Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
July 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, July 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, July 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
- Barry Jeskewich, Vesta
- Michael Bush, Vesta
- Tracy Robin, Straley Robin Vericker
- 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
- Tom Prickett, Rayco Industries

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS** – *Agenda Items*
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS: **BUSINESS MATTERS**

A. District Engineer – *Tyson Waag, Stantec*
   1. Status of Reclaimed Water Meter Project – *Tom Prickett, Rayco Industries* **EXHIBIT 1**

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

C. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* **EXHIBIT 2**
   1. Discussion on Sign Upgrade (Lutz Lake Fern/Heritage Harbor) **EXHIBIT 3**
   2. Discussion on Restaurant Storage

D. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
   1. Consideration of Premier Lakes Proposal(s)

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

E. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 4**

1. OLM Inspection – June 18, 2026 – 92%

2. Consideration of Greenview Proposal #1018 for Main Entrance Planting - $7,840.00 **WALK-ON EXHIBIT A**

F. Golf Operations – *John Panno, Pro Shop*

1. Discussion on Greens Replacement Project

2. Discussion on Golf Course Condition and Maintenance (Grandon)

G. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 5**

1. Consideration of Pitch Proposal to Re-seal Clubhouse Exterior Envelope - $12,135.00 – *Previously Presented* **EXHIBIT 6**

1. Consideration of Lou Phillips Painting Proposals **EXHIBIT 7**

a. Bathroom and Guardhouse Exterior - $5,500.00

b. Bathroom and Guardhouse Exterior and Front Signage - $6,100.00

2. Discussion on Holiday Lighting **EXHIBIT 8**

a. American Illuminations & Decor - $9,400.00 *(Current)*

b. Blue Wave Lighting - $14,225.00

B. District Manager – *Heath Beckett, Vesta District Services*

1. Announcement of Qualified Candidates for the November 3, 2026 General Election

- Seat 4: Russell Rossi (Unopposed)
- Seat 5: James Kelbaugh (Unopposed)

2. Adoption of **Resolution 2026-03, Designating Officers** (Updating Treasurer) **EXHIBIT 9**

3. Adoption of **Resolution 2026-04, Designating Signatories** **EXHIBIT 10**

SECOND ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 9, 2026 **EXHIBIT 11**

B. Acceptance of the Audited FY 2025 Financial Statements **EXHIBIT 12**

C. Acceptance of the Unaudited May 2026 Financial Statements **EXHIBIT 13**

THIRD 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)*

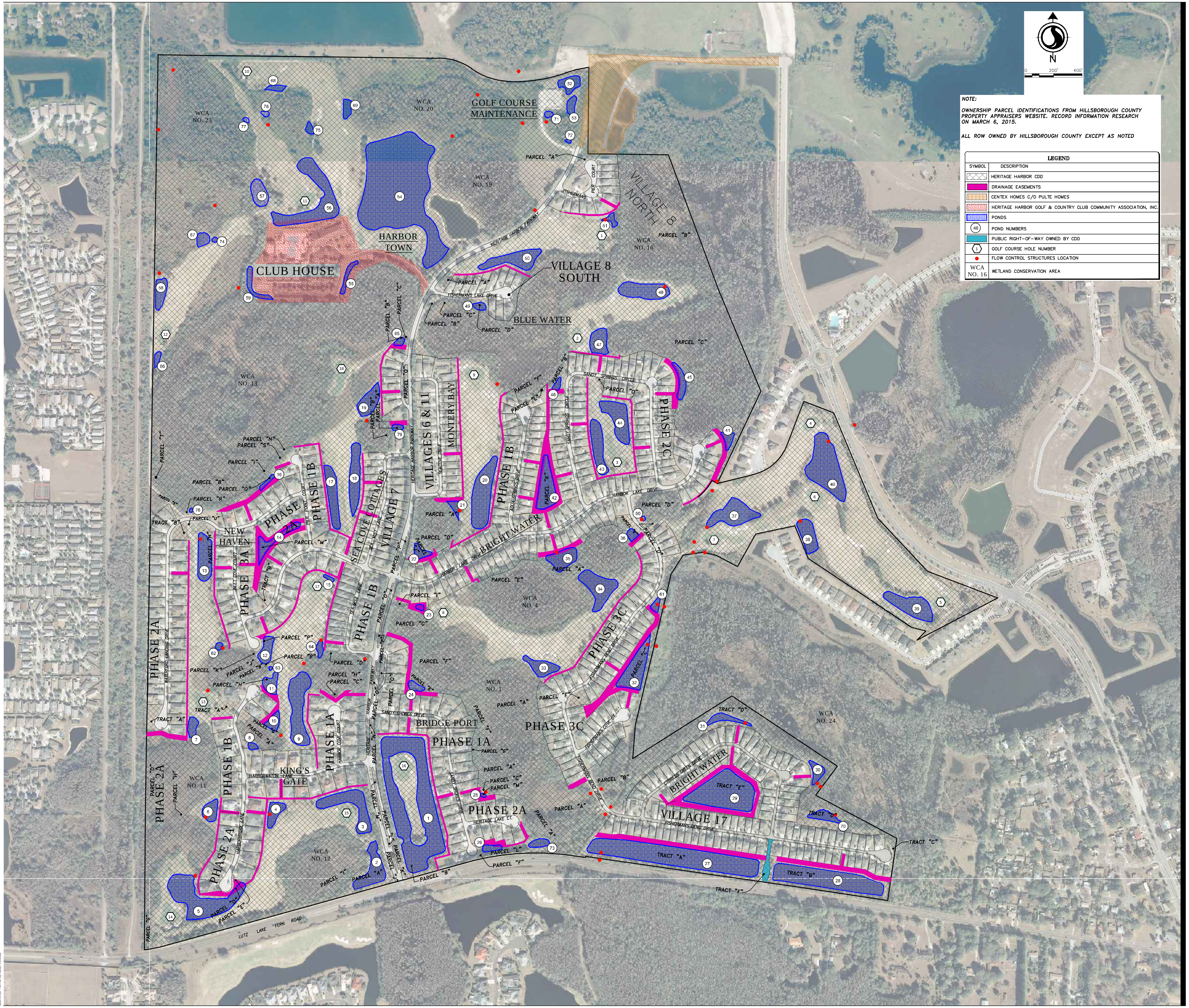
SEVENTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

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

Tuesday, August 11, 2026
at 5:30 p.m.
Includes Budget Public Hearing
Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558
AGENDA DEADLINE: Noon – August 3, 2026

EIGHTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**
(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS: **ADJOURNMENT**



Stantec
Stantec Consulting Services Inc.
2205 North 20th Street
Tampa, Florida 33605 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

Consultants

Legend

Notes

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

File Name: 215600258-001X08.DWG	BB	TLS	DP	15.07.15
	Dwn.	Chkd.	Dsgr.	YY.MM.DD

Permit-Seal

Client/Project
HERITAGE HARBOR CDD

HILLSBOROUGH COUNTY, FL

Title

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

EXHIBIT 1

Rayco Heritage Harbor Reclaimed Water Schedule as of 06/25/26

ID	Task Mode	Task Name	Duration	Start	Finish	Pre(	2024
1		Proposal Submitted	1 day	3/20/26	3/20/26		
2		Proposal Review	23 days	3/20/26	4/21/26		
3		Contract Award	1 day	4/21/26	4/21/26		
4		Issue Subcontracts	2 days	4/24/26	4/27/26		
5		Drawing Submittal Package	11 days	5/20/26	6/3/26		
6		ACT order longest lead item Hoffman Enclosure	65 days	5/15/26	8/13/26		
7		PLC Code, OIT, and SCADA Screen Submittals	41 days	6/3/26	7/29/26		
8		Shipment of Instruments	23 days	7/30/26	8/31/26		
9		Procure Material	14 days	5/15/26	6/3/26		
10		Permitting	1 day	6/18/26	6/18/26		
11		GPR	1 day	7/20/26	7/20/26		
12		underground conduit/ wire and grounding	6 days	7/28/26	8/4/26		
13		piping install	24 days	7/28/26	8/28/26		
14		Escavate and cut exing piping for stub ups	2 days	7/29/26	7/30/26		
15		civil/ concrete install	6 days	8/3/26	8/10/26		
16		Install PLC/RTU Enclosure	28 days	9/30/26	11/6/26		
17		Install Instruments and PLC/RTU Enclosure	28 days	9/30/26	11/6/26		
18		Above ground conduit/ wire/ grounding/ termination	28 days	9/30/26	11/6/26		
19		Commissioning, Startup Support, and Training	10 days	11/9/26	11/20/26		
20		Ballards/ Fencing/ Landscaping	23 days	10/7/26	11/6/26		

EXHIBIT 2

Financial Summary Report for Double Bogeys Tavern & Grille

Start Date: 2026-06-01 - End Date: 2026-06-30

Summary

Account	#	Amount
Gross Sales	12115	$101,932.44
Voids	86	($720.42)
Gross Sales - Voids		**$101,212.02**
Comps	120	($990.24)
Discounts	2005	($1,989.77)
Spills	1	($7.50)
Net Sales		**$98,224.51**
Service Charges	0	$0.00
Net Sales + Service Charges		**$98,224.51**
Rounding	0	$0.00
Retained Gratuities	0	$0.00
Retained Tips	0	$0.00
Revenue from Operations		**$98,224.51**
Taxes	2806	$7,347.84
Gratuities	0	$0.00
Tips	2024	$19,709.64
Gift Cards	0	$0.00
House Accounts	0	$0.00
Accounts Receivable	20	$0.00
Amount Due from Customers		**$125,281.99**
Paid Gratuities	0	$0.00
Paid Tips	2024	($19,709.64)
Paid Ins	0	$0.00
Paid Outs	0	$0.00
Refunds	0	$0.00
Recovery	0	$0.00
Deposit		**$105,572.35**

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

Sales by Category

Category	#	Gross Sales	Voids	Gross Sales - Voids	Comps	Discount	Spills	Net Sales
Beer	3606	$19,185.44	$416.62	$18,768.82	$202.10	$244.93	$7.50	$18,314.29
Food	5347	$51,554.03	$224.95	$51,329.08	$268.48	$1,173.28	$0.00	$49,887.32
Kids menu	297	$1,989.45	$0.00	$1,989.45	$0.00	$270.52	$0.00	$1,718.93
Liquor	2106	$17,857.38	$29.36	$17,828.02	$368.55	$149.96	$0.00	$17,309.51
Merchandise	68	$865.05	$0.00	$865.05	$0.00	$13.21	$0.00	$851.84
Non-Alcoholic	2200	$4,496.94	$26.51	$4,470.43	$18.20	$103.32	$0.00	$4,348.91
Wine	703	$5,984.15	$22.98	$5,961.17	$132.91	$34.55	$0.00	$5,793.71
Total	14327	$101,932.44	$720.42	$101,212.02	$990.24	$1,989.77	$7.50	$98,224.51

EXHIBIT 3


HERITAGE HARBOR
GOLF & COUNTRY CLUB
Open
TO THE PUBLIC
DOUBLE
BOGEYS
Tavern & Grille
EST. 2021
HAPPY HOUR 4-7
LIVE MUSIC FRI & SAT

EXHIBIT 4

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: HERITAGE HARBOR CDD

Date: May 25, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF MAY 18- 22, 2026

1. Picked up trash
2. Mowed property
3. Cut back nature areas on Fisherman's Bend
4. Pulled weed from the flower bed areas
5. Removed brown leaves from the ginger at the entrance
6. Mowed and trimmed around the club house

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: HERITAGE HARBOR CDD

Date: June 8, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OFJUNE 1-5, 2026

1. Mowed property
2. Treated for caterpillars on oleanders
3. Spot treated for turf insects

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: HERITAGE HARBOR CDD

Date: June 15, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF JUNE 8-12, 2026

1. Mowed property
2. Replaced irrigation clock for the clubhouse
3. Sprayed round up around the clubhouse
4. Cut down and removed dead pine trees on the parkway

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: HERITAGE HARBOR CDD

Date: June 22, 2026

RE: WEEKLY REPORT

ACTIVITY REPORT FOR THE WEEK OF JUNE 15-19, 2026

1. Mowed property
2. Sprayed round up on the parkway
3. Checked irrigation
4. Trimmed shrubs around the clubhouse

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: June 29, 2026

RE: Weekly report

Activity report for the week of June 22-26, 2026

1. Mowed property
2. Cut back nature area off the rails of the parkway bridge
3. Checked irrigation at the clubhouse

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: July 6, 2026

RE: Weekly report

Activity report for the week of June 29-July 3, 2026

1. Mowed property
2. Spot treated for turf insects
3. Picked up fallen branches
4. Installed approved plants around the tennis courts and pool

HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2.5	Line trimming skips
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2.5	Viburnum
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2.5	Remove dead and dead plant parts, low tree limb and suckering
CLEANLINESS	10	-1	Windfall in mulch beds
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-2.5	Improve growth w liquid fert
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date: 6-18-26 Score: 92.5 %*Performance Payment*™ % 100

Contractor Signature:

Inspector Signature:

Property Representative Signature:

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

HERITAGE HARBOR CDD

LANDSCAPE INSPECTION
June 18, 2026

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

SCORE: 92%

NEXT INSPECTION
JULY 23, 2026 AT 10:00 AM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Parking lot: Maintain defined soft edging in tree wells. Access parking lot prior to golf hours.

2. Tennis court perimeter: Prune suckering growth from Crape Myrtles and growth on the fence.

3. Outdoor hockey court perimeter: Redefine the soft edge along the asphalt.

4. Adjacent to the volleyball court: Prune back wood line overgrowth.

5. Behind the clubhouse: Rejuvenational prune Ilex Schilling.

6. Line trim uniformly across pond shore mowables.

7. Clubhouse frontage: Remove leaves, debris and dead wood in Firecracker.

8. Mailbox: Monitor recovery of St. Augustine and repair failed areas under warranty.

9. Tennis court perimeter: Liquid fertilize Viburnum Suspensum.

COMMONS

10. Continue to elevate roadside and parking lot trees.

11. Throughout: Establish a nongrowth band along wood lines.

12. **Buff crack weeds.**

13. Unused well adjacent to Fishmen Pier: Detail and line trim along District property.

14. 19422 block: Improve fertility to Viburnum.

15. 19422 block: Remove and control Brazilian Pepper and Sabal Palm volunteer in Viburnum.

16. **Remove leaves in stormwater inlets.**

17. To the north of Monterrey entrance: Confirm irrigation coverage on Viburnum hedgerow. Improve or repair areas of declining Viburnum.

ENTRANCE

18. Remove mow duff in beds.

19. Between visitor and resident: Remove the declining Crape Myrtle in the island maintaining a seasonal color bed.

LUTZ LAKE FERN FRONTAGE

20. Along the wood line between Cypress Glen and entrance: Line trim and establish a nongrowth band.

21. Elevate Oaks around the perimeter of the exit side pond.

CYPRESS GLENN AND COMMONS

22. Prune Japanese Blueberries into a loose topiary form maintaining a 10 foot height.

23. Fishermen Bend Drive: Reduce wood line overgrowth.

24. Village monuments: Improve fertility to rejuvenate Dwarf Oleander and Bottlebrush.

25. Monterrey entrance: Remove deadwood from Dwarf Oleander.

26. Monterrey entrance: Remove weedy growth behind the monument.

27. **Along the parkway: Prune back wood line overgrowth extending onto the handrails.**

28. Harbor Towne pool entrance: Improve fertility to Queen palms.

CATEGORY III: IMPROVEMENTS – PRICING

1. Entrance: Provide a price to restore the landscape along the right of ways with flowering Jatropha and/ or Alamanda (in full sun areas) and irrigated turf.

2. Lutz Lake Fern frontage east of the entrance: Provide a price to remove the dead Pine tree.

3. East of the Cypress Glen entrance: Provide a price to remove 2 dead trees.

4. Provide design imaging, cost and restoration plan for the island water feature.

CATEGORY IV: NOTES TO OWNER

1. Thanks for roping off the golf cart landing. Compaction has resulted in turf loss.

CATEGORY V: NOTES TO CONTRACTOR

1. I recommend the completion of pool and clubhouse palm pruning prior to 4th of July with the rest of the community to be completed throughout July.

cc: Kyle Darin kdarin@vestapropertyservices.com
Shirley Conley sconley@vestapropertyservices.com
Heath Beckett hbeckett@vestapropertyservices.com
Michael Bush mbush@vestapropertyservices.com
Ray Leonard rleonard@greenacre.com
Larry Rhum debs@greenviewfl.com
jayheritageclub@gmail.com

WALK-ON

EXHIBIT A

ESTIMATE

Greenview Landscaping Inc
PO Box 118
Lutz, FL 33548-0118

adamrhum@gmail.com
+1 (727) 207-5475
https://www.greenviewfl.com/

Bill to
Heritage Harbor CDD and HOA
250 International Parkway
STE 208
Lake Mary, FL 32746

Ship to
Heritage Harbor CDD and HOA
250 International Parkway
STE 208
Lake Mary, FL 32746

Estimate details
Estimate no.: 1018
Estimate date: 07/09/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**	At the main entrance remove the fakahatchee grass, jasmine, and ginger. Install 160 3-gallon jatropha.	160	$24.00	$3,840.00
2.	**Services**	Fill in around the jatropha with 2000 sq. feet of sod	2000	$2.00	$4,000.00

Total **$7,840.00**

Accepted date **Accepted by**

EXHIBIT 5

FIELD OPERATIONS REPORT
FOR
HERITAGE HARBOR
COMMUNITY DEVELOPMENT
DISTRICT
JULY **2026**

HERITAGE HARBOR

- Bollard Installation.
  - Installed.
    - No issues have been reported in this area with trespassers.
- Monument Insert.
  - Approval has been set to Roamner to start this project.
    - Currently being manufactured.
- Work with Jay.
  - Ordering signs from the front gate to help eliminate gate arms being run into.
  - Stop Here – Wait for the gate to open completely.
  - Pick Up After Pet Signs.
    - Completed.
      - Ordering signs as needed or requested.
- Guard House Repairs.
  - Damaged week of the 6th.
- Guard House Painting.
- Pum House Repairs.
- EGIS Insurance Inspection.
  - Held on 6/24.
- Holiday Lighting.
  - Tim will attend the meeting to talk about options.
- Landscaping.
  - Talked with Adam about flower selection.
    - Next rotation will be in July.
    - Tree maintenance.
    - Mulching.
      - Blowing out all leaf material from mulch beds.
      - Trimming all the viburnum.
      - Fishman's Pier Court maintenance.
      - Blowing off around the guard house.

Heritage Harbor Golf Club Amenity Center & Restaurant



HERITAGE
HARBOR





Guard House Damage.





THANK YOU

Michael Bush

727-403-8981

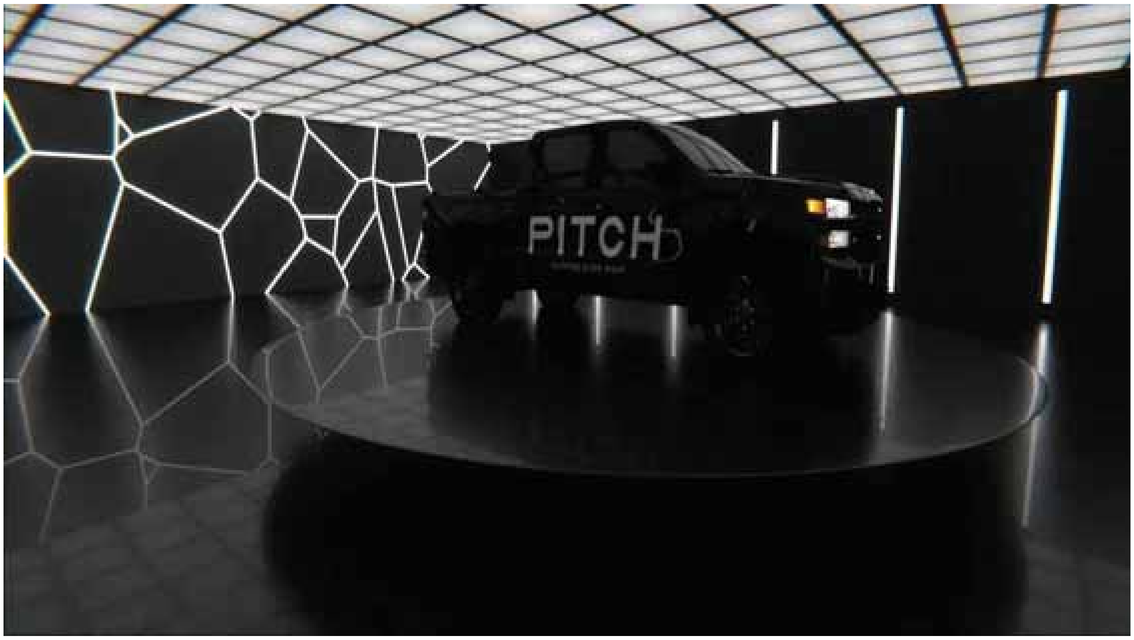
Mbush@VESTAPROPERTSERVICES.COM

EXHIBIT 6

License: CCC1335448

PITCH

ROOFING DONE *RIGHT*



Heritage Harbor Community

19502 Heritage Harbor Parkway, Lutz, FL 33558-9740

04/05/2026

PITCH

Dominic Pickard

(727) 687-3364

dominic@pitchroofing.com

,

Valued Client,

Foremost, thank you for your consideration in PITCH to conduct this generational work at your property!

By selecting PITCH you've put a premium on a receiving quality roof system truly engineered to withstand Florida's extreme Weather patterns as well as a very transparent experience, from the start through successful completion.

In this custom Proposal, you will find a comprehensive breakdown of the necessary roof services and the high-quality materials backed by an industry leading warranty. While under our purview, your project will be guided by qualified professionals who excel in communication and best business practices. because at PITCH, we are not just here to sell you a roof — we are here to do right by our community.

Our goal in creating PITCH was to fill the industry gaps by cultivating the ultimate contractor to client experience through consistently upholding our commitment to our valued clients: to deliver exceptional customer service, top notch workmanship, and ultimately, peace of mind that your home is protected. We invite you to discover the PITCH Roofing difference and experience firsthand how easy contracting can be when you partner with seasoned experts.

I look forward to working closely with you on this opportunity!

Very Respectfully Submitted,

04/05/2026

Commercial - Seminole
7835 Seminole Boulevard,
Seminole, FL 33772
License: CCC1335448

Company Representative
Dominic Pickard
Phone: (727) 687-3364
dominic@pitchroofing.com

Cost Evaluation

Heritage Harbor Community
HOA Board of Directors
19502 Heritage Harbor Parkway
Lutz, FL 33558-9740
(727) 777-2850

Job: Heritage Harbor Community

Roofing Section

Qty Unit

PITCH Roofing Done Right

- Permitting, Delivery & Dumpster fees all included
- Pre-Production Property Protection included
- Certified Wind Mitigation Inspection included and will be scheduled upon completion
- Quality Control Inspection & Multi Point Nail/Debris Sweeps to ensure daily site cleanliness
-Premium Versico Warranty packages as a preferred installer and authorized roofing contractor of theirs!

Karnak Coating and Surface Re-Conditioning Systems

Scope of Work at front Guard Gate $5,125.00
1) Using Karnak 799 Prep-N-Wash solution; to promote product adhesion- clean all areas per inspection report prior to next phase of system components.
* Using Blue Painters Tape- edge off all repair areas to promote clean "fine-lines" to be pulled upon completion for best aesthetics.
2) Install 1-base layer of Karnak Karna-Seal Compound over deficient areas only per inspection report.
3) Install 1-intermediate layer of Karnak 4" polyester fleece fabric over base layer to promote repair strength.
4) Install 1-top coat layer of Karnak Karna-Seal Compound atop fleece to ensure a 3-layered detail is achieved per industry standards.

Scope of Work at Equipment Pump House $7,010.00
PREPERATORY WORK ITEMS
1) Using Karnak 799 Prep-N-Wash solution; to promote product adhesion- clean all areas per inspection report prior to next phase of system components.
2) Using Karnak Karna-Seal Compound, seal all large deficiencies per inspection report to manufacturers recondensation's.
3) Using Tube Grade Caulk, seal all trims and smaller voids to promote a bond of new silicone where previously not watertight.
FINISH WORK ITEMS
4) Install 1-layer of Karnak Karna-Sil High Solid Silicone atop entire structure both flat roof areas and vertical conditions. Ensure millage (thickness) meets Karnak field installation guidelines.
5) Return 2nd day for additional top coating to promote extended performance of new materials is achieved.

Warranties
5-Year Karnak Material Defect
1-Year Pitch Workmanship

Exclusions
* Any labor or material snot required to complete the above SOW are not the liability of PITCH. Some examples are but not limited to IE: Gutters, Electrical, Plumbing, Windows, Doors, Siding, Masonry, Concrete, Asphalt, Soffit, Fascia, All Terrain Rental Equipment.

Advisements
* Due to the everchanging volatility of globally sourced roof procurement and local market conditions; we can only hold these prices for 15days past issuance. At that time PITCH reserves the right to reassess this proposal for applicable increases thereof.
* Due to the nature of existing conditions with private negotiated work as this; work, PITCH comprised this bid soley on the elements of design per the EOR provided job specs. Should SF of applied roof area increase, sky track lull, crane or aerial equipment need rented or our projected labor rates or means and methods be adversely impacted, Pitch reserves the right for Change Order approvals to proceed in light of new directives by owner Matt Powers.

* As Requested, Below Is the Lumber Schedule in Teh Area Affected at Equipment Pump House *
Estimated Cost to Budget for Replacing the Rotted Wood Per Inspection- $3,985.00

Wood Charges:
Plywood: $110/sheet

Fascia: $10/LF
Dimensional Wood Decking: $10/LF

Payment Terms

50% Deposit Requirement
50% Due Upon Project Completion

- -

TOTAL	$12,135.00

Starting at **$142/month** with Acorn FINANCE • [APPLY]

Company Authorized Signature — Date

Customer Signature — Date

Customer Signature — Date

PITCH®
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Roof Analysis Report

Address: Heritage Harbor Pkwy, Lutz, FL 33558

Care Of: HOA Board of Directors

Onsite Rep for Heritage: “Jay”

Hello HH, Board & Constituents,

I want to personally thank you for the opportunity to present the findings of my recent roof inspection. At PITCH we understand that the integrity of your community’s roofing system is not only a significant financial asset, but also a critical component of resident safety, property value, and long-term planning.

My objective today is to provide you with a clear, accurate, and unbiased assessment of the current condition of your roofs. We approach this responsibility with a commitment to transparency, technical precision, and practical recommendations that support informed decision-making. Every observation and conclusion in this report is based on thorough inspection protocols, industry standards, and real-world performance considerations.

As we walk through our findings, we will highlight key areas of concern, differentiate between immediate issues and longer-term maintenance needs, and outline cost-conscious strategies to help you protect your investment. Our goal is not just to identify problems, but to offer solutions you can trust—solutions grounded in experience, integrity, and accountability.

I do greatly appreciate your time and look forward to answering your questions and supporting the Board in making confident, well-informed decisions for the community.

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DOMINIC PICKARD
DIRECTOR, COMMERCIAL

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DOMINIC@PITCHROOFING.COM
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Dominic Pickard

as

Consultant
Member

63543
Member ID #

2026-10-31
Membership Expires

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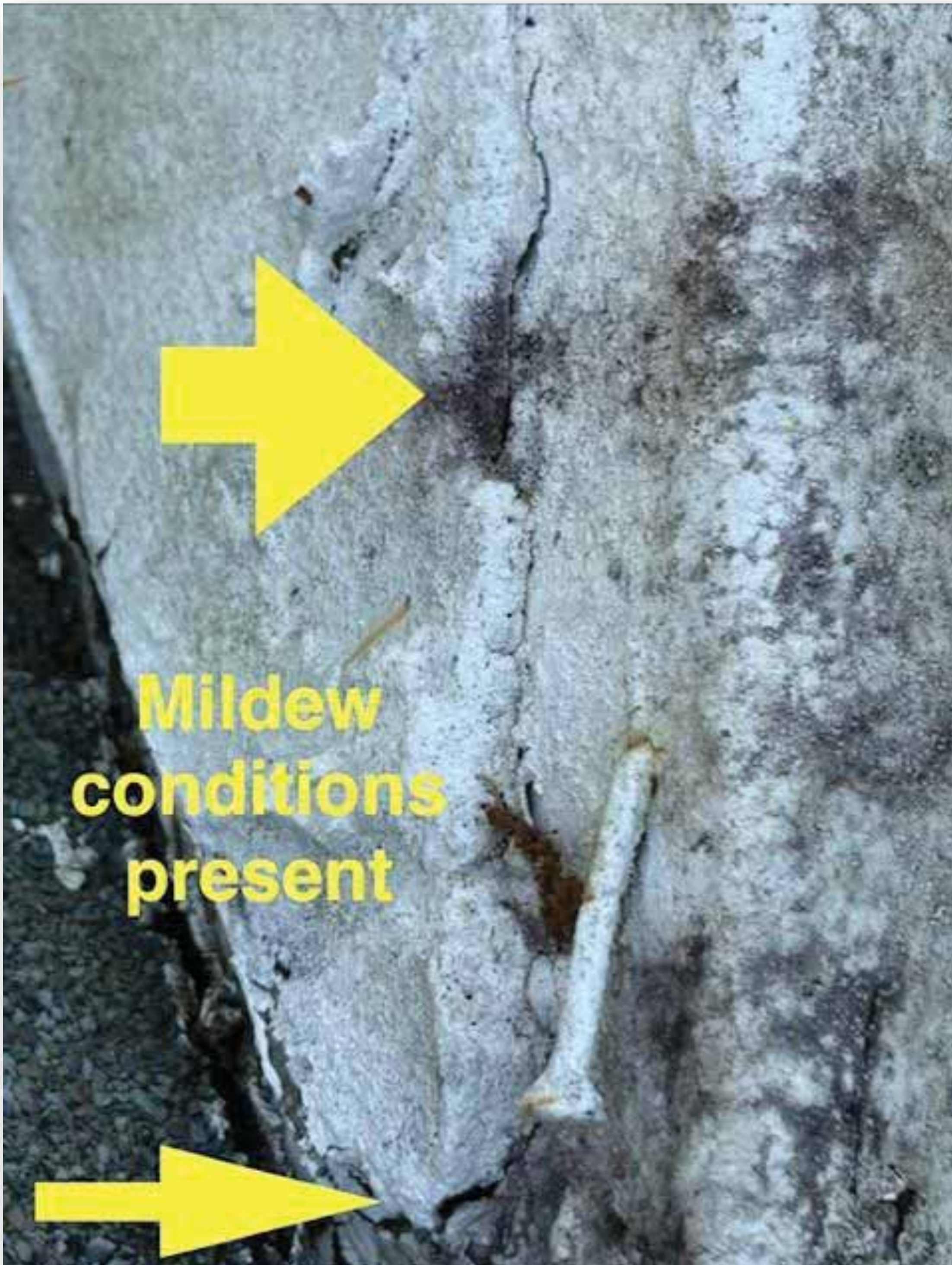

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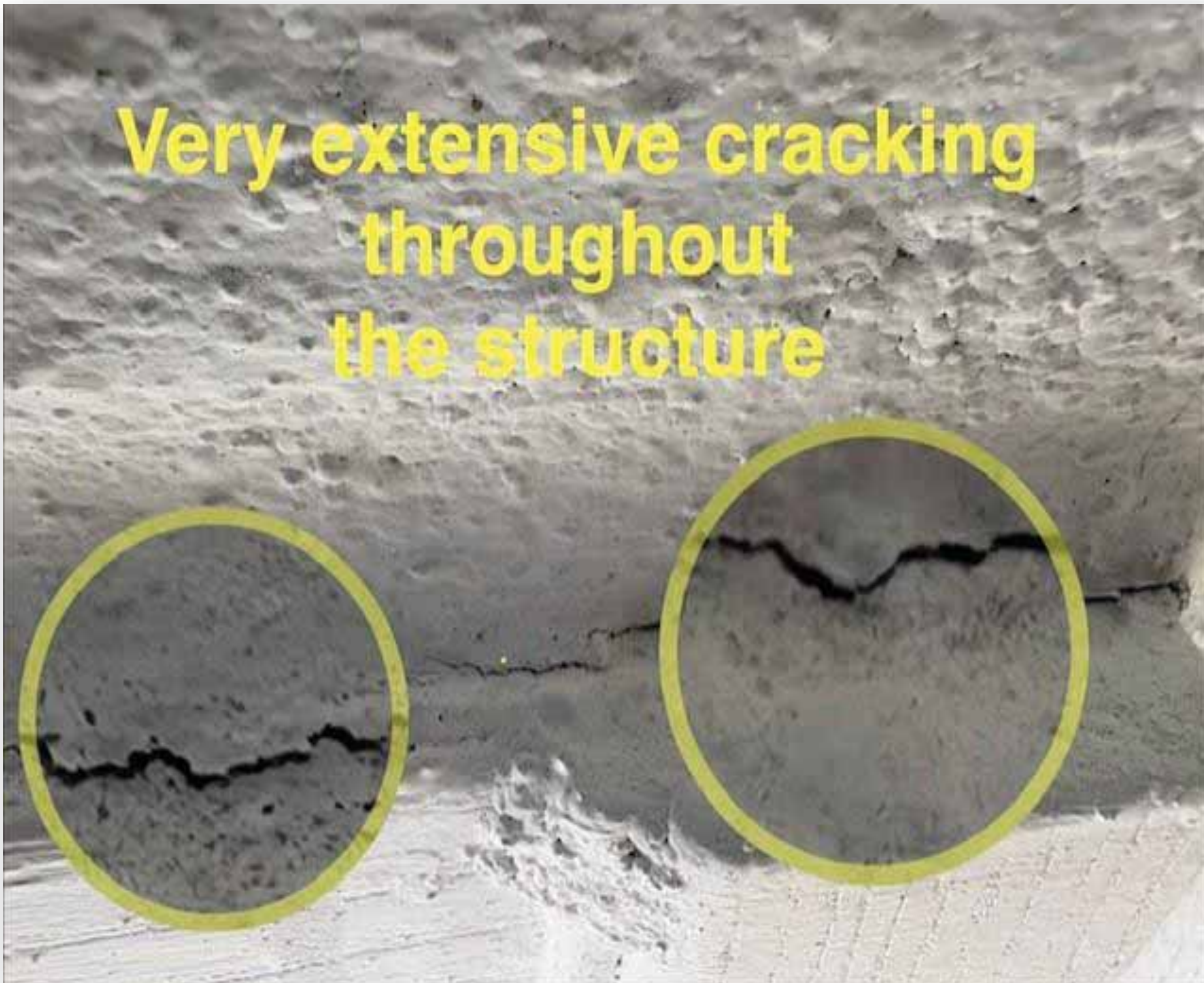

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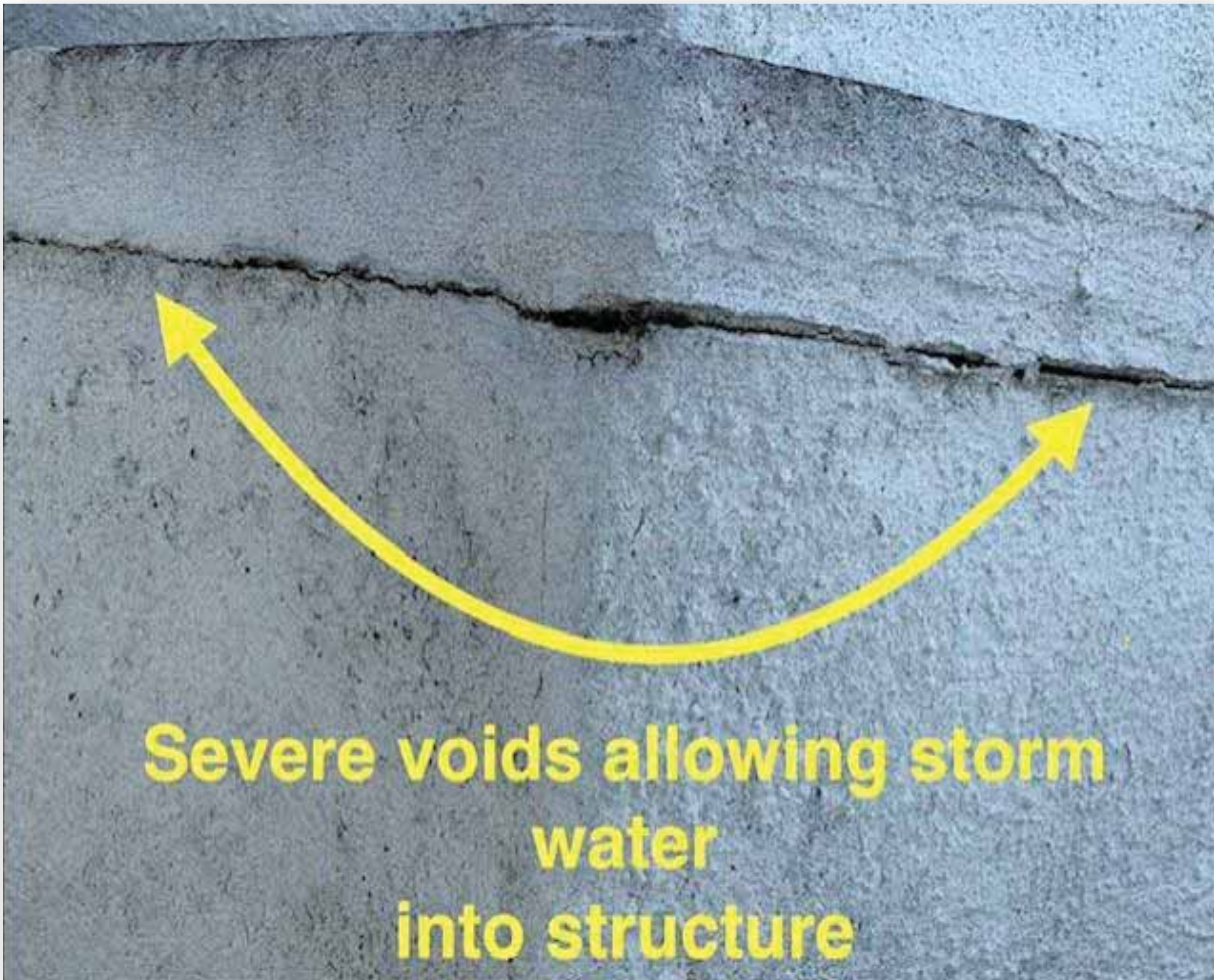

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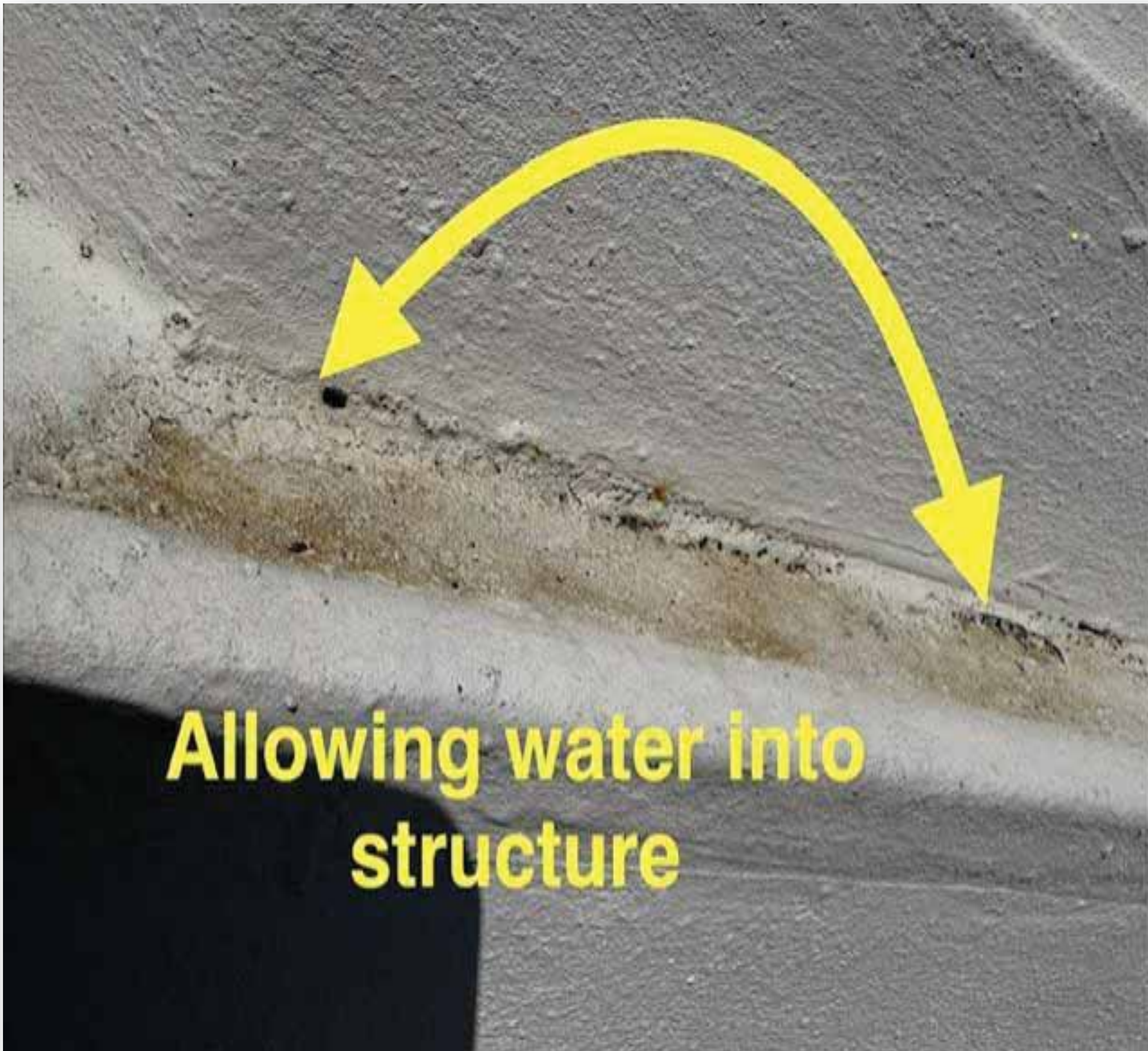

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Another trim
example
opposite side

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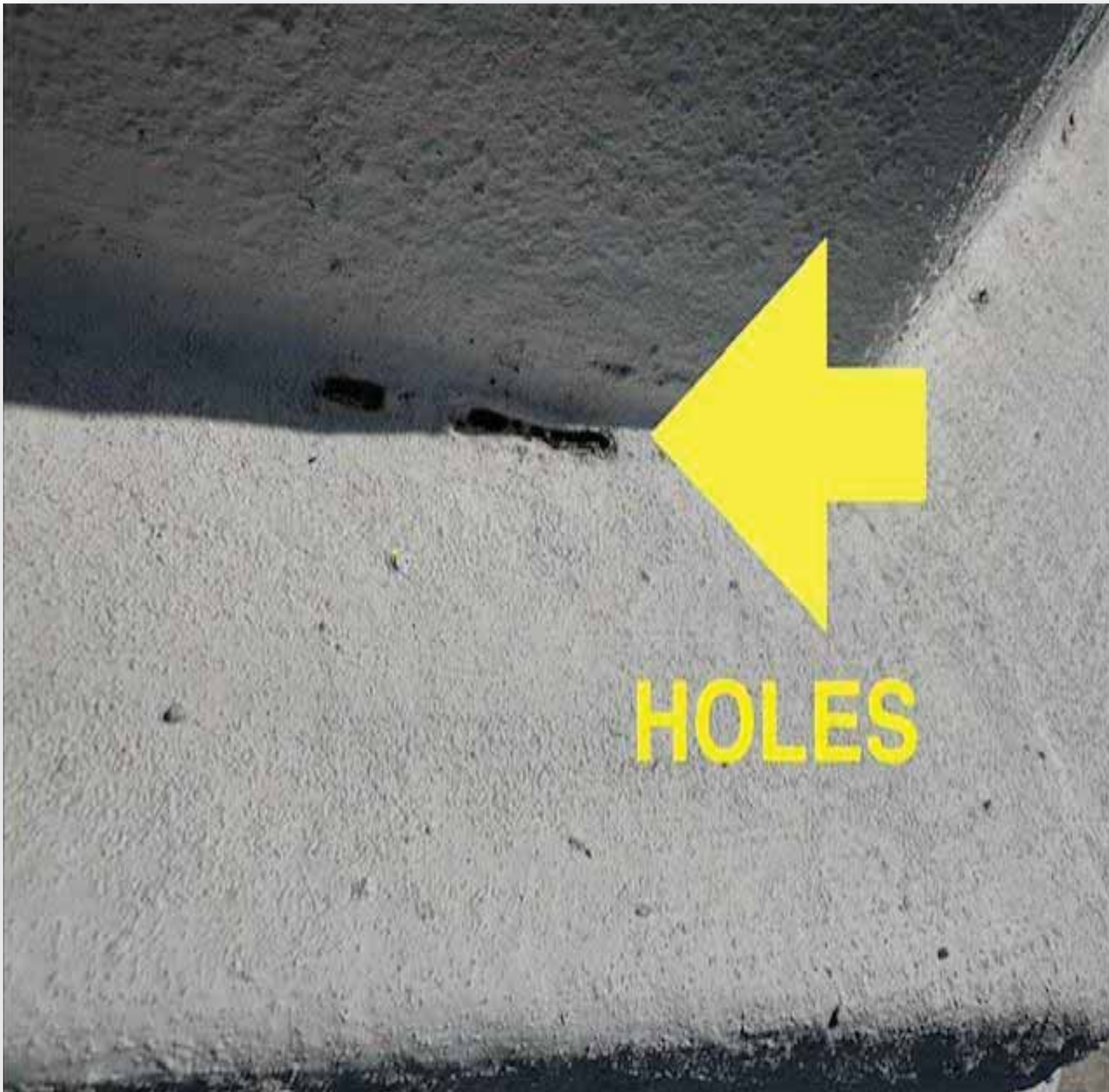

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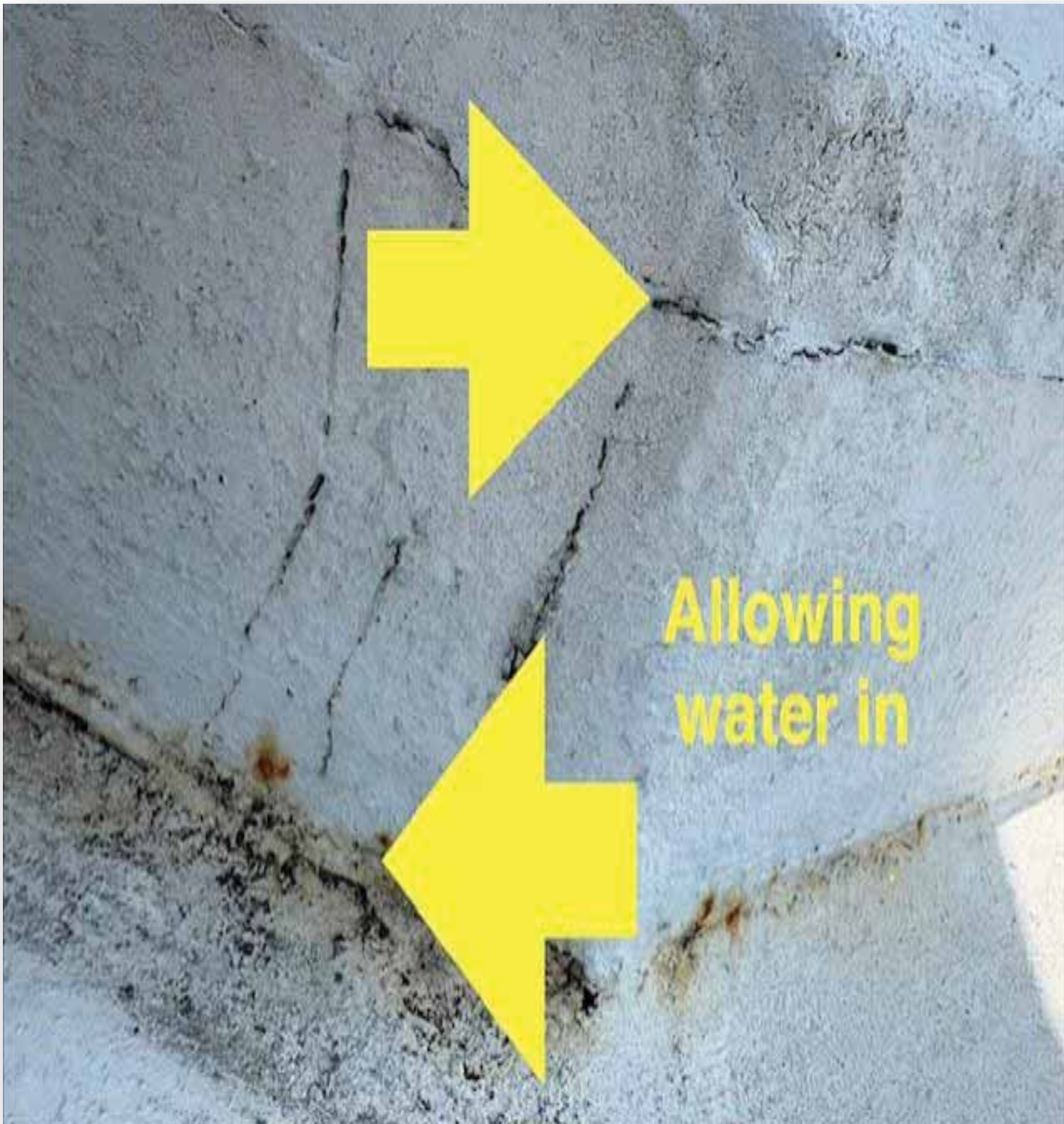

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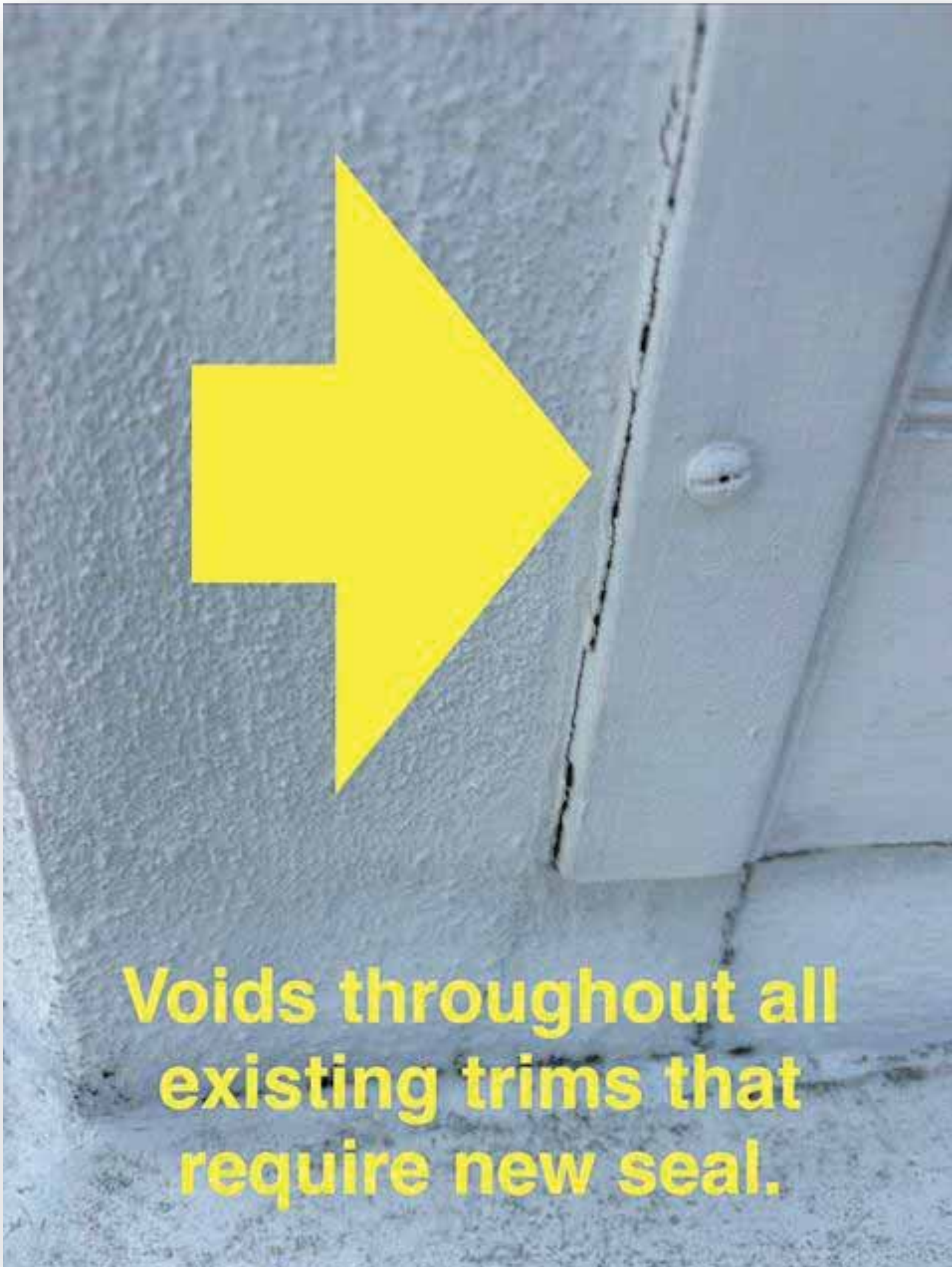

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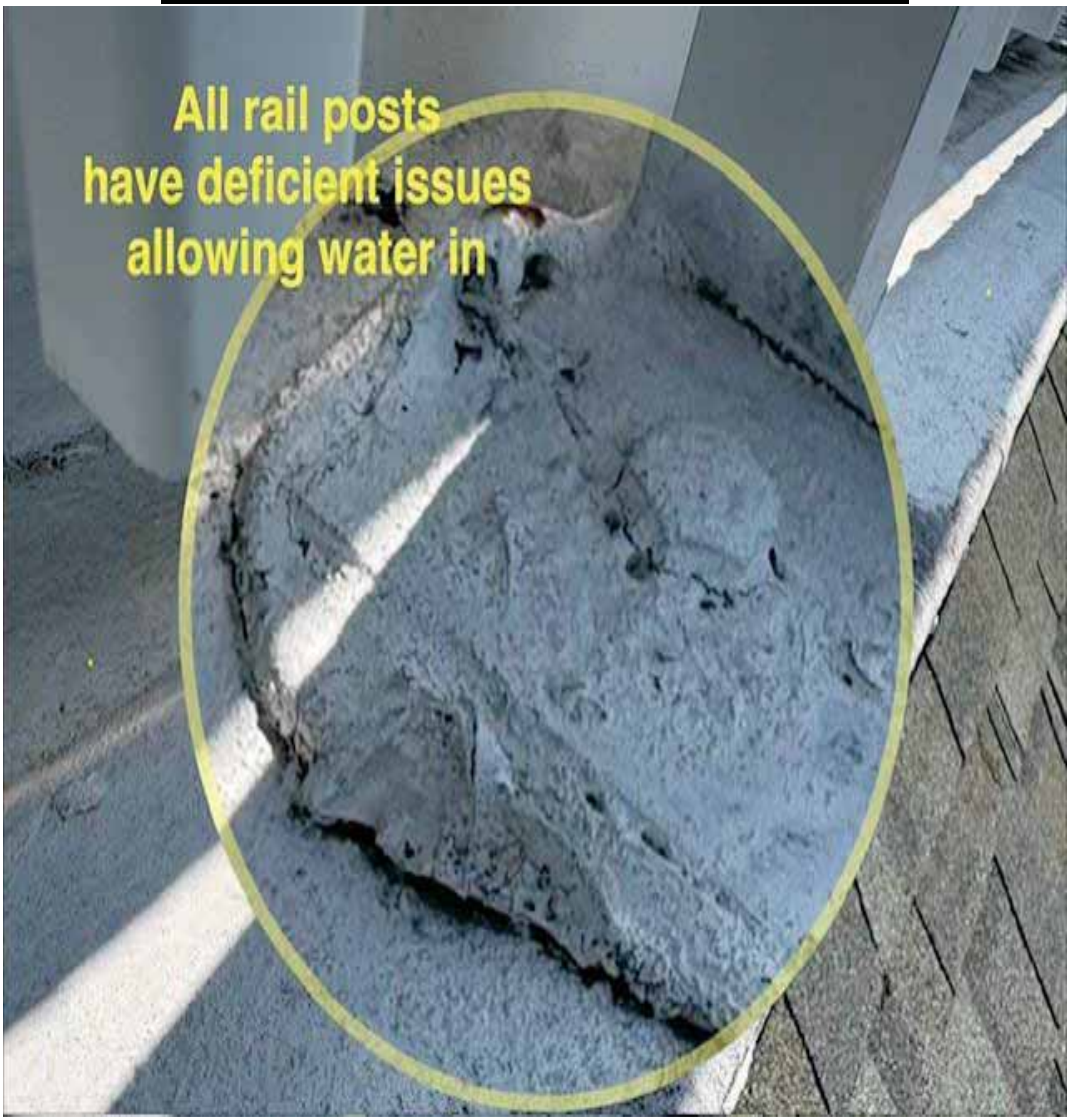

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KARNAK Roofing & Waterproofing Systems

KARNAK
THE SEAL OF QUALITY

This certifies that

Pitch Roofing

Contractor Name

Contractor Address: 7835 Seminole Blvd.
Seminole, FL 33772

has attended KARNAK Quality Applicator Training. Based upon Contractor's agreement to apply KARNAK coatings in full accordance with the KARNAK instructions and specifications, Contractor is approved as a KARNAK Qualified Applicator for KARNAK Roof Coatings and Systems.

Chris Huettig – Vice President, Technical Services & Client Relations

08/29/2025

Date Issued

KARNAK QUALIFIED APPLICATOR

This certificate is good for applications completed within 12 months from Date Issued

Cost-Saving

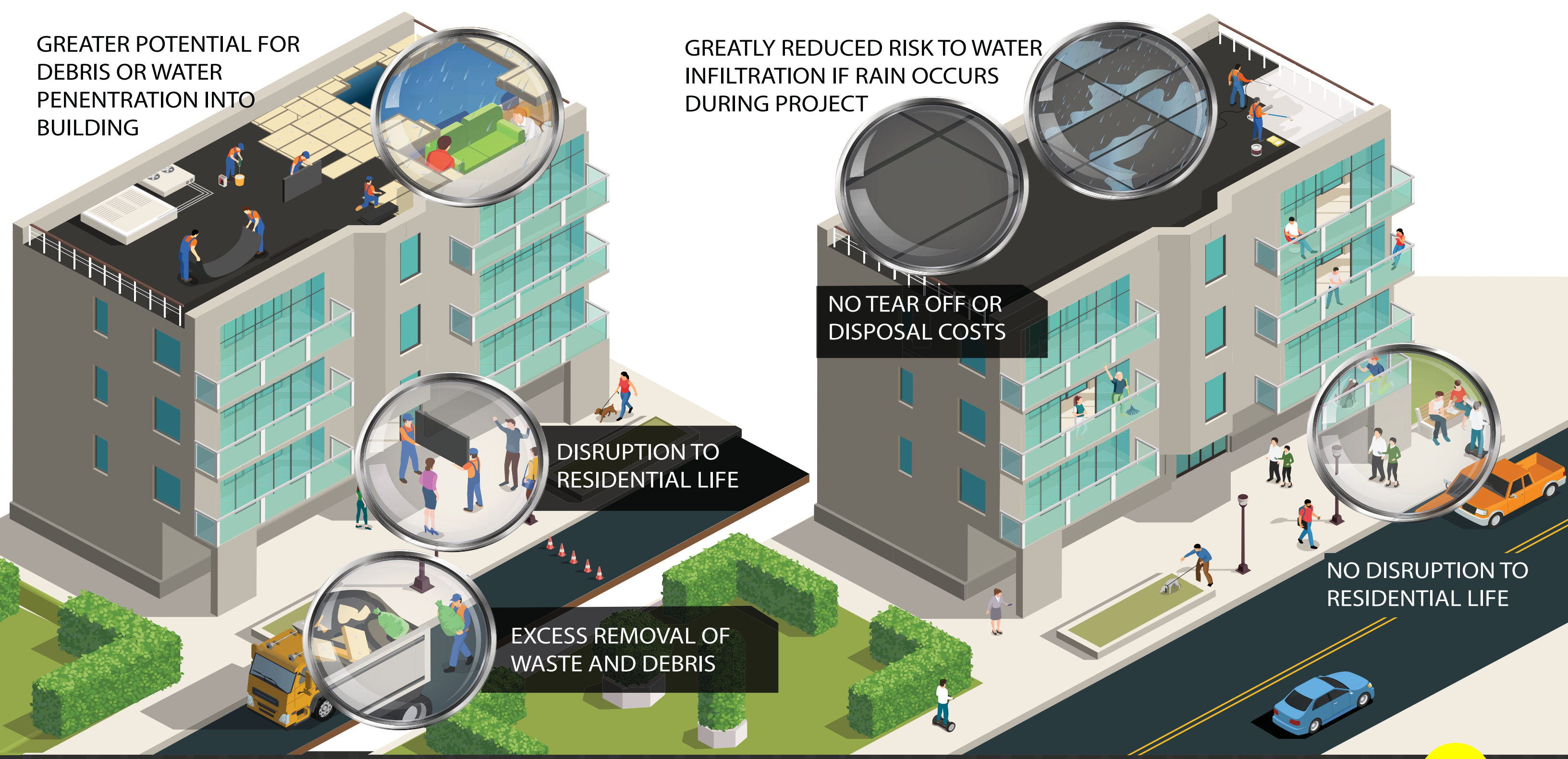
Renewable

Hassle Free

RESTORE YOUR ROOF, DON'T REPLACE IT!

Every 15 years, your roof needs major work.
You have two options:

X RE-ROOF	VS	✓ RESTORE
• **Typically costs 300% more than restoring per square foot** • **Unnecessary high costs per square foot to protect the building**		• **Average savings of 70% when compared to tearing off and replacing or re-roofing** • **Extends the serviceable life of a deteriorated roof for many years at a fraction of the cost**



Contact us or your local roofing professional to discuss your building's needs.

Download the KARNAK app to explore our roof restoration systems

Search specific Karnak products, find the right solution for your roofing job and generate a customized report of roof condition

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KARNAK Corporation karnakcorp.com 800.526.4236

KARNAK

Cost-Saving | Renewable | Hassle Free

RESTORE YOUR ROOF, DON'T REPLACE IT!

Every 15 years, your roof needs major work.
You have two options:

X RE-ROOF VS ✓ RESTORE

RE-ROOF	RESTORE
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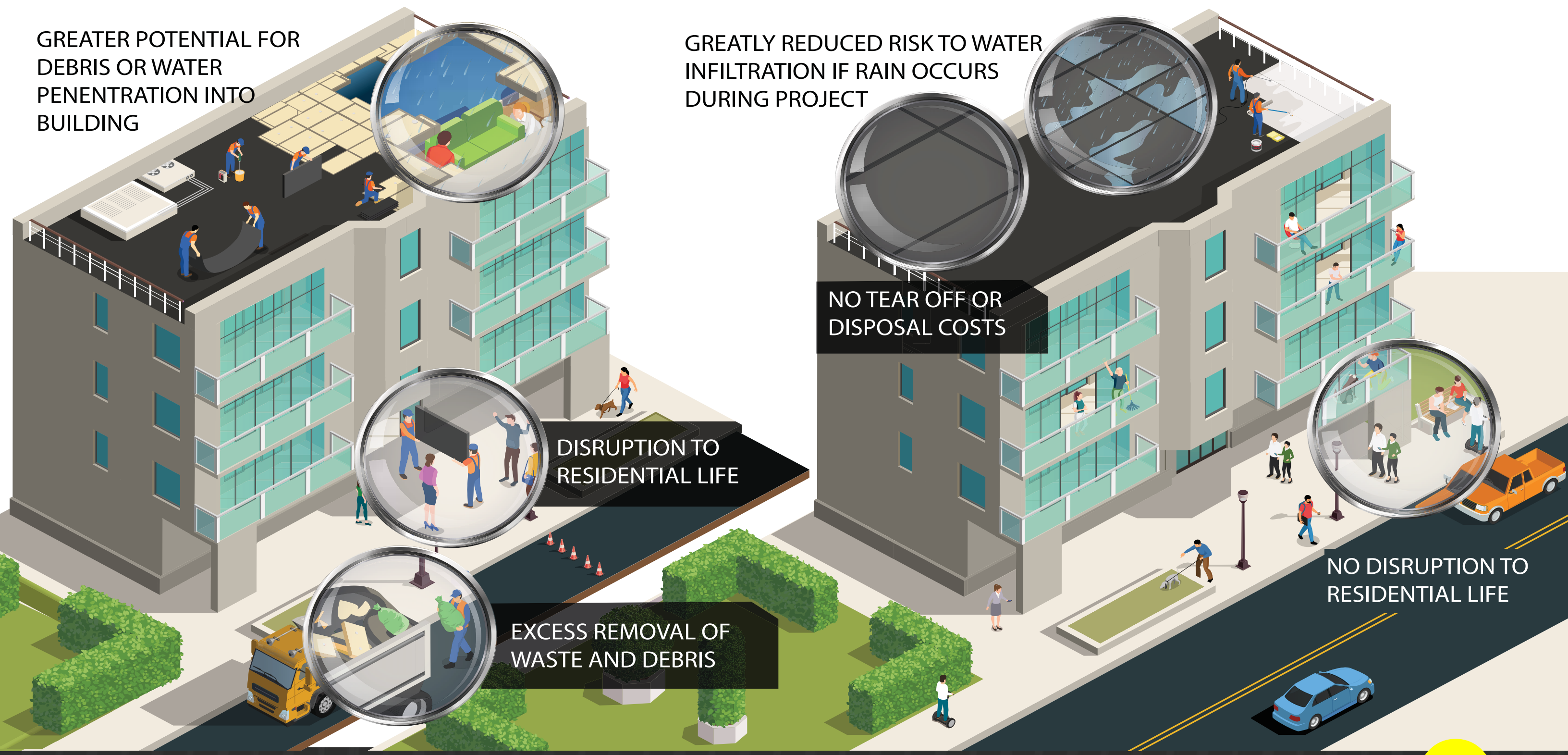

Contact us or your local roofing professional to discuss your building's needs.

Download the KARNAK app to explore our roof restoration systems

Search specific Karnak products, find the right solution for your roofing job and generate a customized report of roof condition

ANDROID APP ON Google play

Download on the App Store

KARNAK Corporation karnakcorp.com 800.526.4236

670HS Karna-Sil™ Ultra

Silicone Roof Coating

Don't Re-Roof...Restore, with 670HS Karna-Sil™ Ultra.

Restore your weathered roof with the solvent-free roof coating alternative. Proven performance, protection and long-lasting results, guaranteed.

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670HS Karna-Sil™ Ultra

Silicone Roof Coating

Don't Re-Roof...Restore, with 670HS Karna-Sil™ Ultra.

High Solids Silicone Coating

High-Performance Coating that delivers Long-Lasting Protection

No matter the size of your roof or sloped,

670HS Karna-Sil™ Ultra Silicone Roof Coating provides a proven solution for restoring weathered roofs and is compatible with most existing roof surfaces to create a seamless protective membrane against severe weather, ponding water and ultraviolet light.

670 Karna-Sil Ultra Advantages

- 670HS Karna-Sil Ultra ENERGY STAR-Rated roof coating helps buildings qualify for LEED Certification.
- Silicone provides protection against extreme weather conditions, is permanent and will not degrade, chalk or crack under harsh UV rays.
- NSF Rated, designed for potable rainwater catchment systems.
- Silicone forms a seamless membrane that withstands permanent ponding water without softening.
- Silicone creates a smooth surface that offers excellent resistance to mold, mildew and staining.

The 670HS Karna-Sil Ultra Roof Coating System provides a proven, guaranteed solution for renewing your weathered roof. It can be applied to virtually any existing roofing surface to create a seamless membrane that protects against ponding water, ultraviolet light and severe weather.

Roof Preparation

Surfaces to be coated should be dry, clean, and free of dirt, dust, grease, oil and loose rust or coating. Power wash surfaces with 799 Wash-N-Prep Roof Cleaner and water. For EPDM use 507 SPC Primer/ Wash and water. Wash roof surfaces with a minimum of 2000 psi. taking all necessary precautions to avoid damage to the roof system. Patch and repairs all seams, flashings, damaged areas, leak and cracks with Karna-Flex WB, Karna-Flex, 550 Patch-N-Go self sealing tape (not for asphalt surfaces.

Product Application

Use 180 Epoxy Primer to provide an excellent adhesive base for 670HS Karna-Sil Ultra Silicone Roof Coatings. The product bonds to most roof surfaces, including metal roofs and metal flashing details.

180 Epoxy Primer helps to prevent bleed through on asphalt-based roof surfaces and corrosion when coated with 670HS Karna-Sil Ultra .

No primer is necessary when applying 670HS Karna-Sil Ultra to an existing silicone coating, or newly installed foam roofs.

Karna-Flex Sealant quickly adheres to seams, fasteners and other roof details in a single application. An efficient, time saving alternative to other repair methods.

670HS Karna-Sil™ Ultra

Silicone Roof Coating

Uses

All BUR surfaces must first be cleaned, then primed with 180 Epoxy primer prior to applying 670HS Karna-Sil Ultra. 670HS Karna-Sil Ultra may be used as a solution to fill and repair "alligatored" built up roofing systems prior to system application.

KARNAK Resat-Mat mesh fabric is available for use with Karna-Flex Sealant on uneven surfaces and difficult problem areas.

670HS Karna-Sil Ultra Solvent-Free, Silicone Roof Coating is mostly solids by volume it is ideal for maintenance use over existing roofs. It may be used to re-cover elastomeric roof coatings, metal roofs, built-up roofing, SBS and APP membranes, aged single-ply membranes - EPDM, TPO, PVC, and Hypalon®, SPF, concrete and wood.

670HS Karna-Sil Ultra Solvent-Free Silicone provides a seamless, weather-tight seal when installed according to the product application specifications.

Warranty Protection

KARNAK offers a limited lifetime material warranty to experienced applicators when applied in accordance with KARNAK's current product data sheets (See KARNAK warranty for terms and conditions).

Unlike other manufacturer's, our unmatched limited lifetime material warranty does not exclude ponding water. Customized labor and material warranties are available to meet your unique project needs. Technical specialists are available to assist you with specifications.

KARNAK continues to lead the industry by engineering products that outperform the competition. Contact our experts to learn how to best protect your roof for years to come.

Proven Performance

Founded in 1933, KARNAK is still family owned and operated today with a continued commitment to new product innovation, dedication to environmental stewardship and service excellence.

To restore your roof and achieve results that exceed expectations contact KARNAK Technical Services 800-526-4236.
Email info@karnakcorp.com
Visit www.karnakcorp.com.

KARNAK

670HS Karna-Sil™ Ultra

Silicone Roof Coating

System Components

- KARNAK 799 Wash-N-Prep Roof Cleaner
- 180 Epoxy Primer
- Karna-Flex Rubberized Elastomeric Sealant
- 5540 Resat-Mat Mesh
- Patch-N-Go and Karna-Bond Fleece Faced Self Adhesive Sealant Tapes for Seams, Cracks, Penetrations, and Fasteners (not for asphalt surfaces)
- 670HS Karna-Sil Ultra, High Solids Solvent-Free, Silicone Roof Coating

KARNAK Corporation is an industry leader in innovative roofing and waterproofing solutions for commercial, industrial and residential applications.

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330 Central Avenue
Clark, NJ 07066
(800) 526-4236
info@karnakcorp.com
karnakcorp.com

Manufacturing/Warehouse Locations:
Clark, NJ
Ft. Lauderdale, FL
Chicago, IL
Kingman, AZ

Distribution Warehouse Locations:
Renton, WA
Rancho Cucamonga, CA
Dallas, TX

Certified WBENC Women's Business Enterprise

12/11/23

ROOFING

502MS Karna-Flex

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Read Safety Data Sheet before using this product.

DESCRIPTION: 502MS Karna-Flex is an elastomeric, thermoplastic-rubber mastic. Its ease of application, superior adhesion, elasticity and durability make Karna-Flex an ideal repair sealant. Available in a brush mastic or caulking cartridge.

USES: 502MS Karna-Flex's elastomeric properties make it an excellent sealant for prepared metal, concrete, asphalt, spray polyurethane foam and plywood roof system details. Ideal for sealing and waterproofing cracks and splits on BUR and modified bitumen asphalt roofs, metal roof seams and splits, EPDM, TPO and PVC seams as well as gutters, fasteners, pinholes in metal, flashing and curb details. Also use to seal around skylights, penetrations and roof top equipment. May be applied to wet or dry surfaces. PVC and TPO roof surfaces should be at least 4 years old prior to application.

FEATURES, BENEFITS AND ADVANTAGES:

1. One component—no need to intermix with other materials.
2. Easy application by brush or caulking gun.
3. Superior film—forms a durable, weather resistant elastomeric membrane.
4. Superior adhesive and cohesive strength.
5. Low temperature flexibility
6. Adheres to wet or dry surfaces

SURFACE PREPARATIONS: All surfaces to be sealed should be clean, dry, and free from oil, grease, and other foreign matter. However, mastic may be applied to wet surfaces, but excess water should be removed, if possible, before application. Recommended application temperature is 40°F to 120°F.

APPLICATION: **General Repairs:** Apply 502MS Karna-Flex by brush or caulking gun. For sealing flashings and lap seams use fabric reinforcement between layers of 502MS Karna-Flex. Apply sealer in a 1/16" to 1/8" width then immediately embed 5540 Resat-Mat fabric into the wet coating. Smooth out fabric then apply another layer of sealer. **Metal Roofing Repairs:** For horizontal seams and cracks 1/16" wide or larger, apply 502MS Karna-Flex at an average thickness of 1/16" to completely cover the crack. Immediately embed one layer of Resat-Mat and cover with another application of 502MS Karna-Flex. Make sure to smooth the fabric out completely and cover. Product will cure within approximately 24 hours. If continuing with 502 Elasto-Kote System is desired, allow all repairs to cure before proceeding. Apply caulking directly in and over cracks using appropriate caulking gun.

COVERAGE RATE: 502MS Karna-Flex is typically applied in a 1/16" to 1/8" thickness depending upon the substrate which equates to a coverage rate of 4 to 8 gallons per 100 sq. ft. When sealing cracks and joints apply in two applications with fabric reinforcement.

Coverage Rates with Fabric Reinforcement: Approximate		
Fabric Width	**4"**	**6"**
If Mastic Applied at **1/16" thick**, two applications (Lineal Feet per Gallon)	**25'**	**18'**
If Mastic Applied at **1/8" thick**, two applications (Lineal Feet per Gallon)	**12'**	**9'**
Fastener Coverage:		
Place a dollop (swirl coat) over exposed fasteners. Approximate coverage rate is 250 fasters per gallon		
Caulking Cartridge:		
A 1/4" x 1/4" bead will yield approximately 75 lineal feet per 30-oz. cartridge.		

CAUTION: Do not use near open flame. Avoid breathing solvent fumes and prolonged contact with skin. Do not take internally. If swallowed, do not induce vomiting. Call a physician immediately. Keep out of reach of children. Coating must be dried before exposure to water. Store in a heated room and keep container covered when not in use. Do not thin. Dispose of in an environmentally safe manner. Cover air intakes during application and while drying. For exterior use only.

PHYSICAL PROPERTIES & SPECIFICATIONS

Weight per Gallon:	9.48 lbs.
Solids by Weight:	66%, Nominal
Solids by Volume:	57%, Nominal
Color:	White, Black, Gray
Elongation:	913%, Nominal ASTM D412
Tensile Strength:	168 PSI, Nominal ASTM D412
Reflectance:	83% ASTM D2824 (White)
Accelerated Weathering:	Pass/No Cracks - ASTM G155 after 1,000 hrs.
Firm Set:	Pass – ASTM D2939
Resistance to Water:	Pass – ASTM D2939
Firm Set:	Pass – ASTM D2939 24 hours@ 77°F and 50% Relative Humidity
Application Temp.:	40°F to 120°F
Service Temp (Cured Film):	-15°F to 180°F
VOC Content:	<490 g/L MAX

Tested in compliance with FBC (HVHZ) TAS 139

FM APPROVED

MIAMI-DADE COUNTY APPROVED

Cold-process systems and coatings, either emulsion or solvent-based, should only be installed on decks with positive drainage. Per NRCA (National Roofing Contractors Association), "The criteria for judging proper slope for drainage is that there be no evidence of standing water on a deck 48 hours after it stops raining."

NOTE: 502MS Karna-Flex White is not recommended for use over asphaltic substrates due to the likelihood of asphalt bleed through. For this reason, 502MS Karna-Flex Black is recommended over these types of substrates. PVC and TPO roofs should at least be 4 years old before using this product.

PACKAGING: Available in 3-gallon buckets, 30-oz. caulking cartridges (White Only)

If further information is needed, contact KARNAK Technical services at 800-526-4236.

671 KARNA-SEAL SILICONE SEALANT

When repair and maintenance are needed on an existing silicone coated roof, 671 Karna-Seal is the product of choice! 671 Karna-Seal is a single-component, moisture curing, 100% silicone roof sealant that offers excellent UV resistance, flexibility, and tensile strength that resists weathering, hardening, chalking, and cracking. 671 Karna-Seal is intended to be used to make repairs to roof substrates previously coated with 670HS Karna-Sil Ultra silicone or silicone coating by others. 671 Karna-Seal also offers excellent adhesion to modified bitumen membranes, metal, *aged single-ply membranes (TPO & PVC), EPDM, Spray Polyurethane Foam, and concrete.

* TPO and PVC membranes should at least be 4 years old before using this product.

FEATURES, BENEFITS AND ADVANTAGES:

- Resists permanent ponding water
- Application by brush
- Bonds to several different roof substrates
- Low VOC, low odor
- For horizontal and vertical use, will not sag
- Rain safe in one (1) hour
- Ready to use, no mixing of components
- UV stable, may be left exposed
- Excellent weather resistance & durability
- Miami-Dade Approved

WHY USE SILICONE ROOF SEALANT?

Silicone roof sealants are quickly gaining popularity for addressing roof repairs. One reason is silicone's use as a roof coating has been strong over the past decade and continues to gain popularity. As silicone coated roofs age, maintenance is needed. For sealing penetrations, detailing new flashing curbs and general repairs, understanding what sealants are compatible is extremely important. As of this writing, the only sealant that is fully compatible and recommended for use over silicone coated roofs is a silicone sealant. Other sealants or flashing cement commonly used in the roofing industry will not adhere to silicone. Although you may have doubted the saying "only silicone will stick to silicone, it happens to be true. The need for a compatible sealant to maintain and repair existing silicone coated roofs has been one of the forces driving the popularity of silicone sealants in the market.

Silicone sealant has many unique properties making it advantageous to use on any roof. One is its ability to bond to several different roof substrates. Another is its ability to resist ponding water. Other benefits of silicone sealant include good elongation, long-term durability, and resistance to UV degradation. This means the sealant will not chalk from exposure and is resistant to ozone, aging, weather, and extreme temperatures. Not many sealants can claim these attributes.

More than just a sealant, 671 Karna-Seal is a solution for your everyday repair and maintenance needs as well as for sealing existing silicone coated roofs. For more information about 671 Karna-Seal reach out to a local representative or contact KARNAK at 800.526.4236 or info@karnakcorp.com.

To learn more about our products scan QR code and visit our website.

ROOFING

670HS Karna-Sil Ultra (High Solids, Low VOC Silicone Coating)

KARNAK
THE SEAL OF QUALITY

Read Safety Data Sheet before using this product.

DESCRIPTION: 670HS Karna-Sil Ultra is a white, single component, high solids, moisture curing silicone coating that produces a durable elastic coating with exceptional weathering and water resistance characteristics.

USES: Newly sprayed polyurethane foam, previously silicone coated roofs, bare galvanized metal, concrete roofs (no primer required); painted metal (requires 180 Karna-Sil Ultra Epoxy Primer); TPO, PVC, Hypalon, EPDM roofs, smooth built-up asphalt (BUR), smooth and granule modified bitumen membrane (requires 406 Tru-Grip Base Coat, 405 Bond-N-Shield Base Coat or 180 Karna-Sil Ultra Epoxy Primer). New BUR surfaces must be allow to age a minimum of 90 -180 days. SBS and APP granular modified membranes and smooth surface APP membranes must be allowed to weathered a minimum of 30 days as well as new metal roofs. 670HS may be used on vertical as well as horizontal applications. All surfaces must have positive drainage. **Note**: Vertical application may require multiple coats to achieve desired film thickness.

SURFACE PREPARATIONS: Surfaces to be coated should be dry, clean, and free of dirt, dust, grease, oil and loose rust or coating. Recommended application temperature is 50°F to 120°F. Power wash surfaces with 799 Wash-N-Prep Roof Cleaner or 507 SPC Primer/Wash (EPDM Only) and water. Wash roof surfaces with a minimum of 2000 psi taking all necessary precautions to avoid damage to the roof system. Patch and repair seams, flashings, damaged areas, splits and cracks with 502MS Karna-Flex, 505MS Karna-Flex WB, 671 Karna-Seal or appropriate sealants or caulking materials.

APPLICATION: 670HS Karna-Sil Ultra should be applied in a single coat application at the required application rate. If additional coats are to be applied, allow previous coat to cure 2-8 hours (dependent upon temperature and humidity) before applying subsequent coat. Subsequent coats should be applied within 24 hours of previous application to ensure uniform adhesion. Applied coating film should be even and free of pinholes. Coverage will vary depending on the surface to be coated. To improve aesthetics, impact resistance and toughness of the coating, ceramic roofing granules should be applied immediately into a final coat after application. Back-roll granules into coating and allow to cure then blow off or sweep loose granules from the surface. Mix coating prior to application with a 3" diameter mixer (5-gallon pail) or 6" diameter mixer (50 gallon drum). Once product is mixed, the entire container should be used. 670HS Karna-Sil Ultra may be applied by brush, roller or airless spray equipment. Apply at temperatures 50°F to 120°F. Do not apply if rain is expected within 24 hours after application. Commencement of work by the contractor implies their approval of the roof surface. See listing at www.nsf.org for application and cure instructions for rainwater catchment use.

ROLLER / BRUSH APPLICATION: Apply with a 3/4" – 1-1/4" nap roller or soft roof brush.

SPRAY APPLICATION: For spray application, a high-pressure airless spray unit with a minimum of 5500 psi working pressure at the gun tip should be used. The pump must have a 3 gallon per minute output. Hoses should be jacketed for prevention of moisture contamination. Hoses should have a 3/4" ID and tip size should be a minimum size 0.041 orifice. Do not use with hoses that have been used to spray acrylic coatings.

COVERAGE RATE: Apply in a single coat at 1.5 gallons per 100 sq. ft. (24 wet mils) for most applications. May be applied up to 3 gallons per 100 sq. ft. on approved horizontal substrates in one application, where applicable.

COLORS: White. For other available colors contact KARNAK Customer or Technical Service.

CAUTION: Follow SDS and all recommended safety procedures strictly when using these products. If spraying, equipment should be grounded to avoid accidental ignition due to static sparks. Avoid breathing solvent vapors. Use with appropriate MESA/NIOSH approved respirator when exposure can exceed recommended PEL. Not for interior use. Do not apply when rain is imminent. Keep containers properly sealed when stored indoors, in a cool well-ventilated area. Keep containers away from moisture. Keep away from heat, sparks and open flame. Do not store above 100°F. Do not thin. Keep out of reach of children. Avoid prolonged contact with skin. Dispose of in an environmentally safe manner. Cover air intakes during application and while drying. For exterior use only.

PHYSICAL PROPERTIES & SPECIFICATIONS

Weight per Gallon:	10.7 lbs.
Viscosity:	25,000 cps ASTM D2196 Method A
Solids by Weight:	94%, Nominal
Solids by Volume:	91%, Nominal
Color:	White
Hardness, Shore A:	50
Elongation:	212% @ 73° Nominal 167% @ 0°F Nominal ASTM D 2370
Tensile Strength:	227 PSI @ 73° Nominal 317 PSI @ 0° Nominal ASTM D2370
Permeance:	4.3, Nominal ASTM E96 Procedure B
Tear Resistance:	26 PSI ASTM D 624
Cure Time:	2 hrs. @ 95°F / 90% RH 8 hrs. @ 50°F / 20% RH
Application Temp:	50°F to 120°F
Service Temp: (Cured Film)	-75°F to 380°F
VOC Content: ASTM D 6694	<50 g/L MAX
Solar Reflectance: (White Only)	0.87 Initial 0.70 3-Yr. Aged
Thermal Emittance: (White Only)	0.89 Initial 0.90 3-Yr. Aged
SRI: (White Only)	110 Initial 86 3-Yr. Age

670HS Karna-Sil Ultra (High Solids, Low VOC Silicone Coating)

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Cold-process systems and coatings, either emulsion or solvent-based, should only be installed on decks with positive drainage. Per NRCA (National Roofing Contractors Association), "The criteria for judging proper slope for drainage is that there be no evidence of standing water on a deck 48 hours after it stops raining."

PACKAGING: Available in 5-gallon pails and 55-gallon drums.

If further information is needed, contact KARNAK Technical services at 800-526-4236.

MISCELLANEOUS

799 Wash-N-Prep

KARNAK
THE SEAL OF QUALITY

Read Safety Data Sheet before using this product.

DESCRIPTION: 799 Wash-N-Prep Roof Cleaner is a concentrated liquid TSP substitute product specifically designed to clean roof surfaces prior to applying coatings. Use to properly prepare metal, asphalt, concrete spray polyurethane foam, TPO, PVC and in general cleaning of exterior surfaces. Contain no phosphorous.

USES: 799 Wash-N-Prep Roof Cleaner is a concentrated liquid, pro-grade, all-purpose TSP substitute cleaner use to properly prepare metal, asphalt, concrete spray polyurethane foam, TPO, PVC and in general cleaning of exterior surfaces.

APPLICATION: When using it is recommended to wear rubber gloves and safety glasses. Read label and SDS before using. Do not breathe spray mists during application.

- Most roofs should be properly cleaned using a pressure washer. Add 799 Wash-N-Prep Roof Cleaner in full strength to the detergent reservoir or place pressure washer siphoning tube directly into container. Use for injector dilution ratios up to 16:1.
- For heavy duty cleaning of roofs without a pressure washer, add 16 ounces of 799 Wash-N-Prep Roof Cleaner per gallon of water. Apply to roof using a stiff nylon brush by dipping brush into the solution
- For general cleaning add 8 ounces of 799 Wash-N-Prep Roof Cleaner per gallon of water. Apply using a stiff brush, mop or sponge. Wring out excess and wash surface from the bottom up.

NOTE: Rinse all surfaces with clean water to remove all residues and allow to completely dry before coating. Do not allow dirty solution to dry on windows as staining can occur. Spray windows with clean water prior to application and after. Runoff is not harmful to plants. Vegetation should be sprayed before and after application with a light mist of water to protect from burning.

CAUTION: Causes serious eye damage. Causes skin irritation. Wash thoroughly after handling. Wear protective gloves, eye protection and face protection when using. IF ON SKIN was with plenty of soap and water. Remove contaminated clothing. IF IN EYES rinse cautiously with water for several minutes. Remove contact lenses if present and able to do so and continue rinsing. If skin or eye irritation occurs get medical attention. For exterior use only.

PACKAGING: Available in 1 Quart bottles (32 ounces) – 6 Quarts per case

If further information is needed, contact KARNAK Technical services at 800-526-4236.

PHYSICAL PROPERTIES & SPECIFICATIONS

Color:	Clear Pink Liquid
pH:	10.0-11.0
VOC Content:	0 g/L MAX

Coating System Intent to Warranty Form
(Labor & Material)____Years

Building / Project: ____
Building Full Address: ____
Buildings Principal Use: ____Age: __________________
Existing Roof System: _________________ Roof Size (Sq. Ft.):_________________ Age: ___________________
Roof Type (Check all that apply):
___ BUR ____ Mod. Bit. APP _____Smooth SBS Mod. Bit ____Meta l
___Granule Covered SBS ___ EPDM ___ PVC ___ TPO ___ Concrete ___ SPF ___ Other _____________
Linear Feet of Seams: ______ Is roof currently coated?_____ If yes, with what? ___________________
Is roof experiencing leaks at this time? ______ If yes, list how many ________________________ and where:____
____
Is roof experiencing ponding in any areas at this time? ______
___Include Roof Schematic Drawing and Pictures clearly marking buildings and separate roof areas.

NOTE: If there are multiple buildings in a complex, document building number and location – if necessary draw illustration map of buildings to identify in case the numbering system changes. Or download picture from Google Earth and number each building. Include notes such as Building Use & Particulars, ie: warehouse, factory, produces widgets, etc. Also note surrounding buildings or land and list possible contaminants, ie sandy field, smoke stacks, etc. Note any unusual details specific to project including detailed documentation and pictures on seams, penetrations, stacks, leaks, openings, alligatoring, etc. and intended repair methodology.

Any areas of concern? _______ (If yes, submit photos and details with application)
Moisture Survey Done: _____ If no, why not? ____
(submit copy of survey with application)

KARNAK products to be used ____
Brief specifications for product application specific to this project. Ie: Wire brush metal roof, treat seams with Karna-Flex WB and Mesh, Apply 404 and 501:____
____

Contractor Company Name: ____
Contractor Contact Name: ____
Contractor Full Address: ____
Contractor Phone Numbers: ____
Contractor Email: ____

Building Owner/Manager Information / Warranty Holder's Contact Information
Warranty Holders Company Name: ____
Warranty Holders Contact Name: ____
Warranty Holders Full Address: ____
Warranty Holders Phone Number: ____
Warranty Holders Email: ____

This completed form must be submitted to KARNAK Corporation for all warranty jobs. KARNAK will have two (2) weeks to conduct an inspection, if deemed necessary. The contractor must receive written approval from KARNAK before beginning the job. It is the contractor's responsibility to ensure that conditions, surface preparation, design and application are in accordance with KARNAK's current published application instructions and recognized industry standards. KARNAK's final inspection does not constitute approval of the completed job. The contractor is solely responsible for the quality control of the application.

Approved by (type name please): ____
KARNAK Technical Services (signature): ____________________________________Date: ____________

KARNAK Corporation
330 Central Avenue Clark, NJ 07066
Phone 800.526.4236 | Fax 732.388.9422 | www.karnakcorp.com
Manufacturing: Ft. Lauderdale, FL | Chicago, IL | Kingman, AZ
Warehouses: Carrollton, TX | Rancho Cucamonga, CA | Renton, WA

AMERICA'S #1 SOLVENT BRAND

Klean Strip®

ACETONE

CLEANS PROJECT RESIDUE

THINS	DRIES FAST	
Fiberglass Resins, Epoxy & Adhesives	with No Residue	Learn More!

DANGER! EXTREMELY FLAMMABLE. VAPORS MAY CAUSE FLASH FIRES OR IGNITE EXPLOSIVELY. VAPOR HARMFUL. EYE IRRITANT.
Read entire label prior to use or storage.

¡PELIGRO! EXTREMADAMENTE INFLAMABLE. LOS VAPORES PUEDEN PROVOCAR COMBUSTIONES SÚBITAS O INFLAMARSE DE MANERA EXPLOSIVA. VAPOR DAÑINO. IRRITA LOS OJOS.
Lea toda la etiqueta antes de usar o almacenar este producto.

ONE GALLON (3.785 L)

J10226

Klean-Strip® Acetone is a strong, fast-acting solvent that is a thinner and remover for specified coatings, including uncured polyester and epoxy resins, ink, adhesives and contact cement. Acetone is an effective cleanup solvent after the completion of a fiberglass project, for removal of excess fiberglass resin or foreign material from solvent-tolerant surfaces.

DIRECTIONS FOR USE: Use only as specified by the coating, adhesive, or hobby product manufacturer. Test in an inconspicuous spot first.

IMPORTANT: Do not spread this product over surface areas greater than 1 sq. foot because fire and health safety risks will increase dramatically. Acetone may soften or damage plastics, synthetics, and many other finishes. Do not use to clean or flush spray equipment.

DANGER! EXTREMELY FLAMMABLE. VAPORS MAY CAUSE FLASH FIRE OR IGNITE EXPLOSIVELY. KEEP AWAY FROM HEAT, SPARKS, FLAME, AND ALL OTHER SOURCES OF IGNITION. Extinguish all flames and pilot lights, and turn off all stoves, heaters, electric motors and all other sources of ignition during use and until all vapors are gone. Do not smoke. Keep away from electrical outlets and switches. Beware of static electricity generated by synthetic clothing and other sources. **USE ONLY WITH ADEQUATE VENTILATION TO PREVENT BUILDUP OF VAPORS.** Do not use in areas where vapors can accumulate and concentrate such as basements, bathrooms and small, enclosed areas. If using indoors, open all windows and doors and maintain a cross ventilation of moving fresh air across the work area. If strong odor is noticed or you experience dizziness – STOP – ventilation is inadequate. Leave area immediately. **IF THE WORK AREA IS NOT WELL VENTILATED, DO NOT USE THIS PRODUCT.** A dust mask does not provide protection against vapors.

DANGER! VAPOR HARMFUL. EYE IRRITANT. Contains Acetone. Keep container tightly closed when not in use. Reports have associated repeated and prolonged overexposure to solvents with neurological and other physiological damage. Intentional misuse of this product by deliberately concentrating and inhaling vapors can be harmful or fatal. Do not take internally. Avoid breathing of vapors or mist and contact with skin, eyes or clothing.

FIRST AID: INHALATION: First move person to fresh air. If not breathing, give artificial respiration. Call 911, or Poison Control Center at 1-800-222-1222, or emergency room, as soon as possible. **EYE EXPOSURE:** Immediately flush affected eye(s) with water for 15 minutes. Call 911, or Poison Control Center, or emergency room, as soon as possible. **SKIN EXPOSURE:** Immediately wash skin with soap and water. Avoid spreading material on unaffected skin. Remove contaminated clothing and shoes, and thoroughly clean before reuse. Contact medical professional for advice. **IF SWALLOWED:** IMMEDIATELY call 911, or Poison Control Center, or emergency room, as soon as possible. **DO NOT INDUCE VOMITING** unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person.

KEEP OUT OF REACH OF CHILDREN.

Product Category: Multi-Purpose Solvent • **Max VOC:** 3%

For assistance: Call the Barr Help Line 1-800-398-3892
Monday through Friday 8:00am to 4:30pm CT

GAC18 / J10227

0 30192 01825 5

barr®

Memphis, TN 38113
www.kleanstrip.com

INSTRUCIONES DE USO: Úselo únicamente conforme lo especifique el fabricante del recubrimiento, adhesivo o producto para aficionados. Primero pruebe en un punto poco visible.

IMPORTANTE: No rocíe este producto en áreas mayores a 1 pie cuadrado (0.093 m2) ya que el riesgo de incendio y los riesgos a la salud se incrementarán dramáticamente. La acetona puede ablandar o dañar plásticos, superficies sintéticas y muchos otros acabados. No lo utilice para limpiar ni enjuagar el equipo rociador.

¡PELIGRO! EXTREMADAMENTE INFLAMABLE. LOS VAPORES PUEDEN PROVOCAR COMBUSTIONES SÚBITAS O INFLAMARSE DE MANERA EXPLOSIVA. MANTÉNGASE LEJOS DEL CALOR, CHISPAS, LLAMAS Y OTRAS FUENTES DE IGNICIÓN. Extinga todas las llamas y pilotos, y apague las estufas, calentadores, motores eléctricos y cualquier otra fuente de ignición durante su uso y hasta que se hayan disipado los vapores. No fumar. Mantenerlo lejos de tomacorrientes e interruptores eléctricos. Tenga cuidado con la electricidad estática generada por la ropa sintética y otras fuentes. **USE ÚNICAMENTE CON UNA VENTILACIÓN ADECUADA PARA EVITAR LA ACUMULACIÓN DE VAPORES.** No use en áreas donde los vapores se puedan acumular y concentrarse tales como sótanos, cuartos de baño y áreas pequeñas y encerradas. Si se utiliza bajo techo, abra todas las ventanas y las puertas y mantenga una ventilación cruzada de aire fresco en movimiento a través del área de trabajo. Si nota un olor fuerte o se marea – DETÉNGASE –, la ventilación es inadecuada. Abandone el área de inmediato. **SI EL ÁREA DE TRABAJO NO ESTÁ BIEN VENTILADA, NO USE ESTE PRODUCTO.** Una máscara para el polvo no otorga protección contra los vapores.

¡PELIGRO! VAPOR DAÑINO. IRRITA LOS OJOS. Contiene acetona. Mantener el recipiente bien cerrado cuando no esté en uso. Ciertos informes asocian la sobreexposición repetida y prolongada a los solventes con dolencias neurológicas y otras afecciones fisiológicas. El uso indebido intencional de este producto para concentrar e inhalar de manera deliberada sus vapores puede resultar dañino o mortal. No ingerir. Evite respirar los vapores o la niebla y el contacto con la piel, los ojos o la ropa.

PRIMEROS AUXILIOS: INHALACIÓN: Primero mueva a la persona a un lugar con aire fresco. Si no respira, administre respiración artificial. Llame al 911, al centro de control toxicológico al 1-800-222-1222, o a la sala de emergencias, tan pronto como sea posible. **EXPOSICIÓN DE LOS OJOS:** Enjuague de inmediato con agua los ojos afectados durante 15 minutos. Llame al 911, al centro de control toxicológico, o a la sala de emergencias, tan pronto como sea posible. **EXPOSICIÓN DE LA PIEL:** Lave la piel inmediatamente con agua y jabón. Evite extender el material sobre la piel no afectada. Quite la ropa y los zapatos contaminados y lávelos minuciosamente antes de volver a usarlos. Póngase en contacto con un profesional médico para obtener consejos. **SI SE TRAGA: INMEDIATAMENTE** llame al 911, al centro de control toxicológico, o a la sala de emergencias, tan pronto como sea posible. NO INDUCIR EL VÓMITO a menos que así lo indique el personal médico. Nunca le dé nada por la boca a una persona inconsciente.

MANTENGASE FUERA DEL ALCANCE DE LOS NIÑOS.

Categoría de producto: Solvente multiuso • **COV máx.:** 3%

PT14

BLUE PAINTERS TAPE

We've combined our high performance PT14 blue painters tape that offers superior adhesion and clean removal with BLOC•it™ Clean Line Technology. Our proprietary edge treatment delivers clean, crisp paint lines every time.

FEATURES & BENEFITS

- Prevent paint from seeping under the tape
- Superior paint lines
- Conformability and tear strength
- Indoor and outdoor: 14 day clean removal
- Excellent cornering
- Resistant to UV rays up to 14 days
- Strong enough to hang plastic sheeting and masking paper
- Can be used on hardwood floors, lacquer and laminated surfaces



PRODUCT ATTRIBUTES

PRODUCT STYLE	BACKING	ADHESIVE	TOTAL THICKNESS	TENSILE STRENGTH	ADHESION TO STEEL	ELONGATION
			mils	lb/in of width	oz/in of width	% at break
PT14	Fine crepe paper	Synthetic rubber	5.5 (0.14mm)	23.0 (101 N/25mm)	26.0(7 N/25mm)	11

RESOURCE NUMBER	SIZE	ROLLS PER PACK	ROLLS PER CASE
Single Roll			
99486	18mm x 54.8m	1 roll	32 rolls
99438	24mm x 54.8m	1 roll	32 rolls
99439	36mm x 54.8m	1 roll	20 rolls
99440	48mm x 54.8m	1 roll	16 rolls
Stack Packs			
99487	18mm x 54.8m	12 rolls	12 rolls
99488	24mm x 54.8m	9 rolls	9 rolls
99489	36mm x 54.8m	6 rolls	6 rolls
99490	48mm x 54.8m	6 rolls	6 rolls

PRODUCT APPLICATIONS

- Painting

MARKETS

- Automotive
- Marine and Composites
- Transportation
- Painting
- Aerospace

Grip Rite®

CONTRACTOR BAGS

Grip-Rite® contractor bags are ideal for DIYers and professionals looking for quality and value from a brand they know and trust. All-purpose contractor bags are best suited for everyday cleanup while the Heavy-Duty and Industrial contractor bags have been custom formulated to resist punctures and tears for serious trash collection. Get the job done right with Grip-Rite.

All-Purpose Contractor Bags *GRAPCBAG20 (Black)*

Grip-Rite All-Purpose contractor bags are a reliable choice for post-project clean up. Made from recycled plastic, these 3 Mil bags re-purpose materials that would otherwise end up in a landfill, so they are good for the environment as well as for general construction trash and lawn clean-up.

- Durable 3 Mil plastic
- Ample holding capacity at 42 gallons and 33" x 48"

Heavy-Duty Contractor Grade Garbage Bags *GRHDCBAG20 (Black)*

Grip-Rite Contractor Grade Garbage bags are the heavy-duty choice for post-project clean up. Rugged 3 Mil plastic resists punctures and tears from heavy construction debris. With 42 gallons of holding power, Grip-Rite Contractor Grade clean up bags are Ideal for demolition, remodeling, new construction or landscaping waste. Just grab the box by the handle and take it with you to the next project!

- Heavy duty 3 Mil plastic resists punctures and tears
- For disposal of construction and landscaping debris
- Large capacity 42 gallon bag measures 33" x 48"
- Self-dispensing carton with carry handle also includes bag ties

Industrial Strength 55 Gallon Contractor Bag *GRHDC55BAG20 (Black)*

Grip-Rite 55 gallon industrial strength contractor bags are the top choice for the biggest post-project clean up. Rugged 3 Mil plastic resists punctures and tears from industrial construction debris. With 55 gallons of holding power, Grip-Rite 55 gallon industrial strength contractor bags are ideal for contractor/industrial clean up, constructions sites, landscaping, demolition projects, and more.

- Fits 55 gallon drums
- More than 10% larger than standard bags
- More durable than typical contractor bags of this size
- Large capacity 55 gallon bag measures 38" x 58"
- Ideal for industrial size construction and landscaping projects
- Self-dispensing carton with carry handle also includes bag ties

PRIMESOURCE® BUILDING PRODUCTS, INC.
A PrimeSource Brands Company PSB PRIMESOURCE® BRANDS

Contact your PrimeSource® Building Products representative to order today.
800-676-7777 | primesourcebp.com

__Grip-Rite__® Contractor Bags are exclusively distributed by __PrimeSource® Building Products, Inc.__ 1321 Greenway Drive, Irving, TX 75038-2504.
Visit __grip-rite.com__ or call 800-676-7777 for details, warranty information and limitations. Pricing and availability are subject to change without notice.

EXHIBIT 7

Licensed Painting Contractor
State of Florida
4532 W Kennedy Blvd Ste# 459
Tampa, Fl. 33609
www.LouPhillipsPainting.com

CompanyRepresentative:

Austin McCrory
813-380-0485
austin@louphillipspainting.com

Date:
10/17/2025

Bill To:

Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz Florida 33558-9740
813-743-7357
rleonard@greenacre.com

Job Site:

Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz Florida 33558-9740

Dear Heritage Harbor Clubhouse,

I appreciate the opportunity to visit your property and present you with a painting evaluation and a free detailed written estimate. My goal is to provide you, the most competitive pricing, the finest quality of workmanship with detailed information regarding your project.

Our goal at Lou Phillips Painting is to customize each project to satisfy all of our customers needs. Therefore, we have accounts with all paint manufactures and can use any brand requested. We are happy to recommend various paint options that will satisy our customer's needs.

Complete Worker's Compensation Insurance and Liability Insurance in the amount of $2,000,000 insures Lou Phillips Painting Inc. employees and protects homeowners. Workers Compensation protects the property owner from liability in case of an accident. The property owner is not protected by your homeowners insurance policy or by contractors liability insurance.

Lou Phillips Painting Inc. will be happy to provide our license, insurance, and references for your review. We are pleased you gave us the opportunity to evaluate your painting project. Please feel free to ask for clarification and explanation of any information we are presenting.

Terms
Payment Due Immediately Upon Completion of Job

Estimate

Description	Rate
Exterior Painting Service- Golf Course Bathrooms (2 bathrooms @$1,300 each) Prep and Paint all previously painted areas on the interior and exterior portion of the golf course bathrooms.	$2,600.00
Exterior Painting Service- Entry Guard House Total cost for labor and material to paint all exterior walls, trim, previously painted ceilings and doors. In addition, we will apply a coat of an elastomeric coating to the upper coupla decking to try and provide better protection. *This was discussed with Jay. The newer gutter/fascia/soffits will be cleaned only.	$2,900.00

TOTAL	$5,500.00

*I recommend we do not paint the gutter/fascia/soffit area on the entry guard house. They look in good shape and can just be cleaned. In addition, it appears there is a nice lighting system installed in the soffits. We would not want that to be damaged/affected while painting.

OUR EXTERIOR PAINTING STEPS TO MAKE SURE YOU ARE 100% SATISFIED AT THE COMPLETION OF YOUR JOB!

Exterior Painting Steps Video

Lou Phillips Painting is proud to offer our customers additional services:

Epoxy Flooring Video

Painting Steps: Initial

1. We will begin by trenching the perimeter of your property to ensure paint is applied to all foundation areas. Next, the property will be thoroughly pressure washed, using a TSP solution to kill and remove all mildew spores.
2. All walkways, windows, shrubs, unpainted surfaces and unpainted doors will be completely covered through the duration of the project.
3. All cracks, fractures and gaps around door frames, windows, fascia, siding and ceilings will be caulked prior to painting.
4. All stucco cracks will be patched using an elastomeric compound. Please be advised our painters will do their best to blend the patching with the existing texture of the stucco, however there is a possibility the patching can show a slight variance. Any unpainted wood will receive a primer coat prior to painting.
5. Any rusted areas will be cleaned with a wire brush and primed with a rust blocker prior to painting. Please Note: there will be no guarantee the rust does not return in the future.
6. The substrates will then be sealed with a primer/sealer to promote adhesion of the finish coat.
7. We will apply the recommended millage from the manufacturer of 4.0 mills thick to all areas of the property as listed in the pricing description above.

* Please be advised two coats of paint can be misleading! the recommended millage (paint thickness) is the only way to ensure the exterior of your home is properly coated and is in compliance with the paint manfacturer's warranty.

Terms & Conditions: Initial

1. It is the sole responsibility of the property owner to have colors approved by their HOA prior to painting.
2. It is the sole responsibility of the property owner to have all items off and away from the walls prior to painting. If the items are not removed or assistance is needed, we are happy to help however, we will not be held responsible if any damages occur during the moving process.
3. Our goal when pressure washing the outside structure is to properly prepare the surface for painting. If windows, doors or other elements are poorly sealed there is a possibility water can intrude into the residence. There is no way to tell if this issue will occur prior to pressure washing. Lou Phillips Painting will not be held responsible for any water damage that occurred during the pressure washing of the building due to the structure not being properly sealed.
4. It is the sole responsibility of the property owner to have all landscaping trimmed away from the exterior walls with adequate space to paint.
5. In most cases, your project manager will stop by to check on the progress of the jobs. If you have any issues or concerns during the painting process, please contact your sales associate or management.
6. Be aware the sealer coat is clear and is applied at a faster rate of speed than the finish coast. The sole purpose of the sealer coat is to promote adhesion for the new paint.
7. Should any exterior screen panels need to be cut in order to paint the areas above, we will be happy to coordinate the repairs with a local contractor. However, it will be the property owner's responsibility for payment of the repairs.
8. If anything of major concern is discovered during the painting process, we will contact the property owner before proceeding.
9. Any repairs or tasks not outlined in the scope of work will require additional fees. If you decide to add items to the project, please contact your sales associate only. Please do not try to negotiate additional work with the painters.
10. If your painting project requires removing of shutters, your painting team will assist with the remove and reinstallation, but will not be responsible for any broken shutters during the process.
12. Please be aware that at times, homes that have been neglected or certain stucco finishes such as a sand finish texture may have severe peeling after we apply our paint coating. This is due to previous paint coating failure that may have been caused by improper preparation by the prior paint company. If this is the case, there will be additional fees applied to address these areas to properly repaint them correctly as this would be deemed an unforseen circumstance.
13. On occasion, we will be required to walk directly on a tile roof. These tiles at times are extremely brittle and may crack when walked on correctly. At no time will we be responsible should any tiles crack during our painting process. Although our teams are properly trained on where to step, there is no guarantee that they will not crack a tile. We will always look for our safest options to approach each unique project when working on a roof.
14. All exterior paint jobs that include tile or barrel tile roofs should note that we will only paint the areas below the drip edge and fascia. We are not including the half moon metal with the hole in the center just below the tile. If you wish this to be included, it will be at an additional charge. Standard practice typically does not include this area to be included.
15. As a contractor, I may refer other contractors for specific services or tasks. Please note that any referral made is based on my personal experience or knowledge of the referred contractor's capabilities. However, I do not guarantee or assume responsibility for the work quality, timelines, or outcomes of the referred contractor. It is advisable for you to conduct your own due diligence before entering into any agreements. Any contract or agreement entered into with the referred contractor is solely between you and them, and I shall not be held liable for any issues or disputes arising from such engagements.

Licenses:

Hillsborough Co. Lic #PA2847 Pinellas Co. Lic #C-10477 Pasco Co. Lic #LP-09375

Payment: Initial

NO MONEY DOWN on all jobs under $10,000. 20% deposit on all jobs exceeding $10,000. Over $20,000 we will need to work off a draw schedule for payment. Job deposits are refundable within the first 7 days of receipt. The full amount of the agreement is to be paid at the completion of the work, unless touch ups are required at a later date then we will only allow a 10% retainment on the outstanding balance. Payment constitutes Owners acceptance of the work. Payment by credit card or Paypal will result in an administrative fee. Please ask your sales representative for your fee amount. Please add that fee to the cost of your invoice before submitting payment. This Proposal & Agreement is valid for sixty (60) days. Delay in acceptance will require a verification of prevailing labor and material cost. Any discounts offered must be presented prior to the construction of the proposal.

This proposal and agreement constitutes the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

Attorneys' Fees and Costs: Should any dispute or legal action arise out of or relate to this Contract, the prevailing party shall be entitled to recover, and the nonprevailing party shall pay, in addition to all other remedies to which the prevailing party may be entitled, the prevailing party's reasonable attorneys' fees, paralegal fees, expenses, and costs incurred in connection with such dispute or action, through all appeals and collection efforts, including mediation and/or any non-binding arbitrations, even if not recoverable by law.

You are hereby authorizing Lou Phillips Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which I agree to pay the amount listed above.

In an effort to offer specials and discounts to our customers we will be sending marketing messages periodically. No personal information will ever be sold or shared with any other parties. If you wish not to receive any marketing messages please respond appropriately and you will be removed from the list.

Electronic signature form will be sent upon approval

Customer Signature

Lou Phillips Painting, Inc. hereby guarantees all workmanship in the project to be free from defects for a period of (2) year from the completion date. Paint manufacturers also over a material warranty for a minimum of 7 years. Both warranties do not cover damages, normal wear and tear, rust, neglect or abuse.

Thank You For Your Business!

LOU PHILLIPS painting

Google Guaranteed 5.0

4532 W Kennedy Blvd Ste# 459
Tampa, Fl. 33609
www.LouPhillipsPainting.com

Neighborhood FAVE 2025 WINNER Nextdoor

CompanyRepresentative:

Austin McCrory
813-380-0485
austin@louphillipspainting.com

Date:
10/17/2025

Bill To:

Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz Florida 33558-9740
813-743-7357
rleonard@greenacre.com

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Exterior Painting Service- Front Signage Paint the Heritage Harbor Entry Signage	$600.00

TOTAL	$6,100.00

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2. All walkways, windows, shrubs, unpainted surfaces and unpainted doors will be completely covered through the duration of the project.
3. All cracks, fractures and gaps around door frames, windows, fascia, siding and ceilings will be caulked prior to painting.
4. All stucco cracks will be patched using an elastomeric compound. Please be advised our painters will do their best to blend the patching with the existing texture of the stucco, however there is a possibility the patching can show a slight variance. Any unpainted wood will receive a primer coat prior to painting.
5. Any rusted areas will be cleaned with a wire brush and primed with a rust blocker prior to painting. Please Note: there will be no guarantee the rust does not return in the future.
6. The substrates will then be sealed with a primer/sealer to promote adhesion of the finish coat.
7. We will apply the recommended millage from the manufacturer to all areas of the property as listed in the pricing description above.

* Please be advised two coats of paint can be misleading! the recommended millage (paint thickness) is the only way to ensure the exterior of your home is properly coated and is in compliance with the paint manfacturer's warranty.

Terms & Conditions: Initial

1. It is the sole responsibility of the property owner to have colors approved by their HOA prior to painting.
2. It is the sole responsibility of the property owner to have all items off and away from the walls prior to painting. If the items are not removed or assistance is needed, we are happy to help however, we will not be held responsible if any damages occur during the moving process.
3. Our goal when pressure washing the outside structure is to properly prepare the surface for painting. If windows, doors or other elements are poorly sealed there is a possibility water can intrude into the residence. There is no way to tell if this issue will occur prior to pressure washing. Lou Phillips Painting will not be held responsible for any water damage that occurred during the pressure washing of the building due to the structure not being properly sealed.
4. It is the sole responsibility of the property owner to have all landscaping trimmed away from the exterior walls with adequate space to paint.
5. In most cases, your project manager will stop by to check on the progress of the jobs. If you have any issues or concerns during the painting process, please contact your sales associate or management.
6. Be aware the sealer coat is clear and is applied at a faster rate of speed than the finish coast. The sole purpose of the sealer coat is to promote adhesion for the new paint.
7. Should any exterior screen panels need to be cut in order to paint the areas above, we will be happy to coordinate the repairs with a local contractor. However, it will be the property owner's responsibility for payment of the repairs.
8. If anything of major concern is discovered during the painting process, we will contact the property owner before proceeding.
9. Any repairs or tasks not outlined in the scope of work will require additional fees. If you decide to add items to the project, please contact your sales associate only. Please do not try to negotiate additional work with the painters.
10. If your painting project requires removing of shutters, your painting team will assist with the remove and reinstallation, but will not be responsible for any broken shutters during the process.
12. Please be aware that at times, homes that have been neglected or certain stucco finishes such as a sand finish texture may have severe peeling after we apply our paint coating. This is due to previous paint coating failure that may have been caused by improper preparation by the prior paint company. If this is the case, there will be additional fees applied to address these areas to properly repaint them correctly as this would be deemed an unforseen circumstance.
13. On occasion, we will be required to walk directly on a tile roof. These tiles at times are extremely brittle and may crack when walked on correctly. At no time will we be responsible should any tiles crack during our painting process. Although our teams are properly trained on where to step, there is no guarantee that they will not crack a tile. We will always look for our safest options to approach each unique project when working on a roof.
14. All exterior paint jobs that include tile or barrel tile roofs should note that we will only paint the areas below the drip edge and fascia. We are not including the half moon metal with the hole in the center just below the tile. If you wish this to be included, it will be at an additional charge. Standard practice typically does not include this area to be included.
15. As a contractor, I may refer other contractors for specific services or tasks. Please note that any referral made is based on my personal experience or knowledge of the referred contractor’s capabilities. However, I do not guarantee or assume responsibility for the work quality, timelines, or outcomes

referred contractor. It is advisable for you to conduct your own due diligence before entering into any agreements. Any contract or agreement entered into with the referred contractor is solely between you and them, and I shall not be held liable for any issues or disputes arising from such engagements.

Payment: Initial

NO MONEY DOWN on all jobs under $10,000. 20% deposit on all jobs exceeding $10,000. Over $20,000 we will need to work off a draw schedule for payment. Job deposits are refundable within the first 7 days of receipt. The full amount of the agreement is to be paid at the completion of the work, unless touch ups are required at a later date then we will only allow a 10% retainment on the outstanding balance. Payment constitutes Owners acceptance of the work. Payment by credit card or Paypal will result in an administrative fee. Please ask your sales representative for your fee amount. Please add that fee to the cost of your invoice before submitting payment. This Proposal & Agreement is valid for sixty (60) days. Delay in acceptance will require a verification of prevailing labor and material cost. Any discounts offered must be presented prior to the construction of the proposal.

This proposal and agreement constitutes the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

Attorneys' Fees and Costs: Should any dispute or legal action arise out of or relate to this Contract, the prevailing party shall be entitled to recover, and the nonprevailing party shall pay, in addition to all other remedies to which the prevailing party may be entitled, the prevailing party's reasonable attorneys' fees, paralegal fees, expenses, and costs incurred in connection with such dispute or action, through all appeals and collection efforts, including mediation and/or any non-binding arbitrations, even if not recoverable by law.

You are hereby authorizing Lou Phillips Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which I agree to pay the amount listed above.

In an effort to offer specials and discounts to our customers we will be sending marketing messages periodically. No personal information will ever be sold or shared with any other parties. If you wish not to receive any marketing messages please respond appropriately and you will be removed from the list.

Electronic signature form will be sent upon approval

Customer Signature

Lou Phillips Painting, Inc. hereby guarantees all workmanship in the project to be free from defects for a period of (2) year from the completion date. Paint manufacturers also over a material warranty for a minimum of 7 years. Both warranties do not cover damages, normal wear and tear, rust, neglect or abuse.

Thank You For Your Business!

EXHIBIT 8

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

American Illuminations & Decor

Heritage Harbor
19502 Heritage Harbor Pkwy
Lutz, FL 33558

kdarin@vestapropertyservices.com

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

(813) 716-5999
william@american-powerwashing.com

ESTIMATE

Services	amount
3-Yr Premium Holiday Lighting	$9,400.00

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

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

Package includes maintenance/service calls throughout the season.

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

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

Guardhouse/Main Entrance	$0.00

Roofline decorated with Warm White LED C9s (top and bottom levels)
(1) 60' Pre-Lit Wreath with Red Bow w/ Gold Trim
(4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights
(2) Center Columns decorated with (1) Pre-Lit Garland Spray w/ Bow (2 Sprays total)
(11) Palm Tree Trunks wrapped with Warm White LED Mini Lights

Heritage Harbor Lake Monument	$0.00

Top of Heritage Harbor Sign decorated with Pre-Lit Garland and (3) Bows
(5) Palm Tree Trunks wrapped with Warm White LED Mini Lights
(1) Robellini Palm Cluster (left of sign) wrapped with Warm White LED Mini Lights
(1) Row of Shrubs under Heritage Harbor sign decorated with Warm White LED Net Lights
(1) Row of Shrubs under Heritage Harbor sign decorated with Green LED Net Lights
(1) Hedge (right of sign) decorated with Warm White LED Mini Lights

Cypress Green Dr Entrance (2nd Entrance)	$0.00

Monument decorated with Pre-Lit Garland with centered Bow
Monument decorated with (2) 30" Pre-Lit Wreath with Bow
(4) Robellini Palm Clusters wrapped with Warm White LED Mini Lights
(12) Palm Tree Trunks wrapped with Warm White LED Mini Lights
(1) Shrubs (opposite side of Monument) decorated with Warm White LED Net Lights

Services subtotal: $9,400.00

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

• This is a 3-year Full Service agreement for the holiday season for the years 2024, 2025, & 2026.

• American Illuminations & Decor will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.

• American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.

• Installation to be completed by November 30th.

• Removal of all decor by January 14th (Lights can be turned off in the interim)

•50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X________________________________

Acceptance Date:

X Board Approved 11/12/2024

BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Heritage Harbor CDD
250 International Pkwy; Suite 208
Lake Mary, FL 32725

JOB DESCRIPTION
Landscape Lighting Proposal for Heritage Harbor CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Heritage Harbor Pkwy - Guardhouse	$14,225.00
Install 1 x 48" wreath with lights and bow	
Install warm white, LED mini lights on 4 robellini palms around guardhouse	
Install warm white, LED mini lights on 11 palm trees total on entrance and exit	
Heritage Harbor Lake Monument	
Install garland with lights and bows across top of entrance monument	
Install warm white, LED mini lights on 5 palm trees	
Install warm white, LED mini lights on 1 robellini - next to sign	
Install warm white, LED (net lights) on shrubs below Heritage Harbor sign	
Install green, LED (net lights) on shrubs below Heritage Harbor sign	
Install warm white, LED mini lights on hedge to the side of Heritage Harbor sign	
Cypress Green Dr Entrance (2nd Entrance)	
Install garland with lights and bow across top of entrance monument	
Install wreaths with lights and bow on each monument column (2 total)	
Install warm white, LED mini lights on 4 robellinis	
Install warm white, LED mini lights on 11 palm trees	
Install warm white, LED (net lights) on shrubs across from entrance monument	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	**$14,225.00**

* Price includes materials, labor, and installation.
* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay
PREPARED BY

7/6/2026
DATE

AUTHORIZED SIGNATURE FOR HERITAGE HARBOR CDD

DATE

EXHIBIT 9

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Heritage Harbor Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Shelley Grandon______________________ is appointed Chairman.

SECTION 2. Russ Rossi____________________________ is appointed Vice Chairman.

SECTION 3. Heath Beckett__________________________ is appointed Secretary.

Jeffrey Witt__________________________ is appointed Assistant Secretary.

David Hubbard________________________ is appointed Assistant Secretary.

James Kelbaugh_______________________ is appointed Assistant Secretary.

Kyle Darin____________________________ is appointed Assistant Secretary.

Shirley Conley_________________________ is appointed Assistant Secretary.

Christine Richie________________________ is appointed Treasurer.

Patricia Kehr__________________________ is appointed Assistant Treasurer.

Scott Smith___________________________ is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July, 2026.

ATTEST:

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

____
Secretary

____
Chairperson, Board of Supervisors

EXHIBIT 10

RESOLUTION 2026-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbor Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida;

WHEREAS, pursuant to Chapter 190, Florida Statues, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

NOW BE IT THEREFORE RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of July 14, 2026.

SECTION 5. This Resolution shall take effect on July 14, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of July, 2026.

ATTEST:

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

_______________________________ Secretary/Assistant Secretary

___________________________________ Chair, Board of Supervisors

EXHIBIT 11

MINUTES OF MEETING
HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development District was held on June 9, 2026 at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Shelley Grandon (S1)	Board Supervisor, Chairman
Jeffrey Witt (S2)	Board Supervisor, Assistant Secretary
David Hubbard (S3)	Board Supervisor, Assistant Secretary
Russ Rossi (S4)	Board Supervisor, Vice Chairman
James Kelbaugh (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Tracy Robin	District Counsel, Straley Robin Vericker *(Virtually)*
John Panno	Golf Course Manager
David Gilleland	Double Bogeys Tavern & Grille
Alex Kurth	Owner, Premier Lakes
Tom Prickett	Rayco Industries *(Virtually)*

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

THIRD ORDER OF BUSINESS: BUSINESS MATTERS

A. District Engineer – *Tyson Waag, Stantec*

1. Status of Reclaimed Water Meter Project – *Tom Prickett, Rayco Industries*

This item was discussed out of order after III.B. District Counsel.

Mr. Waag advised that a pre-construction meeting with Hillsborough County is pending. The construction phase should start July/August, with project completion estimated for mid November 2026. The contractor has already ordered the control panel, since it has the longest lead time. Discussion followed on the overseeding schedule and the impact of water availability.

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

Mr. Robin provided an update on the Mondragon greens replacement agreement which was sent to the contractor for review. The contract includes a provision for the District to purchase materials directly which would reduce costs due to the District's tax exempt status. The Contractor is to post a payment performance bond prior to work commencing, and the project is scheduled for 2027 with a delay contingency if water is unavailable.

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

Mr. Conover reported that the restaurant is doing fine to date. Business is picking up and some of the promotions are starting to take off. Discussion followed on restaurant event notification to the community and access to reports.

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

Mr. Kurth noted the overall water levels are low, the maintenance current focus is on proactively treating shoreline weeds, and the ponds are in good shape heading into growing season with algae growth fairly minimal, and submerged vegetation under control. He discussed carp stocking and treating emerged vegetation with the Board.

1. EXHIBIT 2: Consideration of Premier Lakes Proposal for Pond Clean-up - $2,250.00

This item was considered out of order after III.D.2. Consideration of Premier Lakes Proposal to Stock Triploid Grass Carp

Mr. Kurth explained the scope of the proposal – dedicating a five-person crew for one day to removing exposed non-organic debris and trash while water levels are low.

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved Premier Lakes proposal for pond clean-up in the amount of $2,250.00, for Heritage Harbor Community Development District.

2. WALK-ON EXHIBIT A: Consideration of Premier Lakes Proposal to Stock Triploid Grass Carp - $8,624.00

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved Premier Lakes proposal to stock Triploid Grass Carp in an amount not to exceed $8,624.00, for Heritage Harbor Community Development District.

Discussion followed on erosion sites that may impact the golf course cart path in the future. Mr. Kurth agreed to document their observations.

E. EXHIBIT 3: Landscape Maintenance Report – *Adam Rhum, Greenview Landscape*

A request was made for Greenview to check the browned viburnum hedges by Seacove/near 15, on the drive up to the clubhouse. Supervisors discussed locations for landscape improvements and irrigation issues noting the decline landscape quality as recorded in recent inspections.

1. OLM Inspection – April 16, 2026 – 90.5%

2. EXHIBIT 4: Consideration of Greenview Proposal(s)

A walk-on proposal for the cutting of three pine trees on Lutz Lake Fern was presented. Supervisors discussed adding stump grinding to the proposed scope.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the Board approved Greenview proposal #1015 to cut down and stump grind three (3) pine trees on Lutz Lake Fern for an amount not to exceed $2,500.00, for Heritage Harbor Community Development District.

F. Golf Operations – *John Panno, Pro Shop*

Mr. Panno presented the Golf Operations Report, he advised that revenue remains up year-over-year, bar league participation had increased, the greens aeration was completed as was the concrete repair at hole 14, and mulch installation was underway. Staffing risks, maintenance inefficiency concerns, and trespassing issues and potential solutions were discussed.

1. Discussion on Greens Replacement Project

G. EXHIBIT 5: Field Operations – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the Field Operations Report and responded to Supervisor questions.

1. WALK-ON EXHIBIT B: Consideration of Pitch Proposal to Re-seal Exterior Envelope - $12,135.00

This item was deferred to the next meeting

2. WALK-ON EXHIBIT C: Consideration of Lou Phillips Painting Proposal to Paint Bathroom and Guardhouse Exterior - $5,500.00

This item was deferred to the next meeting

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

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 6: Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 22, 2026

B. EXHIBIT 7: Acceptance of the April 2026 Unaudited Financial Report

Discussion followed on the increase in revenue and expenditures year-over-year, the slight improvement in net income, and the conservative budget providing for higher surpluses which support capital projects.

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

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

SIXTH ORDER OF BUSINESS: **AUDIENCE COMMENTS** – *Non-Agenda Items and New Business (Limited to 3 minutes per individual)*

The Board's was asked whether they would consider the installation of a cell tower (monopole) on the golf course to address poor cellular coverage. It was noted that a legal restrictions would need to be reviewed, and community support would be needed.

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

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

Quorum was confirmed for the next scheduled regular meeting.

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

Premier Lakes

- Check the erosion repairs

Greenview Landscape

- Address browned out Viburnum hedge on the park drive
- Adam to be present at the next meeting – board would like to speak to him

Next Agenda

- Consideration of Pitch Proposal to Re-seal Exterior Envelope - $12,135.00
- Consideration of Lou Phillips Painting Proposal to Paint Bathroom and Guardhouse Exterior - $5,500.00

District Manager

- Look into security for the golf course – after-hours safety options. Ask DC what punitive actions are available if trespassers caught
- Ask DE/DC if there are any restrictions preventing installation of a cell tower on the golf course

NINTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:59 p.m., for Heritage Harbor Community Development District.

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

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

________________________________ ________________________________

□ Heath Beckett, Assistant Secretary □ Shelley Grandon, Chair

EXHIBIT 12

Communication with Those Charged with Governance

Heritage Harbor Community Development District

We have audited the financial statements of Heritage Harbor Community Development District, for the year ended September 30, 2025, and have issued out report thereon dated June 23, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Heritage Harbor Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Heritage Harbor Community Development District's financial statements were:

> Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

> The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated June 23, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Heritage Harbor Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
June 23, 2026

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

CONTENTS

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Heritage Harbor Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 23, 2026, on our consideration of the Heritage Harbor Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 23, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2026

Our discussion and analysis of Heritage Harbor Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $10,259,171.

- The change in the District's total net position in comparison with the prior fiscal year was $666,399, an increase.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,407,849. A portion of fund balance is restricted for nonspendable prepaid items and deposits, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by special assessment revenues (*governmental activities* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include the general government (management) and maintenance and operations. The business-type activities of the District include the operations of the golf course, and pro shop.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Funds

The District maintains one type of proprietary fund: enterprise. The District maintains one enterprise fund. An enterprise fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the water and sewer utility. Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the water and sewer fund, which is considered a major fund.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2025	2024	2025	2024	2025	2024
Current assets	$ 1,471,833	$ 1,222,630	$ 2,376,555	$ 2,056,508	$ 3,848,388	$ 3,279,138
Capital assets	4,761,609	5,011,547	2,096,471	1,976,488	6,858,080	6,988,035
Total assets	6,233,442	6,234,177	4,473,026	4,032,996	10,706,468	10,267,173
Current liabilities	213,453	196,797	233,844	307,592	447,297	504,389
Long-term liabilities	-	147,000	-	23,011	-	170,011
Total liabilities	213,453	343,797	233,844	330,603	447,297	674,400
Net position						
Net invested in capital assets	4,614,609	4,722,547	2,073,460	1,863,742	6,688,069	6,586,289
Unrestricted	1,405,380	1,167,833	2,165,722	1,838,651	3,571,102	3,006,484
Total net position	$ 6,019,989	$ 5,890,380	$ 4,239,182	$ 3,702,393	$10,259,171	$ 9,592,773

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2025	2024	2025	2024	2025	2024
Program revenues	$ 1,200,413	$ 1,201,851	$ 2,014,157	$ 1,813,666	$ 3,214,570	$ 3,015,517
General revenues	81,651	89,684	59,701	60,892	141,352	150,576
Total revenues	1,282,064	1,291,535	2,073,858	1,874,558	3,355,922	3,166,093
Expenses						
General government	200,657	207,294	-	-	200,657	207,294
Physical environment	942,507	923,272	-	-	942,507	923,272
Golf course and restaurant	-	-	1,537,068	1,325,830	1,537,068	1,325,830
Interest on long-term debt	9,291	14,884	-	-	9,291	14,884
Total expenses	1,152,455	1,145,450	1,537,068	1,325,830	2,689,523	2,471,280
Change in net position	129,609	146,085	536,790	548,728	666,399	694,813
Transfers	-	1,441	-	(1,441)	-	-
Net position - beginning of year	5,890,380	5,742,854	3,702,392	3,155,106	9,592,772	8,897,960
Net position - end of year	$ 6,019,989	$ 5,890,380	$ 4,239,182	$ 3,702,393	$10,259,171	$ 9,592,773

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,689,523, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $6,858,080 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had a $147,000 Note outstanding for its governmental activities and $23,011 lease liability outstanding for it business-type activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates the cost of general operations to fluctuate and projections are that cost will be higher due to inflationary impacts to cost of goods sold and vender services. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Heritage Harbor Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2025

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
Cash and cash equivalents	$ 1,324,184	$ 2,340,741	$ 3,664,925
Accounts receivable	16,113	117	16,230
Assessments receivable	8,120	-	8,120
Inventory	-	32,229	32,229
Due from other funds	120,658	-	120,658
Deposits	1,890	3,456	5,346
Prepaid items	819	-	819
Restricted assets:			
Cash and investments	49	12	61
Capital assets:			
Assets not being depreciated	1,009,136	1,945,599	2,954,735
Assets, net of depreciation	3,752,473	150,872	3,903,345
TOTAL ASSETS	$ 6,233,442	$ 4,473,026	$ 10,706,468
LIABILITIES			
Accounts payable and accrued expenses	$ 57,984	$ 90,175	$ 148,159
Deposits	6,000	-	6,000
Due to other funds	-	120,658	120,658
Accrued interest payable	2,469	-	2,469
Notes and leases payable:			
Due within one year	147,000	23,011	170,011
TOTAL LIABILITIES	213,453	233,844	447,297
NET POSITION			
Net investment in capital assets	4,614,609	2,073,460	6,688,069
Unrestricted	1,405,380	2,165,722	3,571,102
TOTAL NET POSITION	$ 6,019,989	$ 4,239,182	$ 10,259,171

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

		Program Revenues		Net (Expense) Revenues and Changes in Net Position		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental activities						
General government	$ 200,657	$ 200,657	$ -	$ -	$ -	$ -
Maintenance and operations	942,507	999,704	-	57,197	-	57,197
Interest on long-term debt	9,291	-	52	(9,239)	-	(9,239)
Total governmental activities	1,152,455	1,200,361	52	47,958	-	47,958
Business-type activities						
Golf course	1,537,068	2,014,157	-	-	477,089	477,089
Total business-type activities	1,537,068	2,014,157	-	-	477,089	477,089
Total primary government	$ 2,689,523	$ 3,214,518	$ 52	47,958	477,089	525,047
	General revenues:					
	Unrestricted investment earnings			15,965	59,701	75,666
	Miscellaneous income			65,686	-	65,686
	Total general revenues and transfers			81,651	59,701	141,352
	Change in net position			129,609	536,790	666,399
	Net position - October 1, 2024			5,890,380	3,702,392	9,592,772
	Net position - September 30, 2025			$ 6,019,989	$ 4,239,182	$ 10,259,171

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2025

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
ASSETS			
Cash and cash equivalents	$ 1,324,184	$ -	$ 1,324,184
Investments	-	49	49
Accounts receivable	16,113	-	16,113
Assessments receivable	8,120	-	8,120
Due from other funds	120,658	-	120,658
Deposits	1,890	-	1,890
Prepaid items	819	-	819
TOTAL ASSETS	$ 1,471,784	$ 49	$ 1,471,833
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	$ 57,984	$ -	$ 57,984
Deposits	6,000	-	6,000
TOTAL LIABILITIES	63,984	-	63,984
FUND BALANCES			
Nonspendable:			
Prepaid items and deposits	2,709	-	2,709
Restricted for:			
Debt service	-	49	49
Unassigned	1,405,091	-	1,405,091
TOTAL FUND BALANCES	1,407,800	49	1,407,849
TOTAL LIABILITIES AND FUND BALANCES	$ 1,471,784	$ 49	$ 1,471,833

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	$ 1,407,849
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	10,922,709
Less accumulated depreciation	(6,161,100)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(2,469)
Governmental bonds payable	(147,000)
Net Position of Governmental Activities	$ 6,019,989

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
REVENUES			
Assessments	$1,200,361	$ -	$ 1,200,361
Miscellaneous revenue	65,686	-	65,686
Investment earnings	15,965	52	16,017
TOTAL REVENUES	1,282,012	52	1,282,064
EXPENDITURES			
General government	200,657	-	200,657
Maintenance and operations	692,569	-	692,569
Debt			
Principal	-	142,000	142,000
Interest expense	-	11,676	11,676
TOTAL EXPENDITURES	893,226	153,676	1,046,902
EXCESS REVENUES OVER (UNDER) EXPENDITURES	388,786	(153,624)	235,162
OTHER SOURCES (USES)			
Transfers in (out)	(153,673)	153,673	-
TOTAL OTHER SOURCES (USES)	(153,673)	153,673	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	235,113	49	235,162
FUND BALANCE			
Beginning of year	1,172,687	-	1,172,687
End of year	$1,407,800	$ 49	$ 1,407,849

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 235,162
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	142,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(249,938)
Change in accrued interest payable	2,385
Change in Net Position of Governmental Activities	$ 129,609

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION – ENTERPRISE FUND

September 30, 2025

ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	$ 2,340,741
Accounts receivable	117
Inventory	32,229
Deposits	3,456
Restricted assets:	
Investments	12
TOTAL CURRENT ASSETS	2,376,555
NONCURRENT ASSETS	
Capital assets:	
Construction in process	741,001
Right to use lease - golf carts	354,531
Land	1,204,598
Infrastructure	6,139,744
Equipment and furniture	1,065,890
	9,505,764
Less accumulated depreciation	7,409,293
Total capital assets (net of depreciation)	2,096,471
TOTAL NONCURRENT ASSETS	2,096,471
TOTAL ASSETS	$ 4,473,026
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable and accrued expenses	$ 90,175
Due to other funds	120,658
Current portion of right to use lease liability	23,011
TOTAL CURRENT LIABILITIES	233,844
NET POSITION	
Net investment in capital assets	2,073,460
Unrestricted	2,165,722
TOTAL NET POSITION	$ 4,239,182

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION –
ENTERPRISE FUND
Year Ended September 30, 2025

OPERATING REVENUES	
Golf course and pro shop	$ 2,014,157
TOTAL OPERATING REVENUES	2,014,157
OPERATING EXPENSES	
Cost of sales and services	53,400
Golf course and pro shop	1,391,496
Depreciation	92,172
TOTAL OPERATING EXPENSES	1,537,068
OPERATING INCOME	477,089
NONOPERATING REVENUES(EXPENSES)	
Interest earnings	59,701
TOTAL NONOPERATING REVENUES(EXPENSES)	59,701
CHANGE IN NET POSITION	536,790
NET POSITION	
Beginning of year	3,702,392
End of year	$ 4,239,182

The accompanying notes are an integral part of this financial statement

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF CASH FLOWS – ENTERPRISE FUND
Year Ended September 30, 2025

	BUSINESS-TYPE ACTIVITIES ENTERPRISE FUND
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	$ 2,010,014
Cash paid to suppliers	(1,451,545)
NET CASH PROVIDED BY OPERATING ACTIVITIES	558,469
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Right to use lease payments	(89,736)
NET CASH USED IN NONCAPITAL FINANCING ACTIVITIES	(89,736)
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of fixed assets	(212,155)
Interest income	59,701
NET CASH USED IN INVESTING ACTIVITIES	(152,454)
NET INCREASE IN CASH	316,279
CASH	
Beginning of Year	2,024,462
End of Year	$ 2,340,741
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	$ 477,089
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	92,172
(Increase) Decrease in:	
Inventory	(3,768)
Increase (Decrease) in:	
Accounts payable and accrued expenses	(2,881)
Due to other funds	(4,143)
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 558,469

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Harbor Community Development District ("District") was created on August 26, 1997 by Hillsborough County Ordinance 97-9 pursuant to the Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

The District reports the following major proprietay funds:

Enterprise Fund

The enterprise fund accounts for the operations of the golf course, and pro shop, which are funded by proceeds from operations of these facilities, included green fees, cart fees, rental fees and food sales.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the District’s enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure	5-40
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Treasury Obligation CL Y	61	S&P AAAm	Weighted average of the fund portfolio: 48 days
Total Investments	$ 61		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables for the fiscal year ended September 30, 2025 were as follows:

Fund	Receivable	Payable
General	$ 120,658	$ -
Enterprise	-	120,658
Total	$ 120,658	$ 120,658

The outstanding balances between the funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the enterprise fund relate to invoices paid from the general fund that have not been reimbursed by the enterprise fund.

NOTE E – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer In	Transfer Out
General	$ 153,673	$ -
Debt service	-	153,673
Total	$ 153,673	$ 153,673

Transfers are used to move revenues and other financing sources from the fund where the collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the general fund were made in accordance with the Bond Indentures

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Land and land improvements	$ 906,667	$ -	$ -	$ 906,667
Construction in process	102,469	-	-	102,469
Total capital assets, not being depreciated	1,009,136	-	-	1,009,136
Capital assets, being depreciated				
Infrastructure:				
Water and sewer systems	5,725,401	-	-	5,725,401
Roadways and other improvements	4,046,960	-	-	4,046,960
Recreational and security	141,212	-	-	141,212
Total capital assets, being depreciated	9,913,573	-	-	9,913,573
Less accumulated depreciation for:				
Infrastructure:				
Water and sewer systems	3,440,601	142,800	-	3,583,401
Roadways and other improvements	2,364,429	102,414	-	2,466,843
Recreational and security	106,132	4,724	-	110,856
Total accumulated depreciation	5,911,162	249,938	-	6,161,100
Total capital assets, being depreciated - net	4,002,411	(249,938)	-	3,752,473
Governmental activities capital assets - net	$ 5,011,547	$ (249,938)	$ -	$ 4,761,609

Depreciation of $249,938 was charged to maintenance and operations.

NOTE F - CAPITAL ASSETS (CONTINUED)

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 1,204,598	$ -	$ -	$ 1,204,598
Construction in process	528,846	212,155	-	741,001
Total capital assets, not being depreciated	1,733,444	212,155	-	1,945,599
Capital assets, being depreciated				
RTU - golf cart lease	354,531	-	-	354,531
Infrastructure	6,139,744	-	-	6,139,744
Equipment	1,065,890	-	-	1,065,890
Total capital assets, being depreciated	7,560,165	-	-	7,560,165
Less accumulated depreciation for:				
RTU - golf cart lease	236,355	78,785	-	315,140
Infrastructure	6,030,288	5,838	-	6,036,126
Equipment	1,050,478	7,549	-	1,058,027
Total accumulated depreciation	7,317,121	92,172	-	7,409,293
Total capital assets, being depreciated - net	243,044	(92,172)	-	150,872
Governmental activities capital assets - net	$ 1,976,488	$ 119,983	$ -	$ 2,096,471

Depreciation of $92,172 was charged to operating expenses of golf course.

NOTE G – LONG-TERM LIABILITIES

Governmental Activities Debt

$425,000 Revenue Note, Series 2021 – the District issued $425,000 in a Revenue Note, Series 2021. The Note was issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District and to payoff outstanding debt. The Note is payable in annual principal installments through May 2026. The Bonds bear interest at 4.04% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Revenue Note, Series 2021	$ 289,000	$ -	$ 142,000	$ 147,000	$ 147,000
	$ 289,000	$ -	$ 142,000	$ 147,000	$ 147,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 147,000	$ 5,938	$ 152,938
2027	-	-	-
2028	-	-	-
2029	-	-	-
2030	-	-	-
	$ 147,000	$ 5,938	$ 152,938

NOTE H –LEASES

Business-Type Activities

The District leases golf carts. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 4.08%. The details of these leases are listed below:

NOTE H –LEASES (CONTINUED)

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2025
Golf Cart Lease	7/29/2021	54 Months	$ 7,722	4.08%	$ 354,531	$ 23,011
			$ 7,722		$ 354,531	$ 23,011

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	$ 23,011	$ 153	$ 23,164
2027	-	-	-
2028	-	-	-
2029	-	-	-
2030	-	-	-
	$ 23,011	$ 153	$ 23,164

NOTE I – INTERLOCAL AGREEMENT

In a prior year, the District and Heritage Harbor Golf & Country Club Association, Inc. (the Association) entered into an agreement for shared costs. Reimbursements by the Association are reported as a reduction in the District's current year expenditures.

NOTE J – LEASE AGREEMENT

The restaurant property was leased to McMullen Group LLC, doing business as Double Bogey's Tavern & Grille, through June 1, 2025. Effective June 2, 2025, McMullen Group LLC transferred its interest to Double Bogey's Tavern & Grille, LLC, which assumed the lease. The District subleases the property to Double Bogey's Tavern & Grille, LLC under a lease agreement providing for annual rental payments of $57,600.

NOTE K - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE L - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Assessments	$1,185,687	$ 1,200,361	$ 14,674
Investment earnings	1,100	15,965	14,865
Miscellaneous revenue	61,632	65,686	4,054
TOTAL REVENUES	1,248,419	1,282,012	33,593
EXPENDITURES			
Current			
General government	410,855	200,657	210,198
Maintenance and operations	643,344	692,569	(49,225)
TOTAL EXPENDITURES	1,054,199	893,226	160,973
Reserves			
Renewal and replacement	245,219	-	245,219
TOTAL RESERVES	245,219	-	245,219
TOTAL EXPENDITURES AND RESERVES	1,299,418	893,226	406,192
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(50,999)	388,786	439,785
OTHER FINANCING SOURCES (USES)			
Carry forward surplus	50,999	-	(50,999)
Transfers in (out)	-	(153,673)	(153,673)
TOTAL OTHER FINANCING SOURCES (USES)	50,999	(153,673)	(204,672)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	$ -	235,113	$ 235,113
FUND BALANCES			
Beginning of year		1,172,687	
End of year		$ 1,407,800	

* Original and final budget.

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Heritage Harbor Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Heritage Harbor Community Development District's basic financial statements and have issued our report thereon dated June 23, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2026

DMHB
DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

We have examined Heritage Harbor Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Harbor Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2026

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591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Management Letter

To the Board of Supervisors
Heritage Harbor Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Heritage Harbor Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 23, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 23, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings and recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

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Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Heritage Harbor Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 48.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 2.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $756,818.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $54,024.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Heritage Harbor Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District as $1,883 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $1,200,361.
c. The total amount of outstanding bonds issued by the District as $147,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2026

EXHIBIT 13

Heritage Harbor
Community Development District

Financial Statements
(Unaudited)

May 31, 2026

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Financial Snapshot - General Fund

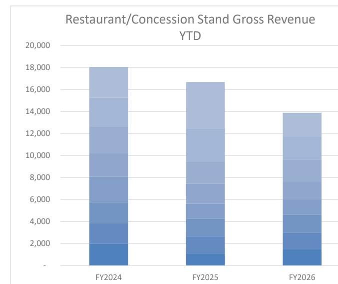
Revenue: Net Assessments % Collected YTD	FY 2025 YTD	FY 2026 YTD	FY 2026 Budget
General Fund	98.6%	98.7%	100.0%
Debt Service Fund	N/A	N/A	N/A

Expenditures: Amount Spent YTD	FY 2025 YTD	FY 2026 YTD	FY 2026 Budget
General Fund			
Administration	$158,069	$ 218,778	$ 413,343
Field	364,313	406,599	645,308
Total General Fund	**$ 522,382**	**$ 625,376**	**$ 1,058,651**
% of Actual Expenditures Spent of Budgeted Expenditures	**49%**	**59%**	**99%**

Cash and Investment Balances	Prior Year YTD	Current Year YTD
Operating Accounts	$1,606,249	$ 1,775,653

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	2,075
April	2,596	2,922	2,109
May	2,808	4,264	2,113
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**	**$ 13,899**



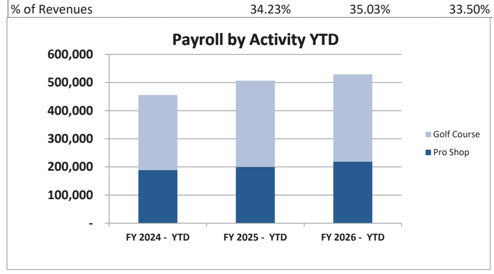
Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	$1,297,269	$1,411,887	$ 1,544,149	$ 1,751,000
Pro Shop	64,309	73,182	75,515	76,800
Cost of Goods Sold	(29,617)	(37,734)	(40,494)	(39,800)
Total Gross Profit	**$ 1,331,961**	**$ 1,447,335**	**$ 1,579,170**	**$ 1,788,000**

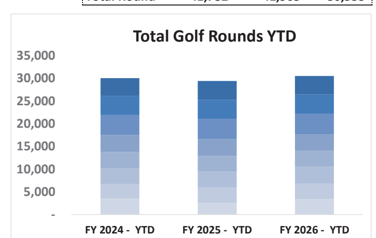
Expenses by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	$532,208	$630,595	$ 709,601	$ 1,147,809
Pro Shop	312,648	335,202	339,118	573,610
Total Expenses	**$ 844,856**	**$ 965,797**	**$ 1,048,719**	**$ 1,721,419**

Net Income (Loss) by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	$765,061	$781,292	$ 834,548	$ 603,191
Pro Shop	(277,956)	(299,754)	(304,098)	(536,610)
Total Net Income (Loss) B4 Depreciation	**$ 487,105**	**$ 481,538**	**$ 530,451**	**$ 66,581**
Total Depreciation Expense	-	-	-	-
Total Net Income (Loss) After Depreciation	**$ 487,105**	**$ 481,538**	**$ 530,451**	**$ 66,581**

Payroll by Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course			
Payroll- Hourly	$ 220,319	$ 258,467	$ 260,081
FICA Taxes	28,801	33,586	34,035
Life and Health Insurance	17,749	14,875	15,851
Total Golf Course	**266,869**	**306,928**	**309,967**
Pro Shop			
Payroll- Hourly	153,085	160,160	174,344
FICA Taxes	20,676	21,693	23,651
Life and Health Insurance	15,332	18,246	21,039
Total Pro Shop	**189,093**	**200,099**	**219,033**
Total Payroll	**$ 455,962**	**$ 507,027**	**$ 529,000**
% of Revenues	34.23%	35.03%	33.50%



Actual Rounds of Golf by Month	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
October	3,516	2,518	3,385
November	3,171	3462	3,501
December	3,467	3512	3,660
January	3,629	3408	3,609
February	3,732	3727	3,519
March	4,470	4460	4,546
April	4,110	4168	4,229
May	3,947	4167	4,084
June	3,323	3314	
July	3,122	3328	
August	2,686	2970	
September	2,609	2931	
Total Round	**41,782**	**41,965**	**30,533**



Financial Snapshot - Debt Service Fund

	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Principal Payment	$ 136,000	$ 142,000	$ 147,000
Interest Payment	17,170	11,676	5,939
Prepayment Call	-	-	-
Total Debt Service Payments	**$ 153,170**	**$ 153,676**	**$ 152,939**

Heritage Harbor CDD
Balance Sheet
May 31, 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	$ 391,202	$ -	$ -	$ -	$ -	$ 391,202
3	CASH - HANCOCK WHITNEY OPERATING	1,363,502	-	-	-	-	1,363,502
4	CASH - HANCOCK WHITNEY LOAN	20,950	-	-	-	4,906	25,856
5	CASH - BU GOLF ACCOUNT	-	-	806,314	-	-	806,314
6	CASH - BU GOLF MONEY MARKET			1,837,932			1,837,932
7	CASH - TRUIST	-	-	32,379	-	-	32,379
8	PETTY CASH	-	-	1,672	-	-	1,672
9	INVESTMENTS:						-
10	REVENUE FUND	-	-	-	135	-	135
11	RESERVE TRUST FUND	-	-	-	-	-	-
12	INTEREST FUND	-	-	-	-	-	-
13	SINKING FUND	-	-	-	-	-	-
14	US BANK CONSTRUCTION TRUST FUND	-	-	-	-	30	30
15	ACCOUNTS RECEIVABLE	13,415	-	1,168	-	-	14,584
16	UNDEPOSITED FUNDS	-	-	-	-	-	-
17	ON ROLL ASSESSMENT RECEIVABLE	11,977	3,026	-	-	-	15,002
18	DEPOSITS	1,890	-	3,456	-	-	5,346
19	PREPAID	1,025	-	-	-	-	1,025
20	DUE FROM OTHER FUNDS	1,825	878,034	-	-	-	879,859
21	INVENTORY ASSETS:						-
22	GOLF BALLS	-	-	9,388	-	-	9,388
23	GOLF CLUBS	-	-	198	-	-	198
24	GLOVES	-	-	8,689	-	-	8,689
25	HEADWEAR	-	-	3,891	-	-	3,891
26	LADIES WEAR	-	-	812	-	-	812
27	MENS WEAR	-	-	4,204	-	-	4,204
28	SHOES/SOCKS	-	-	337	-	-	337
29	MISCELLANEOUS	-	-	4,711	-	-	4,711
30	**TOTAL CURRENT ASSETS**	**1,805,786**	**881,059**	**2,715,150**	**135**	**4,936**	**5,407,066**

Heritage Harbor CDD
Balance Sheet
May 31, 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	-	-	741,002	-	-	741,002
34	INFRASTRUCTURE	-	-	6,139,744	-	-	6,139,744
35	ACC. DEPRECIATION - INFRASTRUCTURE	-	-	(6,036,125)	-	-	(6,036,125)
36	EQUIPMENT & FURNITURE	-	-	1,065,890	-	-	1,065,890
37	ACC. DEPRECIATION - EQUIP/FURNITURE	-	-	(1,058,028)	-	-	(1,058,028)
38	RIGHT TO USE ASSETS	-	-	354,531	-	-	354,531
39	ACC. DEPREICATION - RIGHT TO USE ASSETS	-	-	(315,140)	-	-	(315,140)
40	**TOTAL NONCURRENT ASSETS**	**-**	**-**	**2,096,472**	**-**	**-**	**2,096,472**
41	**TOTAL ASSETS**	**$ 1,805,786**	**$ 881,059**	**$ 4,811,622**	**$ 135**	**$ 4,936**	**$ 7,503,537**
42	**LIABILITIES**						
43	ACCOUNTS PAYABLE	$ 15,195	$ -	$ 29,015	$ -	$ -	$ 44,210
44	DEFERRED ON ROLL ASSESSMENTS	11,977	3,026	-	-	-	15,002
45	SALES TAX PAYABLE	-	-	9,717	-	-	9,717
46	ACCRUED EXPENSES	5,962	-	-	-	-	5,962
47	GIFT CERTIFICATES	-	-	-	-	-	-
48	RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
49	DUE TO OTHER FUNDS	878,034	-	1,825	-	-	879,859
50	RIGHT TO USE LIABILITIES		-	23,011	-	-	23,011
51	**TOTAL LIABILITIES**	**917,167**	**3,026**	**63,569**	**-**	**-**	**983,762**
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	885,704	878,034	4,744,596	135	4,936	6,513,404
59	**TOTAL FUND BALANCE**	**888,619**	**878,034**	**4,748,053**	**135**	**4,936**	**6,519,776**

Heritage Harbor CDD
Balance Sheet
May 31, 2026

		General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60	**TOTAL LIABILITIES & FUND BALANCES**	**$ 1,805,786**	**$ 881,059**	**$ 4,811,622**	**$ 135**	**$ 4,936**	**$ 7,503,537**

Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to May 31, 2026

		FY 2026 Adopted Budget	FY 2026 Month of May	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	$ 7,585	$ 934,591	$ (11,977)	99%
3	RESTAURANT LEASE	61,632	4,800	38,400	(23,232)	62%
4	RESTAURANT COMMISSION	-	-	4,037		
5	INTEREST	1,000	1,071	9,595	8,595	960%
6	FUND BALANCE FORWARD	55,452	-	-	(55,452)	
7	MISC. REVENUE	-	-	4,974	4,974	
8	**TOTAL REVENUE**	**1,064,652**	**13,456**	**991,597**	**(73,055)**	**93%**
9	**EXPENDITURES**					
10	**ADMINISTRATIVE**					
11	SUPERVISORS' COMPENSATION	12,000	600	5,000	(7,000)	42%
12	PAYROLL TAXES & SERVICE	2,129	67	555	(1,574)	26%
13	ENGINEERING SERVICES	10,000	2,902	14,363	4,363	144%
14	LEGAL SERVICES	25,000	5,551	47,041	22,041	188%
15	DISTRICT MANAGEMENT	71,539	5,962	47,693	(23,846)	67%
16	DISSEMINATION FEE	2,000	-	2,000	-	100%
17	AUDITING SERVICES	6,500	-	-	(6,500)	0%
18	POSTAGE & FREIGHT	1,500	-	432	(1,068)	29%
19	INSURANCE (Liability, Property and Casualty)	22,323	-	20,676	(1,647)	93%
20	PRINTING & BINDING	1,500	-	-	(1,500)	0%
21	LEGAL ADVERTISING	1,200	155	1,096	(104)	91%
22	MISC. (BANK FEES, BROCHURES & MISC)	1,500	-	-	(1,500)	0%
23	WEBSITE HOSTING & MANAGEMENT	2,115	50	1,565	(550)	74%
24	EMAIL HOSTING	1,500	-	350	(1,150)	23%
25	OFFICE SUPPLIES	200	208	208	8	104%
26	ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
27	ALLOCATION OF HOA SHARED EXPENDITURES	38,000	-	24,072	(13,928)	63%
28	TRUSTEE FEE	4,041	-	620	(3,421)	15%
29	SERIES 2021 BANK LOAN	150,807	-	2,921	(147,886)	2%
30	RESTAURANT EXPENSES	55,000	-	50,011	(4,989)	91%
31	STATE SALES TAX	4,314	-	-	(4,314)	0%
32	**TOTAL ADMINISTRATIVE**	**413,343**	**15,494**	**218,778**	**(194,565)**	**53%**
33	**FIELD OPERATIONS**					
34	PAYROLL	61,247	(782)	39,115	(22,132)	64%
35	FICA, TAXES & PAYROLL FEES	9,668	(40)	5,965	(3,703)	62%
36	LIFE AND HEALTH INSURANCE	10,849	402	9,635	(1,214)	89%
37	CONTRACT- GUARD SERVICES	62,000	8,625	46,863	(15,137)	76%
38	CONTRACT-LANDSCAPE	156,144	12,440	99,520	(56,624)	64%
39	CONTRACT-LAKE	42,000	3,400	37,978	(4,022)	90%
40	CONTRACT-GATES	55,000	4,645	36,889	(18,111)	67%
41	GATE - COMMUNICATIONS - TELEPHONE	5,600	516	4,050	(1,550)	72%
42	UTILITY-GENERAL	110,000	8,701	69,820	(40,180)	63%
43	R&M-GENERAL	6,500	-	2,551	(3,949)	39%
44	R&M-GATE	5,000	1,914	1,914	(3,086)	38%
45	R&M-OTHER LANDSCAPE	36,700	-	28,540	(8,160)	78%
46	R&M-IRRIGATION	6,000	600	3,250	(2,750)	54%
47	R&M-TREES AND TRIMMING	28,000	-	-	(28,000)	0%
48	R&M-PARKS & FACILITIES	12,000	-	-	(12,000)	0%
49	MISC-HOLIDAY DÉCOR	10,000	-	8,200	(1,800)	82%
50	MISC-CONTINGENCY	28,600	4,659	12,309	(16,291)	43%
51	**TOTAL FIELD OPERATIONS**	**645,308**	**45,081**	**406,599**	**(238,709)**	**63%**
52	**RENEWAL & REPLACEMENT RESERVE**					
53	NEW RESERVE STUDY	6,000	-	-	(6,000)	0%
54	**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 May 31, 2026

		FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
55	**TOTAL EXPENDITURES**	**1,064,651**	**60,576**	**625,376**	**(439,275)**	**59%**
56	**EXCESS OF REVENUE OVER (UNDER) EXPEND.**	**1**	**(47,120)**	**366,221**	**366,220**	
57	**OTHER FINANCING SOURCES & USES**					
58	TRANSFERS IN	-	-	-	-	
59	TRANSFERS OUT	-	(149,968)	(228,862)	(228,862)	
60	**TOTAL OTHER FINANCING RESOURCES & USES**	**-**	**(149,968)**	**(228,862)**	**(228,862)**	
61	FUND BALANCE - BEGINNING - UNAUDITED	-		751,261	751,261	
62	NET CHANGE IN FUND BALANCE	1	(197,088)	137,359	137,358	
63	**FUND BALANCE - ENDING - PROJECTED**	**1**		**888,619**	**888,618**	
64	**ANALYSIS OF FUND BALANCE**					
65	NON SPENDABLE DEPOSITS					
66	PREPAID & DEPOSITS	2,915		2,915		
67	CAPITAL RESERVES	-		-		
68	OPERATING CAPITAL	-		-		
69	UNASSIGNED	(2,914)		885,704		
70	**TOTAL FUND BALANCE**	**$ 1**		**$ 888,619**		

Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to May 31, 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	$ 236,093	$ (3,026)
3	INTEREST & MISCELLANEOUS	100	-	(100)
4	**TOTAL REVENUE**	**239,219**	**236,093**	**(3,126)**
5	**EXPENDITURES**			
6	HOA RESERVE CONTRIBUTION	29,700	14,600	(15,100)
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**	**14,600**	**(224,619)**
11	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**221,493**	**221,493**
12	**OTHER FINANCING SOURCES & USES**			
13	TRANSFERS IN	-	-	-
14	TRANSFERS OUT	-	-	-
15	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
16	FUND BALANCE - BEGINNING	-	656,540	656,540
17	NET CHANGE IN FUND BALANCE	-	221,493	221,493
18	**FUND BALANCE - ENDING**	**$ -**	**$ 878,034**	**$ 878,034**

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 May 31, 2026

		FY 2026 Adopted Budget	FY 2026 Month of May	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	$ 173,908	$ 1,426,143	$ (223,857)	86%
4	RANGE BALLS	95,000	10,515	79,312	-	83%
5	HANDICAPS	1,000	-	-	-	0%
6	INTEREST	5,000	4,888	38,694	-	774%
7	**TOTAL GOLF COURSE REVENUE**	**1,751,000**	**189,311**	**1,544,149**	**(223,857)**	**88%**
8	**PRO SHOP REVENUE**					
9	CLUB RENTALS	3,200	762	4,334	1,134	135%
10	GOLF BALL SALES	35,000	6,831	37,505	2,505	107%
11	GLOVES SALES	10,000	1,798	10,336	336	103%
12	HEADWEAR SALES	3,000	694	3,995	995	133%
13	LADIES' WEAR SALES	100	-	170	70	170%
14	MEN'S WEAR SALES	1,500	232	1,974	474	132%
15	CONCESSION SALES	23,000	2,043	13,558	(9,442)	59%
16	MISCELLANEOUS	1,000	371	3,644	2,644	364%
17	**TOTAL PRO SHOP REVENUE**	**76,800**	**12,730**	**75,515**	**(1,285)**	**98%**
18	**TOTAL OPERATING REVENUE**	**1,827,800**	**202,042**	**$ 1,619,664**	**(208,136)**	**89%**
19	**COST OF GOODS SOLD**					
20	GOLF BALL	21,000	4,472	24,750	3,750	118%
21	GLOVES	6,000	-	3,437	(2,563)	57%
22	HEADWEAR	1,700	751	2,517	817	148%
23	LADIES' WEAR	200	-	-	(200)	0%
24	MEN'S WEAR	2,400	2,419	2,419	19	101%
25	MISCELLANEOUS	8,500	722	7,372	(1,128)	87%
26	**TOTAL COST OF GOODS SOLD**	**39,800**	**8,364**	**$ 40,494**	**694**	**102%**
27	**GROSS PROFIT**	**$ 1,788,000**	**$ 193,677**	**$ 1,579,170**	**$ (208,830)**	**88%**
28	**EXPENSES**					
29	**GOLF COURSE**					
30	PAYROLL-HOURLY	$ 465,000	$ 34,239	$ 260,081	$ (204,919)	56%
31	INCENTIVE	7,000	-	-	(7,000)	0%
32	FICA TAXES & ADMINISTRATIVE	55,000	4,294	34,035	(20,965)	62%
33	LIFE AND HEALTH INSURANCE	40,000	2,177	15,851	(24,149)	40%
34	ACCOUNTING SERVICES	4,880	407	3,253	(1,627)	67%
35	CONTRACTS-SECURITY ALARMS	1,000	-	180	(820)	18%
36	COMMUNICATION-TELEPHONE	3,600	382	2,983	(617)	83%
37	POSTAGE AND FREIGHT	200	-	-	(200)	0%
38	ELECTRICITY	17,000	1,395	10,267	(6,733)	60%
39	UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	834	7,308	308	104%
40	UTILITY-WATER AND SEWER	7,616	554	4,127	(3,489)	54%
41	RENTAL/LEASE - VEHICLE/EQUIP	135,000	11,097	65,317	(69,683)	48%
42	LEASE - ICE MACHINES	1,600	-	750	(850)	47%
43	INSURANCE-PROPERTY and GENERAL LIABILITY	74,844	-	73,084	(1,760)	98%
44	R&M-BUILDINGS	7,000	-	229	(6,771)	3%
45	R&M-EQUIPMENT	40,000	673	16,009	(23,991)	40%
46	R&M-FERTILIZER	90,000	4,121	25,707	(64,293)	29%
47	R&M-IRRIGATION	20,000	-	4,236	(15,764)	21%
48	R&M-GOLF COURSE	18,000	-	146,024	128,024	811%
49	R&M-PUMPS	11,000	336	3,634	(7,366)	33%
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	87	5,110	(1,890)	73%

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 May 31, 2026

		FY 2026 Adopted Budget	FY 2026 Month of May	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53	OP SUPPLIES - FUEL / OIL	24,000	-	10,033	(13,967)	42%
54	RECLAIMED WATER	30,000	-	-	(30,000)	0%
55	OP SUPPLIES - HAND TOOLS	5,000	-	3,424	(1,576)	68%
56	SUPPLIES - SAND/TOP DRESSING	10,000	-	4,832	(5,168)	48%
57	SUPPLIES - SEEDS	50,000	-	12,417	(37,583)	25%
58	ALLOCATION OF HOA SHARED EXPENDITURES	969	-	711	(258)	73%
59	RESERVE	12,000	-	-	(12,000)	0%
60	**TOTAL GOLF COURSE**	**1,147,809**	**60,596**	**709,601**	**(438,208)**	**62%**
61	**PRO SHOP**					
62	PAYROLL- HOURLY	295,000	23,156	174,344	(120,656)	59%
63	BONUS	6,000	-	-	(6,000)	0%
64	FICA TAXES & ADMINISTRATIVE	38,000	3,156	23,651	(14,349)	62%
65	LIFE AND HEALTH INSURANCE	34,000	2,948	21,039	(12,961)	62%
66	ACCOUNTING SERVICES	4,880	407	3,253	(1,627)	67%
67	CONTRACT-SECURITY ALARMS	1,000	-	239	(761)	24%
68	POSTAGE AND FREIGHT	250	-	-	(250)	0%
69	ELECTRICITY	11,000	979	8,011	(2,989)	73%
70	LEASE-CARTS	141,100	8,744	76,839	(64,261)	54%
71	R&M-GENERAL	7,000	229	8,268	1,268	118%
72	R&M-RANGE	10,000	-	9,855	(145)	99%
73	ADVERTISING	2,000	-	1,100	(900)	55%
74	MISC-BANK CHARGES	500	111	1,037	537	207%
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	(560)	63%
78	OFFICE SUPPLIES	2,000	-	853	(1,147)	43%
79	COMPUTER EXPENSE	2,000	96	798	(1,202)	40%
80	SUPPLIES - SCORECARDS	1,000	-	771	(229)	77%
81	CONTINGENCY	2,000	-	471	(1,529)	24%
82	ALLOCATION OF HOA SHARED EXPENDITURES	7,200	-	7,649	449	106%
83	**TOTAL PRO SHOP**	**573,610**	**39,825**	**339,118**	**(234,492)**	**59%**
84	Capital Projects - Golf	-	2,380	16,662	16,662	0%
85	**TOTAL EXPENSES**	**1,721,419**	**102,802**	**1,065,381**	**(656,038)**	**62%**
86	**EXCESS OF PROFIT OVER (UNDER) EXPEND.**	**66,581**	**90,876**	**513,788**	447,207	
87	**OTHER FINANCING SOURCES & USES**					
88	TRANSFERS IN	-	57,414	304,406		
89	TRANSFERS OUT	-	(57,414)	(304,406)		
90	**TOTAL OTHER FINANCING RESOURCES & USES**	-	-	-		
91	FUND BALANCE - BEGINNING - UNAUDITED	-		4,234,264		
92	NET CHANGE IN FUND BALANCE	66,581		513,788		
93	**FUND BALANCE - ENDING - PROJECTED**	**66,581**		**4,748,053**		
94	**ANALYSIS OF FUND BALANCE**					
95	ASSIGNED					
96	NONSPENDABLE DEPOSITS	-		3,456		
97	CAPITAL RESERVES	-		-		
98	OPERATING CAPITAL	-		-		
99	UNASSIGNED	-		4,744,596		
100	**TOTAL FUND BALANCE**	**$ -**		**$ 4,748,053**		

Heritage Harbor CDD
Debt Service Series 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to May 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1	**REVENUE**		
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 150,807	$ -
3	INTEREST REVENUE	-	136
4	MISC REVENUE	-	2,921
5	**TOTAL REVENUE**	**150,807**	**3,056**
6	**EXPENDITURES**		
7	INTEREST EXPENSE		
8	November 1, 2025	2,969	2,969
9	May 1, 2026	2,969	2,969
10	PRINCIPAL RETIREMENT		
11	May 1, 2026	147,000	147,000
12	**TOTAL EXPENDITURES**	**152,938**	**152,939**
13	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**(2,131)**	**(149,882)**
14	**OTHER FINANCING SOURCES (USES)**		
15	TRANSFERS IN	-	149,968
16	TRANSFERS OUT	-	-
17	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**149,968**
18	FUND BALANCE - BEGINNING		49
19	NET CHANGE IN FUND BALANCE	(2,131)	86
20	**FUND BALANCE - ENDING**	**$ (2,131)**	**135**

Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to May 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1	**REVENUE**		
2	INTEREST REVENUE	$ -	$ 17
3	MISCELLANEOUS	-	-
4	**TOTAL REVENUE**	**-**	**17**
5	**EXPENDITURES**		
6	CONSTRUCTION IN PROGRESS	-	78,894
7	**TOTAL EXPENDITURES**	**-**	**78,894**
8	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**(78,877)**
9	**OTHER FINANCING SOURCES (USES)**		
10	TRANSFERS IN	-	78,894
11	TRANSFERS OUT	-	-
12	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**78,894**
13	FUND BALANCE - BEGINNING	-	4,919
14	NET CHANGE IN FUND BALANCE	-	17
15	**FUND BALANCE - ENDING**	**$ -**	**$ 4,936**