



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
April 14, 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, April 14, 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, April 14, 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
Tyson Waag, 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 – *Tonya Stewart/Tyson Waag, Stantec*
 - 1. Cypress Green Traffic Calming Report **EXHIBIT 1**
- B. District Counsel – *Tracy Robin, Straley Robin Vericker*
 - 1. Approval of Rayco Industrial Reclaimed Water Meter Construction Services Agreement **EXHIBIT 2**
 - 2. Discussion on HBWB Development Services, LLC Request for Execution of Owner’s Authorizations for County Application **EXHIBIT 3**
- C. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* **EXHIBIT 4**



HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

April 14, 2026 Agenda

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THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- D. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
- E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 5**
 - 1. OLM Inspection – March 19, 2026 – 93.5%
 - 2. Consideration of Greenview Proposal for February Landscape Projects (Total: \$5,900.00) – *Previously Presented* **EXHIBIT 6**
 - a. Cut And Remove Five Dead Pine Trees - \$3500.00
 - b. Install 40 Oyster Plants in the Guardhouse Planter - \$400.00
 - c. Remove Ligustrums and Philodendrons Behind Entrance Fountain Wall and Install 30 Viburnums - \$2000.00
- F. Golf Operations – *John Panno, Pro Shop*
- G. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 7**
 - 1. Consideration of Tampa SWAP Proposal for Pond Remediation - \$13,000.00 **EXHIBIT 8**
- 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 March 10, 2026 **EXHIBIT 9**
- B. Acceptance of the Minutes of the Board of Supervisors Workshop Held March 24, 2026 **EXHIBIT 10**
- C. Acceptance of the February 2026 Unaudited Financial Report **EXHIBIT 11**

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, May 12, 2026
at 5:30 p.m.
 Heritage Harbor Clubhouse
 19502 Heritage Harbor Pkwy
 Lutz, FL 33558





HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

April 14, 2026 Agenda

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EIGHTH ORDER OF BUSINESS:

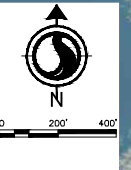
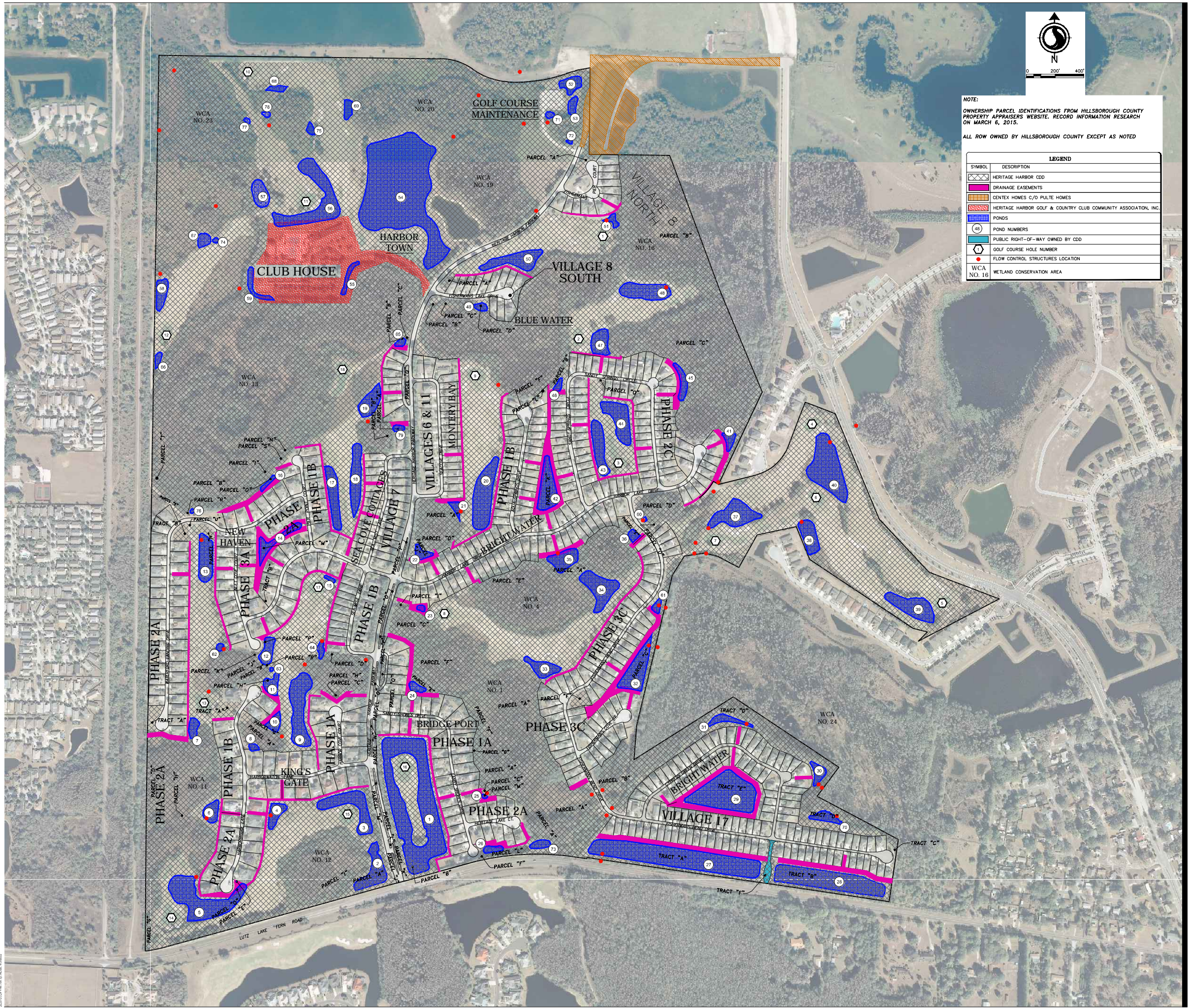
ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS:

ADJOURNMENT





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 Not for publication. For the use of the project only and the liability of
 the Engineer to all design and drawings are the property of
 Stantec. Any reproduction or use for any purpose other than that
 authorized by Stantec is prohibited.

Consultants

Legend

Notes

NOTE:
 OWNERSHIP PARCEL IDENTIFICATIONS FROM HILLSBOROUGH COUNTY
 PROPERTY APPRAISERS' WEBSITE. RECORD INFORMATION RESEARCH
 ON MARCH 6, 2015.
 ALL ROW OWNED BY HILLSBOROUGH COUNTY EXCEPT AS NOTED

LEGEND	
SYMBOL	DESCRIPTION
	HERITAGE HARBOR CDD
	DRAINAGE EASEMENTS
	CENTEX HOMES C/O PULTE HOMES
	HERITAGE HARBOR GOLF & COUNTRY CLUB COMMUNITY ASSOCIATION, INC.
	PONDS
	POND NUMBERS
	PUBLIC RIGHT-OF-WAY OWNED BY CDD
	GOLF COURSE HOLE NUMBER
	FLOW CONTROL STRUCTURES LOCATION
	WCA NO. 16
	WETLAND CONSERVATION AREA

Revision	By	App'd	Y/M/D

Issued	By	App'd	Y/M/D

M. No.	Date	App'd	Y/M/D

Client/Project
 HERITAGE HARBOR CDD

HILLSBOROUGH COUNTY, FL
 Title

Project No. 215600258
 Scale 1" = 200'
 Drawing No. X08
 Sheet 1 of 1
 Revision 0

EXHIBIT 1
PENDING



EXHIBIT 2



Reclaimed Water Metering Station Construction Services Agreement

This Reclaimed Water Metering Station Construction Services Agreement (the “**Agreement**”) is entered into as of April 15, 2026, between **Heritage Harbor Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Rayco Industrial, Inc.**, an Alabama corporation (the “**Contractor**”).

Background Information:

The District owns and operates a golf course, and maintains certain common areas located within the District. In or about December 2025, the District solicited proposals for the construction and installation of a reclaimed water metering station, generally located along Heritage Harbor Parkway, Lutz, FL, (the “**Project**”), to enhance the irrigation system for the District’s golf course, and subsequently awarded the Project to the Contractor. A copy of the Contractor’s proposal (the “**Proposal**”) for construction of the Project, dated January 29, 2026, is attached hereto as **Exhibit A**, and incorporated herein by reference. The scope of work for the Project is set forth in the documents entitled (a) the Contractor Scope of Work HHCDD-0002-SP-001 (the “**Work**”), and (b) the Master Document List identifying the Construction Plans and Specifications (“**Construction Plans**”) for the Work, prepared by the Project Engineer (defined below), attached hereto as composite **Exhibit B**, and incorporated herein by reference. Contractor acknowledges receipt and possession of a complete set of the Construction Plans identified in Exhibit B, and agrees that the Construction Plans completely and adequately set forth the Work required for successful completion the Project The Contractor is duly licensed in the state of Florida and qualified to perform the job duties, and has any and all approvals and licenses required by law to construct the Project.

In consideration of the Contractor’s agreement to perform the Work, the District shall compensate Contractor as provided for herein. The District hereby designates, and Contractor accepts, the following named “**Project Engineer**” and “**Contract Administrator**” to serve as agents for the District during construction of the Project. The Project Engineer shall provide the services designated herein, including oversight of the Project and proposed change orders, and providing consulting services to the Contractor, as necessary, to ensure completion of the Project in accordance with the Construction Plans. The Contract Administrator shall provide the services designated herein, oversee general compliance with the Agreement, process change orders authorized by the District Manager, and process Contractor’s requests for payment.

Project Engineer:

Sean T. McNamara
ENERCON
12470 Telecom Drive, Suite 101E
Temple Terrace, FL 33637
Telephone No. 813-962-1800
Email: smcnamara@enercon.com

Contract Administrator:

Tonja Stewart, P.E.
Stantec
777 S. Harbour Island Boulevard, Suite 600
Tampa, FL 33602
Telephone No. 813-426-4916
Email: tonja.stewart@stantec.com



Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct, and is incorporated herein as a material part of this Agreement.
2. **Description of Work.** The Contractor shall furnish all services, labor, materials, equipment, supplies, tools, supervision, services, transportation, and all other incidental items necessary for the complete performance of the Work in accordance with the Construction Plans.
3. **Responsibilities of the Contractor.**
 - a. All Work shall be performed in a neat and professional workmanlike manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
 - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - c. Should any Work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such Work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
 - d. Upon discovery of any information, concealed conditions, or defect that may affect the Work, the Contractor shall immediately provide the District and the Project Engineer with written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for such Work.
 - e. The Contractor agrees that the District shall not be liable for the payment of any Work or services unless the District, through an Authorized Representative (defined below) of the District, authorizes the Contractor, in writing, to perform such Work.
 - f. Contractor is required to develop, manage, and administer a comprehensive Site-Specific Safety Plan (“SSSP”) for the duration of performance of the Work. This includes maintaining full responsibility for all job site safety, implementing all necessary safety protocols, and ensuring strict compliance with all applicable federal, state, and local regulations. The Contractor must designate a qualified and competent person to serve as the site safety representative, and this individual will be responsible for conducting regular safety meetings, toolbox talks, and site inspections, as well as promptly addressing any safety deficiencies or hazards. All subcontractors will be required to adhere to the Contractor's SSSP, and the Contractor will be responsible for enforcing compliance across all trades and personnel on site.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the Work, and to remove all debris and safely secure all materials, equipment, and machinery at the completion of each work day. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and Work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the Work under this Agreement. At the conclusion of the Work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.
5. **Labor, Materials and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement.



6. **District Representatives.** The Project Engineer and the Contract Administrator (each an “**Authorized Representative**”) are authorized to act as an Authorized Representative of the District. The District’s Authorized Representative shall have complete authority over the respective responsibilities assigned hereunder, including without limitation, delivery of instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services.
7. **Risk of Loss.** Notwithstanding the fact that partial payments may have been made during construction, the District shall not take title to or possession of any of the materials and equipment constituting a part of the Work, and the Contractor shall assume all risk of damage or loss, whether from fire, water, winds, vandalism, or other causes, until completion of the Work.
8. **Time of Commencement and Completion Date.** The Contractor will commence the Project within five (5) business days after final execution of this Agreement by all parties. Thereafter, the Contractor will complete the Work in accordance with work schedule (“**Work Schedule**”) set forth in the Proposal. Time is of the essence with respect to the Agreement and all of Contractor’s obligations hereunder.
9. **Delays and Extension of Time of Completion.**
 - a. If Contractor is delayed at any time in the progress of the Work by any act or neglect of the District, or by any employee thereof, or by any separate contractor employed by the District, or by changes ordered in the Work, or by prevention of performance because of governmental laws or regulation, or by fire or catastrophic weather condition, or delays in delivery of materials and equipment beyond the control of Contractor, then the time of completion shall be extended by change order for a commercially reasonable time determined by the District.
 - b. Any claim for extension of time shall be made in writing to the District’s Contract Administrator not more than ten (10) days after commencement of the delay or, in the case of a delay on delivery of equipment, the date notice of such delay is received from the manufacturer, otherwise it shall be waived. In the case of continuing delay, only one claim is necessary. The Contractor shall provide an estimate of the probable effect of such delay on the progress of the Work.
10. **Performance Bond and Labor and Material Payment Bond.** Prior to commencing any Work and within five (5) business days after the Agreement is executed by both parties, the Contractor shall furnish the District with a certified copy of the recorded payment and performance bond covering 100% of the total compensation payable to Contractor, pursuant to Section 12(a) below, in accordance with requirements of Section 255.05, Florida Statutes. A copy of the recorded bond shall be posted at the job site in the same location as the construction permits. Attorneys-in-fact who sign the payment and performance bond must attach a certified copy of their power of attorney to the bond. The form of the payment and performance bond shall also include the following language: *“This Bond shall afford claimants thereunder, all the rights related thereto, including, but not limited to, the rights to recover attorneys’ fees in the event any claim is made against this bond.”* The cost of such bond shall be included in the total compensation paid to Contractor under the Agreement.
11. **Florida Sales Tax Exemption.** Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax and shall not charge the District any Florida Sales and Use Tax for materials and equipment comprising any part of the Work. The District shall provide Contractor with a copy of the District’s tax exempt certificate.



12. Compensation.

- a. The District agrees to pay the Contractor for the Work described above, the aggregate amount of **Five Hundred Twenty-Two Thousand Five Hundred Dollars \$522,500.00**, which amount includes all applicable sales tax.
- b. Based upon the "Schedule of Values" set forth in the Proposal attached hereto as Exhibit B, Contractor shall submit an Application for Payment at each stage of the Project, together with supporting documentation. Contractor shall submit each request for payment to the Contract Administrator (along with a copy to the Project Engineer), who shall timely review and approve each such request for payment within five (5) working days after receipt thereof, and authorize the District Manager to make immediate payment to Contractor; provided, however, that if the request for payment is not supported by adequate documentation, the Contract Administrator shall provide timely written notice to the Contractor of any deficiency within such five (5) business day period, whereupon Contractor shall provide the Contract Administrator with supplemental documentation justifying the request.
- c. The District shall make timely progress payments on account of the total compensation to the Contractor as provided in the Proposal.
 - i. The District shall, not later than twenty (20) days following receipt of a proper Application for Payment, pay Contractor the portion of the compensation then due pursuant to the Schedule of Values, less retainage of five percent (5%).
 - ii. The Contract Administrator may decline to certify payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or any part of any Certificate of Payment previously issued, to such extent as may be necessary in their opinion to protect the District from loss because of:
 1. defective Work not remedied,
 2. third party claims filed or reasonable evidence indicating probable filing of such claims,
 3. failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment,
 4. reasonable evidence that the Work cannot be completed for the unpaid balance of the total compensation,
 5. damage to the District or another contractor,
 6. reasonable evidence that the Work will not be completed within the time of completion, or
 7. persistent failure to carry out the Work in accordance with this Agreement.

When the basis for withholding payment as outlined in this subparagraph is removed, the Contract Administrator shall certify for payment the related amounts for which payment has been properly requested.
- d. Final payment, constituting the entire unpaid balance of the Work and applicable retainage, shall be paid by the District to the Contractor within twenty (20) days after the Work has been completed, and a final Certificate for Payment has been issued by the Contract Administrator. The amount of the final payment shall be the total compensation, plus any approved change orders, less all progress payments previously paid pursuant to this Agreement.
- e. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and/or further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

13. Compliance with Governmental Regulations. The Contractor shall comply with all requirements of local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements

applicable to the District. If the Contractor fails to notify the District in writing within five (5) days after receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any governmental body or agency or subdivision thereof with respect to the services rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such governmental entity within five (5) days after receipt thereof, the District may terminate this Agreement and such termination shall be effective immediately upon delivery of the notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

14. Permits and Approvals. At the time of this Agreement, the District has obtained Site Plan Approval (permit) to complete the Project. Contractor shall be responsible for obtaining any additional permits for the Project through Hillsborough County. The District shall reimburse Contractor for the cost of any additional permits at established County rates.

15. Change Orders. The authorized representatives of each party may execute a written change order authorizing a change in the Work, an adjustment in the compensation, the time of completion, or any other changes mutually agreed to. The cost or credit to the District resulting from a change in the Work shall be determined by the unit prices stated in the Proposal or subsequently agreed upon in writing. The District acknowledges that the proposal received by the Contractor from subcontractor Automated Controls of Tampa, Inc. (“ACT”) [portions of which are included in the Proposal starting on page 2, under the heading: Control System Integration and Programming: Automated Controls of Tampa Inc Proposal, and ending about the middle of page 6] is subject to price and delivery date changes for control system hardware and electrical instruments or substitutions thereof in effect on the date such equipment is ordered from the manufacturer, as provided for therein. Contractor will cause ACT to promptly (a) order and affix the cost for all such equipment and hardware, and (b) notify the District of any such change in price and/or delivery date for the equipment, exclusive of any change for cost of labor or other services or sales tax thereon. Contractor shall provide the District with a change order for any cost increases and reasonable documentation setting forth the increased costs.

16. Warranty.

- a. The Contractor warrants that the Work (a) conforms to the requirements of this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
- b. If within the applicable warranty period described in the Proposal, but in no event less than one (1) year after the date of final payment by the District of any portion of the Work (labor and materials) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the Work at its sole expense promptly after receiving written notice from District requesting such correction. The Contractor’s one (1) year warranty shall be applicable to all phases of, and all labor and materials utilized in the Project, and as specified in the Construction Plans, and shall be in addition to manufacturer’s warranties for the equipment and materials integrated therein; provided, however, that the Contractor’s warranty on the specialized equipment obtained under the ACT subcontract shall be limited to the ACT warranty set forth in the Proposal.



- c. Refusal of a subcontractor responsible for the defective Work to correct such Work shall not excuse the Contractor from performing under this warranty.
- d. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- e. Contractor warrants that the labor will meet all requirements of the manufacturer to honor the manufacturer's warranty for materials and labor.
- f. At the time of final payment, Contractor will supply a copy of all warranties supplied by manufacturers along with all manufacturer's instructions. Contractor will assist the District with any warranty claims.
- g. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any Work, materials, equipment, and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- h. In the event the Contractor fails to meet its warranty obligations, the District, at its option, shall have the right, upon ten (10) days' prior written notice to the Contractor, to correct the defective Work through its own forces or by retaining other contractors. In such event, the Contractor shall reimburse the District for all costs it incurs in obtaining the correction of defective Work.
- i. The provisions of this section shall survive approval of the Work under this Agreement.

17. Concealed Conditions.

- a. Contractor has reviewed all existing conditions and limitations affecting the Work, including, without limitation, all property lines, utility locations, existing improvements, elevations, and site and local conditions, as applicable to the Work. Claims for additional compensation or extensions of time because of the failure of Contractor to familiarize itself with conditions at the site will not be allowed.
- b. If conditions are encountered at the site which are (a) subsurface or otherwise concealed physical conditions which differ materially from those indicated in this Agreement, or (b) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in activities of the character provided for in this Agreement, then notice by the observing party shall be given to the other party promptly before the conditions are disturbed and in no event later than three (3) business days after first observance of the conditions.
 - i. District will promptly investigate such conditions and, if they are not governed by subsection (c) below and cause an increase or decrease in Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the compensation or time of completion or both.
 - ii. If the Project Engineer determines that conditions at the site are not consistent with the provisions of this subsection b, and that no change in the terms of this Agreement is justified, the Project Engineer shall so notify the Contractor and the Contract Administrator, in writing and stating the reasons.
 - iii. Claims by either party in opposition to such determination must be made within fourteen (14) days after District has given notice of its determination.
- c. No adjustment in the time of completion or compensation shall be permitted, however, in connection with a concealed or unknown condition which does not differ materially from those conditions disclosed or which reasonably should have been disclosed by (a) Contractor's inspections, tests, reviews, and preconstruction services performed in connection with the Work, including any tests made by or in the possession of Contractor, or (b) inspections, tests, reviews and preconstruction services which Contractor negligently failed to

request in connection with the Work.

18. Insurance. The Contractor or any subcontractor performing the Work described in this Agreement shall carry commercial general liability insurance of not less than \$1,000,000 per occurrence and \$2,000,000 in the general aggregate, and commercial automobile liability insurance of not less than \$1,000,000 per occurrence. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to the Agreement and naming the District, its staff, consultants, and supervisors as “Additional Insured” under such policy. The Contractor will maintain Workers Compensation insurance on all employees, in the amounts required by law.

No certificate shall be acceptable to the District unless it provides that notice of any change or termination within the policy periods of the insurance coverage, as certified, must be provided to the District, in writing, at least thirty (30) days prior to such change or termination becoming effective. Insurance coverage shall be from an insurance carrier, licensed to conduct business in the State of Florida, having a policy holder rating of no less than “A” in the most current edition of Best’s Insurance Reports, and a Best’s Financial Size Category of VIII, or better, and/or a Standard & Poor Insurance Solvency Review of A- or better.

19. Default and Remedies.

- a. Contractor shall be in “Default” under this Agreement if, after seven (7) days written notice, the Contractor fails or neglects to (a) carry out the Work in accordance with this Agreement or in accordance with any specifications or applicable laws, (b) make proper and timely payment to any subcontractor for materials or labor, (c) comply with the Work Schedule, (d) replace rejected material promptly or correct rejected workmanship as herein provided, or (e) comply with other terms, provisions, conditions, covenants, and agreements in this Agreement to be observed and performed on the part of the Contractor. In the event of a Default by the Contractor, and without prejudice to any other right or remedy the District may have, the District may elect to correct any deficiencies and deduct the cost thereof, including compensation for the Project Engineer’s and Contract Administrator’s services or any other services and expenses made necessary thereby, from the payment then or thereafter due the Contractor or may call upon the Contractor’s payment and performance bond to ensure completion of the Work at no cost to the District.
- b. Alternatively, after Contractor’s failure to cure such matter within such seven (7) day period, at the District’s option, the District may terminate this Agreement and immediately take possession of the site and remove all materials, tools and construction equipment, and machinery thereon owned by the Contractor (or require the Contractor to immediately remove all such materials, tools and construction equipment and machinery from the site), and the District may finish (or cause another contractor to finish) the Work by whatever method the District may deem expedient. If the District takes possession of the site, the District may, without any cost or liability to the District, use materials, tools and construction equipment, and machinery owned by the Contractor and left on the site. If the unpaid balance of this compensation exceeds the cost of finishing the Work, including compensation for any services and expenses made necessary thereby (including, without limitation, the Project Engineer’s and Contract Administrator’s services, and the District’s reasonable attorney’s fees and costs), such excess shall be paid to the Contractor following final completion of the Work by the District. If such cost exceeds such unpaid balance, the Contractor shall pay the difference to the District. The District shall not be responsible to the Contractor for any loss of anticipated profits or other consequential damages on any of the Work not performed on account of a termination of this Agreement. After any termination of this Agreement by the District pursuant to this subsection, the Contractor shall not be entitled to any further payment under

this Agreement except to the extent of any amount by which the authorized Work completed or installed by the Contractor prior to such termination, and not previously paid for by the District, exceeds the amount due by the Contractor to the District under this subsection (including all damages which the District would be entitled to recover from the Contractor by reason of the Contractor's breach), and even then only at such time as the Work is finally completed. Any sums payable by the Contractor to the District pursuant to this subsection shall be payable upon demand and shall bear interest at the lesser of 12% per annum or the highest lawful rate until paid.

20. Subcontractors. The Contractor shall submit the names of all proposed subcontractors and the work they will do prior to commencing the Work. If the Contractor desires to change any subcontractor on such list, the Contractor must present valid reasons for such change and receive approval of the District. The Contractor shall be fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by them, just as the Contractor is responsible for the acts and omissions of its own employees. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the District.

21. Indemnification. The Contractor hereby indemnifies and holds the District and its supervisors, officers, agents, staff, consultants and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or other liability arising out of, or in connection with, the Work to be performed by the Contractor or Work performed by persons or entities employed or utilized by the Contractor, including without limitation, litigation and appellate proceedings with respect thereto. Obligations shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

22. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed a waiver of the District's sovereign immunity or limits of liability beyond the statutory limitations of Section 768.28, Florida Statutes or any other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred by operation of law.

23. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for or on behalf of the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

24. Third-Party Beneficiaries. This Agreement is solely for the benefit of the undersigned parties hereto and no right, cause of action or other benefit shall accrue to or benefit any third party. Nothing in this Agreement shall be construed to confer upon any person or entity, other than the parties hereto, any right, remedy or claim under or by reason of this Agreement; and all terms, conditions and provisions of this Agreement shall inure to the sole benefit of and shall be binding upon the parties hereto, and their successors and assigns.



- 25. Termination.** The District shall have the right to terminate this Agreement with or without cause upon the (10) days advance written notice to the Contractor. Upon receipt of a termination notice, the Contractor will cease performance of the Work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by the Contractor and delivered to the job site, and the Work performed prior to receipt of the notice (as the percentage of completion is reasonably determined by the Contract Administrator) with the compensation amount being prorated accordingly.
- 26. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
- 27. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may only be made by an instrument in writing executed by both of the parties hereto.
- 28. Assignment.** The Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
- 29. Enforcement of Agreement.** 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, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof through judicial proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including without limitation, reasonable attorneys' fees incurred prior to or during litigation, mediation or other dispute resolution, bankruptcy, and appellate proceedings.
- 30. No Waiver.** The failure of the District to enforce any one or more of the provisions of this Agreement, at any time or for any period of time, shall not constitute a waiver or otherwise prevent the District from subsequently enforcing its rights and remedies hereunder.
- 31. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO, for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that by entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.



- 32. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 33. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 34. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 35. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and 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 District in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 321-263-0132, BY EMAIL AT PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FL 32746.



- 36. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed in favor of or against the other party.
- 37. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of the parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of the Agreement.
- 38. Counterparts.** The 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.
- 39. Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:

c/o Vesta District Services
 250 International Parkway
 Suite 208
 Lake Mary, FL 32746
 Attn: Heath Beckett 513-200-9504
HBeckett@vestapropertyservices.com

To the Contractor:

Attn: George Ray Harrelson
 3810 Highway 41 South
 Selma, AL 36701
 Attn: Tom Prickett, Regional Electric
 Project Manager 863-559-4613
Tom@raycoindustrial.com

To the Project Engineer:

(See contact information above)

To the Contract Administrator:

(See contact information above)

- 40. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 41. Entire Agreement.** This Agreement contains the entire agreement of the parties hereto, and neither party may rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Rayco Industrial Inc., a Alabama Corporation

**Heritage Harbor
 Community Development District**

 Name: _____
 Title: _____

 Shelley Grandon
 Chair of the Board of Supervisors



RAYCO INDUSTRIAL, INC.
3810 Hwy 41 South
SAFETY SELMA, AL 36701 QUALITY
PHONE 334-418-6940 OR FAX 334-418-6981

Date: 03/20/26

Tracy Robin

Heritage Harbor Community Development District

Subject: Reclaimed Watering Metering Project

Quote #MIS-26L-001E REV 1

Dear Tracy Robin

We propose to furnish the necessary Labor, Equipment and Material for the above-mentioned project. Please consider the following a Lump Sum quote:

TOTAL

\$522,500.00

Five Hundred Twenty-Two Thousand, Five Hundred Dollars and 00/100

Material: \$ 98,000.00

Labor: \$113,500.00

DJE/ Rentals: \$26,000.00

Subcontracts: \$285,000.00

The price is based on a normal 40-hour workweek. No premium time is included. Thank you for the opportunity to submit our proposal and we look forward to serving you.

Technical Objective:

RAYCO Industrial Inc. will provide the following services at the Heritage Harbor Community Development District site for the Reclaimed Watering Metering Project

Scope of Work:

1. Per HHCDD-0002-SP-001



Exclusions and Clarifications:

1. Rayco Industrial Inc. will use (ACT) Automated Controls of Tampa for Control System Integration, Programming, Testing, As Builds and supply of the PLC/ RTU Control Panel, Instrumentation equipment.
2. Per discussion with Enercon Mike Lyman and ACT Scott Cibrian we will use an alternate to the Siemens Flowmeter 5100 due to being unavailable after January of 2026.
3. The Trench Safety Act Form will not be required due to the 5' depth understanding discussed with Enercon Sean McNamara and Rayco Craig Spitznogle.
4. The District is responsible for and has the required site plan approval from Hillsborough County, Florida, for construction of the Project.
5. Spare parts required by Hillsborough County will be acquired by the District directly through ACT or manufacturer.
6. Contractor will mark-up construction plans in the field on an "as-built" basis.
7. Sales Tax is included in price, see Sections 11 and 12 of Contract. Rayco will be provided a sales and use tax exempt certificate.
8. Cost for 2 year warranty will be considered by the Board as a possible change order.
9. Spare parts is not included in this proposal.
10. The "Warranty Period" shall begin on the date of delivery and shall terminate 12 months from the date of such delivery.

Control System Integration and Programming: Automated Controls of Tampa Inc Proposal

Purpose

This document was requested by Rayco Industrial Inc. to provide a fixed priced proposal to satisfy the Proposal Scope of work outlined below. The Terms and Conditions of this proposal are included on the final page of this document. This proposal is valid for 45 days.

Proposal Scope

To satisfy the requirements of the document HHCDD-0002-SP-001 Contractor Scope Of Work, Automated Controls of Tampa, Inc. proposes the following:

- 2.1.3 Provide all control system integration, programming services, procure all PLC/RTU panel hardware per drawing HHCDD-0002-E45, electrical Instruments FIT-8050, PIT-8400, PIT-8401, ZIC-8440, and LSL/LSH-8000, configuration, and programming. Field installation of all provided hardware is excluded.

Note that the specified instrument for FIT-8050 is End Of Life and the recommended replacement is a Siemens 7ME6532-3TJ03-1GA3-Z A05+Y15.

- 2.1.9 Ensure all electrical work complies with NEC and NFPA.

- 2.5.1 Provide the PLC/RTU panel fully assembled per drawing HHCDD-0002-E45 and ensure that it meets UL 508A requirements.

- 2.5.2 Produce control panel design and as-built drawings.



- 2.5.3 Perform factory testing of control panel.
- 2.6.1 Integrate control system with the County SCADA.
- 2.6.2 Program the PLC for control, alarms, and monitoring.
- 2.6.3 Configure the cellular gateway communications.
- 2.6.4 Program the local operator interface.
- 2.6.5 Program the valve controller for flow control.
- 6.2 Provide commission, checkout, testing, and startup support for all PICS systems.
- 6.3 Provide training for all PICS systems.

Included

The following breakdown is proposed for this project as detailed above.

Control Panel per HHCDD-0002-E45

Instrument Package: FIT-8050, PIT-8400, PIT-8401,
ZIC-8440, and LSL/LSH-8000

System Integration Labor

Payment Terms to be included in Rayco Schedule of Values and Payment Schedule

- Payment #1 25% Invoiced with the Drawing Submittal Package
- Payment #2 25% Invoiced with the PLC Code, OIT, and SCADA Screen Submittals
- Payment #3 25% Invoiced upon shipment of Instruments and PLC/RTU Enclosure
- Payment #4 25% Invoiced upon completion of startup

Delivery Estimates

- Drawing Submittal Package 4-6 Weeks from NTP
- PLC Code, OIT, and SCADA Screen Submittals 8-12 Weeks from NTP
- Shipment of Instruments and PLC/RTU Enclosure 12-16 Weeks from approval of Submittals
- Commissioning, Startup Support, and Training 4-6 Weeks from shipment of PLC/RTU Enclosure



SCOPE AND CONDITIONS

The terms and conditions set forth herein shall govern all sales by Automated Controls of Tampa Inc. ("Seller") of its products to *Rayco Industrial Inc.* ("Buyer"). To the extent of any conflict between the terms and conditions of this document and the terms and conditions of Buyer's purchase order, the terms and conditions of this document shall control. This proposal is not a firm offer and may be withdrawn at any time, without notice, prior to written confirmation by Seller of Buyer's acceptance.

PRICE

Prices are subject to change without notice and the price payable by Buyer is the price in effect as of the date Buyer's order is accepted in writing by an authorized representative of Seller. All prices are in United States dollars. Prices are based on net cash transactions and do not include taxes (including without limitation any value added, sales, use or similar tax), duties, tariffs, fees, bank charges, inspection or other special or services charges, all of which are payable by Buyer. Buyer shall pay any and all such taxes, duties and charges and shall hold Seller harmless there from. Prices listed are not subject to verbal changes or other agreements unless approved in writing by an authorized representative of Seller. Typographical errors are subject to correction.

SHIPMENT

Dates quoted for shipment are estimates only and unless the parties specifically agree to the contrary, time shall not be deemed of the essence in this transaction. Seller shall not be liable in any way for delay, non-delivery, or default in shipment resulting from acts or events beyond its reasonable control. Such events shall include, but not be limited to, acts of God, civil or military authority, acts of terrorism, civil disturbance, labor troubles, strikes, fires, accidents, floods, shortage of transportation, failure, suspension or curtailment of production due to shortage of supply of raw material, or other economic factors, or government act or requirements. In case of delay caused by Buyer's or Buyer's vendor's failure to furnish necessary information as to details to be determined by either of them, Seller may extend the date of shipment for a reasonable time, based on the period of Buyer's delay and conditions at the Seller's factory.

LICENSES AND PERMITS

Buyer shall obtain and forward copies of documents necessary to permit Seller to ship and Buyer to receive delivery of ordered products. All permits necessary in importation, installation and operation of products covered by any order shall be the sole responsibility of Buyer. Buyer expressly agrees to comply with all applicable United States of America laws pertaining to the export of any products ordered from Seller.

ADDITIONAL EXPENSE

Any additional expense to Seller resulting from changes in the original product specifications or drawings as approved by Buyer for any work performed or goods furnished in addition to those herein specified, shall be added to the purchase price and paid for by Buyer.

WARRANTY

Seller warrants materials, equipment, parts, and systems manufactured by Seller for Buyer to be free from defects in specifications, material, or workmanship under normal use and service for the applicable Warranty Period set forth below and Seller will, during the Warranty Period repair or replace, at its option, the products (or components thereof) which during the Warranty Period have been found by Buyer to be defective due to Seller's specifications, material or workmanship. Components produced by others for inclusion in Seller's equipment are warranted solely by the manufacturer(s), as stated in the specifications supplied with the equipment. Seller will provide warranty assistance for components provided by others based on the original manufacturer(s) warranty, which such assistance shall be limited to obtaining warranty information and arranging for any warranty service provided by the manufacturer. Buyer must send



damaged components prepaid to Seller to obtain warranty assistance for these components. The damaged components will be forwarded to the original equipment manufacturer for repair or replacement. Seller's liability under this warranty is limited to repair or replacement of parts produced by Seller. This warranty does not apply to (i) damage caused by misuse, neglect, accident, abuse or undue physical, environmental or electrical stress; (ii) damage caused by faulty repair or modifications performed other than by Seller or with Seller's written permission; (iii) normal wear items such as belts, bearings, seals, or fuses or (iv) damage due to improper or inadequate maintenance procedures. Seller's (or its authorized representatives) determination of normal use, wear, damage or defects shall be final for warranty purposes. The "Warranty Period" shall begin on the date of delivery and shall terminate 12 months from the date of such delivery.

WARRANTY LIMITATIONS AND EXCLUSIONS. THE WARRANTIES SET FORTH ABOVE ARE COMPLETE AND ARE IN LIEU OF ALL OTHER CONDITIONS, REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, WHETHER ARISING BY STATUTE, USAGE, CUSTOM OF THE TRADE, OR OTHERWISE, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER OBLIGATION ON THE PART OF SELLER.

LIMITATION OF LIABILITY

IN NO EVENT SHALL SELLER BE LIABLE FOR ANY INDIRECT, INDIVIDUAL, CONSEQUENTIAL OR PUNITIVE DAMAGES ARISING FROM, CONNECTED WITH OR RELATING TO THE PRODUCTS AND SERVICES PROVIDED HEREUNDER, INCLUDING BUT NOT LIMITED TO LOSS OF ANTICIPATED PROFITS OR REVENUE, LOSS OF CUSTOMERS, ATTORNEYS' FEES, DAMAGE TO BUSINESS OR BUSINESS RELATIONS, LOSS OF USE OF EQUIPMENT, PERSONAL INJURIES, COST OF CAPITAL, COST OF SUBSTITUTED FACILITIES, EQUIPMENT OR SERVICES, DOWN-TIME COSTS OR DAMAGES FOR ECONOMIC LOSSES, REGARDLESS OF WHETHER SELLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SPARE PARTS INVENTORY

In order to minimize any potential machine down-time, Buyer agrees to have on hand at its plant the full complement of Seller's recommended spare parts, a list of which have been or will be provided by Seller to Buyer. Seller agrees to use reasonable efforts to expedite shipment to Buyer of any spare parts, which are required on an emergency basis, and which are not included in the recommended spare parts list, to minimize any potential down-time.

CANCELLATION CHARGE

The amount paid, upon acceptance of this proposal, shall be deemed payment from the Buyer on account of the amount due Seller as a cancellation charge in the event that Buyer cancels the contract or becomes bankrupt or insolvent or makes an assignment for the benefit of creditors, prior to delivery of the goods. The amount of such cancellation charge, to cover expenses incurred and commitments made by the Seller, shall be determined solely by the Seller and any amount paid to the Seller under the terms of this paragraph over and above the cancellation charge so determined, will be refunded to the Buyer.

GENERAL PROVISIONS

The results and obligations arising hereunder shall be governed exclusively by the substantive laws of the State of Florida



No waiver by either party of any right, failure to perform or breach by the other party hereunder shall constitute a waiver of any other right hereunder or if any other breach or failure by such other party, whether of a similar nature or otherwise.

Buyer shall comply with all export regulations pertaining to Seller's products. Without limiting the generality of the foregoing, Buyer expressly warrants that it will not directly or indirectly export, re-export, or transship Seller's product in violation of any export laws, rules or regulations.

The rights and obligations hereunder may not be assigned by either party without the express written consent of the other party, which consent shall not be unreasonably withheld, except that either party may assign its rights and delegate its duties hereunder without such consent in the event that either party sells substantially all of its assets, merges or consolidates with another entity, or otherwise undergoes a change in control. The rights and obligations hereunder shall be binding upon and shall inure to the benefit of the parties hereto, and their respective representatives, successors and assigns.

Any payment received by Seller from Buyer in conjunction with this quotation or proposal shall be conclusive evidence that Buyer acknowledges and agrees to the term and conditions contained herein as the sole and exclusive terms, conditions and agreements governing the transaction.

Contact Information

Automated Controls of Tampa, Inc., 1202 Tech Blvd Suite 208 Tampa, FL 33619
P.O. Box 39 Lithia, FL 33547, Phone: (813)784-6987

6. Preparation of Proposal Requirements:

- a. Official Bid Proposal Form completed and signed
Affidavit for Scrutinizes Companies, Public Entity Crimes, E-Verify, Non-Collusion and Anti-Human Trafficking signed and notarized
Trench Safety Act Form signed and notarized
- b. Schedule of Values and Schedule is attached
- c. (MOT) plan is to not have any roads blocked, excavation for piping and concrete pad will have hard barricades outside construction working hours. Trenches for power feed to pump house and controls to the pond float location will backfilled as we go and will not be left open outside working hours.
- d. EMR is attached
- e. Warranty is one year for material and labor workmanship
- f. Schedule is attached
- g. Erasures or corrections NA
- h. Insurance or warranty exceeds NA
- i. Proposal Signer is authorized
- j. Scope of work/ Specifications are read and understood
- k. Rayco Industrial Inc. have completed several projects in Florida and licenses are attached



1. Company Information
 1. Rayco Industrial Inc.
 2. 3810 Hwy. 41 South, Selma, AL 36701
 3. 6791 High Knoll Drive, Lakeland, FL 33813 863-559-4613
 4. Qualifications attached
 5. Licenses are attached
 6. Insurance is attached
 7. W-9 is attached
 8. NA No outstanding litigation

Subcontractors:

Control System Integration, Programming, Testing, As Builds and supply of the PLC/ RTU Control Panel, Instrumentation equipment

Scott Cibrian
Vice President
Automated Controls of Tampa, Inc.
1202 Tech Boulevard, Suite 208 Tampa FL 33619
(813)784-6987

Concrete Work and Ballards

Brian Blake
Stable Foundations LLC
2350 NW 71st PL Unit A
Gainesville, FL 32653
(904)-796-5760
bblake@stablefoundationsllc.com

Fencing/ Landscape/ Trenching/ Earthwork

Love's Equipment Services, LLC
8129 N Shillelagh Ave.
Crystal River, FL 34428
lovesequipment@gmail.com
+1 (352) 890-2076



Official Bid Proposal Form

Heritage Harbor CDD Reclaimed Water Metering Station Project RFP

Name of Proposer: Rayco Industrial Inc.

In accordance with the Request for Proposals issued by the Heritage Harbor Community Development District ("District"), the undersigned proposes to provide all work necessary to perform the Scope of Work.

Proposer submits that it can perform the work described above (inclusive of sales tax*) for the following price:

Construction Price	\$ 513,000
Plumbing Permit	\$ 0
Payment and Performance Bond Price	\$ 6,500
Compliance with Florida Trench Safety Act Price	\$ 0
As-Builts of Completed Infrastructure	\$ 3,000
Total Proposal Price	\$ 522,500

These figures are more specifically described in Proposer's proposal. (This number will be used for scoring purposes under the Evaluation Criteria).

Proposer, thoroughly reviewed all components of the RFP Package and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Thomas Pickett Sr

Title of Authorized Signatory of Proposer: Project Manager

Signature of Authorized Signatory of Proposer: [Handwritten Signature]

*** The District may purchase materials tax exempt; however, the Total Proposal Price must include and identify sales tax, whenever applicable. To the extent the District purchases materials tax exempt, the District shall receive a compensating credit against the Total Proposal Price due for the cost of such materials and sales tax thereon.**



**Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, Non-Collusion, and Anti-Human Trafficking**

*[RFP for Reclaimed Water Metering Station Project]
Heritage Harbor Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Thomas Riehoff, who being duly sworn, deposes and says:

Affiant is over 18 years of age, and has personal knowledge of the facts and certifications set forth herein; that they are true and correct.

Affiant is the Project Manager (Title) of Rayco Industrial Inc (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render the Company ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with the Company, nor the Company have been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, the Company would be ineligible to submit a proposal for this project if we are a company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor the Company are on the "Scrutinized Companies that Boycott Israel List" nor am I or the Company engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. The Company is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with the Company under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. The Company is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief the Company has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.



10. I understand that, if there is a good faith belief that one of the Company's subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but the Company has otherwise complied with its obligations thereunder, then the Company will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

- 11. The price(s) and amount(s) in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
- 12. Neither the price(s) nor the amount(s) in the Company's proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
- 13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
- 14. The Company's proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
- 15. The Company, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking

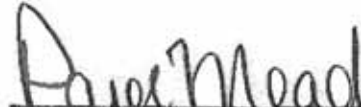
16. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

I state that I and the Company understand and acknowledge that the above representations are material and important and will be relied on by the Heritage Harbor Community Development District for which our proposal is submitted. I understand and the Company understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this project.



Signature of Authorized Signatory of Proposer

Sworn before me on January 29, 2025



Notary Public Signature



Notary Stamp

PAIGE MEAD NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 02/20/28
--



TRENCH SAFETY ACT FORM
Heritage Harbor Community Development District

Reclaimed Water Metering Station Project

The undersigned, herein called "Proposer", has determined to his own complete satisfaction that if the work involves trench excavations that exceed a depth of five (5) feet all portions of the Florida Trench Safety Act, Section 553.60, Florida Statutes will be fully complied with and executed properly on this project.

Alternatively, the Proposer certifies that no trench excavations are required or that necessary excavations do not exceed five (5) feet in depth.

Proposer acknowledges that included in the various items of its proposal and in its Total Proposal Price are costs for complying with the Florida Trench Safety Act. The Proposer further identifies the costs to be summarized below:

Trench Safety Measure (Description)	Units of Measure (LF, SY)	Unit (Quantity)	Unit Cost	Extended Cost
A. _____	_____	_____	_____	_____
B. _____	_____	_____	_____	_____
C. _____	_____	_____	_____	_____
D. _____	_____	_____	_____	_____
			Total	_____

Name of Proposer: Rayco Industrial Inc

Name of Authorized Signatory of Proposer: Thomas Pickett Sr

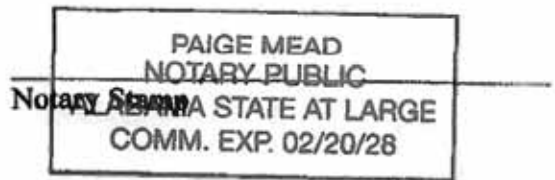
Title of Authorized Signatory of Proposer: Project Manager

[Signature]
Signature of Authorized Signatory of Proposer

January 29, 2026

Sworn before me on 1/29, 2026

Paige Mead
Notary Public, State of Florida
Alabama



SCHEDULE OF VALUES

This schedule represents the breakdown of values associated with this project. It outlines the expected payments for each stage.

ITEM NO.	DESCRIPTION	AMOUNT	PERCENTAGE
1	Invoiced upon Drawing Submittal Package	\$130,625.00	25.00%
	Procurement of subcontracts and material		
2	Invoiced upon PLC Code, OIT, and SCADA Screen Submittals	\$130,625.00	25.00%
	Procure material, permitting, GPR		
3	Invoiced upon shipment of Instruments and PLC/ RTU Enclosure	\$130,625.00	25.00%
	electrical underground, piping, civil install		
4	Invoiced upon completion of startup	\$130,625.00	25.00%
	Ballards/ Fencing/ Landscaping		
	GRAND TOTAL	\$522,500.00	

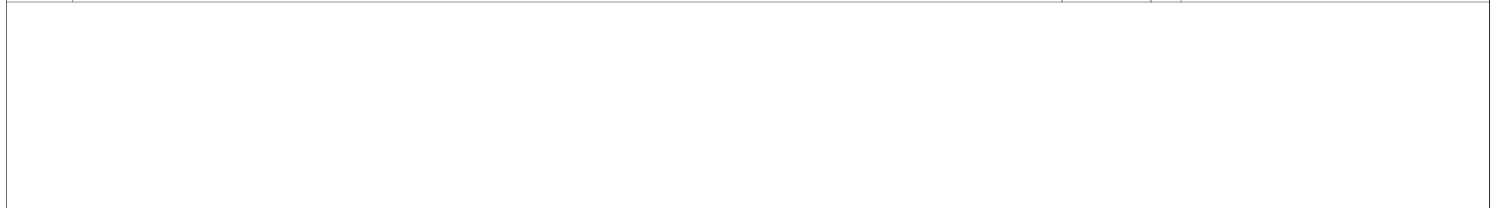
Notes:

Payments are due upon completion of each stage as outlined above

Total values reflect the full scope of work provided by Rayco Industrial, Inc.



ID	Task Mode	Task Name	Duration	Start	Finish	Precedence	
							2024
1	★	Proposal Submitted	1 day	1/30/26	1/30/26		
2	★	Proposal Review	6 days	1/30/26	2/6/26		
3	★	Tentative Contract Award	1 day	2/9/26	2/9/26		
4	★	Issue Subcontracts	2 days	2/10/26	2/11/26		
5	★	Drawing Submittal Package	30 days	2/11/26	3/24/26		
6	★	PLC Code, OIT, and SCADA Screen Submittals	60 days	2/11/26	5/5/26		
7	★	Shipment of Instruments and PLC/RTU Enclosure	90 days	3/24/26	7/28/26	5	
8	★	Procure Material	14 days	2/16/26	3/5/26		
9	★	Permitting	1 day	1/30/26	1/30/26		
10	★	GPR	1 day	2/16/26	2/16/26		
11	★	underground conduit/ wire and grounding	6 days	3/5/26	3/12/26		
12	★	piping install	18 days	7/28/26	8/21/26	7	
13	★	civil/ concrete install	3 days	8/3/26	8/5/26		
14	★	Install Instruments and PLC/RTU Enclosure	6 days	8/10/26	8/17/26		
15	★	Above ground conduit/ wire/ grounding/ termination	12 days	8/18/26	9/2/26		
16	★	Commissioning, Startup Support, and Training	30 days	9/3/26	10/14/26	7	
17	★	Ballards/ Fencing/ Landscaping	5 days	9/3/26	9/9/26		



RAYCO HERITAGE RECLAIM PRELIM SCHEDULE	Task		Inactive Task		Start-only	
	Split		Inactive Milestone		Finish-only	
	Milestone		Inactive Summary		Deadline	
	Summary		Manual Task		Progress	
	Project Summary		Duration-only		Manual Progress	
	External Tasks		Manual Summary Rollup			
	External Milestone		Manual Summary			





HOME - AUTO - BUSINESS - LIFE

9/26/2025

Rayco Industrial Inc
3810 AL Hwy 41
Selma AL 36701

Dear Paige:

Per your request experience mod on workers compensation as follows:

9/30/21 – 9/30/22	.64
9/30/22 – 9/20/23	.68
9/30/23– 9/23-24	.70
9/30/24 - 9/30/25	.70
9/30/25 – 9/30/26	.62

If you need anything else let me know.

Yours truly,

A handwritten signature in black ink that reads "Donna Swift". The signature is fluid and cursive.

Donna Swift
Commercial Lines Department

Exhibit "B"

PROJECT DESCRIPTION:	HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT-GOLF COURSE RECLAIMED WATER MONITORING STATION
ENERCON PROJECT NUMBER:	HHCDD-0002
DOCUMENT:	TABLE OF CONTENTS FOR DESIGN DOCUMENTS
DATE:	2/23/2026
DESIGN CREATOR:	ENERCON SERVICES, INC



DOCUMENT NUMBER	DESCRIPTION	ISSUE DATE	REVISION	NUMBER OF PAGES	STATUS	TYPE
HHCDD-0002-P20-01	RECLAIMED WATER METER ASSEMBLY PIPING & INSTRUMENTATION DIAGRAM	9/17/2025	0	1	IFP	PDF
HHCDD-0002-P30-01	RECLAIMED WATER METER ASSEMBLY PIPING PLAN VIEW	10/29/2025	2	1	IFP	PDF
HHCDD-0002-P30-02	RECLAIMED WATER METER ASSEMBLY PIPING SUPPORTS AND TRANSMITTER DETAILS	10/29/2025	2	1	IFP	PDF
HHCDD-0002-P50-01	RECLAIMED WATER METER ASSEMBLY PIPING ISOMETRIC	10/29/2025	2	5	IFP	PDF
HHCDD-0002-1ST-01	SPARE PARTS LIST	9/17/2025	1	3	IFP	PDF
HHCDD-0002-SP-001	CONTRACTOR SCOPE OF WORK	9/9/2025	1	16	IFP	PDF
HHCDD-0002-P70-01	PIPING SYSTEM SPECIFICATION	9/17/2025	1	3	IFP	PDF
HHCDD-0002-E45-01	CONTROL PANEL LAYOUT	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-02	CONTROL PANEL SUNSHIELD	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-03	CONTROL PANEL BILL OF MATERIALS	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-04	CONTROL PANEL PLC POWER WIRING	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-05	CONTROL PANEL PLC DISCRETE INPUT MODULE	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-06	CONTROL PANEL PLC DISCRETE OUTPUT MODULE	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-07	CONTROL PANEL PLC ANALOG INPUT MODULE	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-08	CONTROL PANEL PLC ANALOG OUTPUT MODULE	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E45-09	CONTROL PANEL TERMINAL BLOCK DETAIL	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E75-01	INSTRUMENT LOOP DIAGRAMS	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E75-02	INSTRUMENT LOOP DIAGRAMS	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E15-01	EQUIPMENT PAD GROUNDING	10/28/2025	2	1	IFP	PDF
HHCDD-0002-SCH-01	CABLE SCHEDULE	5/23/2025	0	1	IFP	PDF
HHCDD-0002-E70-01	INSTRUMENT DATA SHEET AND BILL OF MATERIAL	9/12/2025	1	13	IFP	PDF
HHCDD-0002-RPT-01	WALKDOWN REPORT, INITIAL SITE VISIT	2/21/2025	0	23	IFR	PDF
HHCDD-0002-C00-01	CIVIL GENERAL NOTES, LEGEND, AND ABBREVIATIONS	9/17/2025	1	1	IFP	PDF
HHCDD-0002-C10-01	CIVIL EXISTING CONDITIONS PLAN	1/8/2026	4	1	IFP	PDF
HHCDD-0002-C20-01	CIVIL SITE PLAN	2/23/2026	5	1	IFP	PDF
HHCDD-0002-C20-02	CIVIL GRADING & EROSION CONTROL PLAN	2/23/2026	4	1	IFP	PDF
HHCDD-0002-C20-03	CIVIL LANDSCAPE PLAN	11/6/2025	0	1	IFP	PDF
HHCDD-0002-C40-01	CIVIL DETAILS	10/24/2025	2	1	IFP	PDF
HHCDD-0002-C40-02	CIVIL DETAILS	9/17/2025	0	1	IFP	PDF



PROJECT DESCRIPTION:	HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT-GOLF COURSE RECLAIMED WATER MONITORING STATION
ENERCON PROJECT NUMBER:	HHCCDD-0002
DOCUMENT:	REFERENCE DOCUMENTS LIST
DATE:	11/7/2025
DESIGN CREATOR:	ENERCON SERVICES, INC



DOCUMENT NUMBER	DESCRIPTION	PAGES	REVISION	ISSUE DATE	ISSUED BY
331001	Hillsborough County Water Mains and Appurtenances	41	N/A	10/1/2023	Hillsborough County
339001	Hillsborough County Reclaimed Water Mains and Appurtenances	37	N/A	10/1/2023	Hillsborough County
	Hillsborough County Reclaimed Water Exhibits	32	N/A	10/1/2023	Hillsborough County
Appendix B	Hillsborough County Pre-Approved Products and Materials	26	N/A	7/10/2025	Hillsborough County
16057	Reclaimed Water PLC/Radio Replacement Standards Development	26	N/A	1/25/2017	Hillsborough County
215600258-X07	Heritage Harbor Reclaimed Water Meter Addition for Golf Course Irrigation	1	0	4/1/2013	Stantec
heritage_harbor_pkwy	Map of Survey Heritage Harbor Parkway for Proposed Reclaimed Water Assembly	2	N/A	1/29/2025	Stantec



EXHIBIT 3



March 24, 2026

VIA ELECTRONIC MAIL

Heritage Harbor CDD
c/o Heath Beckett, District Manager
250 International Parkway
Suite 208
Lake Mary, FL 32746
hbeckett@vestapropertyservices.com

Stonebrier CDD
c/o John Weaver, District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
jweaver@inframark.com

Re: *Request for Execution of Owner's Authorizations for County Application*

Dear Sirs:

This law firm represents HBWB Development Services, LLC, a Florida limited liability company ("Applicant"), contract purchaser of approximately 62 acres of land generally located northeast of the intersection of Sunlake Blvd and W County Line Rd, bearing Hillsborough County Property Appraiser Folio Nos. 012645-0050 and 012645-0100 (the "Property").

The Property is located within a Unified Site Plan ("Unified Plan") that was approved by Hillsborough County in 2003. A copy of the Unified Plan is enclosed herewith, and the Property is denoted as the "Geraci Homestead Future Development Parcel." The Unified Plan included and combined portions of two Planned Developments that had previously been approved by the County – the Lake Ruth Planned Development approved in 1994, and the Lake Nancy Planned Development approved in 1998 (collectively, the "PDs"). From 2004 to 2017, there were various assignments of unit entitlements between and among the developers/owners of the property within the PDs, resulting in a portion of the overall units being assigned to the Property.

Applicant has submitted a development application to the County in order to proceed with development of the allocated units on the Property. In connection therewith, the County has requested that the Applicant obtain executed Owner's Authorization forms from Heritage Harbor CDD and Stonebrier CDD, due to the CDDs' ownership and control over certain conservation lands within the two PDs.



March 24, 2026

Page 2 of 2

The Applicant does not believe that the County can or should legally require Owner's Authorizations from the CDDs, due to the assigned units and vested rights in the Property to develop the units pursuant to the Unified Plan. However, the Applicant and the owner of the Property prefer to avoid a legal dispute with the County on this issue, which would likely include the CDDs as necessary parties to the litigation. Accordingly, the Applicant and Property owner are requesting the CDDs' execution of the Owner's Authorizations as, hopefully, a "path of least resistance" for all parties involved.

On behalf of the Applicant, we therefore request that you execute the enclosed Owner's Authorization and return it to the undersigned's attention within **10 days** of the date of this correspondence. We remain available should you wish to discuss this matter further. We look forward to your anticipated cooperation and prompt attention to this matter.

Respectfully,

HILL WARD HENDERSON

s/ Shane T. Costello

Shane T. Costello

Enclosures

cc: Tracy Robin, Esq. (trobin@srvlegal.com)
Ryan Dugan, Esq. (ryan.dugan@kutakrock.com)
Tucker Mackie, Esq. (tucker.mackie@kutakrock.com)
Kami Corbett, Esq. (kami.corbett@hwlaw.com)
Client (via email)



EXHIBIT D

PASCO COUNTY
HILLSBOROUGH COUNTY

HERITAGE HARBOR
(670 UNITS)

GERACI HOMESTEAD
FUTURE DEVELOPMENT PARCEL
(118 UNITS)

REMAINING GERACI
PARCEL
(724 UNITS)

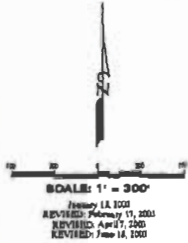
LUND PROPERTY
FUTURE DEVELOPMENT
PARCEL
(16 UNITS)

SITE CALCULATIONS / LEGEND

TOTAL AREA:	47,982.8 ac
TOTAL WETLAND AREA:	4,212.5 ac
NET DEVELOPABLE AREA:	43,770.3 ac
STORMWATER PONDS:	47,483.3 ac
TOTAL MAXIMUM ALLOWABLE UNITS:	
RESIDENTIAL:	132,000 UNITS
PROPOSED UNITS:	
GERACI HOMESTEAD PARCEL (FUTURE):	118 UNITS
REMAINING GERACI PARCEL:	724 UNITS
HERITAGE HARBOR:	670 UNITS
LUND PROPERTY PARCEL:	16 UNITS
MAX DENSITY PER NET AREA:	47.22 units / ac
TO 1% COMMERICAL AREA:	47.10.3 ac (1,000,000 sq ft)

ZONING STRATEGIES FOR OVERSIZED LOTS ARE
 SHOWN TO THE RIGHT OF THIS TABLE.

OPTIONAL VILLAGE CENTER / ZONING



09-0768
LUTZ-LAKE FERN RD.

DALE MABRY HWY.

GERACI PROPERTY

UNIFIED ZONING PLAN

Hillsborough County, Florida

ENGINEER:
HELDY & ASSOCIATES, Inc.
 Tampa
 • Fort Myers

 Tampa Office
 280 South Howard
 Tampa, Florida 33606
 Phone: (813) 253-2111
 Fax: (813) 253-2114

09-0768





Affidavit to Authorize Agent

(If applicant is other than owner)

State of Florida
County of Hillsborough

Heritage Harbor CDD

(Name of all property owners), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

NE of Sierra Pines Blvd. & W Lutz Lake Fern Rd.

Address or general location: Intersection Folio No(s): See Attachment

2. That this property constitutes the property for which a request for a: Major Modification (MM) to a Planned

Development (PD) (Nature of request)

is being applied to the Board of County Commissioners, Hillsborough County.

Hill Ward Henderson, P.A.; Clearview Land Design, P.L., Traffic & Mobility

3. That the undersigned (has/have) appointed Consultants, LLC; HBWB Development Services, LLC

as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.

4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signed (Property Owner)

Signed (Property Owner)

Type or Print Name

Type or Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, _____, by _____
(year)

(name of person acknowledging)

Personally Known OR Produced Identification

Type of Identification Produced _____

(Signature of Notary taking acknowledgment)

Type or Print Name of Notary Public

Commission number

Expiration date

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, _____, by _____
(year)

(name of person acknowledging)

Personally Known OR Produced Identification

Type of Identification Produced _____

(Signature of Notary taking acknowledgment)

Type or Print Name of Notary Public

Commission number

Expiration date

Heritage Harbor CDD Folio Nos.

- | | |
|----------------|----------------|
| 1. 0129250000 | 51. 0129281129 |
| 2. 0129250990 | 52. 0129281130 |
| 3. 0129250993 | 53. 0129281370 |
| 4. 0129250994 | 54. 0129281372 |
| 5. 0129250995 | 55. 0129281374 |
| 6. 0129250996 | 56. 0129281376 |
| 7. 0129250997 | 57. 0129281378 |
| 8. 0129251000 | 58. 0129281486 |
| 9. 0129251020 | 59. 0129281488 |
| 10. 0129252000 | 60. 0129281490 |
| 11. 0129252010 | 61. 0129281646 |
| 12. 0129260200 | 62. 0129281648 |
| 13. 0129260300 | 63. 0129281650 |
| 14. 0129280580 | 64. 0129281652 |
| 15. 0129280582 | 65. 0129281654 |
| 16. 0129280584 | 66. 0129281656 |
| 17. 0129280586 | 67. 0129281760 |
| 18. 0129280588 | 68. 0129281762 |
| 19. 0129280590 | 69. 0129282046 |
| 20. 0129280592 | 70. 0129282048 |
| 21. 0129280594 | 71. 0129282050 |
| 22. 0129280596 | 72. 0129282052 |
| 23. 0129280864 | 73. 0129282054 |
| 24. 0129280866 | 74. 0129282056 |
| 25. 0129280868 | 75. 0129282126 |
| 26. 0129280870 | 76. 0129282128 |
| 27. 0129280872 | 77. 0129282130 |
| 28. 0129280874 | 78. 0129282132 |
| 29. 0129280876 | 79. 0129282178 |
| 30. 0129280878 | 80. 0129282180 |
| 31. 0129280880 | |
| 32. 0129280882 | |
| 33. 0129280884 | |
| 34. 0129280886 | |
| 35. 0129280888 | |
| 36. 0129280890 | |
| 37. 0129280892 | |
| 38. 0129281104 | |
| 39. 0129281106 | |
| 40. 0129281108 | |
| 41. 0129281110 | |
| 42. 0129281112 | |
| 43. 0129281114 | |
| 44. 0129281116 | |
| 45. 0129281118 | |
| 46. 0129281120 | |
| 47. 0129281122 | |
| 48. 0129281124 | |
| 49. 0129281126 | |
| 50. 0129281128 | |



**EXHIBIT 4
PENDING**



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

TO: HERITAGE HARBOR CDD

Date: March 4, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF FEB 23RD TO FEB 27th 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. RAKED AND REMOVED EXCESS LEAF ACCUMULATION
3. CHECKED THE IRRIGATION SYSTEM.
4. CUT BACK THE WHITE BIRDS OF PARADISE AROUND THE ENTRANCE FOUNTAIN.
5. TRIMMED THE CRAPE MYRTLES ALONG THE PARKWAY.



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR CDD

Date: March 9, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF MARCH 2ND TO MARCH 6TH 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. RAKED AND REMOVED EXCESS LEAF ACCUMULATION
3. MOWED PROPERTY
4. FINISHED THE TRIMMING OF THE CRAPE MYRTLE TREES.



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR CDD

Date: March 19, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF MARCH 9TH TO MARCH 13TH 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. SPRAYED ROUND UP HERBICIDE IN PLANTER BEDS.
3. RAKED AND REMOVED EXCESS LEAF ACCUMULATION.
4. STARTED THE TRIMMING OF THE VIBURNUM HEDGE ROWS ON THE PARKWAYS.
5. PULLED THE FLOWERS.



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR CDD

Date: March 30, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF MARCH 16TH TO MARCH 20TH 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. RAKED AND REMOVED EXCESS LEAF ACCUMULATION.
3. MOWED PROPERTY
4. TRIMMED AROUND THE CLUBHOUSE.
5. INSTALLED SEASONAL FLOWERS.



GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

EMAIL: DEBS@GREENVIEWFL.COM

TO: HERITAGE HARBOR CDD

Date: March 30, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF MARCH 23RD TO MARCH 27TH 2026

1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS.
2. RAKED AND REMOVED EXCESS LEAF ACCUMULATION.
3. TRIMMED THE VIBURNUM HEDGES AROUND THE MONTEREY ERM.



HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-1.5	Improve soft does
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-1	Viburnum, pool plaza crotons
WEED CONTROL – BED AREAS	10	-2.5	Entry Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-5	Contd leaf litter, do not blow into hedges
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		New Pentas week of March 20
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 3-19-26 Score: 93.5% Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION
March 19, 2026

ATTENDING:
ADAM RHUM – GREENVIEW LANDSCAPING
PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
APRIL 16, 2026 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Tennis court perimeter: Remove Sabal palm / Brazilian Pepper volunteers in Viburnum hedgerow.
2. Retuck mulch as needed.
3. Left of the SRK Camp entrance and loading dock: Resod areas of turf weed infestation.
4. Front right of the Clubhouse: Remove debris from the Ligustrum tree.
5. Por-shop: Monitor fertility on multi-stem Gardenia.
6. Restaurant seating area: Maintain a consistent height on the Podocarpus hedge approximately 4 feet.
7. Pool seating area: Stagger prune Croton.
8. Pool plaza: Remove the dead Croton.
9. Remove Sabal palm sprouts as bed weeds.
10. North of the playground: Remove mulch in the stormwater inlet.
11. Clubhouse overflow parking south of tennis: Remove leaves on turf islands.
12. Prune back wood line overgrowth maintain an uninterrupted mow.
13. Remove trash weekly.
14. Prune downward growth in parking lot trees.
15. East end of Club parking: Flag dead Oak.

COMMONS

16. North end of the parkway: Remove sand, gravel, and debris along curbs.



17. Fishman Lake wood lot: Prune back Wax Myrtles maintaining a uninterrupted mowable.
18. Parkway adjacent to Sea Mist: Remove leaves in beds.
19. Remove leaves in stormwater inlets.
20. Southbound lane approaching the exit gate: Remove vinery growth in Parsonii Junipers.
21. Along Lutz Lake Fern frontage: Edge asphalt maintaining clearance along the bike path.
22. As accessible mow down to the lake edge.
23. Tamp ruts at the lake.
24. Cypress Glen entrance: Determine if the 181812 pop up sparklers are needed and reset to grade if not needed.
25. Improve fertility to Viburnum hedgerow in cigar islands.
26. Adjacent to the pond: Maintain consistent heights in the Viburnum.
27. West pond bridge: detail the unmowable wood line area.

MONTERREY

28. Hand prune deadwood from multi-stem Oleander.
29. Improve fertility to Oleander.

CATEGORY III: IMPROVEMENTS – PRICING

1. Harbor Towne; north of the playground: Provide a price to install Bahia sod to reduce the amount of erosion into the stormwater inlet.

CATEGORY IV: NOTES TO OWNER

1. We recommend removal of the dead Oak tree in the clubhouse parking lot.
2. I recommend removal of the dead Pine tree on the exit side entrance to Harbor Towne.
3. I recommend rejuvenational pruning on Dwarf Oleander after Mother's Day throughout monuments to approximately 6 inches.

CATEGORY V: NOTES TO CONTRACTOR

NONE



EXHIBIT 6



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: February 26, 2026

RE: LANDSCAPE PROPOSALS.

- 1. CUT AND REMOVE THREE DEAD PINE TREES ON MONTERY BERM, ONE ON THE NEW HAVEN BERM AND 1 AT THE ENTRANCE TO HARBOR TOWN. TOTAL TREES TO BE CUT AND REMOVED 5 TREES. COST: \$3500.00.**
- 2. INSTALL 40 ONE-GALLON OYSTER PLANTS IN THE RAISED PLANTER BEDS AT THE GUARD HOUSE. COST: \$400.00**
- 3. BEHIND THE WALL AT THE ENTRANCE FOUNTAIN, CUT DOWN AND REMOVE THE 6 LIGUSTRUMS AND 6 PHILODENDRONS AND INSTALL 30 THREE-GALLON VIBURNUMS. COST: \$2000.00.**





19334 sea mist ln



Harbor town entrance



Behind 19320 sea cove Dr



**EXHIBIT 7
PENDING**



EXHIBIT 8



PROPOSAL – POND REMEDIATION & DRAINAGE RESTORATION

Company: Tampa S.W.A.P LLC

Client: Heritage Harbor CDD c/o Vesta Property Services

Client Address: 2502 N Rocky Point Dr #1050, Tampa, FL 33607

Project Address: 19694–19698 Heritage Harbor Pkwy, Lutz, FL 33558, United States

Date: _____

Scope of Work

Remake pond using excavator including removal of excess water, reshaping pond structure, and unclogging drainage pipe to restore proper water flow and function. Work includes debris removal and site cleanup.

Description	Amount
Pond Remediation (Excavation, Water Removal, Pipe Unclogging)	\$13,000
Total Project Cost	\$13,000

Notes

- Includes excavator work, water removal, and pipe clearing.
- Pricing assumes standard site access and conditions.
- Any unforeseen conditions may require a change order.

Client Signature: _____

Date: _____



EXHIBIT 9



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 March 10, 2026 at 5:30 p.m. at the Heritage Harbor Clubhouse,
6 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are summarized as
7 follows:

8 **FIRST ORDER OF BUSINESS: ROLL CALL**

9 Mr. Beckett called the meeting to order at 5:31 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 David Hubbard (S3)	Board Supervisor, Assistant Secretary
12 Russ Rossi (S4)	Board Supervisor, Vice Chairman
13 James Kelbaugh (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Jeffrey Witt (S2)	Board Supervisor, Assistant Secretary (<i>Virtually</i>)
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 Charles Conover	Double Bogeys Tavern & Grille
22 David Gilleland	Double Bogeys Tavern & Grille
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*
26 *to 3 minutes per individual for agenda items*)

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS: BUSINESS MATTERS**

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

30 1. WALK-ON EXHIBIT A: Update on Water Meter Project

31 Ms. Stantec advised that the Hillsborough County has approved the site
32 plans submitted for the permit that will allow the District to move
33 forward with construction and installation of the water meter. Mr.
34 Robin discussed the process and next steps. Discussion followed on the
35 two-year maintenance bond required as part of the conveyance and the
36 District's options for funding the bond.



37 Mr. Robin discussed the County's requirement to utilize their preferred
38 contractor, and Rayco's payment schedule, risk factors, and lead time
39 from equipment subcontractors.

40 2. Update on Traffic Calming Options for Cypress Green

41 Ms. Stewart has asked her traffic engineers to review the specs to
42 provide the District with options to move forward with a speed table,
43 likely restricted to 35 mph.

44 Supervisor frustration was expressed regarding timely follow up on action
45 items.

46 B. Aquatic Maintenance Report – Alex Kurth, Premier Lakes

47 Mr. Kurth reported that the ponds were in good condition, but more algae and
48 shoreline vegetation growth is expected as temperatures rise. He anticipates the
49 grass carp permit update will take 2-3 months for the Water Management
50 District to respond before FWC will review the request. Proposals for erosion
51 repairs were requested by the golf course maintenance supervisor and will be
52 presented at the next meeting.

53 In response to a Supervisor's question, Mr. Kurth explained the grass carp
54 installation would be for long-term control of submerged vegetation – they will
55 keep the vegetation under control for 10-12 years reducing the costs associated
56 with chemical treatments every 6-12 months.

57 *Discussion moved to III.D. Restaurant Operations before proceeding to the next item.*

58 C. Golf Operations – John Panno, Pro Shop

59 Mr. Panno presented the Golf Operations Report, noting revenue in line with last
60 year, harnesses for the carts are on backorder. Mr. Beckett provided an update
61 on the installation of bollards, if the proposal comes in under his spending
62 threshold Mr. Beckett will approve and present to the Board for ratification at
63 the next meeting.

64 Mr. Panno provided an update on the bridge 14 repair and presented Patriot
65 Services Group proposed #1928 to repair the timber bridge at hole 11 in the
66 amount of \$8,600.00.

67 Mr. Beckett opened the floor for audience comments on the Patriot Services
68 Group proposal.

69 On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR,
70 the Board approved Patriot Services Group to complete a timber bridge repair at hole 11 in the
71 amount of \$8,600.00, for Heritage Harbor Community Development District.

72 Mr. Russi requested a workshop be scheduled for March 24 at 10 a.m. at the
73 Heritage Harbor Clubhouse to discuss golf operations and maintenance and



74 project planning such as greens replacement, vendors, employee impact,
75 revenue impact. Mr. Rossi will record the Minutes.

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

78 *This item was discussed out of order prior to III.C. Golf Operations.*

79 Mr. Gilleland advised of a change in hours of operation through the spring – the
80 restaurant will close at 9 p.m. on Sundays, Mondays, and Wednesdays.

81 Discussion followed on the speed the beverage cart travels, the beverage cart’s
82 damaged roof, signage for no outside alcoholic beverages, restaurant discounts,
83 specials, and marketing.

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

85 1. OLM Inspection – February 19, 2026 – 92%

86 2. EXHIBIT 3: Consideration of Greenview Proposal for February Landscape
87 Projects (Total: \$5,900.00)

88 a. Cut And Remove Five Dead Pine Trees - \$3500.00.

89 b. Install 40 Oyster Plants in the Guardhouse Planter - \$400.00

90 c. Remove Ligustrums and Philodendrons Behind Entrance Fountain
91 Wall and Install 30 Viburnums - \$2000.00

92 Consideration of the proposal was deferred pending clarification on the
93 impact the plant materials might have on the structural integrity of the
94 fountain and the locations of the pine trees.

95 *The Board considered III.H.1. Discussion on Golf Operations Manager Job Description*
96 *before proceeding to the next item.*

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

98 Mr. Bush reviewed items on the Field Operations Report. Board consensus was
99 to proceed with the installation of eight staggered bollards for \$2,000.00 by
100 Tampa S.W.A.P. Supervisors raised concerns regarding skimmers and control
101 structures that need to be repaired and advised of the LED light and arm barrier
102 repair needed at the residents entrance.

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

104 Mr. Robin had nothing to report.

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

106 1. EXHIBIT 5: Discussion on Golf Operations Manager Job Description

107 *This item was discussed out of order after III.E. Landscape Maintenance*
108 *Report.*



109 The Board confirmed the position would oversee the entire golf course
110 operations, including maintenance, budget, day-to-day operations, and
111 personnel.

112 On a MOTION by Supervisor Rossi, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the
113 Board approved the promotion of John Panno to Golf Operations General Manager and
114 compensation package, for Heritage Harbor Community Development District.

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

116 A. EXHIBIT 6; Approval of the Minutes of the Board of Supervisors Regular Meeting
117 Held February 10, 2026

118 On a MOTION by Supervisor Rossi, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the
119 Board approved the Minutes of the Board of Supervisors Regular Meeting held February 10, 2026
120 as presented, for Heritage Harbor Community Development District.

121 B. EXHIBIT 7: Acceptance of the January 2026 Unaudited Financial Report
122 Mr. Beckett advised that the budget comparison information should be available
123 for the next financial report and explained the budget planning process.
124 Supervisors discussed budget planning to incorporate reduced revenue and
125 expenditures for the greens replacement.

126 On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the
127 Board accepted the January 2026 Unaudited Financial Report, for Heritage Harbor Community
128 Development District.

129 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS** *(Includes Next Meeting*
130 *Agenda Item Requests)*

131 There being none, the next item followed.

132 **SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS** *(Limited*
133 *to 3 minutes per individual for non-agenda items)*

134 There being none, the next item followed.

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

136 *The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m.*
137 *on April 14, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, Florida*
138 *33558.*

139 Quorum was confirmed with Supervisors Hubbard, Rossi, and Kelbaugh affirming their
140 intent to attend the next meeting in person.

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

142 **District Manager**

- 143
 - Notice Golf Course Operations Workshop for Tuesday, March 24 at 10 a.m.



144 **Field Manager**

- 145 • Work with Mr. Panno to install “No Alcohol” signs on the golf course

146 **NINTH ORDER OF BUSINESS: ADJOURNMENT**

147 On a MOTION by Supervisor Rossi, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the
148 Board adjourned the meeting at 7:26 p.m. p.m., for Heritage Harbor Community Development
149 District.

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

154 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
155 **meeting held on April 14, 2026.**

156 _____
157 Heath Beckett, Assistant Secretary

_____ Shelley Grandon, Chair



EXHIBIT 10



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

4 The Workshop of the Board of Supervisors of the Heritage Harbor Community Development
5 District was held on March 24, 2026 at 10:00 p.m. at the Heritage Harbor Clubhouse, 19502
6 Heritage Harbor Parkway, Lutz, Florida 33558. The discussions are summarized as follows:

7 **FIRST ORDER OF BUSINESS: ATTENDANCE**

8 The workshop was called to order at 10:10 a.m. Present were:

9 Shelley Grandon (S1)	Board Supervisor, Chairman
10 Jeffrey Witt (S2)	Board Supervisor, Assistant Secretary
11 David Hubbard (S3)	Board Supervisor, Assistant Secretary
12 Russ Rossi (S4)	Board Supervisor, Vice Chairman
13 James Kelbaugh (S5)	Board Supervisor, Assistant Secretary
14 Mike Grandon	Resident
15 John Panno	Golf Course Manager
16 Martin Ford	Golf Course Superintendent

17 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS** *(Limited*
18 *to 3 minutes per individual for agenda items)*

19 **THIRD ORDER OF BUSINESS: GOLF OPERATIONS**

20 A. Discussion on Golf Operations and Scheduling of Maintenance Projects

21 Supervisors discussed the following topics:

- 22 1. Budgeting for the greens replacement project, using the Golf Course
23 account for the bulk of the expenses plus net income profits from 2026
24 year end as well as allocation of assessments revenue once the loan is
25 satisfied.
- 26 2. Collecting vendor information and requesting estimates for the greens
27 replacement project.
- 28 3. Reaching out to nearby Superintendents and golf course staff to discuss
29 their greens replacement projects, including recommended timelines and
30 additional considerations.
- 31 4. Protecting the new greens from abuse during establishment.
- 32 5. Impacts the course closure will have on staff and options for alternate
33 assignments and responsibilities for retained staff.
- 34 6. Scheduling the replacement of the greens in May 2027, contingent on the
35 completion of the reclaimed water project.



36 **FOURTH ORDER OF BUSINESS: ADJOURNMENT**

37 The workshop concluded at 11:30 a.m.

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

42 **Workshop minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
43 **meeting held on April 14, 2026.**

44 _____
45 Heath Beckett, Assistant Secretary

_____ Shelley Grandon, Chair

DRAFT



EXHIBIT 11



*Heritage Harbor
Community Development District*

*Financial Statements
(Unaudited)*

February 28, 2026



Financial Snapshot - General Fund

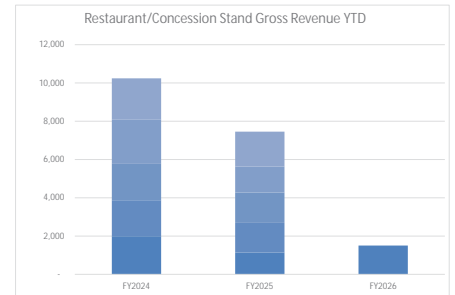
Revenue: Net Assessments % Collected YTD			
	FY 2025 YTD	FY 2026 YTD	
General Fund	95.2%	95.2%	
Debt Service Fund	N/A	N/A	

Expenditures: Amount Spent YTD			
	FY 2025 YTD	FY 2026 YTD	
General Fund			
Administration	\$100,223	\$120,595	
Field	237,115	249,238	
Total General Fund	\$ 337,338	\$ 369,834	
% of Actual Expenditures Spent of Budgeted Expenditures	32%	35%	

Cash and Investment Balances			
	Prior Year YTD	Current Year YTD	
Operating Accounts	\$1,893,728	\$ 2,128,435	

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	1,411
February	2,161	1,827	1,577
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	
Yearly Total	\$ 27,738	\$ 27,436	\$ 7,602



Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$741,743	\$803,941	\$ 915,755
Pro Shop	36,480	39,699	41,599
Cost of Goods Sold	(17,304)	(21,045)	(19,381)
Total Gross Profit	\$ 760,919	\$ 822,595	\$ 937,974

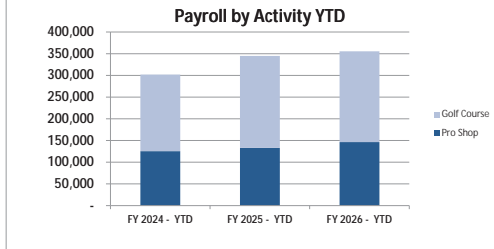
Expenses by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$342,377	\$401,228	\$ 523,546
Pro Shop	203,990	214,667	230,047
Total Expenses	\$ 546,367	\$ 615,895	\$ 753,592

Net Income (Loss) by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course	\$399,366	\$402,713	\$ 392,209
Pro Shop	(184,814)	(196,013)	(207,828)
Total Net Income (Loss) B4 Depreciation	\$ 214,552	\$ 206,700	\$ 184,382
Total Depreciation Expense	-	-	-
Total Net Income (Loss) After Depreciation	\$ 214,552	\$ 206,700	\$ 184,382

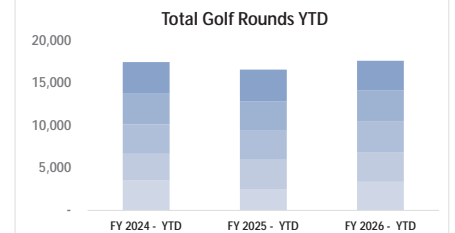
Financial Snapshot - Debt Service Fund

	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

Payroll by Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course			
Payroll- Hourly	\$ 145,183	\$ 178,668	\$ 175,830
FICA Taxes	19,118	23,405	23,345
Life and Health Insurance	12,209	9,821	10,042
Total Golf Course	176,510	211,894	209,216
Pro Shop			
Payroll- Hourly	103,010	106,775	117,593
FICA Taxes	13,851	14,412	15,766
Life and Health Insurance	8,599	11,815	13,050
Total Pro Shop	125,460	133,002	146,409
Total Payroll	\$ 301,970	\$ 344,896	\$ 355,626
% of Revenues	39.68%	41.93%	37.91%



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	3,467	3,512	3,660
January	3,629	3,408	3,609
February	3,732	3,727	3,519
March	4,470	4,460	
April	4,110	4,168	
May	3,947	4,167	
June	3,323	3,314	
July	3,122	3,328	
August	2,686	2,970	
September	2,609	2,931	
Total Rounds	41,782	41,965	17,674



Heritage Harbor CDD
Balance Sheet
February 28, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
1 ASSETS						
2 CASH - BU MONEY MARKET	\$ 537,310	\$ -	\$ -	\$ -	\$ -	\$ 537,310
3 CASH - HANCOCK WHITNEY OPERATING	1,551,100	-	-	-	-	1,551,100
4 CASH - HANCOCK WHITNEY LOAN	40,025	-	-	-	4,906	44,931
5 CASH - BU GOLF ACCOUNT	-	-	600,149	-	-	600,149
6 CASH - BU GOLF MONEY MARKET	-	-	1,742,010	-	-	1,742,010
7 CASH - TRUIST	-	-	30,399	-	-	30,399
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	18,672	-	1,168	-	-	19,840
16 UNDEPOSITED FUNDS	-	-	-	-	-	-
17 ON ROLL ASSESSMENT RECEIVABLE	45,689	11,542	-	-	-	57,230
18 DEPOSITS	1,890	-	3,456	-	-	5,346
19 PREPAID	1,025	-	-	-	-	1,025
20 DUE FROM OTHER FUNDS	-	876,736	-	-	-	876,736
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
30 TOTAL CURRENT ASSETS	2,195,711	888,278	2,404,333	1	4,919	5,493,242



Heritage Harbor CDD

Balance Sheet

February 28, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
31 NONCURRENT ASSETS						
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)
40 TOTAL NONCURRENT ASSETS	-	-	1,976,488	-	-	1,447,642
41 TOTAL ASSETS	\$ 2,195,711	\$ 888,278	\$ 4,380,822	\$ 1	\$ 4,919	\$ 6,940,884
42 LIABILITIES						
43 ACCOUNTS PAYABLE	\$ 10,064	\$ -	\$ 34,376	\$ -	\$ -	\$ 44,440
44 DEFERRED ON ROLL ASSESSMENTS	45,689	11,542	-	-	-	57,230
45 SALES TAX PAYABLE	-	-	9,158	-	-	9,158
46 ACCRUED EXPENSES	-	-	-	-	-	-
47 GIFT CERTIFICATES	-	-	-	-	-	-
48 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
49 DUE TO OTHER FUNDS	876,736	-	-	-	-	876,736
50 RIGHT TO USE LIABILITIES	-	-	112,746	-	-	112,746
51 TOTAL LIABILITIES	938,489	11,542	156,280	-	-	1,106,311
52 FUND BALANCES						
53 NONSPENDABLE						
54 PREPAID & DEPOSITS	2,915	-	3,456	-	-	6,372
55 CAPITAL RESERVE	-	-	-	-	-	-
56 OPERATING CAPITAL	-	-	-	-	-	-
57 INVESTED IN CAPITAL ASSETS	-	-	-	-	-	-
58 UNASSIGNED	1,254,307	876,736	4,221,085	1	4,919	6,357,048
59 TOTAL FUND BALANCE	1,257,222	876,736	4,224,541	1	4,919	6,363,419



Heritage Harbor CDD
Balance Sheet
February 28, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60 TOTAL LIABILITIES & FUND BALANCES	\$ 2,195,711	\$ 888,278	\$ 4,380,822	\$ 1	\$ 4,919	\$ 7,469,731



Heritage Harbor CDD

General Fund

Statement of Revenue, Expenses, and Change in Fund Balance

For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	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	\$ 21,622	\$ 900,879	\$ (45,689)	95%
3 RESTAURANT LEASE	61,632	4,800	24,000	(37,632)	39%
4 RESTAURANT COMMISSION	-	974	4,917		
5 INTEREST	1,000	1,068	5,735	4,735	574%
6 FUND BALANCE FORWARD	55,452			(55,452)	
7 TOTAL REVENUE	1,064,652	28,464	935,532	(129,120)	88%
8 EXPENDITURES					
9 ADMINISTRATIVE					
10 SUPERVISORS' COMPENSATION	12,000	-	2,800	(9,200)	23%
11 PAYROLL TAXES & SERVICE	2,129	8	305	(1,824)	14%
12 ENGINEERING SERVICES	10,000	-	6,784	(3,216)	68%
13 LEGAL SERVICES	25,000	3,791	17,489	(7,511)	70%
14 DISTRICT MANAGEMENT	71,539	5,962	29,808	(41,731)	42%
15 DISSEMINATION FEE	2,000	-	2,000	-	100%
16 AUDITING SERVICES	6,500	-	-	(6,500)	0%
17 POSTAGE & FREIGHT	1,500	65	265	(1,235)	18%
18 INSURANCE (Liability, Property and Casualty)	22,323	(431)	20,676	(1,647)	93%
19 PRINTING & BINDING	1,500	-	-	(1,500)	0%
20 LEGAL ADVERTISING	1,200	59	370	(830)	31%
21 MISC. (BANK FEES, BROCHURES & MISC)	1,500	-	-	(1,500)	0%
22 WEBSITE HOSTING & MANAGEMENT	2,115	-	1,515	(600)	72%
23 EMAIL HOSTING	1,500	50	250	(1,250)	17%
24 OFFICE SUPPLIES	200	-	-	(200)	0%
25 ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
26 ALLOCATION OF HOA SHARED EXPENDITURES	38,000	-	10,465	(27,535)	28%
27 TRUSTEE FEE	4,041	-	620	(3,421)	15%
28 SERIES 2021 BANK LOAN	150,807	-	2,921	(147,886)	2%
29 RESTAURANT EXPENSES	55,000	-	24,154	(30,846)	44%
30 STATE SALES TAX	4,314	-	-	(4,314)	0%
31 TOTAL ADMINISTRATIVE	413,343	9,503	120,595	(292,748)	29%
32 FIELD OPERATIONS					
33 PAYROLL	61,247	(261)	24,606	(36,641)	40%
34 FICA, TAXES & PAYROLL FEES	9,668	(40)	4,006	(5,662)	41%
35 LIFE AND HEALTH INSURANCE	10,849	702	5,914	(4,935)	55%
36 CONTRACT- GUARD SERVICES	62,000	3,076	21,584	(40,416)	35%
37 CONTRACT-LANDSCAPE	156,144	12,440	62,200	(93,944)	40%
38 CONTRACT-LAKE	42,000	3,700	27,778	(14,222)	66%
39 CONTRACT-GATES	55,000	4,645	22,952	(32,048)	42%
40 GATE - COMMUNICATIONS - TELEPHONE	5,600	516	2,502	(3,098)	45%
41 UTILITY-GENERAL	110,000	3,223	38,027	(71,973)	35%
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	-	22,770	(13,930)	62%
45 R&M-IRRIGATION	6,000	400	2,650	(3,350)	44%
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	(1,800)	82%
49 MISC-CONTINGENCY	28,600	807	6,050	(22,550)	21%
50 TOTAL FIELD OPERATIONS	645,308	29,208	249,238	(396,070)	39%
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 February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
54 TOTAL EXPENDITURES	1,064,651	38,711	369,834	(694,817)	35%
55 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(10,247)	565,698	565,697	
56 OTHER FINANCING SOURCES & USES					
57 TRANSFERS IN	-	-	-	-	
58 TRANSFERS OUT	-	-	(59,818)	(59,818)	
59 TOTAL OTHER FINANCING RESOURCES & USES	-	-	(59,818)	(59,818)	
60 FUND BALANCE - BEGINNING - UNAUDITED	-		751,342	751,342	
61 NET CHANGE IN FUND BALANCE	1	(10,247)	505,880	505,879	
62 FUND BALANCE - ENDING - PROJECTED	1		1,257,222	1,257,221	
63 ANALYSIS OF FUND BALANCE					
64 NON SPENDABLE DEPOSITS					
65 PREPAID & DEPOSITS	2,915		2,915		
66 CAPITAL RESERVES	-		-		
67 OPERATING CAPITAL	-		-		
68 UNASSIGNED	(2,914)		1,254,307		
69 TOTAL FUND BALANCE	\$ 1		\$ 1,257,222		



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 February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	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	\$ 176,467	\$ 844,999	\$ (805,001)	51%
4 RANGE BALLS	95,000	8,801	46,497	-	49%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	4,529	24,258	-	485%
7 TOTAL GOLF COURSE REVENUE	1,751,000	189,797	915,755	(805,001)	52%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	361	2,428	(772)	76%
10 GOLF BALL SALES	35,000	3,311	20,335	(14,665)	58%
11 GLOVES SALES	10,000	882	5,442	(4,558)	54%
12 HEADWEAR SALES	3,000	604	2,045	(955)	68%
13 LADIES' WEAR SALES	100	-	170	70	170%
14 MEN'S WEAR SALES	1,500	251	1,258	(242)	84%
15 CONCESSION SALES	23,000	1,528	7,464	(15,536)	32%
16 MISCELLANEOUS	1,000	249	2,457	1,457	246%
17 TOTAL PRO SHOP REVENUE	76,800	7,186	41,599	(35,201)	54%
18 TOTAL OPERATING REVENUE	1,827,800	196,983	\$ 957,354	(870,446)	52%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000	-	12,725	(8,275)	61%
21 GLOVES	6,000	983	983	(5,017)	16%
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	1,190	3,907	(4,593)	46%
26 TOTAL COST OF GOODS SOLD	39,800	2,173	\$ 19,381	(20,419)	49%
27 GROSS PROFIT	\$ 1,788,000	\$ 194,809	\$ 937,974	\$ (850,026)	52%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 465,000	\$ 31,319	\$ 175,830	\$ (289,170)	38%
31 INCENTIVE	7,000	-	1,400	(5,600)	20%
32 FICA TAXES & ADMINISTRATIVE	55,000	4,476	23,345	(31,655)	42%
33 LIFE AND HEALTH INSURANCE	40,000	2,192	10,042	(29,958)	25%
34 ACCOUNTING SERVICES	4,880	407	2,033	(2,847)	42%
35 CONTRACTS-SECURITY ALARMS	1,000	-	120	(880)	12%
36 COMMUNICATION-TELEPHONE	3,600	383	1,835	(1,765)	51%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	1,276	6,340	(10,660)	37%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	834	4,805	(2,195)	69%
40 UTILITY-WATER AND SEWER	7,616	468	2,541	(5,075)	33%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	6,755	35,948	(99,052)	27%
42 LEASE - ICE MACHINES	1,600	125	750	(850)	47%
43 INSURANCE-PROPERTY and GENERAL LIABILITY	74,844	-	73,084	(1,760)	98%
44 R&M-BUILDINGS	7,000	-	-	(7,000)	0%
45 R&M-EQUIPMENT	40,000	1,285	9,998	(30,002)	25%
46 R&M-FERTILIZER	90,000	-	8,972	(81,028)	10%
47 R&M-IRRIGATION	20,000	270	502	(19,498)	3%
48 R&M-GOLF COURSE	18,000	41,100	136,790	118,790	760%
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	225	3,590	(3,410)	51%



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 February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	2,198	6,296	(17,704)	26%
54 RECLAIMED WATER	30,000	-	-	(30,000)	0%
55 OP SUPPLIES - HAND TOOLS	5,000	-	2,884	(2,116)	58%
56 SUPPLIES - SAND/TOP DRESSING	10,000	-	2,865	(7,135)	29%
57 SUPPLIES - SEEDS	50,000	-	12,417	(37,583)	25%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	-	317	(652)	33%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	1,147,809	93,313	523,546	(624,263)	46%
61 PRO SHOP					
62 PAYROLL- HOURLY	295,000	22,151	117,593	(177,407)	40%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	2,939	15,766	(22,234)	41%
65 LIFE AND HEALTH INSURANCE	34,000	2,969	13,050	(20,950)	38%
66 ACCOUNTING SERVICES	4,880	407	2,033	(2,847)	42%
67 CONTRACT-SECURITY ALARMS	1,000	-	120	(880)	12%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	11,000	1,081	4,960	(6,040)	45%
70 LEASE-CARTS	141,100	8,744	50,608	(90,492)	36%
71 R&M-GENERAL	7,000	-	7,036	36	101%
72 R&M-RANGE	10,000	-	9,855	(145)	99%
73 ADVERTISING	2,000	175	1,100	(900)	55%
74 MISC-BANK CHARGES	500	140	679	179	136%
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	940	940	(560)	63%
78 OFFICE SUPPLIES	2,000	-	752	(1,248)	38%
79 COMPUTER EXPENSE	2,000	96	510	(1,490)	26%
80 SUPPLIES - SCORECARDS	1,000	-	771	(229)	77%
81 CONTINGENCY	2,000	10	451	(1,549)	23%
82 ALLOCATION OF HOA SHARED EXPENDITURES	7,200	-	3,823	(3,377)	53%
83 TOTAL PRO SHOP	573,610	39,652	230,047	(343,563)	40%
84 Capital Projects - Golf	-	4,784	12,457	12,457	0%
85 TOTAL EXPENSES	1,721,419	137,749	766,049	(955,370)	45%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	66,581	57,061	171,925	105,344	
87 OTHER FINANCING SOURCES & USES					
88 TRANSFERS IN	-		130,288		
89 TRANSFERS OUT	-		(130,288)		
90 TOTAL OTHER FINANCING RESOURCES & USES	-		-		
91 FUND BALANCE - BEGINNING - UNAUDITED	-		4,052,617		
92 NET CHANGE IN FUND BALANCE	66,581		171,925		
93 FUND BALANCE - ENDING - PROJECTED	66,581		4,224,541		
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	-		3,456		
97 CAPITAL RESERVES	-		-		
98 OPERATING CAPITAL	-		-		
99 UNASSIGNED	-		4,221,085		
100 TOTAL FUND BALANCE	\$ -		\$ 4,224,541		



Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	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	\$ 227,577	\$ (11,542)
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	239,219	227,577	(11,642)
5 EXPENDITURES			
6 HOA RESERVE CONTRIBUTION	29,700	7,300	(22,400)
7 SITE RESERVE CONTRIBUTION	44,000	-	(44,000)
8 CAPITAL IMPROVEMENT PLAN	40,000	-	(40,000)
9 FUND BALANCE CONTRIBUTION	125,519	-	
10 TOTAL EXPENDITURES	239,219	7,300	(231,919)
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	220,277	220,277
12 OTHER FINANCING SOURCES & USES			
13 TRANSFERS IN	-	-	-
14 TRANSFERS OUT	-	-	-
15 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
16 FUND BALANCE - BEGINNING	-	656,459	656,459
17 NET CHANGE IN FUND BALANCE	-	220,277	220,277
18 FUND BALANCE - ENDING	\$ -	\$ 876,736	\$ 876,736



Heritage Harbor CDD
Debt Service Series 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1 REVENUE		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 150,807	\$ -
3 INTEREST REVENUE	-	1
4 MISC REVENUE	-	2,921
5 TOTAL REVENUE	150,807	2,922
6 EXPENDITURES		
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	-
12 TOTAL EXPENDITURES	152,938	2,969
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,131)	(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)	1



Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

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

