Your Community.
Our Commitment.

HERITAGE HARBOR

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
November 10, 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, November 10, 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, November 10, 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 October 13, 2026 **EXHIBIT 1**

B. Acceptance of the Unaudited September 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*

B. Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille* **EXHIBIT 3**

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 – Oct 22, 2026 –90%

2. Consideration of Greenview Proposal(s)

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

1. Consideration of Proposals for Golf Course Maintenance **EXHIBIT 5**

   a. Brightview Golf Maintenance
   – Yr 1: $958,680.00 - Yr 5: $958,680.00

   b. Cypress Golf Course Services
   – Yr 1: $734,136.00 – Yr 5: $826,276.00

   c. International Golf Maintenance
   – Yr 1: $893,748.00 – Yr 5: $1,005,921.00

Under Separate Cover

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

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

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

1. Consideration of HOA Request to Authorize Amazon Key for Business **EXHIBIT 7**

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**

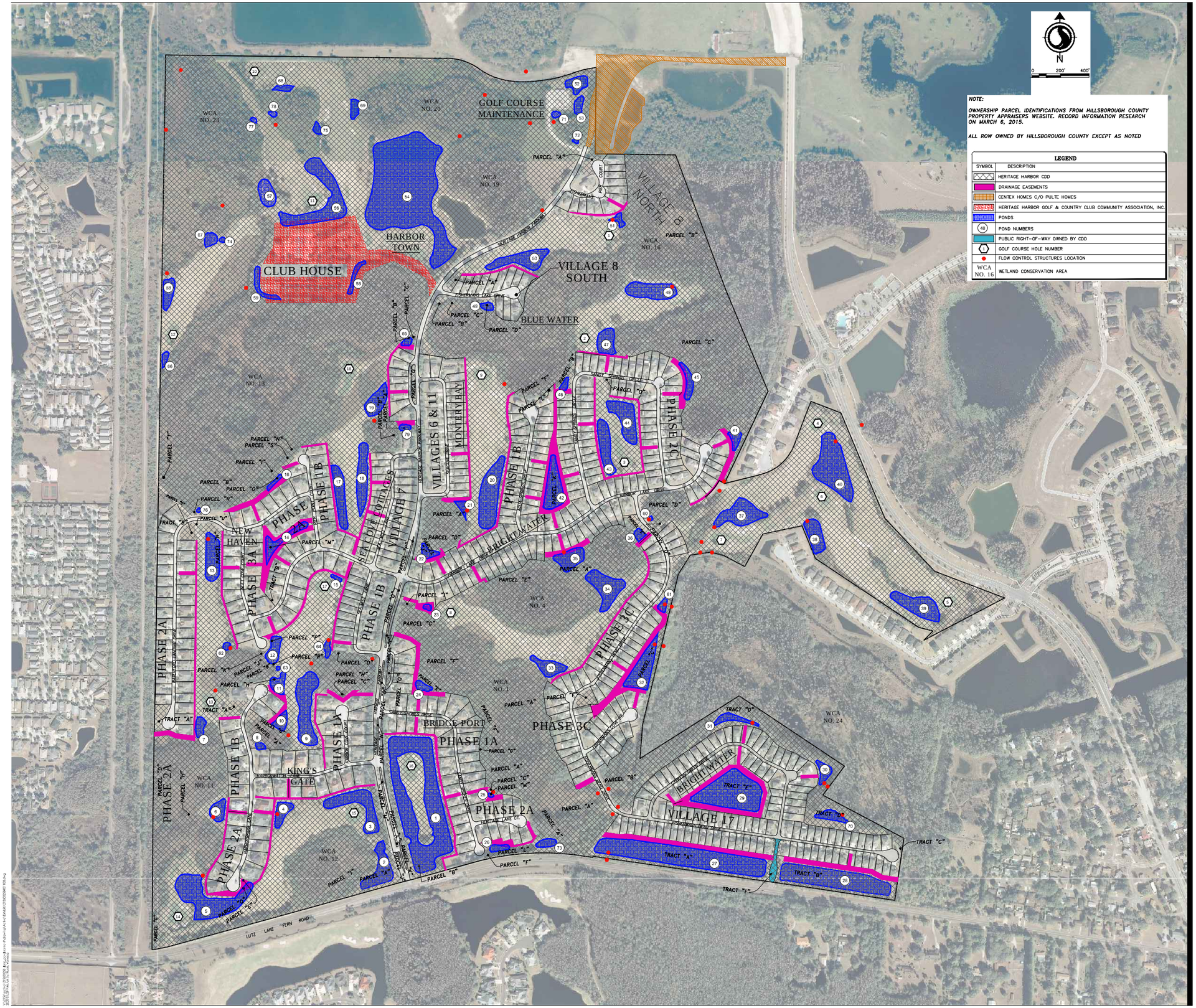
	In Person	Virtually	Not
Shelley Grandon (1-C)			
Jeffrey Witt (2)			
David Hubbard (3)			
Russ Rossi (4-VC)			
James Kelbaugh (5)			

Tuesday, December 8, 2026
at 5:30 p.m.
Heritage Harbor Clubhouse
19502 Heritage Harbor Pkwy
Lutz, FL 33558

AGENDA DEADLINE:
Noon – November 30, 2026

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

NINTH ORDER OF BUSINESS: **ADJOURNMENT**



NOTE:

OWNERSHIP PARCEL IDENTIFICATIONS FROM HILLSBOROUGH COUNTY PROPERTY APPRAISERS WEBSITE. RECORD INFORMATION RESEARCH ON MARCH 6, 2015.

ALL ROW OWNED BY HILLSBOROUGH COUNTY EXCEPT AS NOTED

LEGEND

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

Stantec

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

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Consultants

Legend

Notes

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

File Name: 215600258-001X08.DWG	BB	TLS	SP	13.07.15
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

HERITAGE HARBOR CDD

HILLSBOROUGH COUNTY, FL

Title

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

EXHIBIT 1

MINUTES OF MEETING
HERITAGE HARBOR
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Heritage Harbor Community Development District was held on October 13, 2026 at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

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

Present and constituting a quorum were:

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

Also present were:

Heath Beckett	District Manager, Vesta District Services
Samantha Zanoni	District Manager, Vesta District Services
Tracy Robin	District Counsel, Straley Robin Vericker *(Virtually)*
Tyson Waag	District Engineer, Stantec *(Virtually)*
John Panno	Golf Course Manager
Adam Rhum	Account Manager, Greenview Landscape (Virtually)
Susan Eisenstadt	Project Manager, Enercon (Virtually)
Sean McNamara	Mechanical Engineering Supervisor, Enercon (Virtually)
Tom Prickett	Project Manager, Rayco Industries (Virtually)
David Gilleland	Manager, Double Bogeys Tavern & Grille
Tim Gay	Owner, Blue Wave Lighting

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

This item was addressed out of order after III. CONSENT AGENDA.

Comments were made on conservation area perimeter trimming at Harbor Cove Court, and landscape at Sandy Springs on hole 3. Ground saturation at the ponds was noted, and Mr. Rhum was asked to review these areas as well as the shrubs and weeds at the corner of Harbor Lake and Sea Mist.

THIRD ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 1: Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 8, 2026

DRAFT

B. EXHIBIT 2: Acceptance of the Unaudited August 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.

FOURTH ORDER OF BUSINESS: BUSINESS MATTERS

A. District Engineer – *Tyson Waag, Stantec*

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

Mr. Waag and Mr. Prickett provided an update on the project - the control panel construction is underway, and should be ready for installation in November. The latest project completion estimate is mid-December.

a. WALK-ON EXHIBIT A: Ratification of Approval of Rayco Change Order #5 for Curb Removal - $5,000.00

On a MOTION by Supervisor Witt, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the Board ratified approval of Rayco Change Order #5 for curb removal, in the amount of $5,000.00, for Heritage Harbor Community Development District.

B. EXHIBIT 3: Restaurant Operations – *David Gilleland/Charles Conover, Double Bogeys Tavern & Grille*

Mr. Gilleland discussed the impact of the weather on sales, the success of the specials, and provided an update on the volunteers for an upcoming event.

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

Mr. Beckett provided an update on aquatic maintenance and confirmed the Triploid Carp were installed.

1. Consideration of Premier Lakes Proposal(s)

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

Mr. Rhum presented the landscape report. Supervisor Grandon requested all vegetation be removed from in front of all the signs and replaced with ground cover.

1. OLM Inspection – Sep 24, 2026 –90%

Mr. Rhum advised that there are a few nature areas and the carryovers from the previous month are addressed first. Discussion followed on a maintenance map. Staff will review records for a copy of the original maintenance map.

Mr. Rhum stated annuals will be installed by the first of December.

Discussion followed on mulch replenishment.

DRAFT

The Board requested two (2) crape myrtles on the east side at the front be installed.

On a MOTION by Supervisor Hubbard, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved Greenview Landscape to install 200 yds of mulch in the landscape beds for an amount not to exceed $12,000.00, for Heritage Harbor Community Development District.

A request was made to add a separate line item for mulch to the next budget.

E. WALK-ON EXHIBIT B: Golf Operations – *John Panno, Pro Shop*

This item was addressed out of order after to III.F. Field Operations.

Mr. Panno advised of Hillsborough County's response regarding conservation area maintenance, which can only be manual removal of exotic invasive vegetation per the permit.

1. WALK-ON EXHIBIT C: Consideration of AZ Tree Service Proposal #3969 to Trim Trees at Holes 11, 13, and 14 - $3,150.00

Mr. Panno reviewed the scope of the proposal.

On a MOTION by Supervisor Witt, SECONDED by Supervisor Hubbard, WITH ALL IN FAVOR, the Board approved AZ Tree Service proposal #3969 to trim trees at holes 11, 13, and 14, in the amount of $3,150.00, for Heritage Harbor Community Development District.

Mr. Panno discussed the timeline for the greens' renewal. Discussion followed on irrigation, communication plan, security, overseeding, and revenue for FY 2026.

A comment was made on the new sign.

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

Mr. Beckett presented the Field Operations Report. A quote to install a fence behind hole 4 was requested.

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

Mr. Robin advised that his office did not have a copy of the original 2013 maintenance map and provided an update on the response to the RFP for golf course maintenance services.

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

1. EXHIBIT 6: Approval of FY 2026 Report of Achieved Goals and Objectives

On a MOTION by Supervisor Kelbaugh, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, for Heritage Harbor Community Development District.

2. Consideration of Envera Proposal for Replacement of Security-Related Monitoring Equipment - $1,974.00

DRAFT

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Witt, WITH ALL IN FAVOR, the Board approved Envera to replace security-related monitoring equipment in the amount of $1,974.00, for Heritage Harbor Community Development District.

Mr. Gay presented design options for holiday decorations and additional permanent lighting on the entrance monument and reviewed the decorations currently being installed.

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A question was raised regarding notification of damage to the gate arm and a request was made for an adjustment to the barrier opening time.

It was confirmed that the District does not maintain the mailboxes.

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 November 10, 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

- Have A/P send a check to John for A-Z
- Connect with District Engineer regarding a maintenance map
- Call Envera about the loop at the gates

Field Manager

- Get a quote for 6’ fence behind hole number 4

NINTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Grandon, SECONDED by Supervisor Rossi, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:10 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.*

DRAFT

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on November 10, 2026.

_____ _____

Heath Beckett, Secretary Shelley Grandon, Chair

DRAFT

EXHIBIT 2

Heritage Harbor
Community Development District

Financial Statements
(Unaudited)

September 30, 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	$259,262	$ 334,279	$ 413,343
Field	598,431	646,363	645,308
Total General Fund	**$ 857,693**	**$ 980,642**	**$ 1,058,651**
% of Actual Expenditures Spent of Budgeted Expenditures	**81%**	**92%**	**99%**

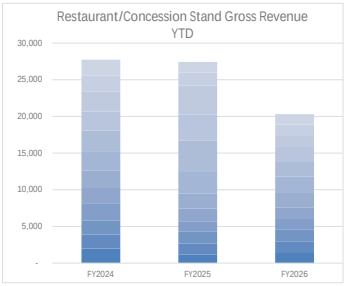
Cash and Investment Balances

	Prior Year YTD	Current Year YTD
Operating Accounts	$1,324,185	$ 1,505,472

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	1,410
Yearly Total	**$ 27,738**	**$ 27,436**	**$ 20,305**



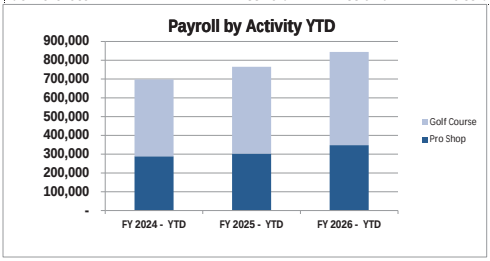
Financial Snapshot - Enterprise Fund - Golf Activity

Revenue	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	$1,781,357	$1,961,529	$ 2,029,781	$ 1,751,000
Pro Shop	97,427	112,329	110,678	76,800
Cost of Goods Sold	(51,224)	(60,150)	(58,735)	(39,800)
Total Gross Profit	**$ 1,827,560**	**$ 2,013,708**	**$ 2,081,724**	**$ 1,788,000**

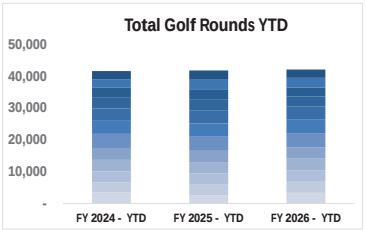
Expenses by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	$742,683	$935,906	$ 1,068,310	$ 1,147,809
Pro Shop	471,061	507,764	522,610	573,610
Total Expenses	**$ 1,213,744**	**$ 1,443,670**	**$ 1,590,920**	**$ 1,721,419**

Net Income (Loss) by Golf Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD	Budget FY 2026
Golf Course	$1,038,674	$1,025,623	$ 961,471	$ 603,191
Pro Shop	(424,858)	(455,585)	(470,667)	(536,610)
Total Net Income (Loss) B4 Depreciation	**$ 613,816**	**$ 570,038**	**$ 490,804**	**$ 66,581**
Total Depreciation Expense	-	-	-	-
Total Net Income (Loss) After Depreciation	**$ 613,816**	**$ 570,038**	**$ 490,804**	**$ 66,581**

Payroll by Activity	Actual FY 2024 - YTD	Actual FY 2025 - YTD	Actual FY 2026 - YTD
Golf Course			
Payroll- Hourly	$ 339,626	$ 389,159	$ 416,481
FICA Taxes	43,868	50,079	53,804
Life and Health Insurance	25,469	22,850	25,649
Total Golf Course	**408,963**	**462,088**	**495,934**
Pro Shop			
Payroll- Hourly	233,243	247,514	276,520
FICA Taxes	31,396	31,396	37,441
Life and Health Insurance	24,364	24,364	34,304
Total Pro Shop	**289,003**	**303,274**	**348,265**
Total Payroll	**$ 697,966**	**$ 765,362**	**$ 844,198**
% of Revenues	38.19%	38.01%	40.55%



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	2,635
Total Round	**41,782**	**41,965**	**42,254**



Financial Snapshot - Debt Service Fund

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

Heritage Harbor CDD
Balance Sheet
September 30, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
ASSETS						
CASH - BU MONEY MARKET	$ 395,455	$ -	$ -	$ -	$ -	$ 395,455
CASH - HANCOCK WHITNEY OPERATING	1,089,067	-	-	-	-	1,089,067
CASH - HANCOCK WHITNEY LOAN	20,950	-	-	-	4,906	25,856
CASH - BU GOLF ACCOUNT	-	-	463,831	-	-	463,831
CASH - BU GOLF MONEY MARKET			1,917,571			1,917,571
CASH - TRUIST	-	-	27,803	-	-	27,803
PETTY CASH	-	-	1,672	-	-	1,672
INVESTMENTS:						-
REVENUE FUND	-	-	-	-	-	-
RESERVE TRUST FUND	-	-	-	-	-	-
INTEREST FUND	-	-	-	-	-	-
SINKING FUND	-	-	-	-	-	-
US BANK CONSTRUCTION TRUST FUND	-	-	-	-	-	-
ACCOUNTS RECEIVABLE	6,719	-	1,168	-	-	7,887
UNDEPOSITED FUNDS	-	-	-	-	-	-
ON ROLL ASSESSMENT RECEIVABLE	-	-	-	-	-	-
DEPOSITS	1,890	-	3,456	-	-	5,346
PREPAID	7,556	-	-	-	-	7,556
DUE FROM OTHER FUNDS	-	875,078	-	-	-	875,078
INVENTORY ASSETS:						-
GOLF BALLS	-	-	9,388	-	-	9,388
GOLF CLUBS	-	-	198	-	-	198
GLOVES	-	-	8,689	-	-	8,689
HEADWEAR	-	-	3,891	-	-	3,891
LADIES WEAR	-	-	812	-	-	812
MENS WEAR	-	-	4,204	-	-	4,204
SHOES/SOCKS	-	-	337	-	-	337
MISCELLANEOUS	-	-	4,711	-	-	4,711
TOTAL CURRENT ASSETS	**1,521,637**	**875,078**	**2,447,730**	**-**	**4,906**	**4,849,351**

Heritage Harbor CDD
Balance Sheet
September 30, 2026

	General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
NONCURRENT ASSETS						
LAND	-	-	1,204,598	-	-	1,204,598
CONSTRUCTION IN PROGRESS	-	-	741,002	-	-	741,002
INFRASTRUCTURE	-	-	6,139,744	-	-	6,139,744
ACC. DEPRECIATION - INFRASTRUCTURE	-	-	(6,036,125)	-	-	(6,036,125)
EQUIPMENT & FURNITURE	-	-	1,065,890	-	-	1,065,890
ACC. DEPRECIATION - EQUIP/FURNITURE	-	-	(1,058,028)	-	-	(1,058,028)
RIGHT TO USE ASSETS	-	-	354,531	-	-	354,531
ACC. DEPREICATION - RIGHT TO USE ASSETS	-	-	(315,140)	-	-	(315,140)
TOTAL NONCURRENT ASSETS	-	-	**2,096,472**	-	-	**2,096,472**
TOTAL ASSETS	**$ 1,521,637**	**$ 875,078**	**$ 4,544,202**	**$ -**	**$ 4,906**	**$ 6,945,823**
LIABILITIES						
ACCOUNTS PAYABLE	$ 41,912	$ -	$ 56,303	$ -	$ -	$ 98,215
DEFERRED ON ROLL ASSESSMENTS	-	-	-	-	-	-
SALES TAX PAYABLE	-	-	2,482	-	-	2,482
ACCRUED EXPENSES	21,733	-	34,584	-	-	56,318
GIFT CERTIFICATES	-	-	-	-	-	-
RESTAURANT DEPOSITS	6,000	-	-	-	-	6,000
DUE TO OTHER FUNDS	875,078	-	-	-	-	875,078
RIGHT TO USE LIABILITIES		-	23,011	-	-	23,011
TOTAL LIABILITIES	**944,723**	-	**116,380**	-	-	**1,061,104**
FUND BALANCES						
NONSPENDABLE						
PREPAID & DEPOSITS	9,446	-	3,456	-	-	12,902
CAPITAL RESERVE	-	-	-			-
OPERATING CAPITAL	-	-	-	-	-	-
INVESTED IN CAPITAL ASSETS		-	-			-
UNASSIGNED	567,468	875,078	4,424,365	-	4,906	5,871,817
TOTAL FUND BALANCE	**576,914**	**875,078**	**4,427,821**	-	**4,906**	**5,884,719**

Heritage Harbor CDD
Balance Sheet
September 30, 2026

		General Fund	Capital Reserve Fund	Golf Course & Pro Shop	Debt Service Series 2021	Acq & Cons 2021	TOTAL
60	**TOTAL LIABILITIES & FUND BALANCES**	**$ 1,521,637**	**$ 875,078**	**$ 4,544,202**	**$ -**	**$ 4,906**	**$ 6,945,823**

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

		FY 2026 Adopted Budget	FY 2026 Month of September	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	57,600	(4,032)	93%
4	RESTAURANT COMMISSION	-	-	4,037		
5	INTEREST	1,000	1,070	13,849	12,849	1385%
6	FUND BALANCE FORWARD	55,452	-	-	(55,452)	
7	MISC. REVENUE	-	-	7,717	7,717	
8	**TOTAL REVENUE**	**1,064,652**	**5,870**	**1,034,991**	**(29,661)**	**97%**
9	**EXPENDITURES**					
10	**ADMINISTRATIVE**					
11	SUPERVISORS' COMPENSATION	12,000	600	7,800	(4,200)	65%
12	PAYROLL TAXES & SERVICE	2,129	67	852	(1,277)	40%
13	ENGINEERING SERVICES	10,000	277	27,420	17,420	274%
14	LEGAL SERVICES	25,000	20,901	79,297	54,297	317%
15	DISTRICT MANAGEMENT	71,539	5,962	71,539	(0)	100%
16	DISSEMINATION FEE	2,000	-	2,000	-	100%
17	AUDITING SERVICES	6,500	-	6,500	-	100%
18	POSTAGE & FREIGHT	1,500	33	566	(934)	38%
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	644	2,029	829	169%
22	MISC. (BANK FEES, BROCHURES & MISC)	1,500	-	-	(1,500)	0%
23	WEBSITE HOSTING & MANAGEMENT	2,115	-	1,665	(450)	79%
24	EMAIL HOSTING	1,500	50	450	(1,050)	30%
25	OFFICE SUPPLIES	200	-	208	8	104%
26	ANNUAL DISTRICT FILING FEE	175	-	175	-	100%
27	ALLOCATION OF HOA SHARED EXPENDITURES	38,000	4,855	32,897	(5,103)	87%
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	17,173	76,465	21,465	139%
31	STATE SALES TAX	4,314	-	-	(4,314)	0%
32	**TOTAL ADMINISTRATIVE**	**413,343**	**50,561**	**334,279**	**(79,064)**	**81%**
33	**FIELD OPERATIONS**					
34	PAYROLL	61,247	10,131	63,968	2,721	104%
35	FICA, TAXES & PAYROLL FEES	9,668	1,337	9,292	(376)	96%
36	LIFE AND HEALTH INSURANCE	10,849	2,185	15,442	4,593	142%
37	CONTRACT- GUARD SERVICES	62,000	8,594	81,905	19,905	132%
38	CONTRACT-LANDSCAPE	156,144	12,440	160,720	4,576	103%
39	CONTRACT-LAKE	42,000	3,400	51,578	9,578	123%
40	CONTRACT-GATES	55,000	-	50,825	(4,175)	92%
41	GATE - COMMUNICATIONS - TELEPHONE	5,600	517	6,117	517	109%
42	UTILITY-GENERAL	110,000	8,543	104,549	(5,451)	95%
43	R&M-GENERAL	6,500	142	8,943	2,443	138%
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	-	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	13,349	40,118	11,518	140%
51	**TOTAL FIELD OPERATIONS**	**645,308**	**60,639**	**646,363**	**1,055**	**100%**
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 September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Month of September	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
55	**TOTAL EXPENDITURES**	**1,064,651**	**111,200**	**980,642**	**(84,009)**	**92%**
56	**EXCESS OF REVENUE OVER (UNDER) EXPEND.**	**1**	**(105,330)**	**54,349**	54,348	
57	**OTHER FINANCING SOURCES & USES**					
58	TRANSFERS IN	-	166	166	166	
59	TRANSFERS OUT	-	-	(228,862)	(228,862)	
60	**TOTAL OTHER FINANCING RESOURCES & USES**	**-**	**166**	**(228,696)**	**(228,696)**	
61	FUND BALANCE - BEGINNING - UNAUDITED	-		751,261	751,261	
62	NET CHANGE IN FUND BALANCE	1	(105,164)	(174,347)	(174,348)	
63	**FUND BALANCE - ENDING - PROJECTED**	**1**		**576,914**	**576,913**	
64	**ANALYSIS OF FUND BALANCE**					
65	NON SPENDABLE DEPOSITS					
66	PREPAID & DEPOSITS	9,446		9,446		
67	CAPITAL RESERVES	-		-		
68	OPERATING CAPITAL	-		-		
69	UNASSIGNED	(9,445)		567,468		
70	**TOTAL FUND BALANCE**	**$ 1**		**$ 576,914**		

Heritage Harbor CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	$ 239,119	$ 240,438	$ 1,319
3	INTEREST & MISCELLANEOUS	100	-	(100)
4	**TOTAL REVENUE**	**239,219**	**240,438**	**1,219**
5	**EXPENDITURES**			
6	HOA RESERVE CONTRIBUTION	29,700	21,900	(7,800)
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**	**21,900**	**(217,319)**
11	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**218,538**	**218,538**
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	-	218,538	218,538
18	**FUND BALANCE - ENDING**	**$ -**	**$ 875,078**	**$ 875,078**

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 September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Month of September	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	$ 106,976	$ 1,868,818	$ 218,818	113%
4	RANGE BALLS	95,000	-	102,039	-	107%
5	HANDICAPS	1,000	-	-	-	0%
6	INTEREST	5,000	5,148	58,924	-	1178%
7	**TOTAL GOLF COURSE REVENUE**	**1,751,000**	**112,124**	**2,029,781**	**218,818**	**116%**
8	**PRO SHOP REVENUE**					
9	CLUB RENTALS	3,200	241	5,537	2,337	173%
10	GOLF BALL SALES	35,000	4,010	55,769	20,769	159%
11	GLOVES SALES	10,000	1,210	15,935	5,935	159%
12	HEADWEAR SALES	3,000	262	5,193	2,193	173%
13	LADIES' WEAR SALES	100	-	170	70	170%
14	MEN'S WEAR SALES	1,500	232	2,754	1,254	184%
15	CONCESSION SALES	23,000	1,365	19,754	(3,246)	86%
16	MISCELLANEOUS	1,000	696	5,566	4,566	557%
17	**TOTAL PRO SHOP REVENUE**	**76,800**	**8,017**	**110,678**	**33,878**	**144%**
18	**TOTAL OPERATING REVENUE**	**1,827,800**	**120,141**	**$ 2,140,459**	**312,659**	**117%**
19	**COST OF GOODS SOLD**					
20	GOLF BALL	21,000	575	35,078	14,078	167%
21	GLOVES	6,000	-	5,864	(136)	98%
22	HEADWEAR	1,700	848	3,365	1,665	198%
23	LADIES' WEAR	200	-	-	(200)	0%
24	MEN'S WEAR	2,400	-	2,419	19	101%
25	MISCELLANEOUS	8,500	969	12,009	3,509	141%
26	**TOTAL COST OF GOODS SOLD**	**39,800**	**2,391**	**$ 58,735**	**18,935**	**148%**
27	**GROSS PROFIT**	**$ 1,788,000**	**$ 117,749**	**$ 2,081,724**	**$ 293,724**	**116%**
28	**EXPENSES**					
29	**GOLF COURSE**					
30	PAYROLL-HOURLY	$ 465,000	$ 53,921	$ 416,481	$ (48,519)	90%
31	INCENTIVE	7,000	-	-	(7,000)	0%
32	FICA TAXES & ADMINISTRATIVE	55,000	6,872	53,804	(1,196)	98%
33	LIFE AND HEALTH INSURANCE	40,000	3,266	25,649	(14,351)	64%
34	ACCOUNTING SERVICES	4,880	407	4,880	(0)	100%
35	CONTRACTS-SECURITY ALARMS	1,000	-	239	(761)	24%
36	COMMUNICATION-TELEPHONE	3,600	388	4,521	921	126%
37	POSTAGE AND FREIGHT	200	-	-	(200)	0%
38	ELECTRICITY	17,000	1,156	15,617	(1,383)	92%
39	UTILITY-REFUSE REMOVAL - MAINTENANCE	7,000	847	10,657	3,657	152%
40	UTILITY-WATER AND SEWER	7,616	671	6,571	(1,046)	86%
41	RENTAL/LEASE - VEHICLE/EQUIP	135,000	11,097	109,704	(25,296)	81%
42	LEASE - ICE MACHINES	1,600	125	1,500	(100)	94%
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	2,658	25,053	(14,947)	63%
46	R&M-FERTILIZER	90,000	19,977	60,468	(29,532)	67%
47	R&M-IRRIGATION	20,000	8,919	15,082	(4,918)	75%
48	R&M-GOLF COURSE	18,000	-	159,463	141,463	886%
49	R&M-PUMPS	11,000	1,504	5,138	(5,862)	47%
50	MISC-PROPERTY TAXES	2,100	-	-	(2,100)	0%
51	MISC-LICENSES AND PERMITS	1,000	45	45	(955)	5%
52	OP SUPPLIES - GENERAL	7,000	324	6,797	(203)	97%

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 September 30, 2026

		FY 2026 Adopted Budget	FY 2026 Month of September	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
53	OP SUPPLIES - FUEL / OIL	24,000	4,039	20,105	(3,895)	84%
54	RECLAIMED WATER	30,000	-	-	(30,000)	0%
55	OP SUPPLIES - HAND TOOLS	5,000	124	4,030	(970)	81%
56	SUPPLIES - SAND/TOP DRESSING	10,000	1,000	13,409	3,409	134%
57	SUPPLIES - SEEDS	50,000	21,214	33,630	(16,370)	67%
58	ALLOCATION OF HOA SHARED EXPENDITURES	969	136	964	(5)	100%
59	RESERVE	12,000	-	-	(12,000)	0%
60	**TOTAL GOLF COURSE**	**1,147,809**	**138,691**	**1,068,310**	**(79,499)**	**93%**
61	**PRO SHOP**					
62	PAYROLL- HOURLY	295,000	33,409	276,520	(18,480)	94%
63	BONUS	6,000	-	-	(6,000)	0%
64	FICA TAXES & ADMINISTRATIVE	38,000	4,489	37,441	(559)	99%
65	LIFE AND HEALTH INSURANCE	34,000	4,422	34,304	304	101%
66	ACCOUNTING SERVICES	4,880	407	4,880	0	100%
67	CONTRACT-SECURITY ALARMS	1,000	-	359	(641)	36%
68	POSTAGE AND FREIGHT	250	-	-	(250)	0%
69	ELECTRICITY	11,000	924	12,071	1,071	110%
70	LEASE-CARTS	141,100	8,744	111,814	(29,286)	79%
71	R&M-GENERAL	7,000	215	17,764	10,764	254%
72	R&M-RANGE	10,000	487	10,341	341	103%
73	ADVERTISING	2,000	-	1,100	(900)	55%
74	MISC-BANK CHARGES	500	153	1,561	1,061	312%
75	MISC-CABLE TV EXPENSES	1,680	-	-	(1,680)	0%
76	MISC-PROPERTY TAXES	5,500	-	-	(5,500)	0%
77	MISC-HANDICAP FEES	1,500	-	940	(560)	63%
78	OFFICE SUPPLIES	2,000	-	853	(1,147)	43%
79	COMPUTER EXPENSE	2,000	-	798	(1,202)	40%
80	SUPPLIES - SCORECARDS	1,000	-	771	(229)	77%
81	CONTINGENCY	2,000	-	471	(1,529)	24%
82	ALLOCATION OF HOA SHARED EXPENDITURES	7,200	1,280	10,621	3,421	148%
83	**TOTAL PRO SHOP**	**573,610**	**54,528**	**522,610**	**(51,000)**	**91%**
84	Capital Projects - Golf	-	13,757	297,247	297,247	0%
85	**TOTAL EXPENSES**	**1,721,419**	**206,976**	**1,888,167**	**166,748**	**110%**
86	**EXCESS OF PROFIT OVER (UNDER) EXPEND.**	**66,581**	**(89,227)**	**193,557**	**126,976**	
87	**OTHER FINANCING SOURCES & USES**					
88	TRANSFERS IN	-	14,967	421,331		
89	TRANSFERS OUT	-	(14,967)	(421,331)		
90	**TOTAL OTHER FINANCING RESOURCES & USES**	-	-	-		
91	FUND BALANCE - BEGINNING - UNAUDITED	-		4,234,264		
92	NET CHANGE IN FUND BALANCE	66,581		193,557		
93	**FUND BALANCE - ENDING - PROJECTED**	**66,581**		**4,427,821**		
94	**ANALYSIS OF FUND BALANCE**					
95	ASSIGNED					
96	NONSPENDABLE DEPOSITS	-		3,456		
97	CAPITAL RESERVES	-		-		
98	OPERATING CAPITAL	-		-		
99	UNASSIGNED	-		4,424,365		
100	**TOTAL FUND BALANCE**	**$ -**		**$ 4,427,821**		

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date
1	**REVENUE**		
2	INTEREST REVENUE	$ -	$ 17
3	MISCELLANEOUS	-	-
4	**TOTAL REVENUE**	-	**17**
5	**EXPENDITURES**		
6	CONSTRUCTION IN PROGRESS	-	78,894
7	**TOTAL EXPENDITURES**	-	**78,894**
8	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	-	**(78,876)**
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**

EXHIBIT 3

Summary 10/1/26 - 10/31/26

Account	#	Amount
Gross Sales	12348	$106,038.95
Voids	188	-$1,491.00
Gross - Voids		**$104,547.95**
Comps	87	-$708.49
Discounts	3072	-$2,991.32
Spills	0	$0.00
Net Sales		**$100,848.14**
Service Charges	0	$0.00
Net Sales + Service Charges		**$100,848.14**
Rounding	1	-$0.01
Retained Gratuities	0	$0.00
Retained Tips	0	$0.00
Revenue from Operations		**$100,848.13**
Taxes	2846	$7,553.69
Gratuities	0	$0.00
Tips	2130	$21,133.24
Gift Cards	0	$0.00
House Accounts	0	$0.00
Accounts Receivable	8	$0.00
Amount Due from Customers		**$129,535.06**
Paid Gratuities	0	$0.00
Paid Tips	2129	-$21,130.10
Paid Ins	0	$0.00
Paid Outs	0	$0.00
Refunds	0	$0.00
Recoveries	1	$17.45
Deposit		**$108,422.41**

INVOICE

Double Bogeys Tavern and Grille LLC
19502 Heritage Harbor Pkwy
Lutz, FL 33558

davidgilleland@verizon.net
+1 (813) 917-6386

Pro Shop

Bill to
Heritage Harbor

Ship to
Pro Shop

Shipping info
Ship date: 11/02/2026

Invoice details
Invoice no.: 17
Terms: Net 30
Invoice date: 11/01/2026
Due date: 12/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Commissions**	10% commissions for Food and Beverage in Pro Shop	1	$122.47	$122.47

Total **$122.47**

Note to customer

Sales for the month of October,2026 $1224.73

EXHIBIT 4

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

To: Heritage Harbor CDD

Date: October 12, 2026

RE: Weekly report

Activity report for the week of October 5-9, 2026

1. Mowed the property.
2. Cut back the duranta and ixora in the center islands
3. Cut back the copper plants in the water fountain area
4. Removed the duranta and oleanders in front of entry signs

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

To: Heritage Harbor CDD

Date: October 19, 2026

RE: Weekly report

Activity report for the week of October 12-16, 2026

1. Mowed the property.
2. Sprayed round up around the clubhouse and on the parkway
3. Fertilized and treated for turf weeds
4. Trimmed shrubs around the soccer field
5. Cutback overgrowth off walking bridge between entrances

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

To: Heritage Harbor CDD

Date: October 26, 2026

RE: Weekly report

Activity report for the week of October 19-23, 2026

1. Mowed the property.
2. Treated bluedaze and boxwoods for insects and fertilizer
3. Cutback natural areas on fishermen's bend
4. Raised oak trees in clubhouse parking lot
5. Trimmed shrubs around the clubhouse

GREENVIEW LANDSCAPING INC.

P.O. BOX 118

LUTZ, FL 33548

(727) 207-5475

EMAIL: ADAMRHUM@GMAIL.COM

To: Heritage Harbor CDD

Date: November 2, 2026

RE: Weekly report

Activity report for the week of October 26-30, 2026

1. Mowed the property.
2. Trimmed the nature area at the end of the parkway by the soccer field
3. Trimmed the nature areas off the sidewalks by the cypress green entrance
4. Repaired a main line leak on the parkways by sea mist

HERITAGE HARBOR CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2.5	Grassy, broadleaf
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		Complete
WEED CONTROL – BED AREAS	10		Parkway vine
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-5	Complete palms, Woodline overgrowth
CLEANLINESS	10	-7.5	Improve detail weekly, curb inlet
MULCHING	5		Redistribute where bare along edges
WATER/IRRIGATION MANAGEMENT	15		Confirm clubhouse coverage, cart barn broken pop ups
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: 10-22-26 Score: 90% *Performance Payment*™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

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

HERITAGE HARBOR CDD

LANDSCAPE INSPECTION
October 22, 2026

SCORE: 90%

NEXT INSPECTION
NOVEMBER 18, 2026 AT 10:30 AM

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

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

HARBOR TOWNE

1. Improve weed control in irrigated turf.
2. Along the basketball court pond shore: Line trim the base of the net area or establish a nongrowth band.
3. Pool seating area and Cart Barn: Complete pruning Queen Palms.
4. Use a rake to remove trash and debris accumulations from Ilex hedgerow at the rear of the cart barn.
5. Front of pro shop: Improve fertility to multi stem Gardenias.
6. Drop-off at the clubhouse: Reduce height of Gold Mound Duranta uniformly, pruning to create a mounded form.
7. Inbound portion: I recommend increasing sod where the bed line has been pulled out.
8. Clubhouse frontage: Remove Crape Myrtle volunteers from Firecracker plant.
9. Complete pruning of Red Fountain Grass near the restaurant loading dock.
10. Remove sand, gravel, weeds, and other debris from storm water inlet along the curb side of the driving range.
11. Sports field: Remove Sabal Palm volunteers as weeds from Viburnum.
12. Remove remaining nursery staking from Bottlebrush trees.

COMMONS

13. Bluewater entrance: Rejuvenate prune Red Fountain Grass.
14. Monterey Bay frontage: Control weeds in Viburnum hedgerow.
15. Heritage Harbor Pkwy median island at Harborwatch Lane: Reduce height of Gold

Mound Duranta into a mounded form; do not box shear.

16. Heritage Harbor Pkwy median islands: Avoid “cannonballing” Ilex in the endcaps.

17. Heritage Harbor Pkwy median islands: Improve or repair endcap Blue Daze and Society Garlic plantings.

18. Main entrance: Remove weedy growth from Oleander hedgerow.

19. Main entrance: Control Dollarweed and other weeds in turf throughout the gatehouse right of way area.

20. Lutz Lake Fern Road frontage: Use line trimmers until drying permits mowing.

21. Lutz Lake Fern Road frontage: Improve removal of trash and debris during weekly visits.

22. Cypress Green Drive entrance: Use a pole saw to remove dead wood from Pine tree.

23. Cypress Green Drive entrance: Complete rejuvenate pruning of Red Fountain Grass.

24. Prior to herbicide use line trim weedy growth at the base of the east frontage tree line.

25. Prune back wood line overgrowth in the Harbor Lake Drive/Fishermans Bend Drive vicinity.

26. With increased leaf drop confirm crews blow leaves out of beds and remove debris.

27. Rake down fire ant mounds after insects have been eradicated.

28. Clear cart path overgrowth inside the LLF frontage tree line.

CATEGORY III: IMPROVEMENTS – PRICING

1. Harbor Towne: Provide a price for additional drainfield stone at the rear of the clubhouse cart barn to reduce erosion behind the Crape Myrtles.

2. Harbor Towne: Provide a price to regrade from the bike rack to the maintenance garage and install an approximate 5’ x 30’ run of drainfield stone or white egg rock to reduce the erosion.

3. Harbor Towne: Provide a price to remove clay-impacted Viburnum at the tennis court handicap parking space, tilling the soil, and replanting the bed with Muhly Grass.

4. 19400 block of Heritage Harbor Pkwy, sidewalk side: Provide a price to install a staggered row of Plumbago, Muhly Grass and Dwarf Cordgrass. This will improve the appearance, enable perennial flowering color, and allow for the additional use of grasses in full sun areas.

5. Provide a price for arbor care services to improve utilization of streetlights. At present most parkway lights are involved with mature tree canopies and per Jay are ineffecti

CATEGORY IV: NOTES TO OWNER

1. During today's inspection we discussed the south perimeter of the tennis courts and the clay compacted and declining turf. I recommend excavation and backfilling with drainfield stone as a durable and also purposeful use of stone to help drain tennis courts. An engineering approach of a French drain with a curb would create a more permanent solution.

CATEGORY V: NOTES TO CONTRACTOR

1. Review weekly report with Jay to confirm any additional information or needs.

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

EXHIBIT 5

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
GOLF COURSE MAINTENANCE SERVICES

EVALUATION CRITERIA

1. **Personnel**

(20 Points Possible) (_____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; the Proposer's commitment and approach to retain the District's existing golf course maintenance employees, etc.)

2. **Experience, Financial Capacity & Equipment**

(30 Points Possible) (_____ Points Awarded)

(E.g., past & current record and experience of the Proposer in similar projects, including a minimum of five (5) years of experience with golf course maintenance projects of similar size and scope; volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing; financial capacity and approach to assume the District's existing equipment leases and purchase all District-owned maintenance equipment at fair market value, etc.)

3. **Understanding Scope of RFP**

(20 Points Possible) (_____) Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District, including agronomic performance, daily course setup, equipment buyout and management, transition plan, pricing, scheduling, methodology, retention of existing staff and overall staffing, qualifications, etc.? Have all documents in the Project Manual been completed as directed and has the information requested been provided? Does it clearly demonstrate the ability to perform these services safely, proficiently, and with minimal disruption to play?

4. **Price**

(20 Points Possible) (_____) Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for the Scope of Services (the Contract Amount). ONLY THE INITIAL FIVE (5) YEAR TERM IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING. All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" submits a 5-year bid of $910,000, is deemed the lowest bid, and receives the full 20 points. Contractor "B" submits a 5-year bid of $965,000. Bid "A" is divided by Bid "B" and then multiplied by the number of points possible (20). (910,000/965,000) x 20 = 18.86. Therefore, Contractor "B" will receive 18.86 of 20 possible

points. Contractor "C" submits a bid of $1,125,000. Bid "A" is divided by Bid "C" and then multiplied by the number of points possible (20). (910,000/1,125,000) x 20 = 16.18. Therefore, Contractor "C" will receive 16.18 of 20 points.

5. **Reasonableness of ALL Numbers**

(10 Points Possible) (_____ Points Awarded)

Up to ten (10) points will be awarded as to the reasonableness of ALL numbers, quantities and costs (including, but not limited to, materials, labor allocations, frequency, volume, additional service unit costs and labor rates, course upgrades or restoration work anticipated during the first three years, optional renewal term pricing if provided, etc.) provided in the proposal.

Proposer's Total Score **(100 Points Possible)** **(_____ Points Awarded)**

EXHIBIT 6

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

HERITAGE HARBOR

- Bollard Installation.
  - Completed.
  - New pathway is starting to form in this area from kids ground the bollards into the woods.
- Monument Lights.
  - Installed and adjusts every site visit.
- Work with Jay.
  - Continuing to communicate with jay on a regular basis to assist with any needs and repairs.
- Guard House Repairs.
  - Tampa Swap is getting quote together to patch/repair this damage before it is painted.
- Guard House Painting.
- Pum House Repairs.
- Holiday Lighting.
  - Tim is working on options to present during the meeting.
- Waterfall Pump Replacement.
  - Completed.

- 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 CLUB
AMENITY CENTER
& RESTAURANT



Fisherman Pier
Court
Bollard
Location.



New path being created around bollards.





Fisherman Pier Court Bollard Location.



Pond Located at Clubhouse Parking Lot.
(Pond 55)



Water Meter installation for golf irrigation.















Work needed at main entrance.

- Junction boxes repaired or replaced.
- Removed and replace dead or declining flowers.







Before



Repairs and painting has been completed at the guard house.

After



THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM

EXHIBIT 7

From: Kenneth Schaible
Sent: Wednesday, August 19, 2026 1:57 PM
To: Ray Leonard
Subject: Amazon Key for Business - Heritage Harbor Golf and Country Club

Good afternoon Ray

With Amazon now delivering groceries in addition to packages — along with the continued increase in Amazon Flex traffic — Amazon Key for Business helps create a safer, more secure, and organized delivery process throughout the community.

At a high level, the program:

- **Provides one-time, package-specific access. Once the delivery is complete, access is automatically revoked.**
- **Eliminates the need to share permanent gate codes with drivers.**
- **Helps ensure deliveries are made to the correct location.**
- **Reduces unnecessary traffic and confusion throughout the property.**
- **Improves overall delivery flow for residents and management.**
- **Creates accountability for each access event, including the driver, package, community, and timestamp, which you can look up via the portal provided as part of the Amazon Key for Business program.**
- **Helps reduce speeding by creating greater accountability for drivers entering the community.**

There is no cost and no contract to have the program implemented.

I've also included a short video below that walks through how the program works.

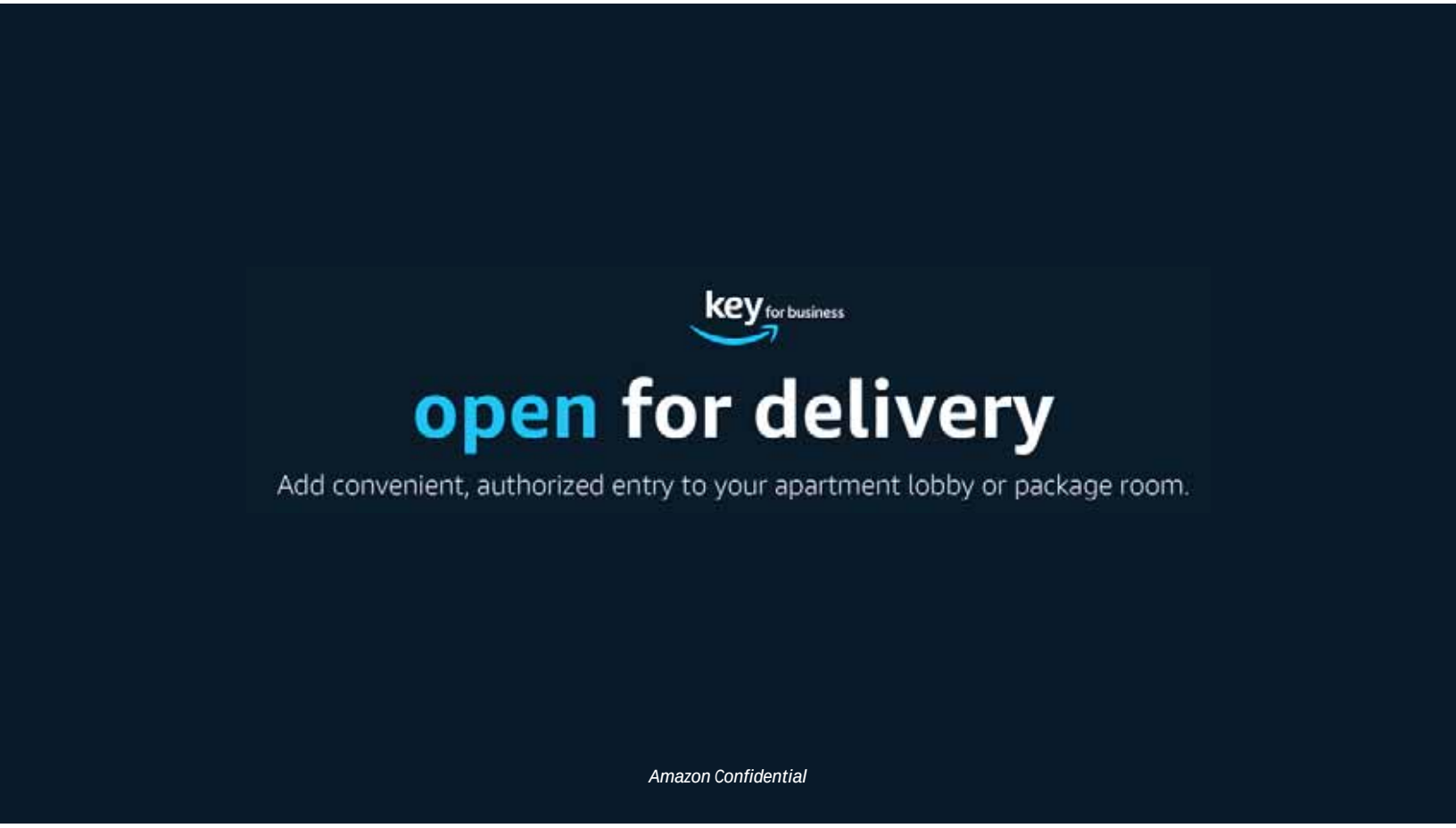
Amazon Key Amazon for Business

I've also included a map showing surrounding communities already utilizing Amazon Key for Business.The red, green and black circles represent communities with the Amazon Key for Business delivery program implemented.

If you have any questions in the meantime, please feel free to call or email me. I look forward to speaking with you soon!

Best Regards

Kenneth Schaible , Amazon Route Delivery Manager



Amazon Confidential

Key For Business Highlights

More Secure | More Accurate | More Consistent

What Is Amazon KFB?

- A commercially proven program to increase security, accuracy, convenience, and consistency of deliveries.
- Typically one small 3x2.5 in. cellular device is needed for each property. It requires only cell phone signal, and is installed out of the public's eye.
- This device connects to our delivery app, allowing only authorized personnel to see step by step instructions, specific to your property.
- Geo-location provided by the device, reduces delivery errors by ensuring we show up to the right place with the right package.
- KFB now alerts our systems quicker, giving tenants more real time updates.
- KFB provides us details on: who, when, and how long our personnel was on-site.





Frequently Asked Questions

Q: How much does it cost and whats my obligation and liability?
A: There is no cost or commitment to those who currently enroll in this program. Liability for lost, stolen, or damaged packages, still remains on Amazon.

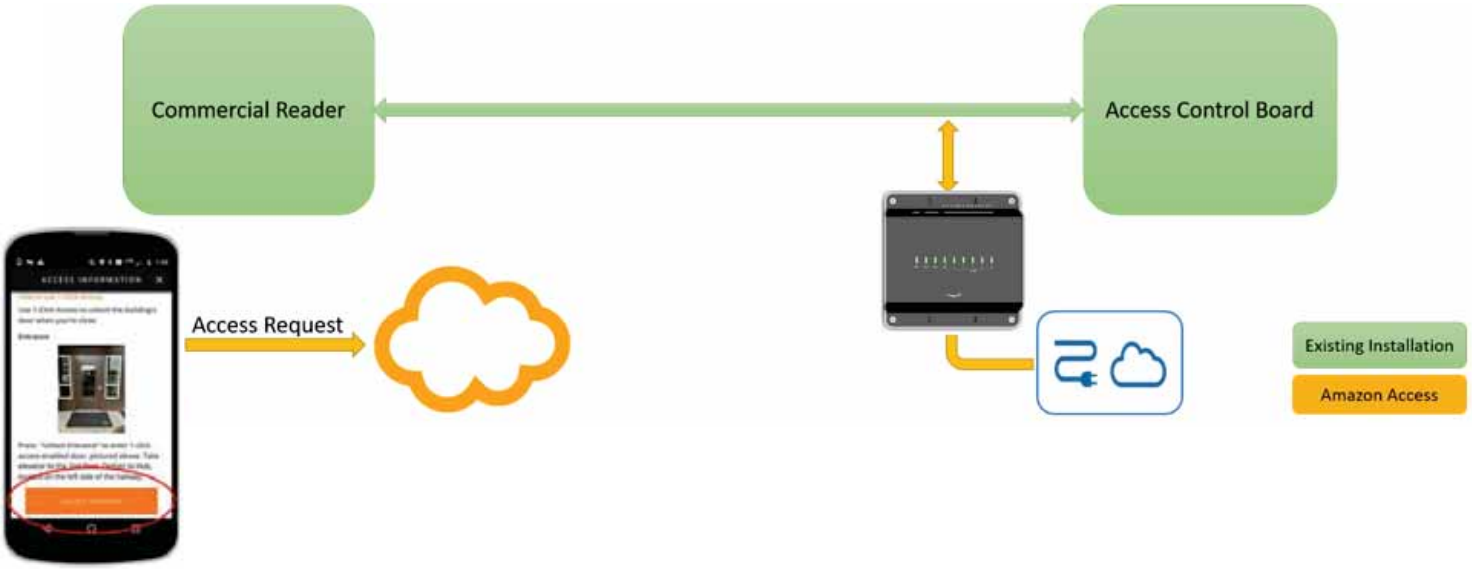
Q: What does the install entail?
A: The install is brief, non invasive, and will not interrupt current operations. Most installs are completed within an hour of arrival.

Q: Does this give Amazon more access to our property?
A: No. We are gaining access to the property now. With KFB, it will now be tracked, controlled, and efficient. You can also set specific delivery hours of operations, and adjust them at any time.

For more details consult your KFB Authorized Representative

How it Works

- Real time AWS Cloud access is only given for authorized & authenticated amazon employees.
- Authentication is only given once per delivery, when located at the right property, with the correct package.
- Once authenticated, KFB connection pings the existing access system during specified delivery time-frames, revealing your properties step-by-step instructions with pictures and Geo Coordinates on our delivery app.



For more details consult your KFB Authorized Representative

Amazon Key for Business

- Amazon Key for Business:
  - On-site Channel Director:
    - Jeremy Arthur: arthjere@amazon.com
  - Operations:
    - Diane Diaz: dizzidi@amazon.com
  - Field Operations:
    - Devin Dickson: devidic@amazon.com

For more details consult your KFB Authorized Representative

Thank You



End of document

How Amazon Key Connects to Your Gate

amazon key for business

1 Small Amazon Controller Installed

A small Amazon controller is installed inside the gate cabinet.

- Nothing about your existing gate equipment is replaced
- Your current security system stays exactly the same





3 Uses Amazon's Secure Cellular Network

Built-in cellular connection

- ✓ Does not use your Wi-Fi
- ✓ No network setup required

2 Connects to the Gate Like a Keypad

Simple accessory connection

The Amazon controller connects to the gate the same way a keypad or call box would.





4 Verified Delivery Access

- ✓ When an Amazon driver arrives with a package:
- ✓ Driver requests access in app
- ✓ Amazon verifies driver & location

3 Uses Amazon's Secure Cellular Network

- ✓ Built-in cellular connection
- ✓ Does not use your Wi-Fi
- ✓ No network setup required



5 Gate Opens Automatically

Brief open signal sent; gate opens briefly

key for business

open for delivery

Key for Business is a more convenient, efficient way for multi-family buildings to receive Amazon deliveries.
It eliminates the need for building managers to provide driver entry and receive Amazon packages.



The four A's of Amazon Key for Business

Authorized

Multi-step authentication confirms the driver's ID, delivery route, location, and time of access request via the secure Amazon cloud before granting entry.

Accuracy

Step-by-step delivery instructions - including pictures - guide drivers to the delivery location preferred by property management and improve delivery accuracy.

Accountability

Drivers' access time logs are reported to existing access control devices, so property management always knows when and where drivers enter and exit the building.

At no charge

Installation and maintenance are free. Plus, Key for Business eliminates the need for staff to manage Amazon deliveries, helping you save on operating costs.

"Key for Business benefits our residents and our bottom line… (and) creates time efficiencies for our on-site property staff."

Cindy
Fisher
President
Kettler

For more information, please email:
oneclickaccess@amazon.com
Or visit: **www.amazon.com/keyforbusiness**
Or Call: **833-774-2845.**

Streamlined delivery

Amazon drivers get one-time building access, via the Amazon cloud, and deliver packages without the need to be buzzed in. Building staff spends less time managing deliveries and more time keeping residents happy.



Smart and secure

Multi-factor authentication via the Amazon cloud ensures delivery drivers are verified in real time and can only access buildings when delivering Amazon packages.





More control

You can manage and track driver access to buildings, set delivery windows, and grant access at select entry points via your existing access system.



Free of charge

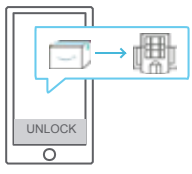
The Key for Business device integrates seamlessly with your existing access system. Plus, the device, installation, and maintenance are provided free of charge.

How it works

Amazon installs a smart device that seamlessly integrates your building's existing access system with the Amazon delivery app. Once installed, Amazon delivery drivers press the Key for Business access button on their delivery app to gain authorized, time-limited building entry, and deliver packages to your desired location using step-by-step instructions and photos.

What to expect on delivery day

1



Amazon drivers request building access through the Amazon delivery app.

2



Amazon confirms the driver's ID, route, location, and time of the request.

3



Once verified, the driver receives time-limited access to the building.

4



The driver delivers packages to your desired location and exits the building.

key for business

KEY FOR BUSINESS TECH SPECS

95% COMPATIBLE

Key for Business is compatible with 95% of access control systems.

PAIRS EASILY

The Key for Business device works seamlessly with:

- Fob readers
- Call boxes
- Remote openers
- Coded gates
- Motorized gates and doors



TECHNICAL SPECIFICATIONS

Here's what you need to know:

- Compatible with Wiegand wiring protocol
- Compatible with relay wiring protocol
- Uses LTE-M cellular network
- Connects via Ethernet when available



HOW IT WORKS

Key for Business integrates seamlessly, and wires in parallel, into existing access control systems without interfering with their operation. Once installed inside a callbox or communications closet, the Key for Business device creates a virtual fob that allows Amazon drivers to access locked areas via the secure Amazon delivery app. No interaction with call boxes, access codes, or building staff necessary.

