



Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
October 13, 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, October 13, 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, October 13, 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:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 8, 2026 **EXHIBIT 1**
- B. Acceptance of the Unaudited August 2026 Financial Statements **EXHIBIT 2**

FOURTH 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 Rayco Change Order #5 for Curb Removal - \$5,000.00 **WALK-ON EXHIBIT A**
- B. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* **EXHIBIT 3**





HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

October 13, 2026 Agenda

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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 4**
 - 1. OLM Inspection – Sep 24, 2026 –90%
- E. Golf Operations – *John Panno, Pro Shop* **WALK-ON EXHIBIT B**
 - 1. **Consideration of AZ Tree Service Proposal #3969 to Trim Trees at Holes 11, 13, and 14 - \$3,150.00** **WALK-ON EXHIBIT C**
- 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*
 - 1. Approval of FY 2026 Report of Achieved Goals and Objectives **EXHIBIT 6**
 - 2. Consideration of Envera Proposal for Replacement of Security-Related Monitoring Equipment - \$1,974.00 *Under Separate Cover*

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

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

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

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

**Tuesday, November 10, 2026
at 5:30 p.m.**
Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

**AGENDA DEADLINE:
Noon – November 2, 2026**

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

NINTH 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

Revision	By	Apoed	YY/MM/DD	
Issued	By	Apoed	YY/MM/DD	
File Name:	D:\6\CD\S\MGT08.DWG	B9	NLS	J*
Date:		Chek.	Ingrt	YY/MM/DD

HILLSBOROUGH COUNTY, FL

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

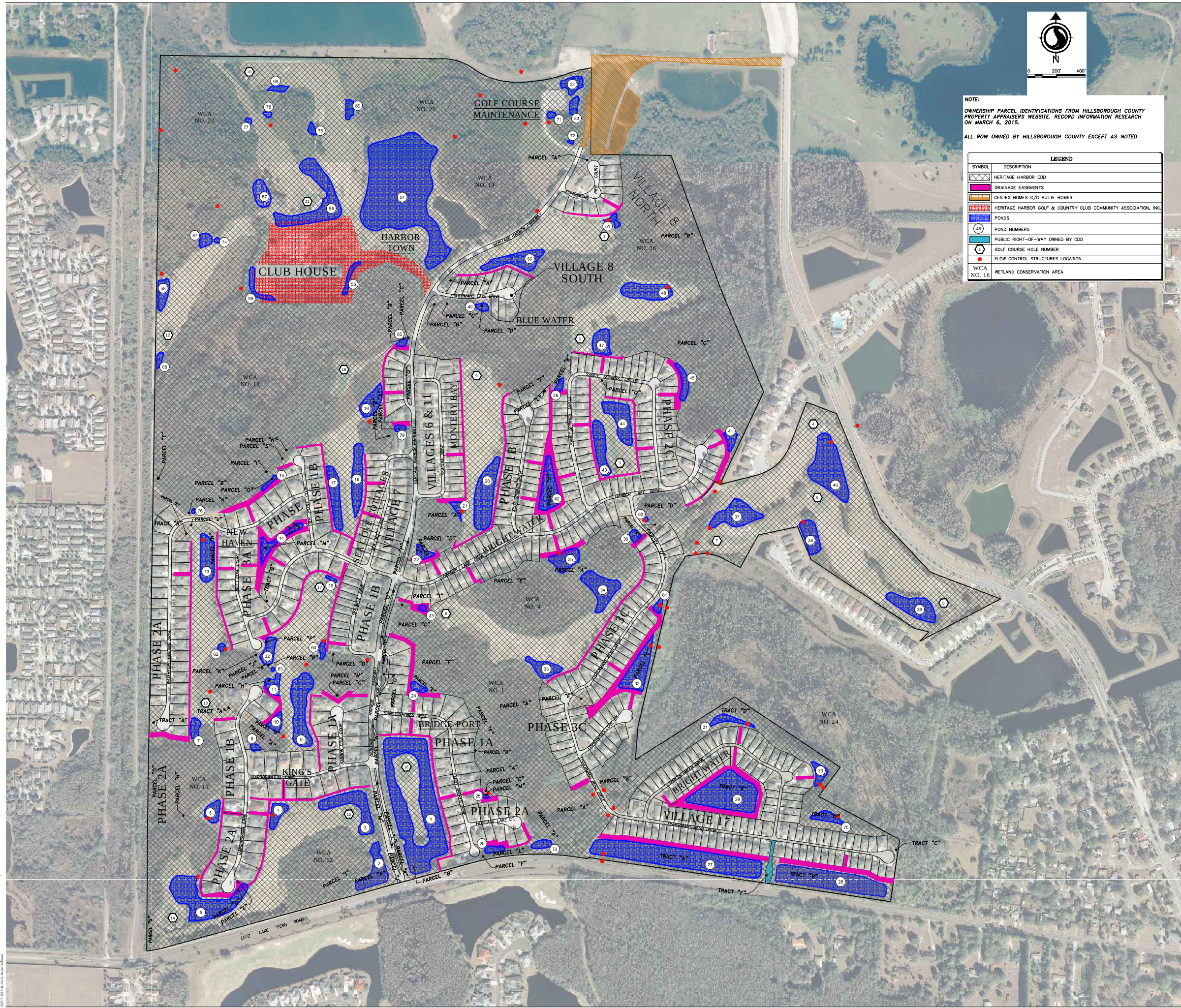


EXHIBIT 1



ii. #3 - Single Intake Pipe - \$4,800.00

iii. #4 Single Outflow Pipe - \$4,800.00

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board ratified approval of Rayco change orders 2, 3, and 4 for the water meter project, for Heritage Harbor Community Development District.

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

Mr. Gilleland provided an update on restaurant operations and discussed the new Double Bogeys points program.

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

Mr. Beckett relayed an update from Mr. Kurth. Discussion followed on a wash out at hole 1.

1. Consideration of Premier Lakes Proposal(s)

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

Landscape requests included a proposal to remove and replace the vegetation in front of the monuments, and for the plants in the fountain to be thinned out again.

1. OLM Inspection – Aug 20, 2026 – 90%

Supervisors noted the grades had fallen over the past couple of months.

2. WALK-ON EXHIBIT A: Consideration of Greenview Proposal #1018 – Main Entrance Plant Replacement - \$4,920.00

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the Board approved Greenview Proposal #1018 to replace plants at the main entrance in the amount of \$4,920.00, for Heritage Harbor Community Development District.

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

Mr. Panno provided an update on golf operations. Discussion items included options to deter golf course trespassing, overseeding, inventory, and budgeting for seed and chemicals, the completed tree trimming, the conservation area clean up at 15, and revenue over the prior year, the green replacement schedule, and fixing the fairways.

1. EXHIBIT 4: Discussion on Golf Course Maintenance RFP

Mr. Robin discussed the Request For Proposals project manual and received Board consensus on revisions including the lease condition, the beverage cart, and debris/brush removal.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board approved the golf course maintenance RFP, as revised, and authorized staff to proceed with publication, for Heritage Harbor Community Development District.

Mr. Panno advised of deterrents to vandalism during the greens replacement.

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

This item was discussed prior to III.E. Golf Operations

Mr. Beckett reviewed the Field Operations Report and requested Supervisors' input on holiday lighting.

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

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

1. Discussion on staff pay increase

Supervisors discussed a pay increase for two staff members under a cost-share agreement with the HOA.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Grandon, WITH ALL IN FAVOR, the Board approved a three percent (3%) increase for two staff members, for Heritage Harbor Community Development District.

Mr. Beckett requested clarification and ratification of funding for the new sign.

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Grandon, OPPOSED by Supervisor Witt, the Board ratified the approval of a 50/50 cost share for the new sign with the restaurant as presented in the July Minutes, for Heritage Harbor Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 6: Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 11, 2026

B. EXHIBIT 7: Acceptance of the Unaudited July 2026 Financial Statements

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

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

There being none, the next item followed.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK



The next Heritage Harbor Community Development District meeting is scheduled for 5:30 p.m. on October 13, 2026 at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy., Lutz, Florida 33558.

Quorum was confirmed for the next scheduled regular meeting.

EIGHTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Contact County that the sidewalk on the blvd and sea mist needs repaired
- Request Hillsborough County Sheriff's office attend next meeting to discuss options for golf course security after greens replaced
- Move consent agenda to top

NINTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Kelbaugh, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:54 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 October 13, 2026.

Heath Beckett, Assistant Secretary

Shelley Grandon, Chair

EXHIBIT 2



Heritage Harbor Community Development District

*Financial Statements
(Unaudited)*

August 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	\$237,011	\$ 283,718	\$	413,343
Field	550,935	581,873		645,308
Total General Fund	\$ 787,946	\$ 865,592	\$	1,058,651
% of Actual Expenditures Spent of Budgeted Expenditures	63%	81%		99%
Cash and Investment Balances				
	Prior Year YTD	Current Year YTD		
Operating Accounts	\$1,426,189	\$ 1,603,593		

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	1,568	
September	2,144	1,465		
Yearly Total	\$ 27,738	\$ 27,436	\$ 18,895	

Restaurant/Concession Stand Gross Revenue YTD

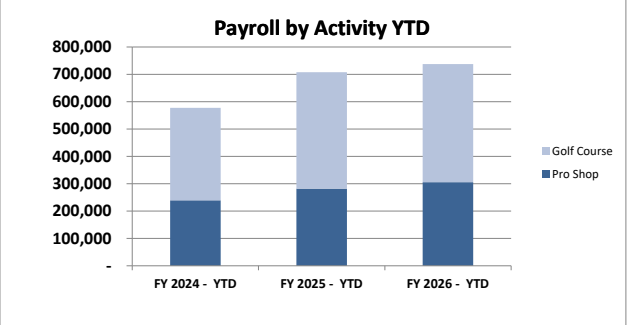
Year	Revenue
FY2024	\$27,738
FY2025	\$27,436
FY2026	\$18,895

Financial Snapshot - Enterprise Fund - Golf Activity

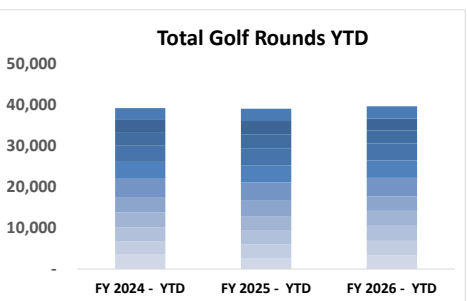
Revenue				
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	\$1,670,411	\$1,832,725	\$ 1,917,656	\$ 1,751,000
Pro Shop	89,793	103,943	102,662	76,800
Cost of Goods Sold	(46,470)	(52,703)	(56,343)	(39,800)
Total Gross Profit	\$ 1,713,734	\$ 1,883,965	\$ 1,963,975	\$ 1,788,000
Expenses by Golf Activity				
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	\$689,841	\$870,861	\$ 929,379	\$ 1,147,809
Pro Shop	432,646	468,393	464,082	573,610
Total Expenses	\$ 1,122,487	\$ 1,339,254	\$ 1,393,461	\$ 1,721,419
Net Income (Loss) by Golf Activity				
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	\$980,570	\$961,864	\$ 988,277	\$ 603,191
Pro Shop	(389,323)	(417,153)	(417,763)	(536,610)
Total Net Income (Loss) B4 Depreciation	\$ 591,247	\$ 544,711	\$ 570,514	\$ 66,581
Total Depreciation Expense	-	-	-	-
Total Net Income (Loss) After Depreciation	\$ 591,247	\$ 544,711	\$ 570,514	\$ 66,581

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

Payroll by Activity			
	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course			
Payroll- Hourly	\$ 280,003	\$ 358,939	\$ 362,559
FICA Taxes	36,342	46,278	46,932
Life and Health Insurance	21,609	20,864	22,383
Total Golf Course	337,954	426,081	431,875
Pro Shop			
Payroll- Hourly	193,369	225,719	243,111
FICA Taxes	26,073	30,462	32,952
Life and Health Insurance	19,848	25,806	29,882
Total Pro Shop	239,290	281,987	305,945
Total Payroll	\$ 577,244	\$ 708,068	\$ 737,820
% of Revenues	33.68%	37.58%	37.57%



Actual Rounds of Golf by Month			
	FY 2024 - YTD	FY 2025 - YTD	FY 2026 - YTD
October	3,516	2,518	3,385
November	3,171	3462	3,501
December	3,467	3512	3,660
January	3,629	3408	3,609
February	3,732	3727	3,519
March	4,470	4460	4,546
April	4,110	4168	4,229
May	3,947	4167	4,084
June	3,323	3314	3,207
July	3,122	3328	2,874
August	2,686	2970	3,005
September	2,609	2931	
Total Round	41,782	41,965	39,619



Heritage Harbor CDD
Balance Sheet
August 31, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
1 <u>ASSETS</u>						
2 CASH - BU MONEY MARKET	\$ 394,386	\$ -	\$ -	\$ -	\$ -	\$ 394,386
3 CASH - HANCOCK WHITNEY OPERATING	1,188,258	-	-	-	-	1,188,258
4 CASH - HANCOCK WHITNEY LOAN	20,950	-	-	-	4,906	25,856
5 CASH - BU GOLF ACCOUNT	-	-	524,089	-	-	524,089
6 CASH - BU GOLF MONEY MARKET	-	-	1,897,481	-	-	1,897,481
7 CASH - TRUIST	-	-	28,942	-	-	28,942
8 PETTY CASH	-	-	1,672	-	-	1,672
9 INVESTMENTS:						-
10 REVENUE FUND	-	-	-	-	-	-
11 RESERVE TRUST FUND	-	-	-	-	-	-
12 INTEREST FUND	-	-	-	-	-	-
13 SINKING FUND	-	-	-	-	-	-
14 US BANK CONSTRUCTION TRUST FUND	-	-	-	-	-	-
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 <u>TOTAL CURRENT ASSETS</u>	<u>1,608,685</u>	<u>878,728</u>	<u>2,489,038</u>	<u>-</u>	<u>4,906</u>	<u>4,981,356</u>



Heritage Harbor CDD

Balance Sheet

August 31, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
31 <u>NONCURRENT ASSETS</u>						
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. DEPREICATON - RIGHT TO USE ASSETS	-	-	(315,140)	-	-	(315,140)
40 <u>TOTAL NONCURRENT ASSETS</u>	-	-	2,096,472	-	-	2,096,472
41 <u>TOTAL ASSETS</u>	\$ 1,608,685	\$ 878,728	\$ 4,585,509	\$ -	\$ 4,906	\$ 7,077,828
42 <u>LIABILITIES</u>						
43 ACCOUNTS PAYABLE	\$ 38,029	\$ -	\$ 35,329	\$ -	\$ -	\$ 73,358
44 DEFERRED ON ROLL ASSESSMENTS	-	-	-	-	-	-
45 SALES TAX PAYABLE	-	-	3,868	-	-	3,868
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 <u>TOTAL LIABILITIES</u>	922,757	-	64,221	-	-	986,978
52 <u>FUND BALANCES</u>						
53 NONSPENDABLE						
54 PREPAID & DEPOSITS	3,195	-	3,456	-	-	6,652
55 CAPITAL RESERVE	-	-	-	-	-	-
56 OPERATING CAPITAL	-	-	-	-	-	-
57 INVESTED IN CAPITAL ASSETS	-	-	-	-	-	-
58 UNASSIGNED	682,733	878,728	4,517,832	-	4,906	6,084,199
59 <u>TOTAL FUND BALANCE</u>	685,928	878,728	4,521,288	-	4,906	6,090,850



Heritage Harbor CDD
Balance Sheet
August 31, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60 <u>TOTAL LIABILITIES & FUND BALANCES</u>	<u>\$ 1,608,685</u>	<u>\$ 878,728</u>	<u>\$ 4,585,509</u>	<u>\$ -</u>	<u>\$ 4,906</u>	<u>\$ 7,077,828</u>



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

	FY 2026 Adopted Budget	FY 2026 Month of August	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	\$ -	\$ 951,788	\$ 5,220	101%
3 RESTAURANT LEASE	61,632	4,800	52,800	(8,832)	86%
4 RESTAURANT COMMISSION	-	-	4,037		
5 INTEREST	1,000	1,076	12,779	11,779	1278%
6 FUND BALANCE FORWARD	55,452	-	-	(55,452)	
7 MISC. REVENUE	-	2,744	7,717	7,717	
8 TOTAL REVENUE	1,064,652	8,619	1,029,121	(35,531)	97%
9 EXPENDITURES					
10 ADMINISTRATIVE					
11 SUPERVISORS' COMPENSATION	12,000	600	7,200	(4,800)	60%
12 PAYROLL TAXES & SERVICE	2,129	67	786	(1,343)	37%
13 ENGINEERING SERVICES	10,000	2,907	27,143	17,143	271%
14 LEGAL SERVICES	25,000	4,365	58,396	33,396	234%
15 DISTRICT MANAGEMENT	71,539	5,962	65,577	(5,962)	92%
16 DISSEMINATION FEE	2,000	-	2,000	-	100%
17 AUDITING SERVICES	6,500	-	6,500	-	100%
18 POSTAGE & FREIGHT	1,500	-	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	68	1,385	185	115%
22 MISC. (BANK FEES, BROCHURES & MISC)	1,500	-	-	(1,500)	0%
23 WEBSITE HOSTING & MANAGEMENT	2,115	50	1,665	(450)	79%
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	-	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	-	59,293	4,293	108%
31 STATE SALES TAX	4,314	-	-	(4,314)	0%
32 TOTAL ADMINISTRATIVE	413,343	14,017	283,718	(129,625)	69%
33 FIELD OPERATIONS					
34 PAYROLL	61,247	4,958	53,837	(7,410)	88%
35 FICA, TAXES & PAYROLL FEES	9,668	670	7,955	(1,713)	82%
36 LIFE AND HEALTH INSURANCE	10,849	1,207	13,257	2,408	122%
37 CONTRACT- GUARD SERVICES	62,000	7,713	73,311	11,311	118%
38 CONTRACT-LANDSCAPE	156,144	12,440	148,280	(7,864)	95%
39 CONTRACT-LAKE	42,000	3,400	48,178	6,178	115%
40 CONTRACT-GATES	55,000	4,645	50,825	(4,175)	92%
41 GATE - COMMUNICATIONS - TELEPHONE	5,600	517	5,600	(0)	100%
42 UTILITY-GENERAL	110,000	8,582	96,006	(13,994)	87%
43 R&M-GENERAL	6,500	-	4,951	(1,549)	76%
44 R&M-GATE	5,000	-	1,914	(3,086)	38%
45 R&M-OTHER LANDSCAPE	36,700	-	37,940	1,240	103%
46 R&M-IRRIGATION	6,000	800	4,850	(1,150)	81%
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	12,860	26,769	(1,831)	94%
51 TOTAL FIELD OPERATIONS	645,308	57,794	581,873	(63,435)	90%
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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
55 TOTAL EXPENDITURES	1,064,651	71,811	865,592	(199,059)	81%
56 EXCESS OF REVENUE OVER (UNDER) EXPEND.	1	(63,192)	163,529	163,528	
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	(63,192)	(65,333)	(65,334)	
63 FUND BALANCE - ENDING - PROJECTED	1		685,928	685,927	
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)		682,733		
70 TOTAL FUND BALANCE	\$ 1		\$ 685,928		

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

	FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 239,119	\$ 240,438	\$ 1,319
3 INTEREST & MISCELLANEOUS	100	-	(100)
4 TOTAL REVENUE	239,219	240,438	1,219
5 EXPENDITURES			
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 TOTAL EXPENDITURES	239,219	18,250	(220,969)
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	222,188	222,188
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	-	222,188	222,188
18 FUND BALANCE - ENDING	\$ -	\$ 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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of August	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	\$ 115,126	\$ 1,761,841	\$ 111,841	107%
4 RANGE BALLS	95,000	7,957	102,039	-	107%
5 HANDICAPS	1,000	-	-	-	0%
6 INTEREST	5,000	5,121	53,776	-	1076%
7 TOTAL GOLF COURSE REVENUE	1,751,000	128,205	1,917,656	111,841	110%
8 PRO SHOP REVENUE					
9 CLUB RENTALS	3,200	181	5,296	2,096	165%
10 GOLF BALL SALES	35,000	5,049	51,759	16,759	148%
11 GLOVES SALES	10,000	1,723	14,724	4,724	147%
12 HEADWEAR SALES	3,000	229	4,931	1,931	164%
13 LADIES' WEAR SALES	100	-	170	70	170%
14 MEN'S WEAR SALES	1,500	239	2,522	1,022	168%
15 CONCESSION SALES	23,000	1,517	18,389	(4,611)	80%
16 MISCELLANEOUS	1,000	395	4,870	3,870	487%
17 TOTAL PRO SHOP REVENUE	76,800	9,333	102,662	25,862	134%
18 TOTAL OPERATING REVENUE	1,827,800	137,537	\$ 2,020,318	192,518	111%
19 COST OF GOODS SOLD					
20 GOLF BALL	21,000	6,388	34,503	13,503	164%
21 GLOVES	6,000	-	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	1,819	11,040	2,540	130%
26 TOTAL COST OF GOODS SOLD	39,800	8,208	\$ 56,343	16,543	142%
27 GROSS PROFIT	\$ 1,788,000	\$ 129,329	\$ 1,963,975	\$ 175,975	110%
28 EXPENSES					
29 GOLF COURSE					
30 PAYROLL-HOURLY	\$ 465,000	\$ 31,946	\$ 362,559	\$ (102,441)	78%
31 INCENTIVE	7,000	-	-	(7,000)	0%
32 FICA TAXES & ADMINISTRATIVE	55,000	4,029	46,932	(8,068)	85%
33 LIFE AND HEALTH INSURANCE	40,000	2,177	22,383	(17,617)	56%
34 ACCOUNTING SERVICES	4,880	407	4,473	(407)	92%
35 CONTRACTS-SECURITY ALARMS	1,000	-	239	(761)	24%
36 COMMUNICATION-TELEPHONE	3,600	383	4,132	532	115%
37 POSTAGE AND FREIGHT	200	-	-	(200)	0%
38 ELECTRICITY	17,000	1,192	14,461	(2,539)	85%
39 UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	834	9,810	2,810	140%
40 UTILITY-WATER AND SEWER	7,616	592	5,899	(1,717)	77%
41 RENTAL/LEASE - VEHICLE/EQUIP	135,000	11,097	98,607	(36,393)	73%
42 LEASE - ICE MACHINES	1,600	125	1,375	(225)	86%
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	1,143	22,364	(17,636)	56%
46 R&M-FERTILIZER	90,000	4,174	40,492	(49,508)	45%
47 R&M-IRRIGATION	20,000	-	6,163	(13,837)	31%
48 R&M-GOLF COURSE	18,000	2,651	159,332	141,332	885%
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	289	6,395	(605)	91%



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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53 OP SUPPLIES - FUEL / OIL	24,000	3,300	16,066	(7,934)	67%
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	2,185	12,409	2,409	124%
57 SUPPLIES - SEEDS	50,000	-	12,417	(37,583)	25%
58 ALLOCATION OF HOA SHARED EXPENDITURES	969	-	829	(140)	86%
59 RESERVE	12,000	-	-	(12,000)	0%
60 TOTAL GOLF COURSE	1,147,809	66,524	929,379	(218,430)	81%
61 PRO SHOP					
62 PAYROLL- HOURLY	295,000	22,588	243,111	(51,889)	82%
63 BONUS	6,000	-	-	(6,000)	0%
64 FICA TAXES & ADMINISTRATIVE	38,000	3,049	32,952	(5,048)	87%
65 LIFE AND HEALTH INSURANCE	34,000	2,948	29,882	(4,118)	88%
66 ACCOUNTING SERVICES	4,880	407	4,473	(407)	92%
67 CONTRACT-SECURITY ALARMS	1,000	-	359	(641)	36%
68 POSTAGE AND FREIGHT	250	-	-	(250)	0%
69 ELECTRICITY	11,000	871	11,148	148	101%
70 LEASE-CARTS	141,100	8,744	103,071	(38,029)	73%
71 R&M-GENERAL	7,000	830	13,549	6,549	194%
72 R&M-RANGE	10,000	-	9,855	(145)	99%
73 ADVERTISING	2,000	-	1,100	(900)	55%
74 MISC-BANK CHARGES	500	110	1,408	908	282%
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	-	9,341	2,141	130%
83 TOTAL PRO SHOP	573,610	39,546	464,082	(109,528)	81%
84 Capital Projects - Golf	-	7,026	283,490	283,490	0%
85 TOTAL EXPENSES	1,721,419	113,096	1,676,951	(44,468)	97%
86 EXCESS OF PROFIT OVER (UNDER) EXPEND.	66,581	16,234	287,024	220,443	
87 OTHER FINANCING SOURCES & USES					
88 TRANSFERS IN	-	23,696	406,363		
89 TRANSFERS OUT	-	(23,696)	(406,363)		
90 TOTAL OTHER FINANCING RESOURCES & USES	-	-	-		
91 FUND BALANCE - BEGINNING - UNAUDITED	-		4,234,264		
92 NET CHANGE IN FUND BALANCE	66,581		287,024		
93 FUND BALANCE - ENDING - PROJECTED	66,581		4,521,288		
94 ANALYSIS OF FUND BALANCE					
95 ASSIGNED					
96 NONSPENDABLE DEPOSITS	-		3,456		
97 CAPITAL RESERVES	-		-		
98 OPERATING CAPITAL	-		-		
99 UNASSIGNED	-		4,517,832		
100 TOTAL FUND BALANCE	\$ -		\$ 4,521,288		



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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1 REVENUE		
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 150,807	\$ -
3 INTEREST REVENUE	-	137
4 MISC REVENUE	-	2,921
5 TOTAL REVENUE	150,807	3,058
6 EXPENDITURES		
7 INTEREST EXPENSE		
8 November 1, 2025	2,969	2,969
9 May 1, 2026	2,969	2,969
10 PRINCIPAL RETIREMENT		
11 May 1, 2026	147,000	147,000
12 TOTAL EXPENDITURES	152,938	152,939
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,131)	(149,881)
14 OTHER FINANCING SOURCES (USES)		
15 TRANSFERS IN	-	149,998
16 TRANSFERS OUT	-	(166)
17 TOTAL OTHER FINANCING SOURCES (USES)	-	149,832
18 FUND BALANCE - BEGINNING		49
19 NET CHANGE IN FUND BALANCE	(2,131)	(49)
20 FUND BALANCE - ENDING	\$ (2,131)	0

Heritage Harbor CDD
Acquisition & Construction Fund 2021
Statement of Revenue, Expenses, and Change in Fund Balance
For the period from October 1, 2025 to August 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	-	(78,876)
9 OTHER FINANCING SOURCES (USES)		
10 TRANSFERS IN	-	78,894
11 TRANSFERS OUT	-	(30)
12 TOTAL OTHER FINANCING SOURCES (USES)	-	78,864
13 FUND BALANCE - BEGINNING	-	4,919
14 NET CHANGE IN FUND BALANCE	-	(13)
15 FUND BALANCE - ENDING	\$ -	\$ 4,906

WALK-ON EXHIBIT A



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 #:05

DATE: 09/23/26

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 09/23/26
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 \$ 5,000.00 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: 09/23/26

WORK DESCRIPTION

- We had to cut the curb out at end of driveway, drawings showed curb remaining but it could not.
- Old curb had to be cut out, added concrete and rebar.

REASON FOR REQUEST

- Could not have curb at end of driveway.

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, Heath Beckett 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: Heath Beckett TITLE: District Manager DATE: 10/8/26

EXHIBIT 3



Summary

9/1/26 - 9/30/26

Account	#	Amount
Gross Sales	10621	\$90,849.75
Voids	117	-\$913.49
Gross - Voids		\$89,936.26
Comps	98	-\$813.57
Discounts	2231	-\$2,159.18
Spills	1	-\$4.69
Net Sales		\$86,958.82
Service Charges	0	\$0.00
Net Sales + Service Charges		\$86,958.82
Rounding	0	\$0.00
Retained Gratuities	0	\$0.00
Retained Tips	0	\$0.00
Revenue from Operations		\$86,958.82
Taxes	2576	\$6,521.73
Gratuities	0	\$0.00
Tips	1872	\$17,691.03
Gift Cards	0	\$0.00
House Accounts	3	-\$79.83
Accounts Receivable	6	\$0.00
Amount Due from Customers		\$111,091.75
Paid Gratuities	0	\$0.00
Paid Tips	1872	-\$17,691.03
Paid Ins	0	\$0.00
Paid Outs	0	\$0.00
Refunds	0	\$0.00
Recoveries	0	\$0.00
Deposit		\$93,400.72

Sales by Category

Type ↑	#	Gross Sales	Voids	Comps	Discounts	Spills	Net Sales
Beer	3,640	\$18,484.87	-\$375.17	-\$251.25	-\$408.40	-\$4.69	\$17,445.36
Food	4,834	\$45,125.50	-\$243.70	-\$133.33	-\$1,144.78	\$0.00	\$43,603.69
Kids menu	235	\$1,496.15	\$0.00	\$0.00	-\$168.64	\$0.00	\$1,327.51
Liquor	1,948	\$16,149.37	-\$188.72	-\$374.30	-\$225.22	\$0.00	\$15,361.13
Merchandise	23	\$309.12	\$0.00	\$0.00	-\$3.52	\$0.00	\$305.60
Non-Alcoholic	1,599	\$3,375.45	-\$74.88	-\$28.12	-\$83.35	\$0.00	\$3,189.10
Wine	789	\$5,909.29	-\$31.02	-\$26.57	-\$125.27	\$0.00	\$5,726.43
Total	13,068	\$90,849.75	-\$913.49	-\$813.57	-\$2,159.18	-\$4.69	\$86,958.82

EXHIBIT 4



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: August 31, 2026

RE: Weekly report

Activity report for the week of August 24-28, 2026

1. Mowed property
2. Treated/pulled weeds around flower beds
3. Treated bed weeds around pool and clubhouse
4. Trimmed the tall shrubs along the basketball court



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: September 8, 2026

RE: Weekly report

Activity report for the week of August 31- September 4, 2026

1. Mowed property
2. Sprayed round up on the parkway
3. Trimmed the duranta in front of neighborhood signs



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: September 16, 2026

RE: Weekly report

Activity report for the week of September 7-11, 2026

1. Mowed property
2. Sprayed round up around the pool deck
3. Trimmed the palm trees and birds of paradise around the entrance fountain



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

TO: Heritage Harbor CDD

Date: September 21, 2026

RE: Weekly report

Activity report for the week of 09/14/2026 - 09/18/2026

1. Mowed the property.
2. Treated turf weeds around the Pool and Clubhouse.
3. Trimmed shrubs along sidewalks on the Parkway.
4. Tip-pruned flowering plants.
5. Trimmed the palm trees on the center islands on the parkway.



GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

To: Heritage Harbor CDD

Date: October 5, 2026

RE: Weekly report

Activity report for the week of September 28- October 2, 2026

1. Mowed the property.
2. Trimmed natural areas at the clubhouse
3. Trimmed around the water fountain
4. Sprayed round up at the golf pro shop
5. Treated for mole crickets





HERITAGE HARBOR CDD

LANDSCAPE INSPECTION
September 24, 2026

ATTENDING:
PAUL WOODS – OLM, INC.

SCORE: 90%

**NEXT INSPECTION
OCTOBER 22, 2026 AT 10:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Throughout: Target prune and elevate downward growth up to 15 feet in parking lot trees.
2. **Buff out crack weeds along sidewalks and curb lines.**
3. Rejuvenate prune Red Fountain Grass in a haystack form once bloom cycle is complete, improving visibility of Firecracker plants.
4. Control disease in Blue Daze at the entrance.
5. Control broadleaf and grassy weeds in irrigation turf.
6. Retention pond to the east of the parking lot: Prune back wood line overgrowth so the far shore remains accessible to mowers and line trimmers.
7. West end of overflow parking lot nearest the basketball courts: I recommend eliminating unserviceable grass in the island, maintaining this area as a mulch bed.
8. Complete replacement of warranty sod at the pool berm within the next 30 days.

COMMONS

9. Bluewater monument: Rejuvenate prune Red Fountain Grass.
10. Heritage Harbor Pkwy: Prune back wood line overgrowth extending downward into sidewalk between Harbor Towne wellhouse and the athletic field, maintaining 8 to 10 feet of pedestrian clearance.
11. Remove viney growth from Viburnum hedgerow at the frontage of the sports field.
12. Heritage Harbor Pkwy: Remove Virginia Creeper vine from Pine trees north of Fishermans Pier Court. Control bed weeds at the base of Viburnum hedgerows.
13. Maintain uniform pruning at the wellhouse.



14. Establish a nongrowth band at the base of the chain link fence behind the wellhouse.
15. Wood lot in the 4200 block of Fishermans Lake Drive: Target prune Brazilian Pepper overgrowing sidewalk.
16. Cigar island in the 19400 block of Heritage Harbor Pkwy: Remove Oak volunteers from Viburnum hedgerow.
17. Retention pond north of Sea Mist Lane: Use line trimmers to detail areas inaccessible to mowers.
18. **Across from Sea Cove: Use a leaf rake to remove debris accumulations from storm water inlets.**
19. **Golf cart crossing on Harbor Lake Drive: Elevate downward growth in Brazilian Peppers obstructing sidewalk.**
20. Harbor Lake Drive pocket park: Remove herbicided weeds.
21. Median island across from New Haven entrance: Repair pest damaged turf under warranty.
22. Main entrance: Continue removing Spanish Moss up to 15 feet from common area trees. Target Bottlebrush trees along right of ways between the bridge and golf cart crossing.
23. Main entrance: Control broadleaf weeds in St. Augustine turf.
24. 19200 block of Fishermans Bend Drive: Target prune wood line overgrowth and remove fallen branches at the pond. Avoid mow skips, inspecting landscape areas weekly.
25. Remove commercial signage when found.
26. Cypress Green Drive entrance monument: Remove herbicided weeds from the seasonal color bed.
27. Proceed with all turf, tree, shrub, and palm fertilizations at the expiration of the Hillsborough County fertilizer blackout period.
28. Prune Gold Mound Duranta at the front of village monuments to establish a uniform height and size.

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a price to grind the Pine tree stump at the Harbor Towne entrance.
2. Provide a price to supplement gaps in the Viburnum hedgerow in the 19400 block of Heritage Harbor Pkwy.
3. Provide a price to resod the right of way near the sidewalk and irrigation valve box repair in the 19200 block of Harborbridge Lane.



4. Harbor Towne, south perimeter of the tennis court: Provide a price to remove and resod with St. Augustine Floratam. I recommend including excavating out excess court clay which has resulted in declining turf conditions.
5. Harbor Towne: Provide a price for suitable drainfield stone to reduce erosion and exposed irrigation wires at the northwest corner of the pool deck near the information sign.
6. Harbor Towne: Confirm client has proposal to remove the dead Queen Palm in the pool berm.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. I recommend identifying effectiveness of plant growth regulator on the Red Fountain Grass at the Bluewater monument sign. This will suppress growth and allow for visibility of lettering on sign.
2. Heritage Harbor Pkwy: Complete palm pruning in the median island south of New Haven.

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
jayheritageclub@gmail.com



HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2.5	Pond side mow/ line trim skip, LLF east frontage
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-1.5	Broadleaf grassy at club
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2.5	
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-5	Woodlines, tree elevation, waterfall sign
CLEANLINESS	10	-3.5	Weekly bed debris, including herb.weeds, leaf drop, waterfall
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: 9-24-26 Score: 90% Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



WALK-ON EXHIBIT B



GREENS & DRIVING RANGE TIMELINE- Meeting with Mauro on October 8th

1. START TO KILL THE GREENS- **April 20th**
 - A. HOW MANY TREATMENTS?- **2- 3 treatments**
 - B. WHEN DO YOU START YOUR WORK AFTER FIRST TREATMENT- **Work will begin on May 10th**
 - C. WHAT ABOUT DRIVING RANGE- **Driving range will be done towards end of the summer and grow in will be same time as greens**
 - D. WHEN ARE YOU COMING OUT TO FLAG WHERE THE NEW GREENS WILL GO? **December**
 - E. ALL GREENS GOING BACK TO ORIGINAL SIZE; PLUS EACH GREEN 5 FEET OF NEW COLLARS- **Yes; greens will be sprigs and collars will be sod**
 - F. AFTER FIRST TREATMENT TO KILL GREENS HOW LONG DOES COURSE HAVE FOR Play? **Last day for play will be Sunday May 2nd**
 - G. Does new greens have original contours (slopes, breaks)- **Yes**
2. ONCE WORKS BEGINS HOW LONG IS THE PROCESS? **All work will be done by the first week of August. Work is scheduled from 7am to around 530pm Monday- Friday**
 - A. WORK ON WEEKENDS? **Yes, if they get rained out or are behind**
 - B. SIGNS UP ON ALL GREENS ABOUT CHEMICALS? **Yes**
 - C. WHERE DOES ALL THE EXTRA MATERIAL GO? **That's up to maintenance, other courses uses that extra material to top dress their fairways'**
3. ONCE SPRIGGS ARE DOWN, HOW LONG TO GROW IN? **10 to 12 weeks**
 - A. HOW MANY TIMES A DAY AND HOW LONG IS WATER ON THE NEW GREENS DURING GROW IN? **A schedule will be handed to maintenance to follow; depending on sprinkler heads anywhere from 3 minutes to 7 minutes every hour. First 3 weeks of sprigs are crucial to water properly**
 - B. DO YOU OVERSEED THESE NEW GREENS AND COLLARS? **That's a preference from each course but tif eagle and tif grand grass does not have to be overseeded**
4. What date to re-open?- **Depending on how the greens grow in and roots take. Anywhere from Oct 15th(earliest) to Oct 29th (latest)**



WALK-ON EXHIBIT C





AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

Proposal #3969
Created: 09/22/2026
From: Scott McLaren

Proposal For

Heritage Harbor golf

mobile: 8137812852
heritageharbormaintenance@verizon.net

Location

19650 Heritage Harbor Pkwy
Lutz, FL 33558

19650 Heritage Harbor Pkwy 33558

Terms
Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Labor Whole number 11 trim the cedar trees that are hanging over the golf course	1 MH	\$ 750.00	\$ 750.00
2) Labor Raise and elevate oak tree over just the sidewalk area on 11 golf course hole	1 MH	\$ 550.00	\$ 550.00
3) Labor Pole saw between 13 and 14 overhang	1 MH	\$ 1,850.00	\$ 1,850.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. A-Z Tree Service, Inc is not responsible for any damaged underground cables, pipes, sprinkler lines or heads, curbing, sidewalks, or driveways while removing trees or grinding stumps. All septic areas in work zone need to be flagged by homeowner before A-Z arrives on site to begin work. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 3,150.00
SALES TAX	\$ 0.00
TOTAL	\$ 3,150.00

**This proposal is valid for 60 days. After 60 days, pricing and availability are subject to change.*

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

Scott McLaren
Office: 3523453050
Mobile: 3528426914
aztreeservicesale@gmail.com



AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

Proposal #3969
Created: 09/22/2026
From: Scott McLaren

Photos

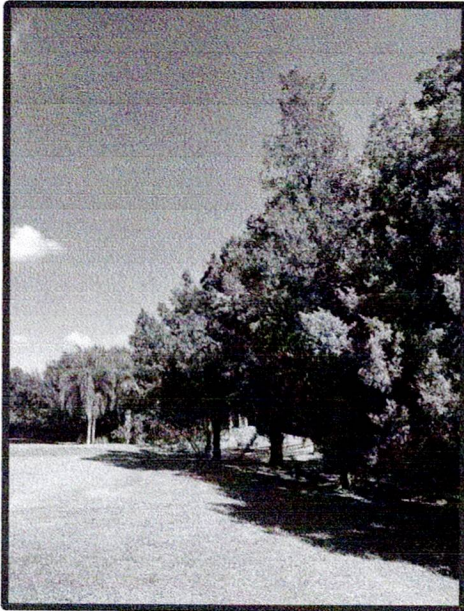


EXHIBIT 5



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 subtle, abstract pattern.

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



HERITAGE HARBOR

- Landscaping/Machforms
 - This past month we have receive a fare amount of Machforms on 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.
 - Tree trimming along walkways.
 - Trimming along pond banks.
 - Cutting easements.
 - Obstruction clearing at intersections.
 - These have all been communicated with Adam to address asap.
- Bollard Install
 - Fisherman Pier Location.
 - 4 added
 - Completed.
 - Golf Course Location.
 - Completed.
 - Waterfall Feature Repair.
 - Foutain Kings started work on the 23rd of sept.
 - inspecting upon completion.
 - Monument Lighting.
 - Adding solar lights to entrance monuments as needed.
 - Completed.
 - Jay.
 - Working with Jay on any of his needs on a weekly basis.









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 6



**Heritage Harbor
Community Development District
Performance Measures/Standards
& Annual Reporting Form
October 1, 2025 – September 30, 2026**

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, 2025 – September 30, 2026**

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, 2025 – September 30, 2026**

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 2026 were established by Heritage Harbor Community Development District Board of Supervisors on September 9, 2025.

Heath Beckett

Heath Beckett, District Manager

Shelley Grandon

Shelley Grandon (Oct 3, 2025 12:34:31 EDT)

Shelley Grandon, Chair
Board of Supervisors

The Heritage Harbor Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on _____.

District Manager

Chair
Board of Supervisors

