



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
August 11, 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, August 11, 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, August 11, 2026
Time: 5:30 p.m.
Location: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

[Join via Computer or Mobile App](#)
Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

Staff/Vendors

Heath Beckett, Vesta
Michael Bush, Vesta
Tracy Robin, Straley Robin Vericker
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*
 - a. Ratification of Approval of Change Order/Proposal for Stump Removal - \$4,200.00 **EXHIBIT 1**
- B. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* **EXHIBIT 2**
- C. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
 1. **Presentation of Erosion Report** **WALK-ON EXHIBIT A**
 2. Consideration of Premier Lakes Proposal(s)





THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- D. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 3**
1. OLM Inspection – Jul 23, 2026 – 92.5%
 2. Discussion on Installed Annuals (Witt)
 3. Consideration of Greenview Proposal(s)
 - a. #1018 for Main Entrance Planting - \$7,840.00 **EXHIBIT 4**
- E. Golf Operations – *John Panno, Pro Shop*
1. Discussion on Greens Replacement Project **EXHIBIT 5**
- F. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
1. Consideration of Revised Pitch Proposal to Reseal Clubhouse Exterior - \$17,857.50 **EXHIBIT 7**
 2. Consideration of Fountain Kings Proposal to Repair, Clean & Seal the Water Feature (Total \$9,850.00) **WALK-ON EXHIBIT B**
 - a. #QU-0843 - Pump and Motor Relocation and Repair - \$7,250.00
 - b. #QU-0844 – Clean & Seal - \$2,600.00
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*
1. Consideration of **Resolution 2026-05, Setting FY 2027 Meeting Schedule** **EXHIBIT 8**
 2. Establishment of FY 2027 Performance Measures and Standards **EXHIBIT 9**

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 14, 2026 **EXHIBIT 10**
- B. Acceptance of the Unaudited June 2026 Financial Statements **EXHIBIT 11**

FIFTH ORDER OF BUSINESS: FY 2027 BUDGET

- A. **FY 2026-2027 BUDGET PUBLIC HEARING**
1. Open Public Hearing
 2. Presentation of FY 2027 Budget **EXHIBIT 12**
 3. Public Comments
 4. Close Public Hearing





HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

August 11, 2026 Agenda

Page 3 of 3

FIFTH ORDER OF BUSINESS: **FY 2027 BUDGET (Continued)**

B. Adoption of **Resolution 2026-06, Adopting FY 2027 Budget** [EXHIBIT 13](#)

C. Adoption of **Resolution 2026-07, Levying FY 2027 O&M On-Roll Assessments** [EXHIBIT 14](#)

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

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

EIGHTH 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, September 8, 2026
at 5:30 p.m.**

Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

AGENDA DEADLINE: Noon – August 31, 2026

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

TENTH ORDER OF BUSINESS: **ADJOURNMENT**





Consultants

Legend

Notes

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

[illegible]

HILLSBOROUGH COUNTY, FL

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

EXHIBIT 1



From: Tom Prickett
Sent: Monday, July 27, 2026 11:03 AM
Subject: HH Water Meter Status and concerns

[IMG_9133.MOV](#)

Sean/ Team,

We mobilized today, lot of rain and storming. I called sunshine 811 last week, just to make sure even though we did our own locators to make sure everybody got their opportunity to locate their utilities, the water division was out there this morning, Damian.

Damian called Andres, and he came out and did the flush himself, it appeared the 2" cap or strainer on end of pipe in pond came off, appears to be flowing strong (see video)

We manually dug up reclaim water pipe, it appears to be a 6" PVC underground, we will attach to that for stub ups after excavation.

We did not include tree removal in our proposal, the trees have been cut off level with the ground, we will now have to remove the stumps and roots and haul off per our excavation contractor at an extra cost of \$4,200.00 in which I will need an approval to continue.

Thank you,

Tom Prickett
Regional Electrical Project Manager
Rayco Industrial Inc.

From: Grandon, Shelley
Sent: Monday, July 27, 2026 12:44 PM
Subject: RE: HH Water Meter Status and concerns

Yes, I approve.

Shelley Grandon, RN



EXHIBIT 2



Financial Summary Report for Double Bogeys Tavern & Grille

Start Date: 2026-07-01 - End Date: 2026-07-31



Summary

Account	#	Amount
Gross Sales	13143	\$116,279.77
<u>Voids</u>	184	(\$4,358.61)
Gross Sales - Voids		\$111,921.16
<u>Comps</u>	128	(\$1,055.89)
<u>Discounts</u>	2098	(\$2,047.79)
<u>Spills</u>	0	\$0.00
Net Sales		\$108,817.48
<u>Service Charges</u>	0	\$0.00
Net Sales + Service Charges		\$108,817.48
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		\$108,817.48
<u>Taxes</u>	3004	\$8,153.32
Gratuities	0	\$0.00
Tips	2219	\$22,661.98
Gift Cards	0	\$0.00
<u>House Accounts</u>	0	\$0.00
Accounts Receivable	0	\$0.00
Amount Due from Customers		\$139,632.78
<u>Paid Gratuities</u>	0	\$0.00
Paid Tips	2219	(\$22,661.98)
<u>Paid Ins</u>	0	\$0.00
<u>Paid Outs</u>	0	\$0.00



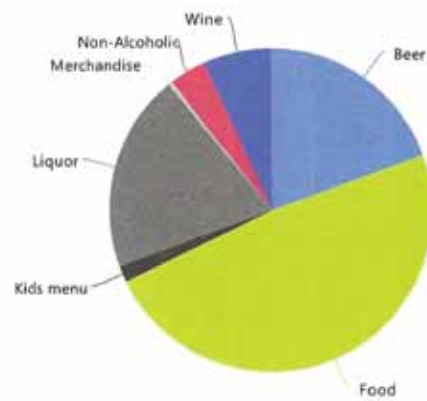
Account	#	Amount
Refunds	0	\$0.00
Recovery	0	\$0.00
Deposit		\$116,970.80

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	4305	\$25,239.37	\$3,365.93	\$21,873.44	\$261.80	\$359.06	\$0.00	\$21,252.58
Food	5585	\$54,455.95	\$446.21	\$54,009.74	\$306.81	\$1,269.42	\$0.00	\$52,433.51
Kids menu	295	\$1,972.37	\$0.00	\$1,972.37	\$0.00	\$136.49	\$0.00	\$1,835.88
Liquor	2607	\$22,431.87	\$374.14	\$22,057.73	\$406.27	\$129.56	\$0.00	\$21,521.90
Merchandise	31	\$385.59	\$0.00	\$385.59	\$0.00	\$3.12	\$0.00	\$382.47
Non-Alcoholic	1796	\$4,156.10	\$48.89	\$4,107.21	\$16.64	\$64.74	\$0.00	\$4,025.83
Wine	934	\$7,638.52	\$123.44	\$7,515.08	\$64.37	\$85.40	\$0.00	\$7,365.31
Total	15553	\$116,279.77	\$4,358.61	\$111,921.16	\$1,055.89	\$2,047.79	\$0.00	\$108,817.48



WALK-ON EXHIBIT A



Lake #	Erosion Observed	Severity	Recommended Action	Notes
1	Yes	Mild to Moderate	Continue to monitor	
2	Yes	Minor	Continue to monitor	
3	Yes	Moderate	Continue to monitor	Mostly homeowner side
4	No	N/A	Continue to monitor	
5	Yes	Severe in areas	12' SOX to repair	Erosion around culvert
6	Yes	Moderate to Severe	12' SOX to repair	
7	Yes	Moderate to Severe	12' SOX to repair	
8	No	N/A	Continue to monitor	
9	Yes	Severe in areas	12' SOX to repair	Encroaching on cart path
10	No	N/A	Continue to monitor	
11	No	N/A	Continue to monitor	
12	Yes	Minor	Continue to monitor	Near oak tree
13	No	N/A	Continue to monitor	
14	No	N/A	Continue to monitor	
15	No	N/A	Continue to monitor	
16	No	N/A	Continue to monitor	
17	Yes	Minor	Continue to monitor	
18	No	N/A	Continue to monitor	
19	No	N/A	Continue to monitor	
20	Yes	Moderate to Severe	Continue to monitor	Water level too high to determine proper repair
21	No	N/A	Continue to monitor	
22	No	N/A	Continue to monitor	
23	No	N/A	Continue to monitor	
24	No	N/A	Continue to monitor	
25	No	N/A	Continue to monitor	
26	No	N/A	Continue to monitor	
27	Yes	Moderate to Severe	12' SOX to repair	
28	Yes	Moderate to Severe	12' SOX to repair	
29	Yes	Moderate to Severe	12' SOX to repair	
30	No	N/A	Continue to monitor	
31	No	N/A	Continue to monitor	



32	No	N/A	Continue to monitor	
33	Yes	Moderate	Continue to monitor	Behind houses, but cypress knees stabilizing
34	Yes	Mild	Continue to monitor	Along cart path
35	No	N/A	Continue to monitor	
36	No	N/A	Continue to monitor	
37	Yes	Minor, but one sever	12' SOX to repair	1 big washout, the rest is minor. 25' only
38	No	N/A	Continue to monitor	
39	Yes	Minor, but one sever	6' SOX to Repair	1 big washout, the rest is minor. 25' only
40	Yes	Minor	Continue to monitor	
41	No	N/A	Continue to monitor	
42	No	N/A	Continue to monitor	
43	Yes	Minor	Continue to monitor	
44	Yes	Moderate to Severe	12' SOX to repair	Urgent due to tree's & fenceline
45	No	N/A	Continue to monitor	
46	Yes	Moderate	12' SOX to repair	150' Only
47	Yes	Moderate to Severe	12' SOX to repair	400' for golf course side, urgent
48	Yes	Moderate	12' SOX to repair	Washouts and shoreline erosion
49	No	N/A	Continue to monitor	
50	Yes	Moderate	Continue to monitor	Isolated to washout areas
51	No	N/A	Continue to monitor	
52	No	N/A	Continue to monitor	
53	No	N/A	Continue to monitor	
54	Yes	Moderate to Severe	12' SOX to repair	Severe across from driving range.
55	No	N/A	Continue to monitor	
56	Yes	Moderate to Severe	12' SOX to repair	Failed rip rap areas
57	No	N/A	Continue to monitor	
58	Yes	Minor to Severe	12' SOX to repair	Severe isolated to 75' of area with washouts
59	No	N/A	Continue to monitor	
60	No	N/A	Continue to monitor	
61	No	N/A	Continue to monitor	
62	No	N/A	Continue to monitor	



63	No	N/A	Continue to monitor	
64	No	N/A	Continue to monitor	
65	No	N/A	Continue to monitor	
66	Yes	Severe in areas	12' SOX to repair	Severe near cart path
67	No	N/A	Continue to monitor	
68	No	N/A	Continue to monitor	
69	No	N/A	Continue to monitor	
70	Yes	Moderate to Severe	12' SOX to repair	
71	No	N/A	Continue to monitor	
72	No	N/A	Continue to monitor	
73	Yes	Minor	Continue to monitor	Near cart path, but not urgent
74	Yes	Moderate	12' SOX to repair	Encroaching on cart path, high priority
75	Yes	Moderate	6' SOX to repair	Encroaching on cart path, high priority
76	No	N/A	Continue to monitor	
77	No	N/A	Continue to monitor	
78	No	N/A	Continue to monitor	
79	No	N/A	Continue to monitor	
80	No	N/A	Continue to monitor	



EXHIBIT 3



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: July 13, 2026

RE: Weekly report

Activity report for the week of July 6-10, 2026

1. Mowed property
2. Spot treated for turf insects
3. Trimmed palm trees around the pool



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: July 20, 2026

RE: Weekly report

Activity report for the week of July 13-17, 2026

1. Mowed property
2. sprayed round up
3. Light trimmed the shrubs on the parkway
4. Replaced viburnums on the monetary berm
5. Picked up storm debris



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: July 27, 2026

RE: Weekly report

Activity report for the week of July 20-24, 2026

1. Mowed property
2. Trimmed shrubs around the pool, clubhouse and soccer fields
3. Removed oleanders at the harbor town entrance sign
4. Installed flowers at the parkway entrance



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: August 3, 2026

RE: Weekly report

Activity report for the week of July 27-31, 2026

1. Mowed property
2. Finished installing the flowers at the parkway entrance
3. Spot treated for turf insects



HERITAGE HARBOR CDD

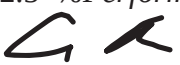
MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-2	Correct over spray
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2	Viburnum, queen
WEED CONTROL – BED AREAS	10	-5	Overspray, 52 wk removal
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodline, deadwood
CLEANLINESS	10	-2	Weekly windfall
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 7-23-26 Score: 92.5 %Performance Payment™ % 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: _____





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION
July 23, 2026

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

SCORE: 92.5%

**NEXT INSPECTION
AUGUST 20, 2026 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Village entrance: Maintain staking on Bottlebrush removing nursery bamboo.
2. Remove debris along curb lines.

HARBOR TOWNE

3. Remove herbicided weeds.
4. North perimeter of the tennis court: Remove volunteer Fountain Grass as weeds.
5. Tennis court: Prune Crape Myrtles striking the fence.
6. Pro-shop: Remove bed weeds.
7. Outdoor seating behind the restaurant: Improve infilling growth of turf and control weeds.
8. Pool: Repair turf on the berm under warranty..
9. Basketball court: Improve cleanliness near the irrigation repair.
10. Detail wood line extending toward or over turf.

COMMONS

11. 1900 block of Fishmen Bend: Improve vigor and fertility in Viburnum.
12. Remove stubs or broken branches on right of way trees.
13. Detail wood lines maintaining clearance with structure.
14. Remove runners after edging operations.
15. Avoid over spraying bed lines.
16. Throughout the entrance drive: Remove dead plant material.



17. Gate arm: Remove palm volunteer in the Ginger.
18. Inside gate island: Hand prune deadwood from Crape Myrtle.
19. Lutz Lake Fern entrance: Try to regulate Oleander growth to maintain compact form.
20. Across the west frontage of Lutz Lake Fern: Prune back wood line overgrowth.
21. Control turf runners on the bike path.
22. Lutz Lake Fern frontage: Continue to prune back wood line overgrowth extending into mowables.
23. At Lutz Lake Fern: Maintain a uniform appearance around the sign.
24. Prune Robellini Palms.
25. Exit side of Cypress Glen: Maintain a vertical position in popup sprinklers.
26. Cypress Glen entrance: Improve uniform color in Queen palms.
27. Remove unserviceable grass strips in the narrow center median island to allow color to the curb line.
28. Complete palm pruning prior to Labor Day.
29. Monterrey and Hampton: Remove deadwood from Dwarf Oleander.
30. Harbor Towne: Prune downward growth in parking lot trees.

CATEGORY III: IMPROVEMENTS – PRICING

1. Harbor Towne: Provide a price to remove the declining Oak in the clubhouse island.
2. Harbor Towne: Provide a price to sod in the perimeter of the tot lot to prevent erosion.
3. Heritage Harbor Parkway: Provide a price to restore the Bahia turf along the sidewalk curb.
4. South bound sidewalk: Provide a price to supplement Viburnum hedgerows along sugar islands.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Please confirm business address and email to pwoods@olminc.com. Thank you.



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
Adam Rhum adamrhum@gmail.com
Adam Rhum adamrhum@yahoo.com
jayheritageclub@gmail.com



EXHIBIT 4



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 jatropa.	160	\$24.00	\$3,840.00
2.	Services	Fill in around the jatropa with 2000 sq. feet of sod	2000	\$2.00	\$4,000.00
Total					\$7,840.00

Accepted date

Accepted by



EXHIBIT 5



Green Replacement Project Update as of 7/31/2026

Key Details:

- Mondragon contract signed for Greens Replacement Project
- Greens Project to start on April 1, 2027
 - Heritage Harbor will start by spraying to kill the greens
 - Greens should die by end of April
 - Course still open until greens die off
 - Expect course to shut down around the 3rd or 4th week of April
- Expecting Golf Course to “Re-open” around end of September 2027
- Mauro Mondragon- They should be done with all the work by mid July 2027
- Greens need a minimum of 10 weeks of growing to be playable, closer to 12 weeks
- Greens will look like they are ready by 5 to 6 weeks, but roots will not be matured
- Mondragon will be out in November/December 2026 to mark all the greens back to original size.

1. Golf Construction Company- Mondragon

- A. Mobilization and staging area set up will take place a few days before start date**
- B. Turf Kill- Heritage Harbor will complete kill on existing turf before turf removal takes place (4-6 weeks)**
- C. Organic Layer removal- 6” of old mix will be removed and onsite disposed (area where maintenance picks)**
- D. Fumigation- All green surfaces to be fumigated with Basamid and properly tarped; tarps will be removed 10 days after application**
- E. Root Zone Material Installation- 6” of 90/10 Greens mix with command (ensures a high-quality blend that promotes healthy grass growth and prevents weed invasion) will be installed evenly across green surface.**
- F. Greens Re-contouring & finish shaping- Green surfaces will be graded to provide a smooth & uniform surface that establishes original contours**
- G. Irrigation Equipment Re-Localization- Any irrigation relocation work needed will be extra(we do not see this being a problem as the irrigation is outside of work area)**
- H. Sprigging- Green surface areas will be sprigged with TifEagle Spriggs**
- I. Sod- 5 ft of green collars to be sodded with TifGrand**

2. Protection of New Greens- Letters to residents, email blasts, security



3. Proshop- staff total of 3, will be repainting and organizing the proshop; cleaning out entire cart barn, detailing entire cart fleet; landscaping beds around the golf course
4. Test all sprinklers- Per Paul 7/31/26- All sprinklers are working no problems as of now
5. Ask to delay golf cart lease- VGM who is our lender with the golf cart lease said they will allow up to 3 months of defer payments. Those 3 months of payments would be spread out of the remaining months left on the lease.
6. Green size - Bringing back greens to original size; greens lost around 35% - 40% of their original size
 - A. Current square footage of greens 82,114
 - B. New square footage of greens 115,000
7. Cost to shut down course & estimated months closed- Course Closed end of April ,2027 till September 30, 2027- all estimates from the golf construction companies are saying 5 months from start to finish. Could possibly be 4 ½ months. Per month estimate costs for Maintenance would be on average \$55,000 (\$275,000 May-September).

Proshop monthly costs- \$29,000 per month (\$145,000 May- September)

Total Expenses for Fiscal Year 26/27 Estimate Maintenance & Proshop - \$1,558,225

Total Revenue Estimate for Fiscal year 26/27 October 1, 2026- April 30, 2027- \$1,242,600



8. Replacing greens and collars – Starting in May 2027

9. Test the Soil?- Greens will start to be killed first week of April 2027

10. Market and Communications to bring golfers back- Emails updates; Website notices

11. Vendors(Golf Now & Paradise Golf) with monthly updates on course progress and opening date. Social media advertising with new and improved course conditions!



EXHIBIT 6



The background of the page features a series of thin, light-colored lines that intersect to form various geometric shapes, primarily triangles and polygons, creating a complex, abstract pattern.

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



HERITAGE HARBOR

- Bollard Installation.
 - Tampa Swap has bollards in hand to install.
 - Adding 4 to the Fisherman Peier Court Location.
 - Adding an additional set to Hole 4 location.
- Monument Insert.
 - Completed!
- 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.
 - Tampa Swap is getting quote together to patch/repair this damage before it is painted.
- Guard House Painting.
- Pum House Repairs.
- Holiday Lighting.
 - Tim is working on options to present during the meeting.
- Waterfall.
 - Kyle from Fountain Kings is submitting quote for refurbishing feature.
- Monument Lighting.
 - Adding solar lights to entrance monuments as needed.
- Landscaping.
 - Blowing off around the guard house.
 - Pulling weeds and manicuring front entrance.
 - Adjusting sprinkler heads as needed.
 - Mulch in flower beds instead of street.







Soccer Field



Fisherman Pier Court
Bollard Location.





Pond Located
at Clubhouse
Parking Lot.
(Pond 55)





Driving Range Pond.
(Pond 54)



Submitted ticket to the
county about drainage
issue.





Pond 12.



Pond 2





Guard House
Entrance
&
Landscaping



Reported landscaping
issues to Adam.



Guard House
Entrance
&
Landscaping



Pond 27





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 7



PITCH

ROOFING DONE *RIGHT*

KARNAK

QUALIFIED APPLICATOR



HERITAGE HARBOR ROOF PROPOSAL

PITCH[®]

ROOFING DONE *RIGHT*



DOMINIC PICKARD

DIRECTOR OF COMMERCIAL OPERATIONS



DOMINIC@PITCHROOFING.COM



727-687-3364



Dear Heritage Harbor HOA,

It is a pleasure to be communicating with you again, and I sincerely appreciate the opportunity to revisit the proposed roofing and restoration work at Heritage Harbor. I remember our walkthrough many months ago, and the additional time I personally spent onsite conducting a comprehensive evaluation provided me with a considerably deeper understanding of the property, its existing conditions, and—more importantly—the objectives you have for this project.

After having examined the property firsthand, I remain firmly convinced that **the contractor selected for this work must be evaluated on far more than the bottom-line number.** This project demands technical competency, disciplined execution, and an intimate understanding of fluid-applied roofing materials, their intended applications, substrate requirements, and the environmental conditions under which they must perform.

This Is Not Simply a Roofing Project. It Is a Restoration Exercise.

Repair and restoration work can be substantially more exacting than a conventional reroof. Unlike a straightforward replacement where an existing system is removed and a new assembly is installed according to a defined specification, restoration requires the contractor to **diagnose existing conditions, understand failure mechanisms, properly prepare substrates, execute meticulous detailing, and restore the system without concealing deficiencies that may ultimately compromise its performance.**

That distinction matters.

There will invariably be contractors willing to present a lower initial number. However, **the lowest proposal and the most prudent investment are rarely synonymous.** A deficient repair can become extraordinarily expensive when improper preparation, inadequate detailing, incompatible materials, or unresolved substrate deterioration ultimately manifests itself through premature failure.

In other words, **saving money on the front end is of little consequence if the work must subsequently be performed twice.**

Pitch Roofing's Position Is Deliberate.

The revised proposal I am respectfully submitting reflects current material and procurement realities affecting our industry, including substantial increases in raw-material costs and continued volatility throughout the global supply chain and countries of origin associated with roofing-material production.

More importantly, this proposal accounts for an issue that I believe **must not be subordinated to price: severely deteriorated and rotted wood substrates.**

KARNAK

QUALIFIED APPLICATOR



To Whom It May Concern Doing Business with Pitch Roofing;

Pitch Roofing is a preferred installer of our materials. They hold an active KQA certification which validates they have been exclusively trained by KARNAK technical representatives.

As a KQA applicator Pitch can offer our entire catalog of products while also offering our entire archive of warranted systems and term lengths.

Pitch is in good standing with KARNAK and we fully intend on extending warranty terms to your project.

I look forward to working alongside Pitch field team members to assist in any manner possible ensuring the highest quality standards are met.

My information is below should additional backup be required.



Joe Prussel
Karnak National Sales Manager
Cell 321-508-6064
Email jprussel@karnakcorp.com
Customer Service : custserv@karnakcorp.com
www.karnakcorp.com
www.youtube.com/user/KARNAKroofcoatings



KARNAK
THE SEAL OF QUALITY



Those substrates cannot responsibly be ignored, cosmetically concealed, or simply worked over in the interest of reducing the immediate project cost.

A roofing system can only perform as well as the substrate and preparation beneath it allow.

Addressing compromised wood is therefore not an optional enhancement—it is an integral component of executing the work properly and establishing the conditions necessary for the intended service life and applicable warranty requirements.

Your Investment Deserves More Than a Contractor.

It deserves **accountability**.

I want Heritage Harbor HOA to take considerable solace in knowing that I will remain personally involved with this project and will oversee its execution alongside my crews. My expectation is not merely that Pitch Roofing completes the contracted scope, but that we execute it with the level of precision, discipline, and professional stewardship that I would expect if the property were my own.

Our objective is straightforward:

Identify the deficiencies.

Correct them properly.

Install the proposed system with precision.

Protect the underlying investment.

And leave Heritage Harbor with a roofing restoration that can be confidently relied upon for years to come.

Ultimately, I believe the decision before Heritage Harbor should not be reduced to **who can perform the work for the least amount of money today**.

The more consequential question is:

Who possesses the technical competence, craftsmanship, accountability, and commitment to perform the work correctly the first time—and stand behind the result?

Having personally evaluated the property and its conditions, **I believe Pitch Roofing is uniquely positioned to provide that level of execution.**

Thank you again for the opportunity to present this revised proposal. I remain personally committed to Heritage Harbor's best interests and would welcome the opportunity to deliver this project with the level of professionalism, precision, and stewardship it warrants.



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 Phase-1
- 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 Phase-2
- 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

* As Requested, Below Is the Lumber Schedule in The Area Affected at Equipment Pump House *
Estimated Cost to Budget for Replacing the Rotted Wood Per Inspection- \$3,985.00 (included in new sum total)

- Wood Charges:**
- Plywood: \$110/sheet
 - Fascia: \$10/LF
 - Dimensional Wood Decking: \$10/LF

EXCLUSIONS – SCOPE OF CONTRACTUAL RESPONSIBILITY

- PITCH Roofing's contractual obligations are expressly confined to the labor, materials, equipment, and services specifically identified within the foregoing Scope of Work ("SOW"). Any labor, materials, trades, specialty services, access requirements, repairs, restoration, or ancillary work not expressly identified within the SOW shall be deemed excluded from PITCH's contracted scope and shall not constitute a responsibility, obligation, or cost assumed by PITCH.
- Gutters and downspouts
 - Electrical systems, wiring, fixtures, or associated electrical work
 - Plumbing systems, piping, fixtures, or related plumbing work
 - Windows, doors, frames, and associated assemblies

- Siding, cladding, or exterior wall systems
- Masonry, stucco, or related façade restoration
- Concrete work, including slabs, curbs, walks, or structural components
- Asphalt, paving, or parking-area restoration
- Soffit, fascia, and associated architectural trim unless expressly incorporated into the SOW
- All-terrain equipment, specialty access equipment, or rental machinery not expressly contemplated within the original proposal

Any condition, deficiency, trade interface, or ancillary requirement discovered before, during, or after performance that falls outside the expressly defined SOW in this contract shall constitute work beyond the original contractual undertaking. Such work shall require separate evaluation and, where applicable, a written Change Order or supplemental authorization before PITCH is obligated to furnish labor, materials, equipment, or other services.

CONTRACTUAL ADVISEMENTS – EXISTING CONDITIONS, PRICING, FORCE MAJEURE & ADDITIONAL WORK

CLIENT ACKNOWLEDGMENT AND RESPONSIBILITY TO REVIEW.

The following provisions constitute material commercial terms upon which PITCH Roofing has based its proposal, pricing, anticipated means and methods, labor allocation, material procurement, and scope of work. Client's acceptance of the proposal constitutes acknowledgment that these provisions have been made available for review and are incorporated into the parties' agreement. Client is responsible for reviewing the proposal and obtaining clarification regarding any provision it does not understand or intends to modify prior to authorization to proceed.

1. PRICE VALIDITY & MARKET VOLATILITY

Due to the continuing volatility of globally sourced roofing materials, manufacturing inputs, transportation, procurement channels, labor markets, and prevailing local market conditions, PITCH Roofing's quoted pricing shall remain valid for fifteen (15) calendar days from the date of proposal issuance unless expressly stated otherwise in writing. Following expiration of that period, PITCH expressly reserves the right to reprice, amend, or otherwise reassess the proposal to account for increases in material, labor, freight, equipment, insurance, manufacturer pricing, tariffs, supply-chain costs, or other project inputs occurring after the stated validity period. No pricing beyond the stated validity period shall be deemed guaranteed unless expressly confirmed by PITCH in a written and executed amendment.

2. FORCE MAJEURE / SUPPLY-CHAIN INTERRUPTION

PITCH shall not be responsible for delays, additional costs, material shortages, allocation restrictions, manufacturing interruptions, transportation delays, or other impacts arising from circumstances beyond PITCH's reasonable control, including but not limited to war, armed conflict, geopolitical instability, governmental action, embargoes, manufacturer interruptions, supply-chain disruption, transportation constraints, natural disasters, labor disruptions, or other Force Majeure conditions. Where a Force Majeure event materially affects the procurement, availability, delivery, or cost of specified roofing materials, PITCH reserves the right to adjust the project schedule and, where applicable, the contract price to reflect documented additional costs actually imposed upon PITCH. Where manufacturers or suppliers invoice PITCH based upon the actual shipment date rather than the original order date, any resulting increase in material cost shall be attributable to the project to the extent permitted by the governing agreement.

3. EXISTING CONDITIONS & LIMITATION OF REPAIR SCOPE

PITCH's proposal has been prepared solely upon the observable conditions, requested repair areas, information made available by the Client, and the conditions reasonably ascertainable during PITCH's onsite walkthrough and inspection. PITCH does not assume responsibility for concealed, pre-existing, defective, deteriorated, improperly installed, non-code-compliant, or otherwise deficient roofing assemblies, substrates, structural components, flashing systems, drainage components, prior repairs, or workmanship performed by other parties to the extent such conditions fall outside PITCH's expressly contracted scope of work. The Client expressly acknowledges that a repair proposal is not a representation that conditions outside the identified repair areas are sound, compliant, watertight, or free of latent deficiencies.

4. LEAKS OUTSIDE THE CONTRACTED REPAIR AREA

Where a leak is reported following completion of PITCH's work, PITCH may investigate the reported condition to determine its apparent source. If the investigation reasonably establishes that the reported leak originates from a pre-existing condition, an area outside PITCH's contracted repair scope, workmanship or materials previously installed by others, concealed deterioration, structural deficiency, or another condition unrelated to PITCH's completed work, such condition shall not constitute a defect in PITCH's contracted repair scope. Any corrective work requested by the Client concerning such condition shall constitute additional work/new business and shall require separate authorization, pricing, and/or an executed Change Order before PITCH is obligated to proceed.

5. CHANGE ORDERS & MATERIAL SCOPE VARIATIONS

PITCH's pricing is predicated upon the quantities, square footage, access conditions, equipment requirements, labor assumptions, and means and methods reasonably anticipated when the proposal was prepared. Should actual field conditions materially differ from those assumptions—including, without limitation, an increase in the square footage requiring treatment, additional substrate preparation, unexpected demolition, altered access requirements, SkyTrak/telehandler requirements, crane services, aerial equipment, additional mobilization, increased labor requirements, material quantity increases, or materially altered means and methods—PITCH reserves the right to submit a Change Order reflecting the resulting additional cost. PITCH shall not be obligated to absorb costs generated by materially changed conditions or Owner-directed revisions that were not reasonably ascertainable or contemplated within the original proposal. Additional work shall proceed only upon the applicable authorization required by the parties' agreement.

6. CONCEALED STRUCTURAL CONDITIONS / ENGINEERING

PITCH's proposal does not constitute a structural engineering evaluation of concealed conditions. Should removal of existing roofing materials or other demolition expose structural deterioration, compromised decking, concealed framing deficiencies, unsafe conditions, or other conditions requiring engineering analysis or remediation beyond PITCH's contracted scope, PITCH shall promptly notify the Client. Where a registered/licensed professional engineer or Engineer of Record is required to evaluate, design, specify, or certify corrective measures, such engineering services and associated remediation costs shall be the responsibility of the ownership group unless expressly included within PITCH's written scope. PITCH shall not be responsible for pre-existing structural deficiencies discovered during the performance of properly authorized work.

7. WORK OUTSIDE THE PROPOSED SCOPE

The parties acknowledge that PITCH's contractual obligation is confined to the specifically identified scope of work. The proposal should not be construed as an undertaking to correct every deficiency discovered upon or subsequent to commencement of the project. Any condition discovered outside the defined repair scope—including additional leaks, deterioration, deficient prior workmanship, concealed damage, structural deficiencies, or other roofing-system deficiencies—shall be treated as separate work requiring additional review and authorization. PITCH shall have no obligation to perform such additional work absent the applicable written authorization.

Payment Terms

50% Deposit Requirement \$8,928.75
50% Due Upon Project Completion \$8,928.75

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TOTAL	\$17,857.50
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Starting at **\$209/month** with  • [APPLY](#)

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

RICHARDS, JOHN RICHARD JR

PITCH
7835 SEMINOLE BLVD
SEMINOLE FL 33772

LICENSE NUMBER: CCC1335448

EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/29/2026

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





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.

A handwritten signature in black ink, appearing to read "Chris Huettig", is written over a horizontal line.

Chris Huettig – Vice President, Technical Services & Client Relations

08/29/2025

Date Issued



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





APA RATED SHEATHING

1.0 Standards

U.S. Product Standard PS 1 Structural Plywood
U.S. Product Standard PS 2 Performance Standard for Wood-Based Structural-Use Panels
APA PRP-108 Performance Standards and Policies for Structural-Use Panels

2.0 Description

APA Rated Sheathing is rated for use as subfloor, wall, roof, diaphragm and shear wall sheathing. It is suitable for use in a range of construction and miscellaneous applications where strength and stiffness are required.

2.1 Adhesive Bond Classification

The bond classification relates to moisture resistance of the glue bond, and thus to structural integrity of the panel. Bond classification of the panel does not relate to physical (erosion, ultraviolet, etc) or biological (mold, fungal decay, insect, etc) resistance of the panel. APA Rated Sheathing glue bond durability classification is typically Exposure 1; however, when produced as C-C, PS 1 plywood bond classification is Exterior. Exposure 1 panels may be used for applications where construction delays may be expected prior to providing protection or where exposure to the outdoors is on the underside only. Panels with exterior bond classification indicate the glue bond is suitable for applications subject to long-term exposure to weather or moisture.

2.2 Structural I

APA Rated Sheathing may be produced as Structural I Sheathing, which provides enhanced racking and cross-panel strength properties for certain demanding applications such as designed shear walls, diaphragms, and panelized roofs. May not be locally available.

2.3 Materials

APA Rated Sheathing panels are produced as plywood or oriented strand board (OSB). Typical size is 4 ft x 8 ft, but other sizes may also be produced. Commonly square edge, but may be produced with tongue and groove edges.

2.4 Common Performance Categories And Corresponding Span Ratings

Performance Category	Span Rating
3/8	24/0
7/16	24/16
15/32	32/16
19/32	40/20
23/32	48/24

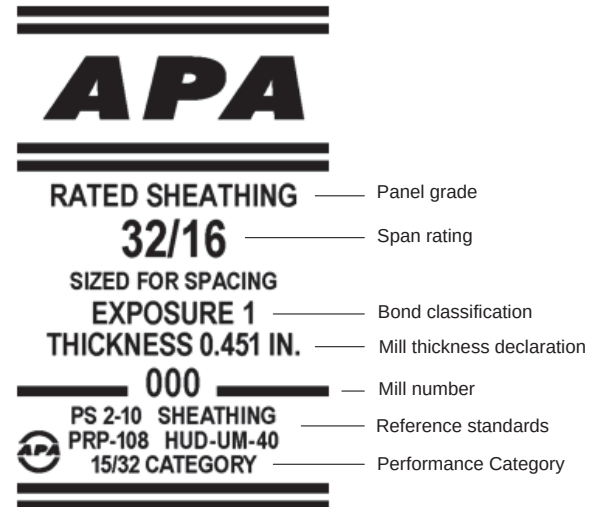
3.0 Installation

See [APA Engineered Wood Construction Guide, Form E30](#) for detailed installation recommendations and cautions including fastening schedules and application of finish as applicable.

4.0 Trademark

The APA trademark appears only on products manufactured by APA member mills and is the manufacturer's assurance that the product conforms to the standard(s) shown on the trademark.

4.1 Sample Trademark



5.0 Specification

1. APA Rated Sheathing
2. Performance Category
3. Span Rating
4. Adhesive Bond Classification
5. Additional Information, e.g. T&G edges

5.1 Sample Specification

APA Rated Sheathing 15/32 Performance Category 32/16 Exposure 1

Note: APA Rated Sheathing Exposure 1 plywood, commonly called "CDX" in the trade, is sometimes mistaken as having an Exterior bond classification and erroneously used in applications for which it does not possess the required resistance to weather. "CDX" should only be used for applications as outlined under Adhesive Bond Classifications for panels marked Exposure 1.



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

- 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

GREATER POTENTIAL FOR
DEBRIS OR WATER
PENETRATION INTO
BUILDING

GREATLY REDUCED RISK TO WATER
INFILTRATION IF RAIN OCCURS
DURING PROJECT

DISRUPTION TO
RESIDENTIAL LIFE

EXCESS REMOVAL OF
WASTE AND DEBRIS

NO TEAR OFF OR
DISPOSAL COSTS

NO DISRUPTION TO
RESIDENTIAL LIFE



Before



After

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





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.



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.

RESISTS
PONDING WATER

KARNAK
THE SEAL OF QUALITY

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



12/11/23



MISCELLANEOUS

799 Wash-N-Prep



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



INTRODUCING KARNA-SEAL

NO MIXING
NECESSARY!

KARNAK
THE SEAL OF QUALITY

SILICONE REPAIR AND SEAM SEALER!

- No mixing, ready to use
- Easy trowel application
- Repairs silicone coatings
- Can be applied under water
- 2.5 gallon bucket
- Usable on all roof types

ASK
FOR
671!



CLARK, NJ
FT LAUDERDALE, FL
CHICAGO, IL
KINGMAN, AZ

800.526.4236
KARNACORP.COM

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



Manufacturing Facilities: Clark, NJ | Ft. Lauderdale, FL | Broadview, IL | Kingman, AZ

800.526.4236 | info@karnacorp.com | karnacorp.com



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)



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 allowed 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.

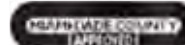
COVERAGE RATE: Apply in a single coat at 1.5 gallons per 100 sq. ft. (24 wet mils) for most applications. May be applied up to 3 gallons per 100 sq. ft. on approved horizontal substrates in one application, where applicable.

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:	-75°F to 380°F (Cured Film)
VOC Content:	<50 g/L MAX ASTM D 6694
Solar Reflectance:	0.87 Initial (White Only) 0.70 3-Yr. Aged
Thermal Emittance:	0.89 Initial (White Only) 0.90 3-Yr. Aged
SRI:	110 Initial (White Only) 86 3-Yr. Age



ROOFING

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



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.





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 I

____ 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: _____



PITCH

ROOFING DONE RIGHT

1-YEAR WORKMANSHIP WARRANTY GUARANTEE



Pitch Roofing stands behind the quality of our workmanship and the integrity of every roofing system we install.



QUALITY WORKMANSHIP

We install every roof system to the highest industry standards.



PREMIUM MATERIALS

We use top-tier materials designed for long-term performance.



PROFESSIONAL INSTALLATION

Our experienced crews ensure precise, code-compliant installation.



BUILT TO PROTECT

Your roof is built to withstand Florida's harshest conditions.



OUR COMMITMENT

We stand behind our work—because your investment matters.



Pitch Roofing backs all our installations as long as owner neglect from non-complaint vendors or roofers other than pitch conducting work on our systems and or adverse weather conditions synonymous with Florida's relentless storm season namely hurricanes.



THIS WARRANTY COVERS:

- Workmanship and installation labor
- Proper installation of all roofing components
- Leaks caused by workmanship errors

THIS WARRANTY DOES NOT COVER:

- Damage caused by owner neglect
- Work performed by non-compliant vendors or roofers other than Pitch Roofing
- Acts of God, including hurricanes and severe weather conditions

WALK-ON EXHIBIT B



Heritage Harbor Golf & Country Club Water Feature - Site Visit Report

Visit Date: 07/24/2026

Visit Notes:

We inspected the water features upon arrival and also met up with Jay while onsite to go over the history of the features and the current issues / pain points.

Issues to Address Now:

Filtration / Maintenance / Aesthetics

- The features have no intake screens, or filtration systems. We need to add intake screens into the lower basins and plumb 200sqft cartridge filters in with the pumps. This will help with ease of maintenance, longevity of the pumps and overall aesthetics when it comes to water quality.
- The plumbing is not aesthetically pleasing, the feature pumps are up by the front of the feature and covered up by old re-used yard signs. We will move the pumps further back, add vented motor covers, replace most of the current plumbing and run it tighter to the feature aiming to reduce its appearance.

Other Issues Noted:

The bricks and side walls have algae and calcium buildup present. Some of the tile inside the feature is cracked or missing pieces.

- While onsite for plumbing repairs: We would like to clean and acid wash the bricks and side walls around each feature before applying an algae resistant masonry sealer.
- The cleaning and sealing will help clean up the features quickly, while already onsite for the plumbing upgrades. Once it is cleaned up we can then get a better gauge on the scope of work needed as far as painting, stucco, brick and tile repairs. We then would put together a plan and proposals for the long term restoration of the feature.

Quotes Included for Review:

Quote QU-0843 \$7,250

- Water Feature Repairs Needed / Scope of Work: Provide and install (2) 200sq.ft. Pentair Cartridge Filters and (2) Intake Screens. We will move the feature pumps further back, redo the plumbing for the features, adding in the new cartridge filters and intake screens. Covers will be installed on the feature pump motors to help keep them shielded from the elements.

Quote QU-0844 \$2,600

- Water Feature Clean & Seal: We will clean and acid wash the bricks and side walls around each feature before applying an algae resistant masonry sealer.
- *This is for the bricks and walls directly surrounding each of the two water feature basins, not the entire center sign area in between the two features.



Site Visit Pictures





QUOTE

Heritage Harbor Golf & Country Club
19502 Heritage Harbor Pkwy
LUTZ FL 33558
USA

Date
6 Aug 2026

Expiry
4 Nov 2026

Quote Number
QU-0843

Fountain Kings Inc.
5668 Fishhawk Crossing
Blvd #155
LITHIA FL 33547
UNITED STATES

Water Feature Repairs

Water Feature Repairs Needed / Scope of Work: Provide and install (2) 200sq.ft. Pentair Cartridge Filters and (2) Intake Screens. We will move the feature pumps further back, redo the plumbing for the features, adding in the new cartridge filters and intake screens. Covers will be installed on the feature pump motors to help keep them shielded from the elements.

Item	Description	Quantity	Unit Price	Amount USD
WFR	Labor and Parts needed for the Water Feature Repairs: (2) 200sq.ft. Cartridge Filters, (2) Intake Screens, (2) Motor Covers, Misc 2in PVC Pipe & Fittings, Misc Electrical Parts Needed.	1.00	7,250.00	7,250.00
			Subtotal	7,250.00
			TOTAL TAX	0.00
			TOTAL USD	7,250.00

Terms

*Warranty: (1-year on Parts) (90-days on Labor)
This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at signing, remaining balance due NET30 from time of installation completion.
If you have any questions call or email, 813-833-8610 Contact@FountainKings.com
Name and Signature Required to Bind Quote:





QUOTE

Heritage Harbor Golf & Country Club
19502 Heritage Harbor Pkwy
LUTZ FL 33558
USA

Date 6 Aug 2026	Fountain Kings Inc. 5668 Fishhawk Crossing Blvd #155 LITHIA FL 33547 UNITED STATES
Expiry 4 Nov 2026	
Quote Number QU-0844	

Water Feature Clean & Seal

Water Feature Clean & Seal: We will clean and acid wash the bricks and side walls around each feature before applying an algae resistant masonry sealer.
*This is for the bricks and walls directly surrounding each of the two water feature basins, not the entire center sign area in between the two features.

Item	Description	Quantity	Unit Price	Amount USD
WFR	Water Feature Clean & Seal: All parts and labor for the above referenced scope of work.	1.00	2,600.00	2,600.00
			Subtotal	2,600.00
			TOTAL TAX	0.00
			TOTAL USD	2,600.00

Terms

*This document may contain trade secrets. Sharing this document with outside parties may be unlawful without approval from "Fountain Kings Inc."
This is not a bill, all estimates are subject to tax and shipping charges. Payment due NET30 from time of repair completion.
If you have any questions call or email, 813-833-8610 Contact@FountainKings.com
Name and Signature Required to Bind Quote:



EXHIBIT 8



RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A MEETING SCHEDULE TO DESIGNATE DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2026-2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**FY 26-27 Meeting Schedule**”); and

WHEREAS, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

1. **Adoption of Meeting Schedule** The FY 26-27 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 26-27 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2026.

Attest:

**Heritage Harbor Community
Development District**

Heath Beckett, Secretary

Shelley Grandon, Board of Supervisors Chair



Exhibit A

Notice of FY 2026/2027 Meeting Schedule Heritage Harbor Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Heritage Harbor Community Development District are scheduled to be held at 5:30 P.M. on the 2nd Tuesday at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida, as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Vesta District Services (“Vesta”), 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 extension 536, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District’s management company office, Vesta District Services at (321) 263-0132 extension 285 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the 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.

District Manager



FY 2027 Meeting Schedule Dates

FIRST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 5, 2026	October 6, 2026	October 7, 2026	October 1, 2026	October 2, 2026	
November 2, 2026	November 3, 2026	November 4, 2026	November 5, 2026	November 6, 2026	Election Day
December 7, 2026	December 1, 2026	December 2, 2026	December 3, 2026	December 4, 2026	
January 4, 2027	January 5, 2027	January 6, 2027	January 7, 2027	January 1, 2027	New Year
February 1, 2027	February 2, 2027	February 3, 2027	February 4, 2027	February 5, 2027	
March 1, 2027	March 2, 2027	March 3, 2027	March 4, 2027	March 5, 2027	
April 5, 2027	April 6, 2027	April 7, 2027	April 1, 2027	April 2, 2027	
May 3, 2027	May 4, 2027	May 5, 2027	May 6, 2027	May 7, 2027	
June 7, 2027	June 1, 2027	June 2, 2027	June 3, 2027	June 4, 2027	
July 5, 2027	July 6, 2027	July 7, 2027	July 1, 2027	July 2, 2027	Independence Day Observed
August 2, 2027	August 3, 2027	August 4, 2027	August 5, 2027	August 6, 2027	
September 6, 2027	September 7, 2027	September 1, 2027	September 2, 2027	September 3, 2027	Labor Day
SECOND					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 12, 2026	October 13, 2026	October 14, 2026	October 8, 2026	October 9, 2026	Columbus/Indigenous Peoples Day
November 9, 2026	November 10, 2026	November 11, 2026	November 12, 2026	November 13, 2026	Veterans Day
December 14, 2026	December 8, 2026	December 9, 2026	December 10, 2026	December 11, 2026	
January 11, 2027	January 12, 2027	January 13, 2027	January 14, 2027	January 8, 2027	
February 8, 2027	February 9, 2027	February 10, 2027	February 11, 2027	February 12, 2027	
March 8, 2027	March 9, 2027	March 10, 2027	March 11, 2027	March 12, 2027	
April 12, 2027	April 13, 2027	April 14, 2027	April 8, 2027	April 9, 2027	
May 10, 2027	May 11, 2027	May 12, 2027	May 13, 2027	May 14, 2027	
June 14, 2027	June 8, 2027	June 9, 2027	June 10, 2027	June 11, 2027	
July 12, 2027	July 13, 2027	July 14, 2027	July 8, 2027	July 9, 2027	
August 9, 2027	August 10, 2027	August 11, 2027	August 12, 2027	August 13, 2027	
September 13, 2027	September 14, 2027	September 8, 2027	September 9, 2027	September 10, 2027	
THIRD					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 19, 2026	October 20, 2026	October 21, 2026	October 15, 2026	October 16, 2026	
November 16, 2026	November 17, 2026	November 18, 2026	November 19, 2026	November 20, 2026	
December 21, 2026	December 15, 2026	December 16, 2026	December 17, 2026	December 18, 2026	
January 18, 2027	January 19, 2027	January 20, 2027	January 21, 2027	January 15, 2027	Martin Luther King Jr Day
February 15, 2027	February 16, 2027	February 17, 2027	February 18, 2027	February 19, 2027	President's Day (Vesta holiday)
March 15, 2027	March 16, 2027	March 17, 2027	March 18, 2027	March 19, 2027	
April 19, 2027	April 20, 2027	April 21, 2027	April 15, 2027	April 16, 2027	
May 17, 2027	May 18, 2027	May 19, 2027	May 20, 2027	May 21, 2027	
June 21, 2027	June 15, 2027	June 16, 2027	June 17, 2027	June 18, 2027	Juneteenth Independence Day (19th)
July 19, 2027	July 20, 2027	July 21, 2027	July 15, 2027	July 16, 2027	
August 16, 2027	August 17, 2027	August 18, 2027	August 19, 2027	August 20, 2027	
September 20, 2027	September 21, 2027	September 15, 2027	September 16, 2027	September 17, 2027	
FOURTH					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 22, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 23, 2026	December 24, 2026	December 25, 2026	Xmas Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 22, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 24, 2027	March 25, 2027	March 26, 2027	Good Friday
April 26, 2027	April 27, 2027	April 28, 2027	April 22, 2027	April 23, 2027	
May 24, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 23, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 22, 2027	July 23, 2027	
August 23, 2027	August 24, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 22, 2027	September 23, 2027	September 24, 2027	
LAST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 29, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 30, 2026	December 31, 2026	December 25, 2026	New Year's Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 29, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 31, 2027	March 25, 2027	March 26, 2027	
April 26, 2027	April 27, 2027	April 28, 2027	April 29, 2027	April 30, 2027	
May 31, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 30, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 29, 2027	July 30, 2027	
August 30, 2027	August 31, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 29, 2027	September 30, 2027	September 24, 2027	

CALENDAR REMINDERS

- **November (Even Year)** General Elections - New Supervisors assume office 2nd Tuesday after General Election
- **April** Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- **May** Budget Discussion (Workshop) and Approve Preliminary (high water) Budget
- **July** Set Next Year's Meeting Schedule Dates
- **August** Budget/Assessment Public Hearings & Adopt Budget



EXHIBIT 9



**Heritage Harbor
Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 - September 30, 2027**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐



Heritage Harbor Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 - September 30, 2027

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐



**Heritage Harbor Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 - September 30, 2027**

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

The above Performance Measures and Standards for FY 2027 were established by Heritage Harbor Community Development District Board of Supervisors on _____.

Heath Beckett, District Manager

Shelley Grandon, Chair
Board of Supervisors

The Heritage Harbor Community Development District FY 2027 Report of Achieved Goals and Objectives was approved on _____.

District Manager

Chair
Board of Supervisors



EXHIBIT 10



**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 July 14, 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

Also present were:

Russ Rossi (S4)	Board Supervisor, Vice Chairman <i>(Virtually)</i>
James Kelbaugh (S5)	Board Supervisor, Assistant Secretary <i>(Virtually)</i>
Barry Jeskewich	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Tracy Robin	District Counsel, Straley Robin Vericker
Tyson Waag	District Engineer, Stantec
John Panno	Golf Course Manager (Joined In-progress)
Martin Ford	Golf Course Superintendent
Charles Conover	Double Bogeys Tavern & Grille
David Gilleland	Double Bogeys Tavern & Grille
Adam Rhum	Account Manager, Greenview Landscape
Tom Prickett	Rayco Industries <i>(Virtually)</i>
Tim Gay	Blue Wave Lighting
Susan Eisenstadt	Project Manager, Enercon <i>(Virtually)</i>
Grace Tsounis	Enercon <i>(Virtually)</i>
Sean Mannemara	Enercon <i>(Virtually)</i>

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS
(Limited to 3 minutes per individual for agenda items)

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

BUSINESS MATTERS

A. District Engineer – *Tyson Waag, Stantec*

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

The Board was updated on the recent developments and schedule for the reclaimed water meter project. Construction is scheduled to begin July 21 and should be completed within four months.

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

C. Exhibit 2: Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*

The Board was advised of recent sales and events and the impact the recent golf course closure had on sales.

1. EXHIBIT 3: Discussion on Sign Upgrade (Lutz Lake Fern/Heritage Harbor)

Mr. Robin recommended consulting with an attorney who is familiar with current sign ordinances.

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved funding 50% of the cost to upgrade the sign on Lutz Lake Fern at Heritage Harbor Parkway, pending Double Bogeys approval, for Heritage Harbor Community Development District.

2. Discussion on Restaurant Storage

The Board discussed the loss of both restaurant storage areas to construction at the clubhouse. Board consensus was for the HOA to address since displacement was a result of the HOA construction project.

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

Mr. Jeskewich presented a report from Mr. Kurth who was unable to attend.

~~1. Consideration of Premier Lakes Proposal(s)~~

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

Supervisors requested new plantings and discussed concerns with the decreasing OLM inspection scores.

1. OLM Inspection – June 18, 2026 – 92.5%

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

This item was deferred to the next meeting.

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

Mr. Panno will forward an update to Mr. Beckett for the next meeting. Mr. Robin will follow up on the contract, Mr. Bush will connect with Mr. Waag and Mr. Kurth regarding the depth of the driving range pond.

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

This item was discussed out of order prior to III.F.1. Discussion on Greens Replacement Project

Mr. Panno and Mr. Ford discussed the golf course condition and a washout along the cart path. Supervisors were advised of an arborist's recommendation to fell a dead oak tree that had lost a large limb.

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved the removal of a dead oak tree for an amount not to exceed \$4,000.00, for Heritage Harbor Community Development District.

Trees on the golf course were further discussed: The Cypress are not dying, but do need water, there are dead pine trees at green 15 that need to be removed, and other trees need to be trimmed, the trees at green 5 are not dying but do need to be raised. Clearing the area will cost about \$3,250.00. Mr. Panno will connect with Mr. Waag regarding the removal of some Brazilian peppers that may be in the conservation area.

Mr. Panno reported on the golf course finances. Discussion followed on improving the condition of the recently aerated greens, staffing shortages, and staff performance.

Mr. Ford was asked to source an agency to blow-out the drains.

A comment was made regarding cleanliness and implementing package rates.

Mr. Bush was asked to assist with Green #4. Mr. Bush will arrange for the installation of bollards.

A comment was made on finding opportunities for improvement.

The meeting was paused at 7:29 p.m. and resumed at 7:32 p.m.

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

Mr. Bush reviewed the Field Operations Report.

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

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved the Pitch Proposal to Re-seal Clubhouse Exterior Envelope in the amount of \$12,135.00, for Heritage Harbor Community Development District.

Mr. Robin will draft the agreement.

2. EXHIBIT 7: Consideration of Lou Phillips Painting Proposals

a. Bathroom and Guardhouse Exterior - \$5,500.00 – *Previously Presented*



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

109 On a MOTION by Supervisor Witt, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the
110 Board approved the Lou Phillips Painting proposal to paint the bathroom and guardhouse
111 exterior in the amount of \$5,500.00, for Heritage Harbor Community Development District.

112 Mr. Robin will draft the agreement.

- 113 3. EXHIBIT 8: Discussion on Holiday Lighting

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

115 b. Blue Wave Lighting - \$14,225.00

116 Mr. Gay presented the Blue Wave Lighting proposal. Supervisor
117 Grandon requested the Holiday Lighting line item in the FY 2027
118 budget be increased to accommodate the additional cost.

119 Comments were heard on trying something new due to the
120 problems encountered during the previous holiday season, and
121 negotiating a better price.

122 Mr. Gay agreed to reduce the cost of the Blue Wave Lighting
123 proposal to \$14,000.00.

124 On a MOTION by Supervisor Grandon, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR,
125 the Board approved Blue Wave Lighting to provide holiday lighting for an amount not to exceed
126 \$14,000.00, for Heritage Harbor Community Development District.

127 Mr. Gay will provide options for the board to consider at the next
128 meeting.

129 Mr. Bush advised that he had requested proposals for the fountain water
130 pump.

131 H. District Manager —~~Heath Beckett~~ Barry Jeskewich, Vesta District Services

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

134 ➤ Seat 4: Russell Rossi (Unopposed)

135 ➤ Seat 5: James Kelbaugh (Unopposed)

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



On a MOTION by Supervisor Witt, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-03, Designating Officers**, updating the Treasurer, for Heritage Harbor Community Development District.

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

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-04, Designating Signatories**, for Heritage Harbor Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

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

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held June 9, 2026, for Heritage Harbor Community Development District.

B. EXHIBIT 11: Acceptance of the Audited FY 2025 Financial Statements

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the Board accepted the Audited FY 2025 Financial Statements, for Heritage Harbor Community Development District.

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

On a MOTION by Supervisor Witt, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the Board accepted the Unaudited May 2026 Financial Statements, for Heritage Harbor Community Development District.

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

Supervisor Witt asked for Mr. Beckett to follow up on the recipients listed to receive reports from SWFWMD.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. on August 11, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, Florida 33558.

Quorum was confirmed for the next scheduled regular meeting. Supervisor Rossi plans to attend virtually.



EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

District Manager

- Confirm SWFWMD reports are being received by Vesta

NINTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:00 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 August 11, 2026.

□ Heath Beckett, Assistant Secretary

□ Shelley Grandon, Chair

EXHIBIT 11



Heritage Harbor Community Development District

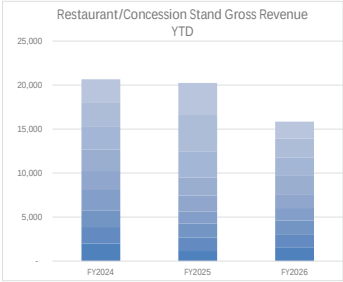
Financial Statements (Unaudited)

June 30, 2026



Financial Snapshot - General Fund				
Revenue: Net Assessments % Collected YTD				
	FY 2025 YTD	FY 2026 YTD	FY 2026 Budget	
General Fund	98.6%	100.5%	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	\$183,304	\$ 235,859	\$ 413,343	
Field	432,926	471,445	645,308	
Total General Fund	\$ 616,230	\$ 707,303	\$ 1,058,651	
% of Actual Expenditures Spent of Budgeted Expenditures	58%	66%	99%	
Cash and Investment Balances				
	Prior Year YTD	Current Year YTD		
Operating Accounts	\$1,563,418	\$ 1,743,726		

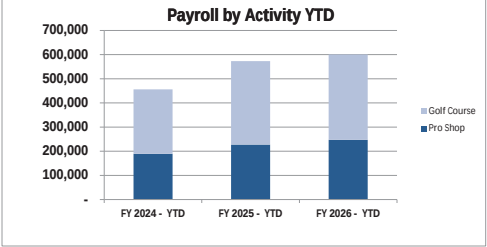
Financial Snapshot - Enterprise Fund - Restaurant/Pro Shop			
Pro Shop Concession Stand Gross Revenue YTD			
	FY2024	FY2025	FY2026
October	1,994	1,143	1,505
November	1,881	1,545	1,472
December	1,896	1,588	1,637
January	2,307	1,353	1,411
February	2,161	1,827	1,577
March	2,418	2,048	2,075
April	2,596	2,922	2,109
May	2,808	4,264	2,113
June	2,596	3,556	1,944
July	2,752	3,982	
August	2,185	1,744	
September	2,144	1,465	
Yearly Total	\$ 27,738	\$ 27,436	\$ 15,842



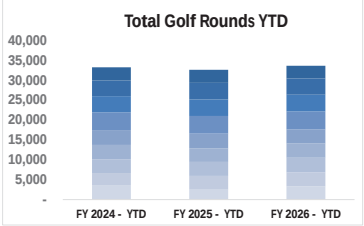
Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual	Actual	Actual	Budget
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD	FY 2026
Golf Course	\$1,429,080	\$1,551,979	\$ 1,670,634	\$ 1,751,000
Pro Shop	73,718	84,137	84,766	76,800
Cost of Goods Sold	(34,297)	(47,846)	(44,988)	(39,800)
Total Gross Profit	\$ 1,468,501	\$ 1,588,270	\$ 1,710,413	\$ 1,788,000
Expenses by Golf Activity				
	Actual	Actual	Actual	Budget
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD	FY 2026
Golf Course	\$582,848	\$693,520	\$ 786,371	\$ 1,147,809
Pro Shop	351,478	380,001	379,643	573,610
Total Expenses	\$ 934,326	\$ 1,073,521	\$ 1,166,014	\$ 1,721,419
Net Income (Loss) by Golf Activity				
	Actual	Actual	Actual	Budget
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD	FY 2026
Golf Course	\$2,011,928	\$858,459	\$ 884,263	\$ 603,191
Pro Shop	(312,057)	(343,710)	(339,864)	(536,610)
Total Net Income (Loss) B4 Depreciation	\$ 1,699,871	\$ 514,749	\$ 544,399	\$ 66,581
Total Depreciation Expense	-	-	-	-
Total Net Income (Loss) After Depreciation	\$ 1,699,871	\$ 514,749	\$ 544,399	\$ 66,581

Payroll by Activity	Actual	Actual	Actual
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
Golf Course			
Payroll- Hourly	\$ 220,319	\$ 291,094	\$ 296,290
FICA Taxes	28,801	37,731	38,581
Life and Health Insurance	17,749	16,881	18,029
Total Golf Course	266,869	345,706	352,899
Pro Shop			
Payroll- Hourly	153,085	182,204	196,877
FICA Taxes	20,676	24,654	26,696
Life and Health Insurance	15,332	20,766	23,987
Total Pro Shop	189,093	227,624	247,560
Total Payroll	\$ 455,962	\$ 573,330	\$ 600,459
% of Revenues	31.05%	36.10%	35.11%



Actual Rounds of Golf by Month			
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
October	3,516	2,518	3,385
November	3,171	3,462	3,501
December	3,467	3,512	3,660
January	3,629	3,408	3,609
February	3,732	3,727	3,519
March	4,470	4,460	4,546
April	4,110	4,168	4,229
May	3,947	4,167	4,084
June	3,323	3,314	3,207
July	3,122	3,328	
August	2,686	2,970	
September	2,609	2,931	
Total Round	41,782	41,965	33,740



Heritage Harbor CDD
Balance Sheet
June 30, 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	\$ 392,237	\$ -	\$ -	\$ -	\$ -	\$ 392,237
3 CASH - HANCOCK WHITNEY OPERATING	1,330,539	-	-	-	-	1,330,539
4 CASH - HANCOCK WHITNEY LOAN	20,950	-	-	-	4,906	25,856
5 CASH - BU GOLF ACCOUNT	-	-	794,914	-	-	794,914
6 CASH - BU GOLF MONEY MARKET			1,863,618			1,863,618
7 CASH - TRUIST	-	-	27,540	-	-	27,540
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	6,664	-	1,168	-	-	7,832
16 UNDEPOSITED FUNDS	1,825	-	-	-	-	1,825
17 ON ROLL ASSESSMENT RECEIVABLE	-	-	-	-	-	-
18 DEPOSITS	1,890	-	3,456	-	-	5,346
19 PREPAID	1,025	-	-	-	-	1,025
20 DUE FROM OTHER FUNDS	-	880,525	-	-	-	880,525
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	1,755,130	880,525	2,724,597	135	4,936	5,365,324



Heritage Harbor CDD
Balance Sheet
June 30, 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	\$ 1,755,130	\$ 880,525	\$ 4,821,069	\$ 135	\$ 4,936	\$ 7,461,795
42 LIABILITIES						
43 ACCOUNTS PAYABLE	\$ 38,991	\$ -	\$ 158,888	\$ -	\$ -	\$ 197,879
44 DEFERRED ON ROLL ASSESSMENTS	-	-	-	-	-	-
45 SALES TAX PAYABLE	-	-	5,182	-	-	5,182
46 ACCRUED EXPENSES	-	-	-	-	-	-
47 GIFT CERTIFICATES	-	-	-	-	-	-
48 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
49 DUE TO OTHER FUNDS	880,525	-	-	-	-	880,525
50 RIGHT TO USE LIABILITIES	-	-	23,011	-	-	23,011
51 TOTAL LIABILITIES	925,516	-	187,082	-	-	1,112,597
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	826,699	880,525	4,630,531	135	4,936	6,342,826
59 TOTAL FUND BALANCE	829,615	880,525	4,633,987	135	4,936	6,349,198



Heritage Harbor CDD

Balance Sheet

June 30, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60 TOTAL LIABILITIES & FUND BALANCES	\$ 1,755,130	\$ 880,525	\$ 4,821,069	\$ 135	\$ 4,936	\$ 7,461,795



Heritage Harbor CDD
General Fund
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of June	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	\$ 17,087	\$ 951,678	\$ 5,110	101%
3 RESTAURANT LEASE	61,632	4,800	43,200	(18,432)	70%
4 RESTAURANT COMMISSION	-	-	4,037		
5 INTEREST	1,000	1,035	10,631	9,631	1063%
6 FUND BALANCE FORWARD	55,452	-	-	(55,452)	
7 MISC. REVENUE	-	-	4,974	4,974	
8 TOTAL REVENUE	1,064,652	22,922	1,014,519	(50,133)	95%
9 EXPENDITURES					
10 ADMINISTRATIVE					
11 SUPERVISORS' COMPENSATION	12,000	800	5,800	(6,200)	48%
12 PAYROLL TAXES & SERVICE	2,129	82	637	(1,492)	30%
13 ENGINEERING SERVICES	10,000	1,469	15,832	5,832	158%
14 LEGAL SERVICES	25,000	2,016	49,057	24,057	196%
15 DISTRICT MANAGEMENT	71,539	5,962	53,654	(17,885)	75%
16 DISSEMINATION FEE	2,000	-	2,000	-	100%
17 AUDITING SERVICES	6,500	-	-	(6,500)	0%
18 POSTAGE & FREIGHT	1,500	47	479	(1,021)	32%
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	68	1,164	(36)	97%
22 MISC. (BANK FEES, BROCHURES & MISC)	1,500	-	-	(1,500)	0%
23 WEBSITE HOSTING & MANAGEMENT	2,115	50	1,615	(500)	76%
24 EMAIL HOSTING	1,500	-	350	(1,150)	23%
25 OFFICE SUPPLIES	200	-	208	8	104%
26 ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
27 ALLOCATION OF HOA SHARED EXPENDITURES	38,000	1,999	26,071	(11,929)	69%
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	4,589	54,600	(400)	99%
31 STATE SALES TAX	4,314	-	-	(4,314)	0%
32 TOTAL ADMINISTRATIVE	413,343	17,081	235,859	(177,484)	57%
33 FIELD OPERATIONS					
34 PAYROLL	61,247	4,820	43,935	(17,312)	72%
35 FICA, TAXES & PAYROLL FEES	9,668	653	6,617	(3,051)	68%
36 LIFE AND HEALTH INSURANCE	10,849	1,207	10,843	(6)	100%
37 CONTRACT- GUARD SERVICES	62,000	8,409	55,272	(6,728)	89%
38 CONTRACT-LANDSCAPE	156,144	12,440	123,400	(32,744)	79%
39 CONTRACT-LAKE	42,000	3,400	41,378	(622)	99%
40 CONTRACT-GATES	55,000	4,645	41,534	(13,466)	76%
41 GATE - COMMUNICATIONS - TELEPHONE	5,600	516	4,566	(1,034)	82%
42 UTILITY-GENERAL	110,000	8,766	78,585	(31,415)	71%
43 R&M-GENERAL	6,500	2,250	4,801	(1,699)	74%
44 R&M-GATE	5,000	-	1,914	(3,086)	38%
45 R&M-OTHER LANDSCAPE	36,700	3,900	32,440	(4,260)	88%
46 R&M-IRRIGATION	6,000	800	4,050	(1,950)	68%
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	1,600	13,909	(14,691)	49%
51 TOTAL FIELD OPERATIONS	645,308	53,406	471,445	(173,863)	73%
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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
55 TOTAL EXPENDITURES	1,064,651	70,487	707,303	(357,348)	66%
56 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(47,565)	307,216	307,215	
57 OTHER FINANCING SOURCES & USES					
58 TRANSFERS IN	-	-	-	-	
59 TRANSFERS OUT	-	-	(228,862)	(228,862)	
60 TOTAL OTHER FINANCING RESOURCES & USES	-	-	(228,862)	(228,862)	
61 FUND BALANCE - BEGINNING - UNAUDITED	-		751,261	751,261	
62 NET CHANGE IN FUND BALANCE	1	(47,565)	78,354	78,353	
63 FUND BALANCE - ENDING - PROJECTED	1		829,615	829,614	
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)		826,699		
70 TOTAL FUND BALANCE	\$ 1		\$ 829,615		

Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to June 30, 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	\$ 240,410	\$ 1,291
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	239,219	240,410	1,191
5 EXPENDITURES			
6 HOA RESERVE CONTRIBUTION	29,700	16,425	(13,275)
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	16,425	(222,794)
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	223,985	223,985
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	-	223,985	223,985
18 FUND BALANCE - ENDING	\$ -	\$ 880,525	\$ 880,525

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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of June	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	\$ 116,220	\$ 1,539,629	\$ (110,371)	93%
4 RANGE BALLS	95,000	8,139	87,446	-	92%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	4,865	43,558	-	871%
7 TOTAL GOLF COURSE REVENUE	1,751,000	129,223	1,670,634	(110,371)	95%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	421	4,755	1,555	149%
10 GOLF BALL SALES	35,000	4,704	42,206	7,206	121%
11 GLOVES SALES	10,000	1,296	11,631	1,631	116%
12 HEADWEAR SALES	3,000	411	4,406	1,406	147%
13 LADIES' WEAR SALES	100	-	170	70	170%
14 MEN'S WEAR SALES	1,500	116	2,090	590	139%
15 CONCESSION SALES	23,000	1,880	15,437	(7,563)	67%
16 MISCELLANEOUS	1,000	429	4,073	3,073	407%
17 TOTAL PRO SHOP REVENUE	76,800	9,257	84,766	7,966	110%
18 TOTAL OPERATING REVENUE	1,827,800	138,481	\$ 1,755,400	(72,400)	96%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000	3,365	28,115	7,115	134%
21 GLOVES	6,000	-	3,437	(2,563)	57%
22 HEADWEAR	1,700	-	2,517	817	148%
23 LADIES' WEAR	200	-	-	(200)	0%
24 MEN'S WEAR	2,400	-	2,419	19	101%
25 MISCELLANEOUS	8,500	1,128	8,500	0	100%
26 TOTAL COST OF GOODS SOLD	39,800	4,493	\$ 44,988	5,188	113%
27 GROSS PROFIT	\$ 1,788,000	\$ 133,987	\$ 1,710,413	\$ (77,587)	96%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 465,000	\$ 36,209	\$ 296,290	\$ (168,710)	64%
31 INCENTIVE	7,000	-	-	(7,000)	0%
32 FICA TAXES & ADMINISTRATIVE	55,000	4,546	38,581	(16,419)	70%
33 LIFE AND HEALTH INSURANCE	40,000	2,177	18,029	(21,971)	45%
34 ACCOUNTING SERVICES	4,880	407	3,660	(1,220)	75%
35 CONTRACTS-SECURITY ALARMS	1,000	-	180	(820)	18%
36 COMMUNICATION-TELEPHONE	3,600	382	3,365	(235)	93%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	1,437	11,704	(5,296)	69%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	834	8,142	1,142	116%
40 UTILITY-WATER AND SEWER	7,616	593	4,720	(2,896)	62%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	11,097	76,414	(58,586)	57%
42 LEASE - ICE MACHINES	1,600	-	750	(850)	47%
43 INSURANCE-PROPERTY and GENERAL LIABILITY	74,844	1,189	74,273	(571)	99%
44 R&M-BUILDINGS	7,000	-	229	(6,771)	3%
45 R&M-EQUIPMENT	40,000	1,541	18,115	(21,885)	45%
46 R&M-FERTILIZER	90,000	1,268	26,974	(63,026)	30%
47 R&M-IRRIGATION	20,000	1,362	5,598	(14,402)	28%
48 R&M-GOLF COURSE	18,000	4,374	150,399	132,399	836%
49 R&M-PUMPS	11,000	-	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	162	5,272	(1,728)	75%



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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	2,692	12,726	(11,274)	53%
54 RECLAIMED WATER	30,000	-	-	(30,000)	0%
55 OP SUPPLIES - HAND TOOLS	5,000	482	3,906	(1,094)	78%
56 SUPPLIES - SAND/TOP DRESSING	10,000	5,392	10,224	224	102%
57 SUPPLIES - SEEDS	50,000	-	12,417	(37,583)	25%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	60	771	(198)	80%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	1,147,809	76,206	786,371.30	(361,438)	69%
61 PRO SHOP					
62 PAYROLL- HOURLY	295,000	22,533	196,877	(98,123)	67%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	3,045	26,696	(11,304)	70%
65 LIFE AND HEALTH INSURANCE	34,000	2,948	23,987	(10,013)	71%
66 ACCOUNTING SERVICES	4,880	407	3,660	(1,220)	75%
67 CONTRACT-SECURITY ALARMS	1,000	60	299	(701)	30%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	11,000	1,120	9,132	(1,868)	83%
70 LEASE-CARTS	141,100	8,744	85,583	(55,517)	61%
71 R&M-GENERAL	7,000	215	8,698	1,698	124%
72 R&M-RANGE	10,000	-	9,855	(145)	99%
73 ADVERTISING	2,000	-	1,100	(900)	55%
74 MISC-BANK CHARGES	500	120	1,157	657	231%
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	-	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	1,118	8,766	1,566	122%
83 TOTAL PRO SHOP	573,610	40,309	379,643	(193,967)	66%
84 Capital Projects - Golf	-	128,013	144,676	144,676	0%
85 TOTAL EXPENSES	1,721,419	244,529	1,310,690	(410,729)	76%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	66,581	(110,542)	399,723	333,142	
87 OTHER FINANCING SOURCES & USES					
88 TRANSFERS IN	-	20,848	382,668		
89 TRANSFERS OUT	-	(20,848)	(382,668)		
90 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-		
91 FUND BALANCE - BEGINNING - UNAUDITED	-		4,234,264		
92 NET CHANGE IN FUND BALANCE	66,581		399,723		
93 FUND BALANCE - ENDING - PROJECTED	66,581		4,633,987		
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	-		3,456		
97 CAPITAL RESERVES	-		-		
98 OPERATING CAPITAL	-		-		
99 UNASSIGNED	-		4,630,531		
100 TOTAL FUND BALANCE	\$ -		\$ 4,633,987		



Heritage Harbor CDD
Debt Service Series 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1 <u>REVENUE</u>		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 150,807	\$ -
3 INTEREST REVENUE	-	136
4 MISC REVENUE	-	2,921
5 <u>TOTAL REVENUE</u>	150,807	3,057
6 <u>EXPENDITURES</u>		
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 <u>TOTAL EXPENDITURES</u>	152,938	152,939
13 <u>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</u>	(2,131)	(149,882)
14 <u>OTHER FINANCING SOURCES (USES)</u>		
15 TRANSFERS IN	-	149,968
16 TRANSFERS OUT	-	-
17 <u>TOTAL OTHER FINANCING SOURCES (USES)</u>	-	149,968
18 FUND BALANCE - BEGINNING		49
19 NET CHANGE IN FUND BALANCE	(2,131)	86
20 <u>FUND BALANCE - ENDING</u>	\$ (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 June 30, 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

EXHIBIT 12



HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
	REVENUE					
1	SPECIAL ASSESSMENTS - ON-ROLL	\$ 959,473	\$ 958,283	\$ 946,568	\$ 852,185	\$ (94,384)
2	RESTAURANT LEASE	57,600	57,600	61,632	61,632	-
3	RESTAURANT COMMISSION	8,543	8,086	-	-	-
4	INTEREST	22,288	15,965	1,000	1,000	-
5	MISCELLANEOUS	1,252	-	-	-	-
6	FUND BALANCE FORWARD	-	-	55,452	4,000	(51,452)
7	TOTAL REVENUE:	1,049,156	1,039,933	1,064,652	918,817	(145,835)
8						
9	EXPENDITURES					
10	ADMINISTRATIVE:					
11	SUPERVISORS' COMPENSATION	10,600	8,600	12,000	12,000	-
12	PAYROLL TAXES & SERVICE	875	861	2,129	2,129	-
13	ENGINEERING SERVICES	5,240	10,012	10,000	10,000	-
14	LEGAL SERVICES	20,004	51,232	25,000	25,000	-
15	DISTRICT MANAGEMENT	69,455	69,455	71,539	74,401	2,862
16	DISSEMINATION FEE	2,000	2,000	2,000	-	(2,000)
17	AUDITING SERVICES	12,700	6,300	6,500	6,500	-
18	POSTAGE & FREIGHT	436	285	1,500	1,500	-
19	INSURANCE (Liability, Property and Casualty)	19,271	20,102	22,323	22,323	-
20	PRINTING & BINDING	-	-	1,500	1,500	-
21	LEGAL ADVERTISING	1,078	860	1,200	1,200	-
22	MISC. (BANK FEES, BROCHURES & MISC)	568	49	1,500	1,500	-
23	WEBSITE HOSTING & MANAGEMENT	1,598	1,515	2,115	2,115	-
24	EMAIL HOSTING	600	600	1,500	1,500	-
25	OFFICE SUPPLIES	264	197	200	200	-
26	ANNUAL DISTRICT FILING FEE	175	175	175	175	-
27	ALLOCATION OF HOA SHARED EXPENDITURES	60,276	26,797	38,000	38,000	-
28	TRUSTEE FEE	2,155	1,616	4,041	-	(4,041)
29	SERIES 2021 BANK LOAN	153,169	153,673	150,807	-	(150,807)
30	RESTAURANT EXPENSES	72,831	55,815	55,000	55,000	-
31	STATE SALES TAX	-	-	4,314	4,314	-
32	TOTAL ADMINISTRATION	433,295	410,143	413,343	259,357	(153,986)
33						
34	FIELD OPERATIONS					
35	PAYROLL	55,498	51,972	61,247	61,247	-
36	FICA, TAXES & PAYROLL FEES	19,888	6,496	9,668	9,668	-
37	LIFE AND HEALTH INSURANCE	10,948	11,010	10,849	15,000	4,151
38	CONTRACT- GUARD SERVICES	51,621	51,997	62,000	62,000	-
39	CONTRACT-LANDSCAPE	137,840	146,880	156,144	156,144	-
40	CONTRACT-LAKE	38,860	35,732	42,000	42,000	-
41	CONTRACT-GATES	52,446	51,734	55,000	55,000	-
42	GATE - COMMUNICATIONS - TELEPHONE	4,967	5,490	5,600	5,600	-
43	UTILITY-GENERAL	105,353	103,108	110,000	110,000	-
44	R&M-GENERAL	3,717	14,583	6,500	6,500	-
45	R&M-GATE	1,160	858	5,000	5,000	-
46	R&M-OTHER LANDSCAPE	21,368	33,289	36,700	36,700	-
47	R&M-IRRIGATION	3,300	6,850	6,000	6,000	-
48	R&M-TREES AND TRIMMING	14,760	28,400	28,000	28,000	-
49	R&M-PARKS & FACILITIES	12,972	5,225	12,000	12,000	-

HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
50 MISC-HOLIDAY DÉCOR	7,480	9,400	10,000	14,000	4,000
51 MISC-CONTINGENCY	23,142	34,158	28,600	28,600	-
52 TOTAL FIELD OPERATIONS	565,320	597,182	645,308	653,459	8,151
53					
54 RENEWAL & REPLACEMENT RESERVE					
55 NEW RESERVE STUDY	-	-	6,000	6,000	-
56 HOA RESERVE CONTRIBUTION	1,825	-	-	-	-
57 TOTAL RENEWAL & REPLACEMENT RESERVE	1,825	-	6,000	6,000	-
58					
59 TOTAL EXPENDITURES	1,000,439	1,007,325	1,064,652	918,817	(145,835)
60					-
61 EXCESS REVENUES OVER (UNDER) EXPEND.	48,716	32,608	-	-	-
62					
63 OTHER FINANCING SOURCES & USES					
64 TRANSFER IN (OUT) OF GENERAL FUND	2,885	-	-	-	-
65 NET CHANGE IN FUND BALANCE	51,601	32,608	-	-	-
66					
67 FUND BALANCE - BEGINNING	667,132	718,733	718,733	751,341	32,608
68 NET CHANGE IN FUND BALANCE	51,601	32,608	-	-	-
69 USE OF FUND BALANCE FORWARD	-	-	(55,452)	(4,000)	51,452
70 FUND BALANCE - ENDING - PROJECTED	\$ 718,733	\$ 751,341	\$ 663,281	\$ 747,341	\$ 84,060

HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUES					
SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 242,379	\$ 242,078	\$ 239,119	\$ 333,500	\$ 94,381
INTEREST			100	100	-
TOTAL REVENUES	242,379	242,078	239,219	333,600	94,381
EXPENDITURES					
HOA RESERVE CONTRIBUTION	20,075	21,900	29,700	29,700	-
SITE RESERVE CONTRIBUTION	-	-	44,000	44,000	-
CAPITAL IMPROVEMENT PLAN	72,899	17,674	40,000	40,000	-
FUND BALANCE CONTRIBUTION	-	-	125,519	219,900	94,381
TOTAL EXPENDITURES	92,974	39,574	239,219	333,600	94,381
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	149,405	202,505	-	-	-
FUND BALANCE					
FUND BALANCE - BEGINNING	304,550	453,954	453,954	656,459	202,505
NET CHANGE IN FUND BALANCE	149,405	202,505	-	-	-
FUND BALANCE - ENDING - PROJECTED	\$ 453,954	\$ 656,459	\$ 453,954	\$ 656,459	\$ 202,505



HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	BUDGETED AMOUNT	COMMENTS/SCOPE OF SERVICE
	ADMINISTRATIVE:			
1	Supervisors' Compensation		12,000	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
2	Payroll Taxes & Service		2,129	As an employer, the Distric is required to pay this tax.
3	Engineering Services	Stantec	10,000	The District has engaged Stantec, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the
4	Legal Services	Straley, Robin, Vericker	25,000	Straley, Robin, Vericker provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
5	District Management	DPFG	74,401	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compesation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPFG-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on February 1, 2018, which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District Management Agreement in addition to the District Management COL increase
6	Auditing Services	DiBartolmeo	6,500	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP
7	Postage & Freight	CDD	1,500	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings.
8	Insurance (Liability, Property, Casualty)	Egis	22,323	The District obtains general liability, property, and public officials insurance.
9	Printing & Binding	CDD	1,500	Printing of District packages, mail printings and other special projects
10	Legal Advertising	Times Publishing	1,200	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
11	Miscellaneous (Bank Fees, , Misc)	Banking/Misc.	1,500	The District pays fees to various fiancial institutions for its bank accounts.
12	Website Hosting & Management	Innersync	2,115	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness
13	EMAIL HOSTING	Vglobaltech	1,500	Vglobaltech - Waiting on Proposal, approximately \$1,200 annually for up to 10 email addresses
14	Office Supplies	Miscellaneous	200	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget.
15	Annual District Filing Fee	Department of Economic Opportunity	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
16	Allocation of HOA Shared Expenditures		38,000	Per District's agreement with the HOA, cost share of certain HOA expenses that benefit the District
17	RESTAURANT EXPENSES	Double Bogey's	55,000	Additional repair and replacement costs associated to the District's obligation to sublease the restaurant.
18	STATE SALES TAX	Double Bogey's	4,314	Estimated State Sales tax, due to revenue share from Double Bogey's sub lease
19	ADMINISTRATIVE TOTAL:		259,357	
20				
21	FIELD:			
22	Payroll	Innovation	61,247	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA (80% CDD Share is GF & 20% is Restaurant Share)
23	FICA Taxes	Innovation	9,668	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
24	Life & Health Insurance	Innovation	15,000	Two full time employees and one part time employee. Costs are shared 50/50 with the HOA.
25	Contract - Guard Services	Hillborough County Sheriff	62,000	The District has a contract with Hillsborough County Sheriff to provide rover and security services for the District. The HOA pays for 30% of the total of \$115,000.
26	Contract - Landscape	Greenview Landscape & OLM	156,144	Monthly amount is \$11,440. Anticipate COL increase OLM landscape inspection is \$1,000 monthly

HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	BUDGETED AMOUNT	COMMENTS/SCOPE OF SERVICE
27	Contract - Lake Maintenance	Steadfast Environmental	42,000	Steadfast manages 88 waterways with a minimum of 4 events monthly; providing algae and aquatic weed control as well as shoreline grass control. Additional services include the removal of normal size trash and debris items. Anticipate COL increase
28	Contract - Gate Security Monitoring	Envera	55,000	Contract provides for monitoring and database services (\$4507.98 monthly)
29	Gate Telephone Communications	Frontier	5,600	Contracts with Frontier provide for East (\$352 monthly) & West Gate (\$111 monthly) telephone/internet service. (includes estimates for taxes and surcharges)
30	Utility - General	TECO	110,000	Includes streetlight as well as water
31	R&M General		6,500	As needed
32	R&M Gate		5,000	As needed
33	R&M Other Landscape	Greenview Landscape	36,700	Pursuant to the contract mulch is \$15,000 and Seasonal Plant Installation is \$21,700 annually
34	R&M Irrigation		6,000	The District will incur expenses for irrigation repairs and replacements.
35	R&M Trees & Trimming		28,000	The District will incur expenses for tree pruning.
36	R&M Parks & Facilities		12,000	The District will incur expenses for parks and facilities. Possilbe pressure washing of equipment - Last done in 2024
37	MISC - Holiday Décor		14,000	The District will incur expenses for annual holiday light displays.
38	MISC - Contingency		28,600	
39	FIELD TOTAL:		653,459	



HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUE					
2 GOLF COURSE REVENUES:					
3 GREEN FEES	\$ 1,616,867	\$ 1,787,301	\$ 1,650,000	\$ 1,120,000	\$ (530,000)
4 RANGE FEES	103,598	114,527	95,000	64,000	(31,000)
5 HANDICAPS		-	1,000	1,000	-
6 INTEREST	60,892	59,701	5,000	29,000	24,000
7 TOTAL GOLF REVENUES	1,781,357	1,961,529	1,751,000	1,214,000	(537,000)
8					
9 PRO SHOP REVENUES:					
10 CLUB RENTALS	3,840	5,441	3,200	3,200	-
11 GOLF BALL SALES	43,311	52,177	35,000	26,000	(9,000)
12 GLOVES SALES	13,289	14,877	10,000	7,500	(2,500)
13 HEADWEAR SALES	3,731	5,635	3,000	2,900	(100)
14 LADIE'S WEAR SALES	75	250	100	1,000	900
15 MEN'S WEAR SALES	1,065	1,280	1,500	2,000	500
16 CONCESSION SALES	28,087	27,389	23,000	10,000	(13,000)
17 MISCELLANEOUS	4,146	5,280	1,000	2,000	1,000
18 TOTAL PRO SHOP REVENUES	97,544	112,329	76,800	54,600	(22,200)
19					
20 TOTAL OPERATING REVENUE:	1,878,901	2,073,858	1,827,800	1,268,600	(559,200)
21					
22 COST OF GOODS SOLD					
23 GOLF BALL	27,643	32,227	21,000	16,000	(5,000)
24 GLOVES	5,902	9,529	6,000	3,000	(3,000)
25 HEADWEAR	2,698	2,134	1,700	1,500	(200)
26 LADIE'S WEAR	-	59	200	500	300
27 MEN'S WEAR	3,343	3,717	2,400	1,000	(1,400)
28 MISCELLANEOUS	12,099	12,484	8,500	4,000	(4,500)
29 TOTAL COST OF GOODS SOLD	51,685	60,150	39,800	26,000	(13,800)
30					
31 GROSS PROFIT	1,827,216	2,013,708	1,788,000	1,242,600	(545,400)
32					
33 EXPENSES					
34 GOLF COURSE:					
35 PAYROLL-HOURLY	339,626	399,085	465,000	420,000	(45,000)
36 INCENTIVE	1,500	1,200	7,000	3,500	(3,500)
37 FICA TAXES & ADMINISTRATIVE	43,868	40,153	55,000	55,000	-
38 LIFE AND HEALTH INSURANCE	25,469	22,850	40,000	40,000	-
39 ACCOUNTING SERVICES	4,880	4,880	4,880	4,880	-
40 CONTRACTS-SECURITY ALARMS	598	359	1,000	1,000	-
41 COMMUNICATION-TELEPHONE	3,609	4,037	3,600	3,600	-

HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

		FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
42	POSTAGE AND FREIGHT		13	200	50	(150)
43	ELECTRICITY	14,442	14,295	17,000	15,000	(2,000)
44	UTILITY-REFUSE REMOVAL - MAINTENANCE	7,421	8,432	7,000	7,000	-
45	UTILITY-WATER AND SEWER	5,561	7,055	7,616	7,616	-
46	RENTAL/LEASE - VEHICLE/EQUIP	54,776	78,874	135,000	135,000	-
47	LEASE - ICE MACHINES	1,500	1,250	1,600	1,600	-
48	INSURANCE-PROPERTY and GENERAL LIABILITY	64,696	71,903	74,844	77,000	2,156
49	R&M-BUILDINGS	3,772	1,141	7,000	7,000	-
50	R&M-EQUIPMENT	29,452	28,086	40,000	30,000	(10,000)
51	R&M-FERTILIZER/CHEMICALS	10,756	4,941	90,000	40,000	(50,000)
52	R&M-IRRIGATION	5,180	10,185	20,000	20,000	-
53	R&M-GOLF COURSE	5,749	104,355	18,000	53,000	35,000
54	R&M-PUMPS	3,053	1,730	11,000	8,000	(3,000)
55	MISC-PROPERTY TAXES			2,100	2,100	-
56	MISC-LICENSES AND PERMITS	625	128	1,000	500	(500)
57	OP SUPPLIES - GENERAL	6,498	3,766	7,000	7,000	-
58	OP SUPPLIES - FUEL / OIL	17,267	17,638	24,000	24,000	-
59	OP SUPPLIES - CHEMICALS	70,973	85,454	-	-	-
	NEW LINE - RECLAIMED WATER			30,000	25,000	(5,000)
60	OP SUPPLIES - HAND TOOLS	2,556	3,044	5,000	5,000	-
61	SUPPLIES - SAND/TOP DRESSING	3,923	6,555	10,000	10,000	-
62	SUPPLIES - TOP DRESSING	4,158	-	-	-	-
63	SUPPLIES - SEEDS	8,873	13,233	50,000	50,000	-
64	ALLOCATION OF HOA SHARED EXPENDITURES	800	810	969	969	-
65	CAPITAL PROJECTS - GOLF	16,780	215,380			
66	RESERVE			12,000	-	(12,000)
67	GOLF COURSE TOTAL	758,361	1,150,832	1,147,809	1,053,815	(93,994)
68						
69	PRO SHOP:					
70	PAYROLL- HOURLY	233,243	253,865	295,000	230,000	(65,000)
71	BONUS	-		6,000	-	(6,000)
72	FICA TAXES & ADMINISTRATIVE	31,396	26,999	38,000	38,000	-
73	LIFE AND HEALTH INSURANCE	24,364	28,327	34,000	40,000	6,000
74	ACCOUNTING SERVICES	4,880	4,880	4,880	4,880	-
75	CONTRACT-SECURITY ALARMS	120	359	1,000	1,000	-
76	POSTAGE AND FREIGHT			250	50	(200)
77	ELECTRICITY	10,375	10,940	11,000	11,000	-
78	LEASE-CARTS	100,919	94,138	141,100	141,100	-
79	R&M-GENERAL	9,204	12,117	7,000	5,000	(2,000)
80	R&M-AIR CONDITIONING	339		-	-	-
81	R&M-RANGE	7,070	10,274	10,000	10,000	-

HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ENTERPRISE FUND - GOLF COURSE / PRO SHOP

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
82 ADVERTISING	3,050	950	2,000	2,000	-
83 MISC-BANK CHARGES	43,012	48,870	500	500	-
84 MISC-CABLE TV EXPENSES	-		1,680	1,680	-
85 MISC-PROPERTY TAXES	-		5,500	5,500	-
86 MISC-HANDICAP FEES	893	940	1,500	1,000	(500)
87 OFFICE SUPPLIES	1,156	1,933	2,000	1,500	(500)
88 COMPUTER EXPENSE	845	4,449	2,000	2,000	-
89 OP SUPPLIES - GENERAL		250	-	-	-
90 SUPPLIES - SCORECARDS			1,000	1,000	-
91 CONTINGENCY	120	470	2,000	1,000	(1,000)
92 ALLOCATION OF HOA SHARED EXPENDITURES	8,790	7,973	7,200	7,200	-
93 RESERVE CONTRIBUTION - GOLF	-		-	-	-
94 PRO SHOP TOTAL	479,775	507,734	573,610	504,410	(69,200)
95					
96 TOTAL EXPENSES	1,238,136	1,658,565	1,721,419	1,558,225	(163,194)
97					
98 EXCESS OF REVENUES OVER (UNDER) EXPEND.	589,080	355,143	66,581	(315,625)	(382,206)
99					
100 OTHER FINANCING SOURCES & USES					
101 DEPRECIATION EXPENSE	-	-	-	-	-
102 TRANSFER IN (OUT)	-	-	-	-	-
103 NET CHANGE IN FUND BALANCE	589,080	355,142	66,581	(315,625)	(382,206)
104					
105 FUND BALANCE - BEGINNING	2,636,682	3,225,762	3,249,287	3,315,868	66,581
106 NET CHANGE IN FUND BALANCE	589,080	355,142	66,581	(315,625)	(382,206)
107 FUND BALANCE - ENDING - PROJECTED	3,225,762	3,580,904	3,315,868	3,000,243	(315,625)



**HERITAGE HARBOR CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION**

GENERAL FUND (O&M) BUDGET	\$852,184.54	CAPITAL RESERVE FUND (CRF)	\$333,500.00
COUNTY COLLECTION COSTS	\$18,131.59	COUNTY COLLECTION COSTS	\$7,095.74
EARLY PAYMENT DISCOUNT	\$36,263.17	EARLY PAYMENT DISCOUNT	\$14,191.49
GROSS O&M ASSESSMENT	<u>\$906,579.30</u>	GROSS CRF ASSESSMENT	<u>\$354,787.23</u>

	UNITS ASSESSED	ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	ERU FACTOR	TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE FUND	CAPITAL RESERVE PER LOT
PLATTED LOT	670	1.00	670.00	\$906,579.30	\$1,353.10	1.00	670.00	\$354,787.23	\$529.53

	PER UNIT ANNUAL ASSESSMENT				
	O&M PER LOT	CRF PER LOT	FY 2027 ASSMT. PER UNIT ⁽¹⁾	FY 2026 PER LOT	VARIANCE PER LOT
PLATTED LOT	\$1,353.10	\$529.53	\$1,882.64	\$1,882.64	\$0.00

⁽¹⁾Annual assessments that will appear on the November, 2026 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 13



RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Heritage Harbor Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Heritage Harbor Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$1,252,317.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$918,817.00
<i>Total Reserve Fund [if Applicable]</i>	\$333,500.00
Total All Funds*	\$1,252,317.00

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.



Passed and Adopted on August 11, 2026.

Attested By:

**Heritage Harbor
Community Development District**

Heath Beckett
Secretary

Shelley Grandon
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget



EXHIBIT 14



RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbor Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);



WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.



Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2026.

Attested By:

**Heritage Harbor
Community Development District**

Heath Beckett
Secretary

Shelley Grandon
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Exhibit B: FY 2026-2027 Assessment Roll

