
12 ENGINEERING SERVICES	10,000	-	3,721	(6,279)	37%
13 LEGAL SERVICES	25,000	3,052	3,188	(21,812)	13%
14 DISTRICT MANAGEMENT	71,539	5,962	17,885	(53,654)	25%
15 DISSEMINATION FEE	2,000	2,000	2,000	-	100%
16 AUDITING SERVICES	6,500	-	-	(6,500)	0%
17 POSTAGE & FREIGHT	1,500	-	165	(1,335)	11%
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	252	(948)	21%
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	150	(1,350)	10%
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	8,083	(46,917)	15%
30 STATE SALES TAX	4,314	-	-	(4,314)	0%
<b>31 TOTAL ADMINISTRATIVE</b>	<b>413,343</b>	<b>45,272</b>	<b>65,954</b>	<b>(347,389)</b>	<b>16%</b>
<b>32 FIELD OPERATIONS</b>					
33 PAYROLL	61,247	(751)	14,499	(46,748)	24%
34 FICA, TAXES & PAYROLL FEES	9,668	(43)	2,524	(7,144)	26%
35 LIFE AND HEALTH INSURANCE	10,849	402	3,542	(7,307)	33%
36 CONTRACT- GUARD SERVICES	62,000	9,093	10,625	(51,375)	17%
37 CONTRACT-LANDSCAPE	156,144	12,440	37,320	(118,824)	24%
38 CONTRACT-LAKE	42,000	3,400	20,678	(21,322)	49%
39 CONTRACT-GATES	55,000	4,645	13,661	(41,339)	25%
40 GATE - COMMUNICATIONS - TELEPHONE	5,600	497	1,490	(4,110)	27%
41 UTILITY-GENERAL	110,000	206	17,620	(92,381)	16%
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	5,270	5,270	(31,430)	14%
45 R&M-IRRIGATION	6,000	900	2,250	(3,750)	38%
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	8,200	8,200	(1,800)	82%
49 MISC-CONTINGENCY	28,600	1,520	3,243	(25,357)	11%
<b>50 TOTAL FIELD OPERATIONS</b>	<b>645,308</b>	<b>45,779</b>	<b>140,921</b>	<b>(504,387)</b>	<b>22%</b>
<b>51 RENEWAL &amp; REPLACEMENT RESERVE</b>					
52 NEW RESERVE STUDY	6,000	-	-	(6,000)	0%
<b>53 TOTAL RENEWAL &amp; REPLACEMENT RESERVE</b>	<b>6,000</b>	<b>-</b>	<b>-</b>	<b>(6,000)</b>	<b>0%</b>



## Heritage Harbor CDD

### General Fund

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 <b>TOTAL EXPENDITURES</b>	<b>1,064,651</b>	<b>91,050</b>	<b>206,875</b>	<b>(857,776)</b>	<b>19%</b>
55 <b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>1</b>	<b>(83,935)</b>	<b>672,780</b>	<b>672,779</b>	
56 <b>OTHER FINANCING SOURCES &amp; USES</b>					
57 TRANSFERS IN	-	-	-	-	
58 TRANSFERS OUT	-	(10,813)	(59,818)	(59,818)	
59 <b>TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>-</b>	<b>(10,813)</b>	<b>(59,818)</b>	<b>(59,818)</b>	
60 FUND BALANCE - BEGINNING - UNAUDITED	-		744,859	744,859	
61 NET CHANGE IN FUND BALANCE	1	(94,748)	612,962	612,961	
62 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>1</b>		<b>1,357,821</b>	<b>1,357,820</b>	
63 <b>ANALYSIS OF FUND BALANCE</b>					
64 NON SPENDABLE DEPOSITS					
65 PREPAID & DEPOSITS	2,709		2,709		
66 CAPITAL RESERVES	-		-		
67 OPERATING CAPITAL	-		-		
68 UNASSIGNED	(2,708)		1,355,112		
69 <b>TOTAL FUND BALANCE</b>	<b>\$ 1</b>		<b>\$ 1,357,821</b>		



**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 December 31, 2025**

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
<b>2 GOLF COURSE REVENUE</b>					
3 GREEN FEES	\$ 1,650,000	\$ 173,373	\$ 485,089	\$ (1,164,911)	29%
4 RANGE BALLS	95,000	9,425	27,678	-	29%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	4,946	14,840	-	297%
<b>7 TOTAL GOLF COURSE REVENUE</b>	<b>1,751,000</b>	<b>187,744</b>	<b>527,607</b>	<b>(1,164,911)</b>	<b>30%</b>
<b>8 PRO SHOP REVENUE</b>					
9 CLUB RENTALS	3,200	701	1,645	(1,555)	51%
10 GOLF BALL SALES	35,000	4,798	13,162	(21,838)	38%
11 GLOVES SALES	10,000	1,306	3,765	(6,235)	38%
12 HEADWEAR SALES	3,000	365	1,075	(1,925)	36%
13 LADIES' WEAR SALES	100	170	170	70	170%
14 MEN'S WEAR SALES	1,500	412	884	(616)	59%
15 CONCESSION SALES	23,000	1,639	4,525	(18,475)	20%
16 MISCELLANEOUS	1,000	259	1,960	960	196%
<b>17 TOTAL PRO SHOP REVENUE</b>	<b>76,800</b>	<b>9,650</b>	<b>27,188</b>	<b>(49,612)</b>	<b>35%</b>
<b>18 TOTAL OPERATING REVENUE</b>	<b>1,827,800</b>	<b>197,394</b>	<b>\$ 554,795</b>	<b>(1,273,005)</b>	<b>30%</b>
<b>19 COST OF GOODS SOLD</b>					
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	946	2,249	(6,251)	26%
<b>26 TOTAL COST OF GOODS SOLD</b>	<b>39,800</b>	<b>946</b>	<b>\$ 11,146</b>	<b>(28,654)</b>	<b>28%</b>
<b>27 GROSS PROFIT</b>	<b>\$ 1,788,000</b>	<b>\$ 196,449</b>	<b>\$ 543,649</b>	<b>\$ (1,244,351)</b>	<b>30%</b>
<b>28 EXPENSES</b>					
<b>29 GOLF COURSE</b>					
30 PAYROLL-HOURLY	\$ 465,000	\$ 39,637	\$ 107,422	\$ (357,578)	23%
31 INCENTIVE	7,000	1,400	1,400	(5,600)	20%
32 FICA TAXES & ADMINISTRATIVE	55,000	5,023	13,554	(41,446)	25%
33 LIFE AND HEALTH INSURANCE	40,000	1,986	5,959	(34,041)	15%
34 ACCOUNTING SERVICES	4,880	407	1,220	(3,660)	25%
35 CONTRACTS-SECURITY ALARMS	1,000	-	60	(940)	6%
36 COMMUNICATION-TELEPHONE	3,600	363	1,089	(2,511)	30%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	-	2,340	(14,660)	14%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	834	3,137	(3,863)	45%
40 UTILITY-WATER AND SEWER	7,616	478	1,542	(6,074)	20%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	6,755	20,264	(114,736)	15%
42 LEASE - ICE MACHINES	1,600	250	500	(1,100)	31%
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	2,560	7,001	(32,999)	18%
46 R&M-FERTILIZER	90,000	257	3,206	(86,794)	4%
47 R&M-IRRIGATION	20,000	-	-	(20,000)	0%
48 R&M-GOLF COURSE	18,000	41,125	89,165	71,165	495%
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	922	2,362	(4,638)	34%



**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 December 31, 2025**

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	1,368	3,460	(20,540)	14%
54 RECLAIMED WATER	30,000	-	-	(30,000)	0%
55 OP SUPPLIES - HAND TOOLS	5,000	1,703	1,703	(3,297)	34%
56 SUPPLIES - SAND/TOP DRESSING	10,000	260	2,865	(7,135)	29%
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%
<b>60 TOTAL GOLF COURSE</b>	<b>1,147,809</b>	<b>105,328</b>	<b>354,595</b>	<b>(793,214)</b>	<b>31%</b>
<b>61 PRO SHOP</b>					
62 PAYROLL- HOURLY	295,000	30,101	73,397	(221,603)	25%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	3,882	9,629	(28,371)	25%
65 LIFE AND HEALTH INSURANCE	34,000	2,520	7,560	(26,440)	22%
66 ACCOUNTING SERVICES	4,880	407	1,220	(3,660)	25%
67 CONTRACT-SECURITY ALARMS	1,000	-	-	(1,000)	0%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	11,000	-	1,962	(9,038)	18%
70 LEASE-CARTS	141,100	8,744	32,247	(108,853)	23%
71 R&M-GENERAL	7,000	332	6,694	(306)	96%
72 R&M-RANGE	10,000	412	9,855	(145)	99%
73 ADVERTISING	2,000	175	925	(1,075)	46%
74 MISC-BANK CHARGES	500	109	369	(131)	74%
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	96	318	(1,682)	16%
80 SUPPLIES - SCORECARDS	1,000	-	-	(1,000)	0%
81 CONTINGENCY	2,000	411	431	(1,569)	22%
82 ALLOCATION OF HOA SHARED EXPENDITURES	7,200	-	1,002	(6,198)	14%
<b>83 TOTAL PRO SHOP</b>	<b>573,610</b>	<b>47,188</b>	<b>145,978</b>	<b>(427,632)</b>	<b>25%</b>
84 Capital Projects - Golf	-	1,473	1,473	1,473	0%
<b>85 TOTAL EXPENSES</b>	<b>1,721,419</b>	<b>153,989</b>	<b>502,046</b>	<b>(1,219,373)</b>	<b>29%</b>
<b>86 EXCESS OF PROFIT OVER (UNDER) EXPEND.</b>	<b>66,581</b>	<b>42,459</b>	<b>41,603</b>	<b>(24,978)</b>	
<b>87 OTHER FINANCING SOURCES &amp; USES</b>					
88 TRANSFERS IN	-		47,290		
89 TRANSFERS OUT	-		(47,290)		
<b>90 TOTAL OTHER FINANCING RESOURCES &amp; USES</b>	<b>-</b>		<b>-</b>		
91 FUND BALANCE - BEGINNING - UNAUDITED	-		4,052,617		
92 NET CHANGE IN FUND BALANCE	66,581		41,603		
<b>93 FUND BALANCE - ENDING - PROJECTED</b>	<b>66,581</b>		<b>4,094,220</b>		
<b>94 ANALYSIS OF FUND BALANCE</b>					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	-		3,456		
97 CAPITAL RESERVES	-		-		
98 OPERATING CAPITAL	-		-		
99 UNASSIGNED	-		4,090,764		
<b>100 TOTAL FUND BALANCE</b>	<b>\$ -</b>		<b>\$ 4,094,220</b>		



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

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 239,119	\$ 216,914	\$ (22,205)
3 INTEREST & MISCELLANEOUS	100	-	(100)
<b>4 TOTAL REVENUE</b>	<b>239,219</b>	<b>216,914</b>	<b>(22,305)</b>
<b>5 EXPENDITURES</b>			
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	-	
<b>10 TOTAL EXPENDITURES</b>	<b>239,219</b>	<b>1,825</b>	<b>(237,394)</b>
<b>11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>215,089</b>	<b>215,089</b>
<b>12 OTHER FINANCING SOURCES &amp; USES</b>			
13 TRANSFERS IN	-	-	-
14 TRANSFERS OUT	-	-	-
<b>15 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>
16 FUND BALANCE - BEGINNING	-	654,821	654,821
17 NET CHANGE IN FUND BALANCE	-	215,089	215,089
<b>18 FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 869,911</b>	<b>\$ 869,911</b>



# Heritage Harbor CDD

## Debt Service Series 2021

### Statement of Revenue, Expenses, and Change in Fund Balance

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

	<u>FY 2026 Adopted Budget</u>	<u>FY 2026 Actual Year-to-Date</u>
<b>1 REVENUE</b>		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 150,807	\$ -
3 INTEREST REVENUE	-	1
4 MISC REVENUE	-	2,921
<b>5 TOTAL REVENUE</b>	<b>150,807</b>	<b>2,922</b>
<b>6 EXPENDITURES</b>		
7 INTEREST EXPENSE		
8     November 1, 2025	2,969	2,969
9     May 1, 2026	2,969	-
10 PRINCIPAL RETIREMENT		
11     May 1, 2026	147,000	-
<b>12 TOTAL EXPENDITURES</b>	<b>152,938</b>	<b>2,969</b>
<b>13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(2,131)</b>	<b>(48)</b>
<b>14 OTHER FINANCING SOURCES (USES)</b>		
15 TRANSFERS IN	-	-
16 TRANSFERS OUT	-	-
<b>17 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>
18 FUND BALANCE - BEGINNING		49
19 NET CHANGE IN FUND BALANCE	(2,131)	(48)
<b>20 FUND BALANCE - ENDING</b>	<b>\$ (2,131)</b>	<b>1</b>



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

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Actual Year-to-Date</b>
<b>1 REVENUE</b>		
2 INTEREST REVENUE	\$ -	\$ -
3 MISCELLANEOUS	-	-
<b>4 TOTAL REVENUE</b>	<b>-</b>	<b>-</b>
<b>5 EXPENDITURES</b>		
6 CONSTRUCTION IN PROGRESS	-	49,005
<b>7 TOTAL EXPENDITURES</b>	<b>-</b>	<b>49,005</b>
<b>8 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(49,005)</b>
<b>9 OTHER FINANCING SOURCES (USES)</b>		
10 TRANSFERS IN	-	59,818
11 TRANSFERS OUT	-	-
<b>12 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>59,818</b>
13 FUND BALANCE - BEGINNING	-	4,919
14 NET CHANGE IN FUND BALANCE	-	10,813
<b>15 FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 15,731</b>



# EXHIBIT 10



**GREENVIEW LANDSCAPING INC.**

**P.O. BOX 12668**

**ST. PETERSBURG, FL 33733**

**CELL: 727-804-8864**

**OFFICE: 727-906-8864**

**FAX: 727-867-4393**

**EMAIL: DEBS@GREENVIEW LANDSCAPING INC.**

**To: HERITAGE HARBOR CDD**

**DATE: January 21, 2026**

**RE: TREE REMOVAL**

**CUT AND REMOVE A DEAD PINE TREE ON THE BERM BEHIND 9105 HARBOR COVE.**

**COST: \$500.00.**

Heath Beckett, District Manager

Approved 1/21/2026

