



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
September 8, 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, September 8, 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, September 8, 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 Orders for County Required Adjustments
 - i. #2 - 6" Gate Valve - \$3,900.00
 - i. #3 - Single Intake Pipe - \$4,800.00
 - ii. #4 Single Outflow Pipe - \$4,800.00
- B. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*

EXHIBIT 1

EXHIBIT 2





HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

September 8, 2026 Agenda

Page 2 of 2

THIRD ORDER OF BUSINESS: BUSINESS MATTERS (Continued)

- C. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*
 - 1. Consideration of Premier Lakes Proposal(s)
- D. Landscape Maintenance Report – *Adam Rhum, Greenview Landscape* **EXHIBIT 3**
 - 1. OLM Inspection – Aug 20, 2026 – 90%
 - 2. Consideration of Greenview Proposal(s)
- E. Golf Operations – *John Panno, Pro Shop*
 - 1. Discussion on Golf Course Maintenance RFP **EXHIBIT 4**
- F. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 5**
- G. District Counsel – *Tracy Robin, Straley Robin Vericker*
- H. District Manager – *Heath Beckett, Vesta District Services*

SECOND ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 11, 2026 **EXHIBIT 6**
- B. Acceptance of the Unaudited July 2026 Financial Statements **EXHIBIT 7**

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

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

FIFTH 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, October 13, 2026
at 5:30 p.m.**

Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

**AGENDA DEADLINE:
Noon – October 5, 2026**

SIXTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

SEVENTH 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

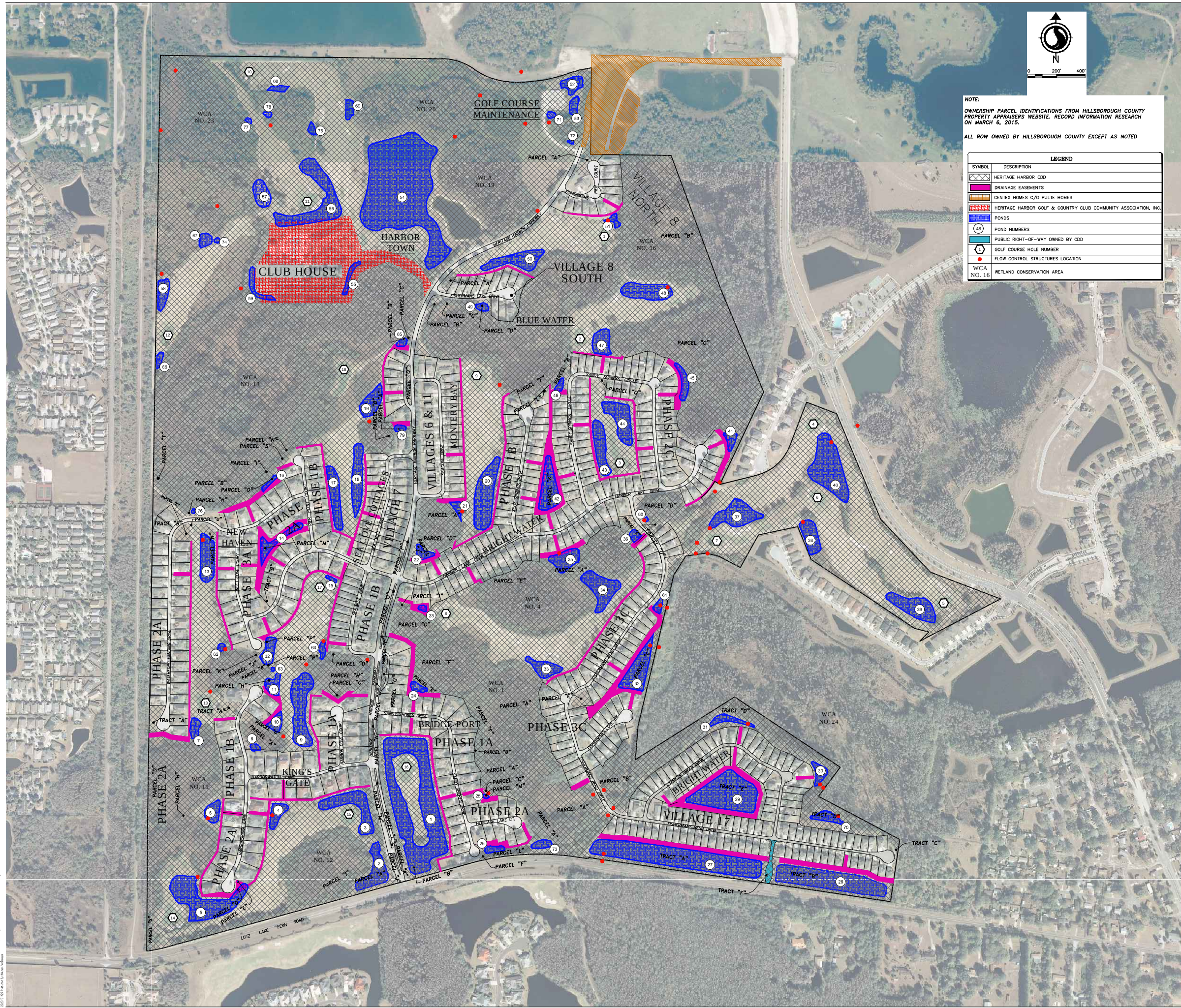


EXHIBIT 1



CHANGE WORK AUTHORIZATION

RAYCO INDUSTRIAL, INC.

3810 Hwy 41 South, Selma, AL 36701
Phone 334-418-6940 or Fax 334-418-6981

CHANGE/WORK ORDER #:02
DATE: 07/27/26
Tom Prickett 863-559-4613

CUSTOMER

CONTACT HEATH BECKETT
CLIENT NAME VESTA DISTRICT SERVICES
ADDRESS 250 INTERNATIONAL PARKWAY SUITE 208
CITY/STATE/ZIP LAKE MARY, FL 32746
OFFICE: 513-200-9504
HOME: _____
FAX: _____

JOB

JOB # 26L-9003E
JOB NAME HERITAGE HARBOR WATER METER INSTALL
CONTRACT # 4909-9761-5705 v5 DATED 04/21/26
P.O. # _____ DATED _____

DOCUMENTATION

NOT APPLICABLE ☒ WILL FOLLOW ☐ ATTACHED ☐

WE THE CONTRACTOR AND THE CUSTOMER, AGREE TO PERFORM WORK AS SPECIFIED BELOW FOR:

METHOD OF PAYMENT

☒ FIRM PRICE \$ 3,900.00 DAILY T&M TICKETS NOT REQUIRED
☐ TIME/MATERIAL DAILY T&M TICKETS REQUIRED

WITH THE SUBMISSION OF THIS WORK ORDER THE CONTRACTOR REQUESTS 0 DAYS TO PERFORM WORK. IF THIS WORK ORDER IS A CHANGE TO THE ORIGINAL PROJECT THE CONTRACTOR ALSO REQUESTS 0 DAYS EXTENSION TO THE PROJECT COMPLETION DATE. NO WORK SHALL COMMENCE ON THE WORK COVERED BY THIS WORK ORDER UNTIL IT IS RECEIVED BY THE CONTRACTOR PROPERLY EXECUTED BY THE CUSTOMER.

CONTRACTOR'S REP: Tom Prickett Sr SIGNATURE: _____
DATE: 07/27/26

WORK DESCRIPTION

- Furnish and installation of 6" gate valve requested by the county

REASON FOR REQUEST

- Out of Scope

CUSTOMER ACCEPTANCE

THE PRICE AND CONDITIONS FOR THIS WORK ORDER ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THIS WORK ORDER, UPON ITS EXECUTION, SHALL BECOME PART OF AND CONFORM WITH THE TERMS AND CONDITIONS OF THE EXISTING CONTRACT AND/OR PURCHASE ORDER, IDENTIFIED ABOVE OR AS NOTED.

I, _____ AM AUTHORIZED TO ACCEPT AND SIGN THIS WORK ORDER BECAUSE I AM THE CUSTOMER NAMED
(PRINT CUSTOMER'S NAME ABOVE)
ABOVE OR AM ACTING FOR THE CUSTOMER AS HIS AGENT.

CUSTOMER SIGNATURE: _____ TITLE: _____ DATE: _____

CHANGE WORK AUTHORIZATION

RAYCO INDUSTRIAL, INC.

3810 Hwy 41 South, Selma, AL 36701
Phone 334-418-6940 or Fax 334-418-6981

CHANGE/WORK ORDER #:03

DATE: 08/12/26

Tom Prickett 863-559-4613

CUSTOMER

CONTACT HEATH BECKETT
CLIENT NAME VESTA DISTRICT SERVICES
ADDRESS 250 INTERNATIONAL PARKWAY SUITE 208
CITY/STATE/ZIP LAKE MARY, FL 32746
OFFICE: 513-200-9504
HOME: _____
FAX: _____

JOB

JOB # 26L-9003E
JOB NAME HERITAGE HARBOR WATER METER INSTALL
CONTRACT # 4909-9761-5705 v5 DATED 08/12/26
P.O. # _____ DATED _____

DOCUMENTATION

NOT APPLICABLE ☒ WILL FOLLOW ☐ ATTACHED ☐

WE THE CONTRACTOR AND THE CUSTOMER, AGREE TO PERFORM WORK AS SPECIFIED BELOW FOR:

METHOD OF PAYMENT

☒ FIRM PRICE \$ 4,800.00 DAILY T&M TICKETS NOT REQUIRED
☐ TIME/MATERIAL DAILY T&M TICKETS REQUIRED

WITH THE SUBMISSION OF THIS WORK ORDER THE CONTRACTOR REQUESTS 0 DAYS TO PERFORM WORK. IF THIS WORK ORDER IS A CHANGE TO THE ORIGINAL PROJECT THE CONTRACTOR ALSO REQUESTS 0 DAYS EXTENSION TO THE PROJECT COMPLETION DATE. NO WORK SHALL COMMENCE ON THE WORK COVERED BY THIS WORK ORDER UNTIL IT IS RECEIVED BY THE CONTRACTOR PROPERLY EXECUTED BY THE CUSTOMER.

CONTRACTOR'S REP: Tom Prickett Sr SIGNATURE: _____
DATE: 08/12/26

WORK DESCRIPTION

- Remove extended vertical pipe after newly install gate valve on Incoming reclaimed water supply to skid.
- Excavate compacted backfill, procure and install longer vertical pipe, backfill and compact

REASON FOR REQUEST

- Isometric drawing BOM material needed changed due to the existing elevation of pre-existing elevations, splice in pipe not approved by County.

CUSTOMER ACCEPTANCE

THE PRICE AND CONDITIONS FOR THIS WORK ORDER ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THIS WORK ORDER, UPON ITS EXECUTION, SHALL BECOME PART OF AND CONFORM WITH THE TERMS AND CONDITIONS OF THE EXISTING CONTRACT AND/OR PURCHASE ORDER, IDENTIFIED ABOVE OR AS NOTED.

I, Shelley Grandon AM AUTHORIZED TO ACCEPT AND SIGN THIS WORK ORDER BECAUSE I AM THE CUSTOMER NAMED
(PRINT CUSTOMER'S NAME ABOVE)
ABOVE OR AM ACTING FOR THE CUSTOMER AS HIS AGENT.

CUSTOMER SIGNATURE: Shelley Grandon TITLE: Chair, Board of Supervisors DATE: 08/26/2026

CHANGE WORK AUTHORIZATION

RAYCO INDUSTRIAL, INC.

3810 Hwy 41 South, Selma, AL 36701
Phone 334-418-6940 or Fax 334-418-6981

CHANGE/WORK ORDER #:04

DATE: 08/12/26

Tom Prickett 863-559-4613

CUSTOMER

CONTACT HEATH BECKETT
CLIENT NAME VESTA DISTRICT SERVICES
ADDRESS 250 INTERNATIONAL PARKWAY SUITE 208
CITY/STATE/ZIP LAKE MARY, FL 32746
OFFICE: 513-200-9504
HOME: _____
FAX: _____

JOB

JOB # 26L-9003E
JOB NAME HERITAGE HARBOR WATER METER INSTALL
CONTRACT # 4909-9761-5705 v5 DATED 08/12/26
P.O. # _____ DATED _____

DOCUMENTATION

NOT APPLICABLE ☒ WILL FOLLOW ☐ ATTACHED ☐

WE THE CONTRACTOR AND THE CUSTOMER, AGREE TO PERFORM WORK AS SPECIFIED BELOW FOR:

METHOD OF PAYMENT

☒ FIRM PRICE \$ 4,800.00 DAILY T&M TICKETS NOT REQUIRED
☐ TIME/MATERIAL DAILY T&M TICKETS REQUIRED

WITH THE SUBMISSION OF THIS WORK ORDER THE CONTRACTOR REQUESTS 0 DAYS TO PERFORM WORK. IF THIS WORK ORDER IS A CHANGE TO THE ORIGINAL PROJECT THE CONTRACTOR ALSO REQUESTS 0 DAYS EXTENSION TO THE PROJECT COMPLETION DATE. NO WORK SHALL COMMENCE ON THE WORK COVERED BY THIS WORK ORDER UNTIL IT IS RECEIVED BY THE CONTRACTOR PROPERLY EXECUTED BY THE CUSTOMER.

CONTRACTOR'S REP: Tom Prickett Sr SIGNATURE: _____
DATE: 08/12/26

WORK DESCRIPTION

1. Remove extended vertical pipe after newly install gate valve on **Outgoing** reclaimed water supply to skid.
2. Excavate compacted backfill, procure and install longer vertical pipe, backfill and compact

REASON FOR REQUEST

1. Isometric drawing BOM material needed changed due to the existing elevation of pre-existing elevations, splice in pipe not approved by county.

CUSTOMER ACCEPTANCE

THE PRICE AND CONDITIONS FOR THIS WORK ORDER ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THIS WORK ORDER, UPON ITS EXECUTION, SHALL BECOME PART OF AND CONFORM WITH THE TERMS AND CONDITIONS OF THE EXISTING CONTRACT AND/OR PURCHASE ORDER, IDENTIFIED ABOVE OR AS NOTED.

I, Shelley Grandon AM AUTHORIZED TO ACCEPT AND SIGN THIS WORK ORDER BECAUSE I AM THE CUSTOMER NAMED
(PRINT CUSTOMER'S NAME ABOVE)
ABOVE OR AM ACTING FOR THE CUSTOMER AS HIS AGENT.

CUSTOMER SIGNATURE: Shelley Grandon TITLE: Chair, Board of Supervisors DATE: 08/26/2026

EXHIBIT 2



Financial Summary Report for Double Bogeys Tavern & Grille

Start Date: 2026-08-01 - End Date: 2026-08-31

Summary

Account	#	Amount
Gross Sales	12804	\$108,764.24
<u>Voids</u>	127	(\$1,079.51)
Gross Sales - Voids		\$107,684.73
<u>Comps</u>	158	(\$1,538.45)
<u>Discounts</u>	2185	(\$1,996.04)
<u>Spills</u>	1	(\$9.90)
Net Sales		\$104,140.34
<u>Service Charges</u>	0	\$0.00
Net Sales + Service Charges		\$104,140.34
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		\$104,140.34
<u>Taxes</u>	2937	\$7,781.62
Gratuities	0	\$0.00
Tips	2130	\$20,473.20
Gift Cards	0	\$0.00
<u>House Accounts</u>	0	\$0.00
Accounts Receivable	18	\$0.00
Amount Due from Customers		\$132,395.16
<u>Paid Gratuities</u>	0	\$0.00
Paid Tips	2130	(\$20,473.20)
<u>Paid Ins</u>	0	\$0.00
<u>Paid Outs</u>	0	\$0.00
Account	#	Amount
		\$0.00
<u>Recovery</u>		\$0.00
Deposit		\$111,921.96

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	4197	\$22,187.90	\$281.22	\$21,906.68	\$344.99	\$365.68	\$0.00	\$21,196.01
Food	5478	\$51,821.42	\$406.58	\$51,414.84	\$388.55	\$1,131.72	\$0.00	\$49,894.57
Kids menu	257	\$1,760.68	\$0.00	\$1,760.68	\$10.95	\$188.24	\$0.00	\$1,561.49
Liquor	2544	\$21,221.95	\$227.71	\$20,994.24	\$722.59	\$164.11	\$9.90	\$20,097.64
Merchandise	56	\$798.37	\$30.00	\$768.37	\$0.00	\$12.60	\$0.00	\$755.77
Non-Alcoholic	1946	\$4,351.20	\$38.48	\$4,312.72	\$8.85	\$83.87	\$0.00	\$4,220.00
Wine	797	\$6,622.72	\$95.52	\$6,527.20	\$62.52	\$49.82	\$0.00	\$6,414.86
Total	15275	\$108,764.24	\$1,079.51	\$107,684.73	\$1,538.45	\$1,996.04	\$9.90	\$104,140.34

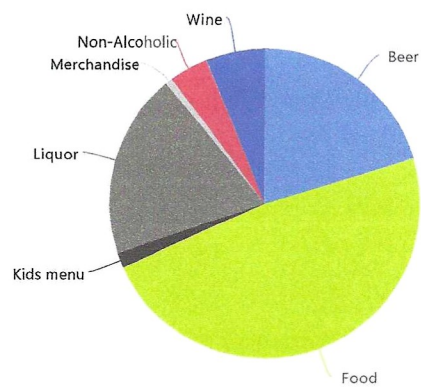


EXHIBIT 3



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: August 10, 2026

RE: Weekly report

Activity report for the week of August 3-7, 2026

1. Mowed property
2. Trimmed the shrubs on the north side of the parkway
3. Sprayed round up on the entrance half of the parkway



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: August 17, 2026

RE: Weekly report

Activity report for the week of August 10-14, 2026

1. Mowed property
2. Finished spreading the mulch around the flowers
3. Cut down the tree stumps on Monterey berm
4. Treated oleanders for caterpillars



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: August 24, 2026

RE: Weekly report

Activity report for the week of August 17-21, 2026

1. Mowed property
2. Trimmed shrubs around the pool and clubhouse
3. Sprayed for bed weeds around the soccer field areas
4. Trimmed and treated weeds around the water fountain at the entrance





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION
August 20, 2026

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

SCORE: 90%

**NEXT INSPECTION
SEPTEMBER 24, 2026 AT 10:15 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. South of the tennis courts near the well: Prune back wood line overgrowth extending over mowable areas near the well south of the tennis courts.
2. Throughout golf course club parking: Target prune downward growth, coordinating any non-play days with pruning.
3. Near the children's book box: Confirm irrigation coverage to newly installed St. Augustine.
4. Confirm irrigation coverage near the golf cart landing behind the Queen Palms. There is a damaged rotor.
5. Remove runners after edging operations, maintaining an improved hard line at the golf cart landing.
6. Control broadleaf weeds in lawn at the pro shop.
7. Pro shop entrance: Control bed weeds. Remove remnant Liriope.
8. **Remove Queen Palm fruit drop. I recommend target pruning palm flowers up to 15 feet including Sabal Palms near the pool entrance.**
9. Around the perimeter of the outdoor seating area at the restaurant: Tip prune Podocarpus, maintaining a 5 foot finished height.
10. Retuck bed mulch when washed by heavy rains.
11. **Repair approximately 800 sq. ft. of failed St. Augustine at the pool seating berm area under warranty.**
12. Around the pool perimeter fence: Use a shovel to remove Sabal Palm volunteers as weeds.
13. South of the basketball court: Remove Oak and Brazilian Pepper volunteers from



Viburnum hedgerow.

14. South of tennis court: Repair approximately 400 sq. ft. of St. Augustine loss. Confirm irrigation coverage.
15. Remove crack weeds and sand, gravel, and debris accumulations from all curb lines around the perimeter of the parking lot during weekly visits.
16. Control Nutsedge in Blue Daze planting at the clubhouse entrance monument.

COMMONS

17. Refer to seasonal color specifications using pine fines, not mini nuggets.
18. Eliminate visible chemical overspray along bed lines. Areas greater than 1 foot of overspray around tree wells and Viburnum hedgerows in the 19000 block should be resodded under warranty.
19. Prune suckering growth, Spanish Moss, and downward growing limbs up to 15 feet from roadside trees.
20. Right of way south of Monterey Bay: Control Basketgrass and other weeds in turf.
21. I recommend using grow bags to improve installation of newly installed Viburnum on the Monterey Bay frontage berm.
22. Prune back wood line overgrowth, particularly Brazilian Pepper, at the handrail along Heritage Harbor Pkwy approaching the amenity center entrance.
23. Target pruning overhanging growth up to 15 feet along the southbound sidewalk between the sports field and the clubhouse
24. Heritage Harbor Pkwy: Use a pole saw to remove stubs up to 15 feet from Pine trees along the eastern perimeter of the frontage adjacent to Fishermans Pier Court.
25. Heritage Harbor Pkwy: Use nonselective herbicides to control grassy and weedy growth in the paving blocks near the lift station.
26. Heritage Harbor Pkwy/Seacove Drive intersection: Remove bed and crack weeds. I recommend eliminating small unserviceable grass strips on the sidewalk bed side, maintaining it as a mulched bed.
27. New Haven: Remove bed weeds at the monument sign.
28. New Haven: Uniformly line trim underneath the Cypress trees at the east end of the Waterford Landing Drive pond.
29. New Haven: Line trim areas inaccessible to mowers near the well field where the new deer fence was installed in the 4300 block of Waterford Landing Drive.
30. Main entrance: Maintain separation between Variegated Ginger and Mexican Petunia

the exit side gate structure. Remove weedy growth from all planting beds.

31. Lutz Lake Fern Road frontage: Continue to prune back wood line overgrowth, mowing as close as possible to areas of standing water between the main entrance and Cypress Green Drive entrance.
32. 19100 block of Fishermans Bend Drive: Prune back wood line overgrowth sufficient enough that mowing is not interrupted.
33. 4000 block of Harbor Lake Drive: Prune back wood line overgrowth.

CATEGORY III: IMPROVEMENTS – PRICING

1. Harbor Towne: Provide a price for ornamental stone and gravel to improve the appearance at the pro shop entrance and gravel at the rear of the golf cart barn to reduce erosion.
2. Harbor Towne: Provide a price for additional stone in the tennis court playground walkway to refresh the appearance.
3. Harbor Towne: Provide a price to supplement ornamental planting at the clubhouse monument now that the sign has been replaced.
4. Heritage Harbor Pkwy median islands: Provide a price to supplement Society Garlic. I recommend 10 to 12 additional units per endcap area.
5. Provide a price to remove declining Azaleas on either side of the inbound and outbound at the golf course and replace with Copperleaf. Confirm irrigation coverage.
6. Heritage Harbor Pkwy right of way south of Sea Cove: Provide a price to install shade tolerant turf in areas of turf loss.

CATEGORY IV: NOTES TO OWNER

1. Please note change in inspection start time.

CATEGORY V: NOTES TO CONTRACTOR

1. Please note change in inspection start time.
2. Update the enhancement proposal for the gatehouse.
3. Confirm palm pruning dates.
4. Identify any pond mowable areas with increased erosion. Recent heavy rains may have resulted in inaccessibility along the pond shores.

cc: Kyle Darin kdarin@vestapropertyservices.com
Shirley Conley sconley@vestapropertyservices.com
Heath Beckett hbeckett@vestapropertyservices.com



HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2.5	Line trimming skips
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2.5	Pro Shop front Broadleaf along Boulevard, pool berm warranty
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2.5	Herbicide over spray, redefine beds or warranty affected bed lines, vi ey growth
PLANT INSECT/DISEASE CONTROL	10		New viburnum need grow bag h2o
PRUNING	10	-5	Gate house Ginger beds
CLEANLINESS	10	-2.5	Windfall in mulch beds
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 8-20-26 Score: 90% Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



EXHIBIT 4

PENDING



EXHIBIT 5



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
SEPTEMEBER 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!
 - Solar light have installed until Orbit Illuminations installed light that were purchased months ago.
- Work with Jay.
 - Guard house repairs are underway.
 - Repairing vehicle damage.
 - Painting
- Pump 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.
 - Is being to start work the week of the 7th.
- 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.



Heritage Harbor Golf Course Entrance.

- Solar lights installed until Orbit Illuminations installs purchased lights.





Cypress Green
Drive Entrance.











THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 6



stated that they were ahead of schedule and the re-piping should not significantly impact the completion date.

- a. EXHIBIT 1: Ratification of Approval of Change Order/Proposal for Stump Removal - \$4,200.00

Mr. Robin advised the stump removal was not part of the original scope.

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the Board ratified the approval of the Change Order for the Stump Removal in the amount of \$4,200.00, for Heritage Harbor Community Development District.

- B. EXHIBIT 2: Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*

A representative of Double Bogeys Tavern and Grille was not present. Mr. Beckett relayed that the restaurant had a pretty good month, although rainy days negatively impacted revenue. Discussion followed on the lease agreement update for revenue from the restaurant, the status of the sign, and the update of the menu specials.

- C. Aquatic Maintenance Report – *Alex Kurth, Premier Lakes*

Mr. Kurth provided an update on pond maintenance, noting increased algae blooms are expected with rains due to nutrient run-off.

1. WALK-ON EXHIBIT A: Presentation of Erosion Report

Mr. Kurth reviewed the erosion report. Twenty ponds were identified as having some form of erosion, with four (44,47,74, and 75) having a higher priority for repairs due to the future impact on trees and existing infrastructure. He recommended the Board consider SOX repairs once the water levels have dropped, for better aesthetics and more long term resolution, for approximately the same cost as rip-rap. He advised that he was not personally familiar with how SOX compares to coir logs. Board consensus was to revisit this item between April and June of next year.

2. Consideration of Premier Lakes Proposal(s)

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

A representative of Greenview was not present.

1. OLM Inspection – Jul 23, 2026 – 92.5%

2. Discussion on Installed Annuals (Witt)

Supervisors noted the installed annuals appeared small and requested larger plants going forward.

3. Consideration of Greenview Proposal(s)

a. EXHIBIT 4: #1018 for Main Entrance Planting - \$7,840.00

Mr. Beckett reviewed the scope. The Board queried the location and pricing and requested further clarification.

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

Mr. Panno presented the Golf Operations Report. He advised that AAA Drainage is no longer in business. Mondragon will be contacted for a price to clear the first three drains on hole 6. A tree company is scheduled to address specific trees at holes 11, 15, and 18. The calculated storage capacity of the pond at the driving range, and current maintenance projects were discussed. Two experienced maintenance personnel had been hired. Over-seeding compared to sod replacement were discussed. The railings at bridge 16 will be scheduled once the wood dries.

1. EXHIBIT 5: Discussion on Greens Replacement Project

Mondragon will be out before the end of the year to mark the course. Tentative scheduling anticipates project completion by the mid-July followed by approximately 12 weeks for the new greens to establish before use. He noted that even though the greens will look good after 5-6 weeks, they need a full 10-12 weeks to firmly establish. Discussion followed on curtailing after-hours usage of the golf course during the recovery period. Supervisors requested the extra-duty officer be accompanied onto the golf course in order to issue trespass citations, and suggested working with the HOA to distribute communications to residents regarding the golf course closure. Mr. Panno was asked to connect with the Mondragon representative for ideas on protecting the greens at night.

Mr. Panno discussed the golf course revenue and the impact of rain days and the greens punching, and provided an update on the clearing of undergrowth and invasives in the conservation area at 15.

Mr. Beckett advised that a scope of work for a third party golf course maintenance service provider was being drafted for presentation to the Board. It was noted that generally an onboarding process exists to allow current staff to transfer to the new service provider and remain working at the golf course.

F. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

Mr. Beckett provided a status update on the current maintenance projects.

1. EXHIBIT 7: Consideration of Revised Pitch Proposal to Reseal Clubhouse Guardhouse Exterior - \$17,857.50

Mr. Beckett advised that the vendor had declined to honor the previously approved proposal and provided a revision which accommodated an increase in materials prices of \$5,500.00. Mr. Beckett was directed to ask Pitch to reduce the price to \$15,000 or reach out to other vendors for comparison proposals.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved the resealing of the guardhouse and pump house exteriors, including wood replacement, for an amount not to exceed \$15,000.00, for Heritage Harbor Community Development District.

2. WALK-ON EXHIBIT B: Consideration of Fountain Kings Proposal to Repair, Clean & Seal the Water Feature (Total \$9,850.00)

a. #QU-0843 - Pump and Motor Relocation and Repair - \$7,250.00

b. #QU-0844 – Clean & Seal - \$2,600.00

Mr. Beckett reviewed the proposal scopes.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved Fountain Kings proposals #Qu-0843 and #QU-0844 - to repair, clean, & seal the water feature - for a total amount of \$9,850.00, for Heritage Harbor Community Development District.

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

Mr. Robin had nothing further to report outside of the previously discussed items. Supervisors discussed accountability and funding responsibility for the pipe replacement in the reclaimed water meter project.

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

1. EXHIBIT 8: Consideration of **Resolution 2026-05, Setting FY 2027 Meeting Schedule**

Mr. Beckett noted meetings would continue on the second Tuesday of the month at Heritage harbor Clubhouse at 5:30 p.m.

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-05, Setting FY 2027 Meeting Schedule**, as presented, for Heritage Harbor Community Development District.

2. EXHIBIT 9: Establishment of FY 2027 Performance Measures and Standards

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved the establishment of FY 2027 Performance Measures and Standards, for Heritage Harbor Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

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

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

FIFTH ORDER OF BUSINESS: FY 2027 BUDGET

A. FY 2026-2027 BUDGET PUBLIC HEARING

1. Open Public Hearing

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved opening the Public Hearing on the FY 2026-2027 Budget, for Heritage Harbor Community Development District.

2. EXHIBIT 12: Presentation of FY 2027 Budget

Mr. Beckett reviewed the presented budget, noting the additional \$4,000 revenue listed under fund balance forward to cover the increase in the holiday lighting line item, and that assessments would remain flat. He also reminded the Board that the golf course budget anticipates a loss next year due to the green replacement closure.

3. Public Comments

There being none, the next item followed.

4. Close Public Hearing

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on the FY 2026-2027 Budget, for Heritage Harbor Community Development District.

B. EXHIBIT 13: Adoption of Resolution 2026-06, Adopting FY 2027 Budget

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-06, Adopting FY 2027 Budget** as presented, for Heritage Harbor Community Development District.

C. EXHIBIT 14: Adoption of Resolution 2026-07, Levying FY 2027 O&M On-Roll Assessments

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-07, Levying FY 2027 O&M On-Roll Assessments**, for Heritage Harbor Community Development District.

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS (Includes Next Meeting Agenda Items)

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – *Non-Agenda Items and New Business*

A comment was made on a fence behind 19321 Sandy Springs Circle. The resident was advised this was an HOA matter.

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. on September 8, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, Florida 33558.

Supervisors Witt, Hubbard, and Kelbaugh affirmed their intent to attend the next scheduled regular meeting in person.

NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

TENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Rossi, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:41 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 September 8, 2026.

Heath Beckett, Assistant Secretary

Shelley Grandon, Chair

EXHIBIT 7



Heritage Harbor Community Development District

*Financial Statements
(Unaudited)*

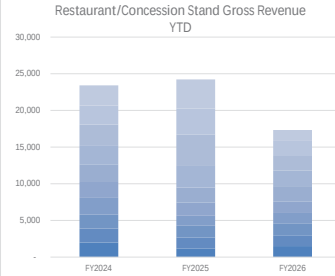
July 31, 2026



Financial Snapshot - General Fund				
Revenue: Net Assessments % Collected YTD				
	FY 2025 YTD	FY 2026 YTD	FY 2026 Budget	
General Fund	100.6%	100.6%	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	\$195,577	\$ 269,701	\$ 413,343	
Field	476,900	512,640	645,308	
Total General Fund	\$ 672,477	\$ 782,341	\$ 1,058,651	
% of Actual Expenditures Spent of Budgeted Expenditures	63%	73%	99%	
Cash and Investment Balances				
	Prior Year YTD	Current Year YTD		
Operating Accounts	\$1,477,254	\$ 1,658,187		

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	1,484	
August	2,185	1,744		
September	2,144	1,465		
Yearly Total	\$ 27,738	\$ 27,436	\$ 17,326	

Restaurant/Concession Stand Gross Revenue YTD

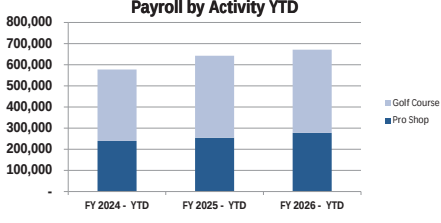


Financial Snapshot - Enterprise Fund - Golf Activity				
Revenue	Actual	Actual	Actual	Budget
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD	FY 2026
Golf Course	\$1,556,803	\$1,698,426	\$ 1,789,452	\$ 1,751,000
Pro Shop	81,835	95,114	93,329	76,800
Cost of Goods Sold	(38,065)	(49,848)	(48,135)	(39,800)
Total Gross Profit	\$ 1,600,573	\$ 1,743,692	\$ 1,834,646	\$ 1,788,000
Expenses by Golf Activity	Actual	Actual	Actual	Budget
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD	FY 2026
Golf Course	\$638,966	\$779,538	\$ 859,821	\$ 1,147,809
Pro Shop	391,704	422,117	424,535	573,610
Total Expenses	\$ 1,030,670	\$ 1,201,655	\$ 1,284,357	\$ 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	\$917,837	\$918,888	\$ 929,630	\$ 603,191
Pro Shop	(347,934)	(376,851)	(379,342)	(536,610)
Total Net Income (Loss) B4 Depreciation	\$ 569,903	\$ 542,037	\$ 550,289	\$ 66,581
Total Depreciation Expense	-	-	-	-
Total Net Income (Loss) After Depreciation	\$ 569,903	\$ 542,037	\$ 550,289	\$ 66,581
Financial Snapshot - Debt Service Fund				
	Actual	Actual	Actual	
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD	
Principal Payment	\$ 136,000	\$ 142,000	\$ 147,000	
Interest Payment	17,170	11,676	5,939	
Prepayment Call	-	-	-	
Total Debt Service Payments	\$ 153,170	\$ 153,676	\$ 152,939	

Payroll by Activity

	Actual	Actual	Actual
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
Golf Course			
Payroll- Hourly	\$ 280,003	\$ 326,950	\$ 330,613
FICA Taxes	36,342	42,259	42,903
Life and Health Insurance	21,609	18,877	20,206
Total Golf Course	337,954	388,086	393,722
Pro Shop			
Payroll- Hourly	193,369	203,868	220,523
FICA Taxes	26,073	27,551	29,902
Life and Health Insurance	19,848	23,286	26,935
Total Pro Shop	239,290	254,705	277,360
Total Payroll	\$ 577,244	\$ 642,791	\$ 671,082
% of Revenues	36.06%	36.86%	36.58%

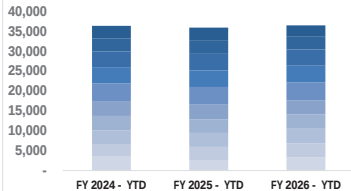
Payroll by Activity YTD



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	2,874
August	2,686	2,970	
September	2,609	2,931	
Total Round	41,782	41,965	36,614

Total Golf Rounds YTD



Heritage Harbor CDD

Balance Sheet

July 31, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
1 ASSETS						
2 CASH - BU MONEY MARKET	\$ 393,310	\$ -	\$ -	\$ -	\$ -	\$ 393,310
3 CASH - HANCOCK WHITNEY OPERATING	1,243,927	-	-	-	-	1,243,927
4 CASH - HANCOCK WHITNEY LOAN	20,950	-	-	-	4,906	25,856
5 CASH - BU GOLF ACCOUNT	-	-	653,681	-	-	653,681
6 CASH - BU GOLF MONEY MARKET			1,868,690			1,868,690
7 CASH - TRUIST	-	-	39,975	-	-	39,975
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	(117)	-	1,168	-	-	1,051
16 UNDEPOSITED FUNDS	-	-	-	-	-	-
17 ON ROLL ASSESSMENT RECEIVABLE	-	-	-	-	-	-
18 DEPOSITS	1,890	-	3,456	-	-	5,346
19 PREPAID	1,305	-	-	-	-	1,305
20 DUE FROM OTHER FUNDS	2,013	878,728	-	-	-	880,741
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	1,663,278	878,728	2,600,872	135	4,936	5,147,949



Heritage Harbor CDD
Balance Sheet
July 31, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
31 NONCURRENT ASSETS						
32 LAND	-	-	1,204,598	-	-	1,204,598
33 CONSTRUCTION IN PROGRESS	-	-	741,002	-	-	741,002
34 INFRASTRUCTURE	-	-	6,139,744	-	-	6,139,744
35 ACC. DEPRECIATION - INFRASTRUCTURE	-	-	(6,036,125)	-	-	(6,036,125)
36 EQUIPMENT & FURNITURE	-	-	1,065,890	-	-	1,065,890
37 ACC. DEPRECIATION - EQUIP/FURNITURE	-	-	(1,058,028)	-	-	(1,058,028)
38 RIGHT TO USE ASSETS	-	-	354,531	-	-	354,531
39 ACC. DEPREICATION - RIGHT TO USE ASSETS	-	-	(315,140)	-	-	(315,140)
40 TOTAL NONCURRENT ASSETS	-	-	2,096,472	-	-	2,096,472
41 TOTAL ASSETS	\$ 1,663,278	\$ 878,728	\$ 4,697,344	\$ 135	\$ 4,936	\$ 7,244,421
42 LIABILITIES						
43 ACCOUNTS PAYABLE	\$ 17,991	\$ -	\$ 160,664	\$ -	\$ -	\$ 178,655
44 DEFERRED ON ROLL ASSESSMENTS	-	-	-	-	-	-
45 SALES TAX PAYABLE	-	-	3,566	-	-	3,566
46 ACCRUED EXPENSES	-	-	-	-	-	-
47 GIFT CERTIFICATES	-	-	-	-	-	-
48 RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
49 DUE TO OTHER FUNDS	878,728	-	2,013	-	-	880,741
50 RIGHT TO USE LIABILITIES	-	-	23,011	-	-	23,011
51 TOTAL LIABILITIES	902,719	-	189,255	-	-	1,091,974
52 FUND BALANCES						
53 NONSPENDABLE						
54 PREPAID & DEPOSITS	3,195	-	3,456	-	-	6,652
55 CAPITAL RESERVE	-	-	-	-	-	-
56 OPERATING CAPITAL	-	-	-	-	-	-
57 INVESTED IN CAPITAL ASSETS	-	-	-	-	-	-
58 UNASSIGNED	757,364	878,728	4,504,632	135	4,936	6,145,796
59 TOTAL FUND BALANCE	760,560	878,728	4,508,089	135	4,936	6,152,447



Heritage Harbor CDD
Balance Sheet
July 31, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60 TOTAL LIABILITIES & FUND BALANCES	\$ 1,663,278	\$ 878,728	\$ 4,697,344	\$ 135	\$ 4,936	\$ 7,244,421



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

	FY 2026 Adopted Budget	FY 2026 Month of July	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	\$ 110	\$ 951,788	\$ 5,220	101%
3 RESTAURANT LEASE	61,632	4,800	48,000	(13,632)	78%
4 RESTAURANT COMMISSION	-	-	4,037		
5 INTEREST	1,000	1,073	11,703	10,703	1170%
6 FUND BALANCE FORWARD	55,452	-	-	(55,452)	
7 MISC. REVENUE	-	-	4,974	4,974	
8 TOTAL REVENUE	1,064,652	5,983	1,020,502	(44,150)	96%
9 EXPENDITURES					
10 ADMINISTRATIVE					
11 SUPERVISORS' COMPENSATION	12,000	800	6,600	(5,400)	55%
12 PAYROLL TAXES & SERVICE	2,129	82	719	(1,410)	34%
13 ENGINEERING SERVICES	10,000	8,404	24,236	14,236	242%
14 LEGAL SERVICES	25,000	4,975	54,032	29,032	216%
15 DISTRICT MANAGEMENT	71,539	5,962	59,616	(11,923)	83%
16 DISSEMINATION FEE	2,000	-	2,000	-	100%
17 AUDITING SERVICES	6,500	6,500	6,500	-	100%
18 POSTAGE & FREIGHT	1,500	54	533	(967)	36%
19 INSURANCE (Liability, Property and Casualty)	22,323	-	20,876	(1,447)	94%
20 PRINTING & BINDING	1,500	-	-	(1,500)	0%
21 LEGAL ADVERTISING	1,200	153	1,317	117	110%
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	-	400	(1,100)	27%
25 OFFICE SUPPLIES	200	-	208	8	104%
26 ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
27 ALLOCATION OF HOA SHARED EXPENDITURES	38,000	1,971	28,041	(9,959)	74%
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	4,693	59,293	4,293	108%
31 STATE SALES TAX	4,314	-	-	(4,314)	0%
32 TOTAL ADMINISTRATIVE	413,343	33,643	269,701	(143,642)	65%
33 FIELD OPERATIONS					
34 PAYROLL	61,247	4,943	48,878	(12,369)	80%
35 FICA, TAXES & PAYROLL FEES	9,668	668	7,285	(2,383)	75%
36 LIFE AND HEALTH INSURANCE	10,849	1,207	12,050	1,201	111%
37 CONTRACT- GUARD SERVICES	62,000	10,326	65,598	3,598	106%
38 CONTRACT-LANDSCAPE	156,144	1,000	124,400	(31,744)	80%
39 CONTRACT-LAKE	42,000	3,400	44,778	2,778	107%
40 CONTRACT-GATES	55,000	4,645	46,180	(8,820)	84%
41 GATE - COMMUNICATIONS - TELEPHONE	5,600	517	5,083	(517)	91%
42 UTILITY-GENERAL	110,000	8,839	87,424	(22,576)	79%
43 R&M-GENERAL	6,500	150	4,951	(1,549)	76%
44 R&M-GATE	5,000	-	1,914	(3,086)	38%
45 R&M-OTHER LANDSCAPE	36,700	5,500	37,940	1,240	103%
46 R&M-IRRIGATION	6,000	-	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	-	13,909	(14,691)	49%
51 TOTAL FIELD OPERATIONS	645,308	41,195	512,640	(132,668)	79%
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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of July	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
55 TOTAL EXPENDITURES	1,064,651	74,838	782,341	(282,310)	73%
56 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(68,855)	238,161	238,160	
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	(68,855)	9,299	9,298	
63 FUND BALANCE - ENDING - PROJECTED	1		760,560	760,559	
64 ANALYSIS OF FUND BALANCE					
65 NON SPENDABLE DEPOSITS					
66 PREPAID & DEPOSITS	3,195		3,195		
67 CAPITAL RESERVES	-		-		
68 OPERATING CAPITAL	-		-		
69 UNASSIGNED	(3,194)		757,364		
70 TOTAL FUND BALANCE	\$ 1		\$ 760,560		

Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUE</u>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 239,119	\$ 240,438	\$ 1,319
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 <u>TOTAL REVENUE</u>	239,219	240,438	1,219
5 <u>EXPENDITURES</u>			
6 HOA RESERVE CONTRIBUTION	29,700	18,250	(11,450)
7 SITE RESERVE CONTRIBUTION	44,000	-	(44,000)
8 CAPITAL IMPROVEMENT PLAN	40,000	-	(40,000)
9 FUND BALANCE CONTRIBUTION	125,519	-	
10 <u>TOTAL EXPENDITURES</u>	239,219	18,250	(220,969)
11 <u>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</u>	-	222,188	222,188
12 <u>OTHER FINANCING SOURCES & USES</u>			
13 TRANSFERS IN	-	-	-
14 TRANSFERS OUT	-	-	-
15 <u>TOTAL OTHER FINANCING SOURCES & USES</u>	-	-	-
16 FUND BALANCE - BEGINNING	-	656,540	656,540
17 NET CHANGE IN FUND BALANCE	-	222,188	222,188
18 <u>FUND BALANCE - ENDING</u>	\$ -	\$ 878,728	\$ 878,728

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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of July	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	\$ 107,086	\$ 1,646,715	\$ (3,285)	100%
4 RANGE BALLS	95,000	6,635	94,081	-	99%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	5,097	48,655	-	973%
7 TOTAL GOLF COURSE REVENUE	1,751,000	118,818	1,789,452	(3,285)	102%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	361	5,115	1,915	160%
10 GOLF BALL SALES	35,000	4,504	46,710	11,710	133%
11 GLOVES SALES	10,000	1,370	13,001	3,001	130%
12 HEADWEAR SALES	3,000	297	4,702	1,702	157%
13 LADIES' WEAR SALES	100	-	170	70	170%
14 MEN'S WEAR SALES	1,500	193	2,284	784	152%
15 CONCESSION SALES	23,000	1,435	16,872	(6,128)	73%
16 MISCELLANEOUS	1,000	402	4,475	3,475	447%
17 TOTAL PRO SHOP REVENUE	76,800	8,563	93,329	16,529	122%
18 TOTAL OPERATING REVENUE	1,827,800	127,380	\$ 1,882,781	54,981	103%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000		28,115	7,115	134%
21 GLOVES	6,000	1,325	5,864	(136)	98%
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	634	9,221	721	108%
26 TOTAL COST OF GOODS SOLD	39,800	1,959	\$ 48,135	8,335	121%
27 GROSS PROFIT	\$ 1,788,000	\$ 125,422	\$ 1,834,646	\$ 46,646	103%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 465,000	\$ 34,323	\$ 330,613	\$ (134,387)	71%
31 INCENTIVE	7,000	-	-	(7,000)	0%
32 FICA TAXES & ADMINISTRATIVE	55,000	4,322	42,903	(12,097)	78%
33 LIFE AND HEALTH INSURANCE	40,000	2,177	20,206	(19,794)	51%
34 ACCOUNTING SERVICES	4,880	407	4,067	(813)	83%
35 CONTRACTS-SECURITY ALARMS	1,000	60	239	(761)	24%
36 COMMUNICATION-TELEPHONE	3,600	383	3,749	149	104%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	1,565	13,269	(3,731)	78%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	834	8,976	1,976	128%
40 UTILITY-WATER AND SEWER	7,616	587	5,307	(2,309)	70%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	11,097	87,510	(47,490)	65%
42 LEASE - ICE MACHINES	1,600	-	750	(850)	47%
43 INSURANCE-PROPERTY and GENERAL LIABILITY	74,844	-	74,273	(571)	99%
44 R&M-BUILDINGS	7,000	-	229	(6,771)	3%
45 R&M-EQUIPMENT	40,000	2,609	21,221	(18,779)	53%
46 R&M-FERTILIZER	90,000	5,352	33,783	(56,217)	38%
47 R&M-IRRIGATION	20,000	-	6,163	(13,837)	31%
48 R&M-GOLF COURSE	18,000	6,656	156,682	138,682	870%
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	279	6,106	(894)	87%



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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of July	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	-	12,766	(11,234)	53%
54 RECLAIMED WATER	30,000	-	-	(30,000)	0%
55 OP SUPPLIES - HAND TOOLS	5,000	-	3,906	(1,094)	78%
56 SUPPLIES - SAND/TOP DRESSING	10,000	-	10,224	224	102%
57 SUPPLIES - SEEDS	50,000	-	12,417	(37,583)	25%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	58	829	(140)	86%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	1,147,809	70,710	859,821	(287,988)	75%
61 PRO SHOP					
62 PAYROLL- HOURLY	295,000	23,646	220,523	(74,477)	75%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	3,207	29,902	(8,098)	79%
65 LIFE AND HEALTH INSURANCE	34,000	2,948	26,935	(7,065)	79%
66 ACCOUNTING SERVICES	4,880	407	4,067	(813)	83%
67 CONTRACT-SECURITY ALARMS	1,000	60	359	(641)	36%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	11,000	1,145	10,277	(723)	93%
70 LEASE-CARTS	141,100	8,744	94,327	(46,773)	67%
71 R&M-GENERAL	7,000	4,021	12,719	5,719	182%
72 R&M-RANGE	10,000	-	9,855	(145)	99%
73 ADVERTISING	2,000	-	1,100	(900)	55%
74 MISC-BANK CHARGES	500	141	1,298	798	260%
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	575	9,341	2,141	130%
83 TOTAL PRO SHOP	573,610	44,893	424,535	(149,075)	74%
84 Capital Projects - Golf	-	131,789	276,464	276,464	0%
85 TOTAL EXPENSES	1,721,419	247,391	1,560,821	(160,598)	91%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	66,581	(121,970)	273,824	207,243	
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		273,824		
93 FUND BALANCE - ENDING - PROJECTED	66,581		4,508,089		
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	-		3,456		
97 CAPITAL RESERVES	-		-		
98 OPERATING CAPITAL	-		-		
99 UNASSIGNED	-		4,504,632		
100 TOTAL FUND BALANCE	\$ -		\$ 4,508,089		



Heritage Harbor CDD
Debt Service Series 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to July 31, 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	-	137
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)	87
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 July 31, 2026

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