Heritage Isles Community Development District

Board of Supervisors

Dan Barravecchio, Chairman Stephen Stark, Vice Chairman Elizabeth Rodriguez, Assistant Secretary Said Iravani, Assistant Secretary Ron Sorensen, Assistant Secretary Mark Vega, District Manager David Jackson, District Counsel Tonja Stewart, District Engineer Rich Unger, Golf Dir. & Community Operations Manager

Audit Committee Meeting Agenda

Wednesday, September 15, 2021 – 6:30 p.m.

1.	Roll Call
2.	Establishment of RFP Evaluation CriteriaPage 2
3.	Authorization to Proceed with RFP
4.	Adjournment
	Regular Meeting Agenda Wadnasday Sontamber 15, 2021 6,25 p.m.
	Wednesday, September 15, 2021 – 6:35 p.m.
1.	Roll Call
2.	Audience Comments (Limited to 3 Minutes)
3.	Consent Agenda
	A. Approval of the August 18, 2021 Minutes
	B. Financial Report – July 2021Page 7
4.	Staff Reports
	A. Golf Director/Community Operations Manager
	B. Attorney
	C. Engineer
	D. Restaurant
	E. District Manager
	i. Insurance Policy Quote 1Page 36
	ii. Discussion of Budgeted Transfer From Special Revenue to GolfPage 53
	iii. Consideration of Lease with PNC EquipmentPage 54
5.	Supervisor Requests
6.	Audience Comments (Limited to 3 Minutes)
7.	Adjournment

Next regular meeting scheduled for October 20, 2021

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel.

(20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience.

(20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work.

(20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services.

(20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5 Price. (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

1 2 3 4	MINUTES OF HERITAG COMMUNITY DEVELO	E ISLES
5	A regular meeting of the Board of Su	pervisors of the Heritage Isles Community
6	Development District was held on Wednesday, Au	igust 18, 2021 at 6:37 P.M. at the Heritage Isles
7	Clubhouse Library, 10630 Plantation Bay Drive, 7	Sampa, Florida.
8 9 10	Present and constituting a quorum were:	
11 12 13 14 15 16	Dan Barravecchio Stephen Stark Elizabeth Rodriguez Said Iravani Ron Sorensen	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
17	Also, present:	
18 19 20	Mark Vega Rich Unger	District Manager Golf Director & Community Operations Manager
21 22 23 24 25	Audience The following is a summary of the minus Heritage Isles Board of Supervisors meeting.	tes and actions taken at the August 18, 2021
26 27 28 29 30	FIRST ORDER OF BUSINESS Mr. Vega called the meeting to order and f	Roll Call ive (5) Supervisors were in attendance.
31 32 33 34	SECOND ORDER OF BUSINESS There were no Audience comments.	Audience Comments
35 36 37 38 39	THIRD ORDER OF BUSINESS A. Approval of the July 21, 2021 Minu B. Financial Report – June 2021 On MOTION by Mr. Sorensen second	
40 41 42 43 44	all in favor, the Consent Agenda wa	

45 46	FOURTH ORDER OF BUSINESS A. Golf Director/Community Operations Manager
47 48	Mr. Unger updated the Board on a new VoIP system.
49 50 51	On MOTION by Mr. Iravani seconded by Mr. Barravecchio with all in favor, a Spectrum VoIP system was approved. 5-0
52 53 54	On MOTION by Mr. Barravecchio seconded by Mr. Iravani with all in favor, a new copier from Allied Imaging was approved. 5-0
55 56 57	On MOTION by Mr. Barravecchio seconded by Mr. Sorensen with all in favor, a Lesco Spreader from Site One at \$4735.13 was approved. 5-0
58 59	B. Attorney
60	• Gary Hunter is now with Holtzman-Vogel and Mr. Hunter is preparing the verbiage for the ballot for
61	Gerri Kramer at the Hillsborough County Supervisor of Elections for the electronic election to be
62	held at Heritage Isles CDD possibly later this year or early next year.
63	C. Engineer
64	Board Consensus to engage PMG for the road reserve report
65 66	D. Restaurant No report.
67	E. District Manager
68 69	i. Public Hearing of Fiscal Year 2022 Final Budget
70 71 72	On MOTION by Mr. Sorensen seconded by Mr. Barravecchio with all in favor, the Public Hearing on Fiscal Year 2022 Final Budget was opened. 5-0
73 74 75	Comments were heard.
76 77 78	On MOTION by Mr. Iravani seconded by Ms. Rodriguez with all in favor, the Public Hearing on Fiscal Year 2022 Final Budget was closed. 5-0
79 80 81	a. Consideration of Resolution 2021-05, Adopting Fiscal Year 2022 Budget

82 83	On MOTION by Mr. Barravecchio seconded by Mr. Sorensen with all in favor, Resolution 2021-05, Adopting Fiscal Year 2022 Budget
84	was adopted. 5-0
85	was adopted. 5 0
86	b. Consideration of Resolution 2021-06, Approving Levying Fiscal Year 2022
87	Assessments
88	
89	On MOTION by Mr. Stark seconded by Mr. Iravani with all in
90	favor, Resolution 2021-06, Approving Levying Fiscal Year 2022
91	Assessments was adopted. 5-0
92	The surface of the su
93	c. Consideration of Resolution 2021-07, Adopting Fiscal Year 2022 Enterprise
94	Fund Budget
95	
96	On MOTION by Mr. Sorensen seconded by Ms. Rodriguez with all
97	in favor, Resolution 2021-07, Adopting Fiscal Year 2022 Enterprise
98	Fund Budget was adopted. 5-0
99	
100	ii. Consideration of Fiscal Year 2022 Meeting Schedule
101	
	 Consensus of the Board was to approve the Fiscal Year 2022 Meeting Schedule
102	iii. Consideration of Establishment of Audit Committee
103	
104	On MOTION by Mr. Barravecchio seconded by Mr. Stark with all
105	in favor, the Board being established as the Audit Committee was
106	approved. 5-0
107	
108	
109	FIFTH ORDER OF BUSINESS Supervisor Requests
110	There were no Supervisor requests.
111	
112113	SIXTH ORDER OF BUSINESS Audience Comments
113	With there being no comments, the next item followed.
115	with there being no comments, the next term followed.
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Heritage Isles CDD

125 126 127	ORDER OF BUSINESS no further business,	Adjournment
128 129	On MOTION by Mr. Barraveco favor, the meeting was adjourn	chio seconded by Mr. Said with all in ed at 9:29 p.m. 5-0
130 131 132 133		
134		

Heritage Isles Community Development District

Financial Report
July 31, 2021

Community Development District

Table of Contents

<u>FIN</u>	<u> 1AI</u>	<u>ICIA</u>	L S	<u>ΓΑΤ</u>	EMI	<u>ENT</u>	<u> S</u>

	Balance Sheet		Page 1						
	Statement of Revenues, Expenditures and Cha	anges in Fund Balance							
	General Fund		Page 2 - 3						
	Special Revenue Fund		Page 4 - 5						
	Statement of Net Assets		Page 6 - 7						
	Statement of Revenues, Expenditures and Changes in Fund Balance								
	Golf, Pro Shop		Page 8 - 10						
	Restaurant		Page 11						
SUPPO	PRTING SCHEDULES								
	Special Assessments - Collection Schedule		Page 12						
	Check Register		Page 13 - 25						

Heritage Isles Community Development District

Financial Statements

(Unaudited)

July 31, 2021

Balance Sheet

July 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 536,177	\$ 36,091	\$ 572,268
Cash On Hand/Petty Cash	-	72	72
Due From Other Funds	487,615	1,404,908	1,892,523
Investments:			
Money Market Account	1,417,174	-	1,417,174
Prepaid Items	3,861	3,910	7,771
Deposits	18,925	-	18,925
TOTAL ASSETS	\$ 2,463,752	\$ 1,444,981	\$ 3,908,733
LIABILITIES Accounts Payable Accrued Expenses	\$ 30,054 2,000	\$ 9,796	\$ 39,850 2,000
TOTAL LIABILITIES	32,054	9,796	41,850
FUND BALANCES Nonspendable: Prepaid Items	3,861	3,910	7,771
Deposits	18,925	-	18,925
Restricted for:			
Special Revenue	-	1,223,153	1,223,153
Assigned to:			
Operating Reserves	273,788	208,122	481,910
Reserves - Other	210,500	-	210,500
Unassigned:	1,924,624	-	1,924,624
TOTAL FUND BALANCES	\$ 2,431,698	\$ 1,435,185	\$ 3,866,883
TOTAL LIABILITIES & FUND BALANCES	\$ 2,463,752	\$ 1,444,981	\$ 3,908,733

ACCOUNT DESCRIPTION	(FY 2020) Y-T-D ACTUAL	(FY 2021) Y-T-D ACTUAL	(FY 2021) Y-T-D BUDGET	(FY 2020) JUL-20 ACTUAL	(FY 2021) JUL-21 ACTUAL	(FY 2021) JUL-21 BUDGET	
REVENUES	ACTUAL	ACTUAL	BODGET	ACTUAL	ACTUAL	BODGET	
Interest - Investments	\$ 1,007	\$ 1,883	\$ 980	\$ 165	\$ 270	\$ 98	
Interest - Tax Collector	439	پ 1,003 294	\$ 900	5 105	φ 210	φ 90	
Special Assmnts- Tax Collector	1,171,237	1,139,560	1,139,559		-	_	
Special Assmits- Tax Collector Special Assmits- Discounts	(42,938)	(42,035)	(45,583)		_	_	
Insurance Reimbursements	2,800	(42,033)	(43,303)			_	
TOTAL REVENUES	1,132,545	1,099,702	1,094,956	165	270	98	
	1,132,343	1,033,702	1,034,330	103	210	30	
<u>EXPENDITURES</u>							
Administration							
P/R-Board of Supervisors	18,200	15,600	20,000	1,600	2,000	2,000	
Payroll-Processing Fee	509	446	640	63	64	64	
Workers' Compensation	-	713	-	-	-	-	
ProfServ-Engineering	5,007	6,113	8,330	127	-	833	
ProfServ-Legal Services	25,977	46,451	58,330	341	12,437	5,833	
ProfServ-Mgmt Consulting Serv	48,148	48,148	48,150	4,815	4,815	4,815	
ProfServ-Recording Secretary	-	-	940	-	-	94	
ProfServ-Special Assessment	10,291	10,291	10,291	-	-	-	
ProfServ-Web Site Maintenance	1,596	1,553	1,670	-	-	167	
Auditing Services	14,000	14,000	14,000	-	-	-	
Postage and Freight	948	910	2,080	144	72	208	
Insurance - General Liability	9,498	9,548	10,500	905	910	1,050	
Printing and Binding	77	28	1,000	-	2	100	
Legal Advertising	3,725	1,559	2,500	1,979	1,559	250	
Miscellaneous Services	597	670	880	52	59	88	
Misc-Assessment Collection Cost	22,566	21,953	22,791	-	-	-	
Annual District Filing Fee	175	175	175				
Total Administration	161,314	178,158	202,277	10,026	21,918	15,502	
<u>Field</u>							
Contracts-Landscape	138,792	138,792	138,790	13,879	13,879	13,879	
Contracts-Landscape Consultant	10,800	10,800	10,800	1,080	1,080	1,080	
Contracts-Aquatic Control	8,726	8,726	8,730	873	873	873	
Communication - Telephone	981	816	1,000	89	79	100	
Utility - General	136,985	122,507	137,500	13,016	612	13,750	
Lease - Carts	7,421	2,968	2,970	297	297	297	
R&M-General	2,088	1,738	12,500	40	-	1,250	
R&M-Irrigation	6,826	13,269	9,170	814	373	917	
R&M-Landscape Renovations	51,611	32,477	41,670	744	2,538	4,167	
R&M-Mulch	11,700	13,500	9,750	-	-	975	
R&M-Ponds	4,555	615	23,330	-	-	2,333	
R&M-Sod	2,300	6,549	4,170	-	-	417	
Holiday Decoration	14,845	13,600	15,000	-	-	-	
Misc-Contingency	800	2,300	14,000	-	-	1,400	
Total Field	398,430	368,657	429,380	30,832	19,731	41,438	
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ACCOUNT DESCRIPTION	(FY 2020) Y-T-D ACTUAL	(FY 2021) Y-T-D ACTUAL	 (FY 2021) Y-T-D BUDGET	(FY 2020) JUL-20 ACTUAL	(FY 2021) JUL-21 ACTUAL	(FY 2021) JUL-21 BUDGET
		_				
<u>Gatehouse</u>						
Contracts-Guard Services	104,668	108,426	101,590	11,447	11,912	10,159
R&M-Gatehouse	-	-	20,830	-	-	2,083
Internet Services	1,858	 1,720	2,260	253	172	226
Total Gatehouse	106,526	 110,146	124,680	11,700	12,084	12,468
TOTAL EXPENDITURES	666,270	656,961	756,337	52,558	53,733	69,408
Excess (deficiency) of revenues						
Over (under) expenditures	466,275	 442,741	 338,619	(52,393)	(53,463)	(69,310)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	115,219	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	338,619	-	-	-
TOTAL FINANCING SOURCES (USES)	115,219	-	338,619	-	-	-
Net change in fund balance	\$ 581,494	\$ 442,741	\$ 338,619	\$ (52,393)	\$ (53,463)	\$ (69,310)
FUND BALANCE, BEGINNING	1,516,388	1,988,957	1,988,957			
FUND BALANCE, ENDING	\$ 2,097,882	\$ 2,431,698	\$ 2,327,576			

ACCOUNT DESCRIPTION	(FY 2020) Y-T-D ACTUAL	(FY 2021) Y-T-D ACTUAL	(FY 2021) Y-T-D BUDGET	(FY 2020) JUL-20 ACTUAL	(FY 2021) JUL-21 ACTUAL	(FY 2021) JUL-21 BUDGET	
				7.0			
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Special Assmnts- Tax Collector	974,101	974,101	974,100	-	-	-	
Special Assmnts- Discounts	(35,711)	(36,002)	(38,964)	-	-	-	
Other Miscellaneous Revenues	104	372	-	-	-	-	
Gate Bar Code/Remotes	1,440	2,300	1,670	180	735	167	
Pavilion Rental	4,550	3,575	6,670	-	700	667	
Insurance Reimbursements	-	23,363	-	-	-		
Amenities Revenue	18,012	19,296	10,000	7,704	4,495	1,000	
TOTAL REVENUES	962,496	987,005	953,476	7,884	5,930	1,834	
EXPENDITURES							
Administration							
ProfServ-Legal Services	<u>-</u>	_	3,330	-	_	333	
Accounting Services	15,913	15,913	15,910	1,591	1,591	1,591	
Communication - Telephone	14,213	13,539	10,900	2,113	1,549	1,090	
Lease - Copier	1,932	1,851	1,880	184	156	188	
Insurance - General Liability	19,323	19,552	21,260	1,932	1,955	2,126	
Misc-Assessment Collection Cost	18,768	18,696	19,482			_,	
Office Supplies	1,018	800	830	408	56	83	
Computer Expense	11,610	24,023	13,630	1,373	5,431	1,363	
Total Administration	82,777	94,374	87,222	7,601	10,738	6,774	
Operation & Maintenance	21 114	20.055	54 17O	4.074	2 270	E 417	
Payroll-Maintenance	21,114	30,955	54,170	4,074	3,270	5,417	
Payroll-Office	32,866	33,101	37,500	3,433	3,179	3,750	
Payroll-Benefits	151 210	3,424	120 170		1,261	12.01	
Payroll-Pool Monitors	151,210	152,180	129,170	25,222	15,783	12,917 917	
Payroll-Processing Fee Workers' Compensation	8,749	9,800 5,961	9,170 7,420	858 1,086	1,110 828	742	
ProfServ-Field Management	5,694						
Contracts-Pools	49,714	50,023	37,170	4,382	4,554	3,717	
Contracts-Air Conditioning	31,500	31,500 1,800	31,500 5,000	3,150	3,150	3,150	
Contracts-Security Alarms	940	940	780	420	-	1,250 78	
Utility - General	55,253	54,087			479		
Utility - Refuse Removal	3,302	3,535	54,170	2,841 345	520	5,417 350	
R&M-General			3,500				
R&M-Court Maintenance	49,027 5,795	37,068 4,257	54,170 22,500	8,658 711	4,118	5,417 2,250	
R&M-Pest Control	1,641	2,193	1,610	166	- 171	2,250	
R&M-Pools	14,454			4,224		2,083	
R&M-Fitness Equipment	1,985	19,653 3,933	20,830	4,224	1,086 404		
• •			2,500	-	404	250	
R&M-Lights	538	1,297	7,250	-	400	725	
Advertising	-	400	4,170	-	400	417	

ACCOUNT DESCRIPTION	•	(FY 2020) Y-T-D ACTUAL	(FY 2021) Y-T-D ACTUAL	 (FY 2021) Y-T-D BUDGET	Ju	2020) L- 20 TUAL	·	FY 2021) JUL-21 ACTUAL	(FY 2021) JUL-21 BUDGET
Miscellaneous Services		-	-	1,830		-		-	183
Misc-Access Cards		933	1,809	1,670		-		540	167
Holiday Decoration		416	895	460		-		-	46
Misc-Rec Center Equipment		104	1,040	3,330		-		-	333
Misc-Special Events		13,533	20,966	500		5,423		233	50
Misc-Licenses & Permits		1,159	1,802	955		60		120	96
Safety Equipment		127	-	830		114		-	83
Cleaning Supplies		14,545	17,967	14,170		1,496		2,085	1,417
Op Supplies - Uniforms		476	861	830		-		861	83
Capital Outlay		-	34,763	-		-		-	-
Cap Outlay-Clubhouse		81,176	-	-		-		-	-
Operating Loan Repayment		112,867	112,867	112,868		11,287		11,287	11,286
Total Operation & Maintenance		659,118	 639,077	 620,023		77,950		55,439	62,752
TOTAL EXPENDITURES		741,895	733,451	707,245		85,551		66,177	69,526
Excess (deficiency) of revenues Over (under) expenditures		220,601	253,554	246,231		(77,667)		(60,247)	(67,692)
OTHER FINANCING SOURCES (USES)									
Capt'l Contributions-Other		20,067	21,750	_		1,750		3,000	-
Contribution to (Use of) Fund Balance		-	-	246,231		-		-	-
TOTAL FINANCING SOURCES (USES)		20,067	21,750	246,231		1,750		3,000	-
Net change in fund balance	\$	240,668	\$ 275,304	\$ 246,231	\$	(75,917)	\$	(57,247)	\$ (67,692)
FUND BALANCE, BEGINNING		1,141,410	1,159,881	1,159,883					
FUND BALANCE, ENDING	\$	1,382,078	\$ 1,435,185	\$ 1,406,114	:				

Balance Shee July 31, 2021

ACCOUNT DESCRIPTION	TOTAL			
ASSETS	÷ 101.00=			
Cash - Checking Account	\$ 131,687			
Cash On Hand/Petty Cash	580			
Accounts Receivable	3,751			
Inventory:				
Food	167			
Golf Shop	37,648			
Tobacco	463			
Investments:				
Reserve Fund	1,054			
Prepaid Items	5,106			
Deposits	13,820			
Fixed Assets				
Land	2,268,000			
Buildings	820,110			
Accum Depr - Buildings	(552,857)			
Infrastructure	3,578,363			
Accum Depr - Infrastructure	(3,578,363)			
Equipment and Furniture	612,164			
Accum Depr - Equip/Furniture	(442,339)			
TOTAL ASSETS	\$ 2,899,354			
	_			
<u>LIABILITIES</u>				
Accounts Payable	\$ 15,843			
Accrued Interest Payable	265,827			
Accrued Taxes Payable	10,680			
Deposits	15,950			
Capital Leases-Current Portion	1,132			
Gift Certificates	25,409			
Mature Bonds Payable	345,000			
Revenue Bonds Payable-Current	65,000			
Mature Interest Payable	476,570			
Due To Other Funds	1,892,523			
Bond Prem/Discount	(51,832)			
Acc Amort - Bond Prem/Disc	49,902			
Capital Leases-Long-Term	5,522			
Revenue Bonds Payable-LT	225,000			
TOTAL LIABILITIES	3,342,526			

Balance Sheet July 31, 2021

ACCOUNT DESCRIPTION	TOTAL
NET ASSETS	
Net Assets	
Invested in capital assets,	
net of related debt	1,563,375
Reserves - Golf	69,246
Reserves - Other	372,153
Unrestricted/Unreserved	(2,447,946)
TOTAL NET ASSETS	\$ (443,172)
TOTAL LIABILITIES & NET ASSETS	\$ 2,899,354

Statement of Revenues, Expenses and Changes in Net Assets

ACCOUNT DESCRIPTION	(FY 2020) Y-T-D ACTUAL	(FY 2021) Y-T-D ACTUAL	(FY 2021) Y-T-D BUDGET	(FY 2020) JUL-20 ACTUAL	(FY 2021) JUL-21 ACTUAL	(FY 2021) JUL-21 BUDGET
OPERATING REVENUES						
Interest - Investments	\$ 1,201	\$ 26	\$ 1,670	\$ 6	\$ 3	\$ 167
Green Fees	302,411	440,738	225,000	19,841	30,892	22,500
Cart Fees	522,717	622,925	475,000	51,172	48,867	47,500
Club Rentals	5,690	11,270	5,000	180	1,675	500
Range Balls	82,457	122,188	54,170	18,121	21,366	5,417
Golf Merchandise	63,371	90,069	66,666	6,149	10,632	6,667
Food	8,469	14,279	7,916	604	1,068	792
Tobacco	1,635	2,098	1,250	90	127	125
Special Events	-	-	6,250	-	-	625
Sale of Surplus Equipment	-	500	-	-	-	-
Other Miscellaneous Revenues	6,250	5,808	5,000	576	373	500
Recreation Membership	83,358	60,176	75,000	3,927	9,416	7,500
TOTAL OPERATING REVENUES	1,077,559	1,370,077	922,922	100,666	124,419	92,293
COST OF GOODS SOLD						
COS - Food Sales	6,831	9,814	5,000	208	151	500
COS - Merchandise	43,404	57,771	47,500	1,997	6,611	4,750
COS - Tobacco	1,280	946	1,170	158	59	117
Total Cost of Goods Sold	51,515	68,531	53,670	2,363	6,821	5,367
GROSS PROFIT	1,026,044	1,301,546	869,252	98,303	117,598	86,926
OPERATING EXPENSES Financial and Administrative ProfServ-Dissemination Agent	-	-	500	-	-	-
ProfServ-Legal Services	-	_	1,670	-	_	167
Accounting Services	18,197	18,197	18,200	1,820	1,820	1,820
Insurance - General Liability	13,392	14,797	14,829	1,259	1,348	1,483
Misc-Bank Charges	1,177	1,174	1,250	96	119	125
Misc-Credit Card Fees	24,132	30,312	19,166	2,079	2,802	1,917
Computer Expense	63	-	2,080	63	_,002	208
Total Financial and Administrative	56,961	64,480	57,695	5,317	6,089	5,720
One matter of Francisco						
Operating Expenses Payroll-Benefits	1,064	956	1,000	95	270	100
Payroll-General Staff	152,026	172,185	141,666	21,248	16,728	14,167
Payroll-Processing Fee	8,747	9,799	9,000	858	1,110	900
Payroll Taxes	17,417	18,542	15,597		2,027	1,560
Communication - Telephone	3,100	3,293	3,080	2,411 320	362	308
Electricity - General	12,857	12,630	13,330	1,490	302	1,333
Lease - Carts	60,684	68,499	66,550	5,927	109	6,655
Lease - Carts Lease - Ice Machines	1,250	1,250	1,250	125	109	125
R&M-General	1,472	704	1,666	100	100	167
R&M-Golf Cart	1,472	3,411	830	142	1,001	83
Marketing	12,400	13,429	12,500	3,590	3,190	1,250
marrowng	12,400	10,429	12,500	3,030	5,190	1,200

Community Development District

Statement of Revenues, Expenses and Changes in Net Assets

ACCOUNT DESCRIPTION	(FY 2020) Y-T-D ACTUAL	(FY 2021) Y-T-D ACTUAL	(FY 2021) Y-T-D BUDGET	(FY 2020) JUL-20 ACTUAL	(FY 2021) JUL-21 ACTUAL	(FY 2021) JUL-21 BUDGET
Office Supplies	467	2,989	830	_	529	83
Cleaning Supplies	812	800	830	45	92	83
Op Supplies - Uniforms	1,069	2,506	420	-	2,364	42
Supplies - Golf Operations	6,420	36,972	8,330	8	130	833
Supplies - Range	11,664	13,180	7,500	351	185	750
Subscriptions and Memberships	722	1,320	2,080	_	_	208
Total Operating Expenses	293,548	362,465	286,459	36,710	28,322	28,647
<u>Maintenance</u>						
Payroll-Benefits	443	3,626	580	30	529	58
Payroll-General Staff	235,252	227,971	241,660	25,975	22,953	24,166
Payroll-Processing Fee	8,749	9,798	9,000	858	1,110	900
Payroll Taxes	22,105	20,510	26,607	2,832	2,708	2,661
Contracts-Aquatic Control	8,054	8,054	8,050	805	805	805
Contracts-Security Alarms	401	270	300	-	-	30
Fuel, Gasoline and Oil	17,570	22,916	22,500	-	2,666	2,250
Utility - General	3,157	1,675	2,200	273	44	220
Electricity - General	19,407	20,425	15,000	1,857	-	1,500
Utility - Refuse Removal	5,442	5,995	4,500	430	503	450
Lease - Golf Course Equipment	82,216	75,860	74,740	6,664	7,662	7,474
Lease - Ice Machines	2,720	2,720	2,720	272	272	272
R&M-General	5,967	2,654	3,330	98	-	333
R&M-Buildings	325	6,888	1,250	-	329	125
R&M-Equipment	15,177	16,848	13,750	3,948	3,471	1,375
R&M-Fertilizer	64,050	53,362	37,500	5,489	2,800	3,750
R&M-Irrigation	3,232	5,843	20,830	267	15	2,083
R&M-Signage	-	183	830	-	-	83
R&M-Trees and Trimming	1,700	15,400	1,250	-	-	125
R&M-Golf Course	7,513	3,877	5,410	-	-	541
R&M-Bunkers	46	-	1,250	-	-	125
R&M - Bridges & Cart Paths	-	11,685	1,250	-	-	125
R&M-Sod	-	5,376	1,250	-	-	125
Misc-Licenses & Permits	1,204	1,089	2,500	-	-	-
Office Supplies	571	-	420	-	-	42
Cleaning Supplies	824	806	580	15	-	58
Op Supplies - Chemicals	102,423	148,859	95,830	20,355	11,223	9,583
Op Supplies - Hand tools	2,135	308	2,500	173	-	250
Supplies - Misc.	6,497	2,463	6,250	-	-	625
Supplies - Sand	4,599	169	5,000	975	-	500
Supplies - Seeds	2,492	2,520	2,500	-	-	-
Supplies - Power Tools	1,992	1,021	2,670	-	-	267
Capital Outlay	14,775	8,720	<u> </u>	<u> </u>	<u>-</u>	
Total Maintenance	641,038	687,891	614,007	71,316	57,090	60,901

Statement of Revenues, Expenses and Changes in Net Assets

ACCOUNT DESCRIPTION	,	FY 2020) Y-T-D ACTUAL	•	FY 2021) Y-T-D ACTUAL	•	FY 2021) Y-T-D BUDGET	(FY 2020) JUL-20 ACTUAL	(FY 2021) JUL-21 ACTUAL	Y 2021) IUL-21 UDGET
Debt Service									
Principal Debt Retirement		-		-		32,500	-	-	-
Interest Expense		5,148		4,571		9,141			 _
Total Debt Service		5,148		4,571		41,641			-
TOTAL OPERATING EXPENSES		996,695		1,119,407		999,802	113,343	91,501	95,268
Operating income (loss)		29,349		182,139		(130,550)	(15,040)	26,097	(8,342)
Operating income (loss) Change in net assets	\$	29,349	\$	182,139	\$	(130,550)	(15,040) \$ (15,040)	26,097 \$ 26,097	\$ (8,342)
	\$		\$		\$			· · · · · · · · · · · · · · · · · · ·	\$

Statement of Revenues, Expenses and Changes in Net Assets

ACCOUNT DESCRIPTION		=Y 2020) Y-T-D ACTUAL		(FY 2021) Y-T-D ACTUAL	(FY 2021) Y-T-D BUDGET		(FY 2020) JUL-20 ACTUAL		(FY 2021) JUL-21 ACTUAL		٠,	Y 2021) JUL-21 UDGET
OPERATING REVENUES		IOT OAL		AOTOAL		<u> </u>		J. GAL		OTORE		00021
Interest - Investments	\$	_	\$	-	\$	-	\$	_	\$	_	\$	_
Rents or Royalties	•	52,700	*	65,188	Ψ	55,070	•	5,300	Ψ	7,940	Ψ	5,530
TOTAL OPERATING REVENUES		52,700		65,188		55,070		5,300		7,940		5,530
OPERATING EXPENSES												
Financial and Administrative												
ProfServ-Dissemination Agent		-		-		500		-		-		-
ProfServ-Legal Services		322		-		5,420		-		-		542
Total Financial and Administrative		322		-		5,920		-		-		542
Operation & Maintenance												
Communication - Telephone		1,928		2,031		1,890		203		203		189
Utility - General		3,157		1,627		2,150		273		44		215
Electricity - General		12,857		12,630		13,750		1,490		-		1,375
Utility - Refuse Removal		-		2,372		2,500		-		305		250
Rentals & Leases		880		800		870		160		80		87
Insurance - General Liability		5,775		5,807		6,350		577		581		635
R&M-General		8,252		7,233		4,160		1,432		470		416
Misc-Licenses & Permits		696		592		750		-		-		-
Total Operation & Maintenance		33,545		33,092		32,420		4,135		1,683		3,167
Debt Service												
Principal Debt Retirement		-		-		32,500		-		-		-
Interest Expense		5,148		4,571		9,141		-		-		-
Total Debt Service		5,148		4,571		41,641		-		-		-
TOTAL OPERATING EXPENSES		20.045		27.002		70.004		4.405		4 600		2 700
TOTAL OPERATING EXPENSES		39,015		37,663		79,981		4,135		1,683		3,709
Operating income (loss)		13,685		27,525		(24,911)		1,165		6,257		1,821
Change in net assets	\$	13,685	\$	27,525	\$	(24,911)	\$	1,165	\$	6,257	\$	1,821
TOTAL NET ASSETS, BEGINNING		(901,064)		(912,540)		(912,540)						
TOTAL NET ASSETS, ENDING	\$	(887,379)	\$	(885,015)	\$	(937,451)						

Heritage Isles Community Development District

Supporting Schedules

July 31, 2021

Non-Ad Valorem Special Assessments

(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2021

					ALLO	CATION
		DISCOUNT/		GROSS	GENERAL	SPECIAL REVENUE
DATE	NET AMOUNT	(PENALTIES)	TAX	AMOUNT	FUND	FUND
RECEIVED	RECEIVED	AMOUNT	COLLECTOR	RECEIVED	ASSESSMENTS	ASSESSMENTS
Assessments	J			\$2,113,659	\$1,139,559	
Allocation %	Roll			100%	54%	46%
11/09/20	23,897	1,224	488	25,608	13,807	11,802
11/16/20	120,717	5,133	2,464	128,313	69,179	59,134
11/25/20	125,045	5,270	2,552	132,866	71,634	61,233
12/07/20	1,451,905	61,731	29,631	1,543,267	832,038	711,229
12/10/20	44,677	1,778	912	47,367	25,537	21,830
01/07/21	74,248	2,674	1,515	78,437	42,288	36,148
02/04/21	37,103	925	757	38,785	20,911	17,874
03/04/21	16,993	182	347	17,521	9,446	8,075
04/05/21	59,696	36	1,218	60,950	32,861	28,090
05/06/21	7,581	-	159	7,741	4,173	3,567
06/08/21	5,108	(152)	104	5,060	2,728	2,332
06/13/21	28,007	(832)	572	27,746	14,959	12,787
TOTAL	\$ 1,994,976	\$ 77,967	\$ 40,719	\$ 2,113,659	\$ 1,139,559	\$ 974,100
% COLLECT	ED			100%	100%	100%
TOTAL OUT	STANDING			\$ -	\$ -	\$ -

12

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account#	Amount Paid
SUNTRUS	ST BANK	- GOLF/PRO SHOP - (ACCT#XXXX	<u>X0167)</u>				
CHECK # 00 07/22/21		ERITAGE ISLES CDD	072021-2	TXFR FROM EF TO GF	Due From Other Funds		\$285,000.00 \$285,000.00
						Account Total	\$285,000.00
SOUTHST	ATE - FIT	INESS CENTER 101 CHECKING - (A	ACCT#XXXXX1926)				
ACH #DD058 07/10/21		OUTHSTATE BANK- ACH	062921-0201 ACH	07/14/21 CLB HSE LOAN PY	Operating Loan Repayment	101-571011-53910 <i>ACH Total</i>	\$11,286.73 \$11,286.73
						Account Total	\$11,286.73
BB&T GF	- (ACCT#	2XXXXX6570 <u>)</u>					
CHECK # 01 07/09/21	4553 Vendor F	EDEX	7-411-80480	SRVCS THRU 06/22/21	Postage and Freight	001-541006-51301 Check Total	\$10.47 \$10.47
CHECK # 01 07/09/21 07/09/21	Vendor B	RIDGESTONE GOLF INC RIDGESTONE GOLF INC	1003007417 1003007418	GOLF BALLS GOLF BALLS	COS - Merchandise COS - Merchandise	402-552137-53910 402-552137-53910 Check Total	\$1,042.10 \$188.26 \$1,230.36
CHECK # 01 07/09/21 07/09/21	Vendor B	UCCANEER LINEN SERVICE UCCANEER LINEN SERVICE	321856 321856	6/28 TOWELS & MATS 6/28 TOWELS & MATS	Cleaning Supplies Cleaning Supplies	101-551003-53910 402-551003-51304 Check Total	\$100.25 \$15.00 \$115.25

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 01	4556						
07/09/21		CARD QUEST INC	116158	250 CARDS	Misc-Access Cards	101-549002-53910	\$119.00
						Check Total	\$119.00
CHECK # 01							
07/09/21			X541424		COS - Merchandise	402-552137-53910	\$556.68
07/09/21			G2548374		COS - Merchandise	402-552137-53910	\$151.15
07/09/21		COBRA GOLF INC	G2569721		COS - Merchandise	402-552137-53910	\$293.82
07/09/21	Vendor (COBRA GOLF INC	G2582215	GOLF BELTS	COS - Merchandise	402-552137-53910	\$173.50
						Check Total	\$1,175.15
07/09/21		COMPLETE I.T.	6944	06/23 Google For Business/Msp Standby	Computer Expense	101-551004-51301	\$391.00
07/09/21	vendor	COMPLETE I.T.	0944	00/23 Google For Business/Misp Standby	Computer Expense		
						Check Total	\$391.00
07/09/21		DADE PAPER & BAG LLC	15026297	MULTIFOLD TOWELS/TP	Supplies - Misc.	402-552061-51902	\$357.90
01/03/21	venuoi i	DADL FAFER & BAG LLC	13020231	MOLTH OLD TOWLES/TF	Supplies - Misc.		
						Check Total	\$357.90
07/09/21		ECOLAB EQUIPMENT CARE	4664938	06/23 PEST & RODENT CONTROL	R&M-Pest Control	101-546070-53910	\$171.29
01/09/21	vendor i	LCOLAB EQUIFIVIENT CARE	4004330	00/23 FEST & RODENT CONTROL	Naw-Fest Contion		
						Check Total	\$171.29
07/09/21		LANDSCAPE MAINTENANCE	161002	RELOCATE 2 ROTORS & SPRAY HEADS	R&M-Irrigation	001-546041-53901	\$405.45
01/03/21	v endor i	LANDOCAI E MAINTENANCE	101002	RELOCATE 2 NOTONO & SI NAT TIEADO	TXXIVI-IIIIgation		
						Check Total	\$405.45
07/09/21	4562 Vendor I	ΕΔΕ	12027231	JUNE COPIER LEASE	100-1753137-001	101-544008-51301	\$129.84
01/03/21	vendor i	LLAI	12021231	JUNE COFIER LEAGE	100-1733137-001		
						Check Total	\$129.84
07/09/21		LIQUID ED INC	142335	RUBBER/BLADES/FUELD FILTERS/LED LGHTS	D9M Equipment	402-546022-51902	\$152.40
01/09/21	vendori	LIQUID ED INC	142333	UNDDELIDERALES/LACED LIFTERS/FED FRUIZ	R&M-Equipment		
						Check Total	\$152.40
CHECK # 01		MICHAEL D. MADDONE	000040	DM//NOTALL A DDOOD MANEW! OUT TIMES	D	404 540004 50040	4050.00
07/09/21	Vendor I	MICHAEL D. NARDONE	202042	RMV,INSTALL & PROGRAM NEW LGHT TIMER	R&M-General	101-546001-53910	\$250.00
						Check Total	\$250.00

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 01				OUT WOULD		400	* 4.00=.00
07/09/21	Vendor (OSTEEN TURF SALES LLC	124	CHEMICALS	Op Supplies - Chemicals	402-552035-51902 Check Total	\$4,085.00 \$4.085.00
CHECK # 01	4566					Check Total	φ4,000.00
07/09/21		PASCO TURF & TRACTOR LLC	405793	TRIMMER AND PARTS	PARTS	402-546022-51902	\$363.90
07/09/21	Vendor I	PASCO TURF & TRACTOR LLC	405793	TRIMMER AND PARTS	TRIMMER	402-552075-51902	\$399.95
CHECK # 01	AEG7					Check Total	\$763.85
07/09/21		PERSSON,COHEN & MOONEY, PA	751	GENERAL COUNSEL THRU 05/24/21	ProfServ-Legal Services	001-531023-51401	\$1,310.00
						Check Total	\$1,310.00
CHECK # 01		DIDED FIDE DEGLECTION	00077	07/04/04 00/00/04 FIRE ALABAMON/TORINO	Davi o	101 510001 50010	4000.00
07/09/21 07/09/21		PIPER FIRE PROTECTION PIPER FIRE PROTECTION	88377 88533	07/21/21-06/22/21 FIRE ALARM MONITORING REPLACE 2 BALLAST	R&M-General R&M-General	101-546001-53910 403-546001-53910	\$300.00 \$590.00
						Check Total	\$890.00
CHECK # 01							
07/09/21 07/09/21			466LS-0721 468LS-0721	JUL 2021 MAINT SHOP ICE MACH JUL 2021 PRO SHOP ICE MACHINE LEASE	Lease - Ice Machines Lease - Ice Machines	402-544023-51304 402-544023-51902	\$125.00 \$272.00
01/03/21	V GIIUUI N	SAW INCLIMATION, LLO	40005-0721	SUL 20211 NO SHOT TOE MACHINE ELAGE	Lease - Ice Macililes	Check Total	\$397.00
CHECK # 01	4570						
07/09/21			047418	SERVICED CAR #34	R&M-Golf Cart	402-546122-51304	\$916.98
07/09/21	Vendor 3	SUN CITY GOLF CARTS INC	046881	SERVICE CAR #60	R&M-Golf Cart	402-546122-51304 Check Total	\$103.10 \$1.020.08
CHECK # 01	4571					Oneck rotar	ψ1,020.00
07/09/21		THE WESLINN CORP	8336	JUL BIOAMP FERTILIZER	R&M-Fertilizer	402-546026-51902	\$600.00
						Check Total	\$600.00
CHECK # 01 07/09/21	4572 Vendor	TITI FIST	911255808	GOLF BALLS	COS - Merchandise	402-552137-53910	\$1,118.90
01/03/21	v GiiuUl	IIILLIOI	311233000	OOLI BALLO	OOO - INICI CHAHUISE	Check Total	\$1,118.90
CHECK # 01	4573						F.,
07/09/21	Vendor ⁻	TOWN TALK MFG.CO.INC.	514668	GOLF HATS	COS - Merchandise	402-552137-53910	\$245.34
						Check Total	\$245.34

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 01	4574						
07/09/21	Vendor	VISTASERV	L365217	06/24/21-07/22/21 Corner Unit Dishwasher Lease	Rentals & Leases	403-544025-53910	\$79.99
						Check Total	\$79.99
CHECK # 01							** / **
07/16/21 07/16/21		A-QUALITY POOL	956058 956058		Contracts-Pools R&M-Pools	101-534078-53910 101-546074-53910	\$3,150.00
07/10/21	vendor	A-QUALITY POOL	900000	JULY POOL SKVO/KPRS	Raivi-Pools		\$1,086.24 \$4,236.24
CUECK # 04	4570					Check Total	\$4,230.24
O7/16/21		BLAIR WATER	ISLES-070221	07/02 2 TANKS WATER/4 WEEK SERVICE	R&M-General	402-546001-51304	\$50.00
******		<u>_</u>				Check Total	\$50.00
CHECK # 01	4577						,
07/16/21		BUCCANEER LINEN SERVICE	322479	7/5 TOWELS & MATS	Cleaning Supplies	101-551003-53910	\$100.25
07/16/21	Vendor	BUCCANEER LINEN SERVICE	322479	7/5 TOWELS & MATS	Cleaning Supplies	402-551003-51304	\$15.00
						Check Total	\$115.25
CHECK # 01							
07/16/21	Vendor	CATANIA CONSULTING SRVCS, LLC	106	6/7 & 6/21 DISINFECTANTING GYM	Misc-Rec Center Equipment	101-549049-53910	\$160.00
						Check Total	\$160.00
CHECK # 01							
07/16/21 07/16/21		COMPLETE I.T.	6971 6972		Computer Expense	101-551004-51301 001-534020-53904	\$372.99
07/16/21		COMPLETE I.T. COMPLETE I.T.	6986		Contracts-Guard Services Misc-Licenses & Permits	101-534020-53904	\$479.20 \$59.95
07/16/21		COMPLETE I.T.	6992		Misc-Licenses & Permits	101-549066-53910	\$59.85
07/16/21		COMPLETE I.T.	6993		Computer Expense	101-551004-51301	\$149.00
07/16/21	Vendor	COMPLETE I.T.	7034		Computer Expense	101-551004-51301	\$1,456.50
						Check Total	\$2,577.49
CHECK # 01							
07/16/21		LANDSCAPE MAINTENANCE	161356	RPLC IRRIGATION CNTRLR & RAIN SENSOR	R&M-Irrigation	001-546041-53901	\$1,212.80
07/16/21		LANDSCAPE MAINTENANCE	161369	RPLC CNTRLR W/XC HYBRID CNTRLR & SOLAR PANEL KIT;	•	001-546041-53901	\$563.41
07/16/21	vendor	LANDSCAPE MAINTENANCE	161371	RPLC 1" IRRIG CNTRL VALVE	R&M-Irrigation	001-546041-53901	\$196.76
						Check Total	\$1,972.97

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 01:		QFC CLEANING & SUPPLY CO	15-13068	LINERS;HW TWLS;WIPES;TP;SOAP;BAG DISPENSER	Cleaning Supplies	101-551003-53910	\$853.76
CHECK # 01	4582					Check Total	\$853.76
07/16/21 07/16/21		SOLITUDE LAKE MANAGEMENT SOLITUDE LAKE MANAGEMENT	PI-A00630650 PI-A00630650	JUL LAKE & POND MAINT JUL LAKE & POND MAINT	Contracts-Aquatic Control Contracts-Aquatic Control	001-534067-53901 402-534067-51902 Check Total	\$872.56 \$805.44 \$1,678.00
07/16/21 07/16/21 07/16/21 07/16/21	Vendor Vendor	TELEVOIPS, LLC TELEVOIPS, LLC TELEVOIPS, LLC	20495 20495 20495	JUL COMMUNICATION SRVC & 1 VOIP PHONE JUL COMMUNICATION SRVC & 1 VOIP PHONE JUL COMMUNICATION SRVC & 1 VOIP PHONE	Communication - Telephone Communication - Telephone VOIP PHONE	101-541003-51301 402-541003-51304 403-541003-53910 Check Total	\$436.13 \$203.14 \$203.13 \$842.40
CHECK # 01 07/16/21		THE RIGHT EQUIPMENT CO	AR15889	Copier Base Thru 7/24, Overage Thru 6/24/21	Lease - Copier	101-544008-51301 Check Total	\$17.85 <i>\$17.85</i>
CHECK # 01 - 07/16/21 07/16/21 07/16/21	Vendor Vendor	TOWN TALK MFG.CO.INC. TOWN TALK MFG.CO.INC. TOWN TALK MFG.CO.INC.	514698 514719 514748		COS - Merchandise COS - Merchandise COS - Merchandise	402-552137-53910 402-552137-53910 402-552137-53910 Check Total	\$956.87 \$490.84 \$1,004.03
CHECK # 01: 07/22/21		ACE WELDING SUPPLY	R033564	NONFLAMMABLE GAS	R&M-Equipment	402-546022-51902 Check Total	\$20.00
CHECK # 01- 07/22/21		BRONSON'S TURF & HORTICULTURE	837111	FERTILIZER	R&M-Fertilizer	402-546026-51902 Check Total	\$2,500.00 \$2,500.00
CHECK # 01 / 07/22/21		CUSTOM APPLICATION SERVICES	10260	PESTICIDE SRVC	Op Supplies - Chemicals	402-552035-51902 Check Total	\$3,900.00

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 01	4590						
07/22/21	Vendor Fl	FDFX	7-426-31614	SRVCS THRU 06/29/21	Postage and Freight	001-541006-51301	\$21.62
07/22/21	Vendor Fl		7-434-19742	SRVCS THRU 07/13/21	0 0	001-541006-51301	\$10.57
					5 0	Check Total	\$32.19
CHECK # 01	4590						
07/22/21	Vendor G	RAINGER	9925632813	4 GARDEN SPADES	Op Supplies - Hand tools	402-552039-51902	\$134.56
						Check Total	\$134.56
CHECK # 01	4591						
07/22/21	Vendor IN	IFRAMARK, LLC	65831	JULY MGNT SRVCS	0 0	001-531027-51201	\$4,814.75
07/22/21	Vendor IN	IFRAMARK, LLC	65831	JULY MGNT SRVCS	Accounting Services	101-532001-51301	\$1,591.33
07/22/21	Vendor IN	IFRAMARK, LLC	65831	JULY MGNT SRVCS	Accounting Services	402-532001-51301	\$1,819.67
07/22/21	Vendor IN	IFRAMARK, LLC	65831	JULY MGNT SRVCS	Postage and Freight	001-541006-51301	\$39.78
07/22/21	Vendor IN	IFRAMARK, LLC	65831	JULY MGNT SRVCS	Printing and Binding	001-547001-51301	\$1.50
07/22/21	Vendor IN	IFRAMARK, LLC	65831	JULY MGNT SRVCS	GOGDADDY.COM MBRSHIP RENEWAL	001-549900-51301	\$3.44
						Check Total	\$8,270.47
CHECK # 01							
07/22/21	Vendor LI	QUID ED INC	142515	EQUIPMENT	R&M-Equipment	402-546022-51902	\$484.65
						Check Total	\$484.65
CHECK # 01 07/22/21		ORT CONSOLIDATED	2842571	FUEL	Fuel, Gasoline and Oil	402-540004-51902	\$2,666.04
01122121	VCHUOI I	ON CONCOLIDATED	2042371	TOLL	r doi, Gasoniic and On	Check Total	\$2,666.04
0115014.44	4504					Check Total	φ2,000.04
CHECK # 01 07/22/21		RO PLUS PRODUCTS, INC	21028	FERTILIZER	R&M-Fertilizer	402-546026-51902	\$5.506.25
01722721	V GII GGI	110 1 200 1 110 200 10, 1110	21020		Train Formizor	Check Total	\$5,506.25
CHECK # 01	4505					Oneck rotar	ψ0,000.20
07/22/21		UBLIC RISK INSURANCE	75115	10/01/19-10/01/21 PROPERTY CHANGE	Insurance - General Liability	402-545002-51301	\$658.00
01122121	VCHUOI I	OBEIO MON INOCIVANOE	70110	10/01/13-10/01/21 FROI ERTT OFFANGE	misdrance - Ocheral Elability	Check Total	\$658.00
OUEOK # 04	4500					Check Total	φυυσ.υυ
CHECK # 01 07/22/21		ITEONE LANDSCAPE SUPPLY	110567848-001	FUNGICIDE CHEMICALS	Op Supplies - Chemicals	402-552035-51902	\$4,395.00
V1/22/21	venuon 3	ITLONE LANDOUAFE SUFFET	110007040-001	I UNUIDE DI ILIVIIDALO	Op Supplies - Orienticals		
						Check Total	\$4,395.00

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 01	4507							
07/22/21		TRIGON TURF SCIENCES, LLC	243573B	FERTILIZER	R&M-Fertilizer	402-546026-51902	\$2,200.00	
						Check Total	\$2,200.00	
CHECK # 014598								
07/22/21		WESCOTURF INC	41024378	FRAME-PULL	R&M-Equipment	402-546022-51902	\$182.98	
07/22/21		WESCOTURF INC	41020945	MVP KIT;BELT-BRUSH	R&M-Equipment	402-546022-51902	\$340.59	
07/22/21		WESCOTURF INC	41022145	IRRIG SUPPLIES	R&M-Irrigation	402-546041-51902	\$1,163.14	
07/22/21	Vendor	WESCOTURF INC	41022146	IRRIG SUPPLIES	R&M-Irrigation	402-546041-51902	\$105.87	
						Check Total	\$1,792.58	
CHECK # 01								
07/27/21	Vendor	DIGITAL GOLF TECHNOLOGIES, INC.	8665	DAILY PLAY FEES	Marketing	402-548003-51304	\$269.50	
						Check Total	\$269.50	
CHECK # 01								
07/27/21	Vendor	FITREV INC	23606	QTRLY EQUIPMENT MAINT	R&M-Fitness Equipment	101-546115-53910	\$165.00	
						Check Total	\$165.00	
CHECK # 014								
07/27/21	Vendor	GALLUS GOLF LLC	8019	MOBILE APP ANNUAL LICENSE FEE	Marketing	402-548003-51304	\$1,995.00	
						Check Total	\$1,995.00	
CHECK # 01	4602							
07/27/21	Vendor	STANTEC CONSULTING SERVICES INC	1808579	ENGINEERING SRVCS THRU 06/25/21	ProfServ-Engineering	001-531013-51501	\$380.00	
						Check Total	\$380.00	
CHECK # 01	4603							
07/27/21	Vendor	TITLEIST	911337137	GOLF GLOVES	COS - Merchandise	402-552137-53910	\$123.48	
07/27/21		TITLEIST	911349288	STOCK GOLF BALLS	COS - Merchandise	402-552137-53910	\$267.15	
07/27/21		TITLEIST	911377560	STOCK GOLF BALLS	COS - Merchandise	402-552137-53910	\$461.19	
07/27/21	Vendor	TITLEIST	911388299	STOCK GOLF BALLS	COS - Merchandise	402-552137-53910	\$325.95	
						Check Total	\$1,177.77	

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account#	Amount Paid	
CHECK # 014604								
07/29/21 07/29/21 07/29/21 07/29/21	Vendor B Vendor B	BUCCANEER LINEN SERVICE BUCCANEER LINEN SERVICE	323127 323127 323773 323773	7/12 MATS & TOWELS 7/12 MATS & TOWELS 7/19 TOWELS & MATS 7/19 TOWELS & MATS	Cleaning Supplies Cleaning Supplies Cleaning Supplies Cleaning Supplies	101-551003-53910 402-551003-51304 101-551003-53910 402-551003-51304 <i>Check Total</i>	\$100.25 \$15.00 \$100.25 \$15.00 \$230.50	
CHECK # 01 07/29/21		CITY OF TAMPA	3516532	06/10/21-07/12/21 SECURITY	Contracts-Guard Services	001-534020-53904 Check Total	\$10,753.20 \$10,753.20	
CHECK # 01 07/29/21		COBRA GOLF INC	G2528368	MENS POLO SHIRTS	COS - Merchandise	402-552137-53910 Check Total	\$252.00 \$252.00	
CHECK # 01 07/29/21		COMPLETE I.T.	7085	07/23 Google For Business/Msp Standby	Computer Expense	101-551004-51301 Check Total	\$391.00 \$391.00	
CHECK # 01 07/29/21		FITREV INC	23640	INSTALL 2 NEW TREADMILL DRIVE BELTS	R&M-Fitness Equipment	101-546115-53910 Check Total	\$239.00 \$239.00	
CHECK # 01 07/29/21		GOLF COAST MAGAZINE INC	HI-070121	HALF PAGE SUMMER ISSUE	Marketing	402-548003-51304 Check Total	\$825.00 \$825.00	
CHECK # 01 07/29/21 07/29/21	Vendor H	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	071621 12367	SRVC CALL-MAIN BLDG SYSTEMS #4 & 5 RPLCD BLWR MTR IN UNIT 5 W/NEW EVERGREEN MTR	R&M-General R&M-General	101-546001-53910 101-546001-53910 Check Total	\$90.00 \$700.00 \$790.00	
CHECK # 01 07/29/21		ANDSCAPE MAINTENANCE	161596	INSTALL SUMMER ANNUALS	R&M-Landscape Renovations	001-546051-53901 Check Total	\$2,537.50 \$2,537.50	
CHECK # 01 07/29/21		MICHAEL D. NARDONE	202043	F&I BALLST FOR BAYSCAPE FRZR AND RELOCATE 3 LED P	R&M-General	403-546001-53910 Check Total	\$470.00 \$470.00	

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid		
CHECK#014613									
07/29/21	Vendor (QFC CLEANING & SUPPLY CO	15-13095		Cleaning Supplies	101-551003-53910	\$244.89		
07/29/21	Vendor (QFC CLEANING & SUPPLY CO	15-13117	WIPES;LINERS;DOG WASTE BAGS	Cleaning Supplies	101-551003-53910	\$400.89 \$645.78		
CHECK # 01	4614					Check Total	\$0 4 0.78		
07/29/21	Vendor 3		048681		R&M-Golf Cart	402-546122-51304	\$105.26		
07/29/21	Vendor (SUN CITY GOLF CARTS INC	048818	GOLF CART #51 REPAIR	R&M-Golf Cart	402-546122-51304	\$782.68		
CHECK # 01	AG 1 E					Check Total	\$887.94		
07/29/21		THE RIGHT EQUIPMENT CO	AR14434	2/25/21-3/24/21 Copier Lease/Overage	Lease - Copier	101-544008-51301	\$26.50		
						Check Total	\$26.50		
CHECK # 01		W.B. MAGON GO. ING	004500004	WALL OALFNDAD/FOLDEDO/TADE	050 - 0 11	404 554000 54004	\$50.05		
07/29/21	vendor	W.B. MASON CO., INC.	221588361	WALL CALENDAR/FOLDERS/TAPE	Office Supplies	101-551002-51301 Check Total	\$56.25 \$56.25		
ACH #DD12	11					Oneck rotar	ψ00.20		
07/20/21		ADP, LLC - ACH	583037444 ACH		Payroll-Processing Fee	101-512080-53910	\$145.00		
07/20/21 07/20/21		ADP, LLC - ACH ADP, LLC - ACH	583037444 ACH 583037444 ACH	6/25/21 EZ LABOR SOFTWARE 6/25/21 EZ LABOR SOFTWARE	Payroll-Processing Fee Payroll-Processing Fee	402-512080-51304 402-512080-51902	\$145.00 \$145.00		
01/20/21	venuoi <i>i</i>	ADF, LLC - ACIT	303037444 AOIT	UZJIZI EZ LABON SOI IWANE	rayion-riocessing ree	ACH Total	\$435.00		
ACH #DD12	12								
07/20/21			062021-6704 ACH		sam's club	402-552131-53910	\$328.59		
07/20/21	Vendor :	SAM'S CLUB DIRECT	062021-6704 ACH	CC PURCH THRU 06/20/21	sam's club	101-546001-53910 ACH Total	\$453.47 \$782.06		
ACH #DD12	14					Aon rotar	ψ102.00		
07/20/21	Vendor \	WASTE MANAGEMENT - ACH	9751337-2206-9 ACH	July Waste 12-92334-73004 8YD	Utility - Refuse Removal	101-543020-53910	\$519.90		
07/20/21			9751337-2206-9 ACH	•	Utility - Refuse Removal	402-543020-51902	\$98.72		
07/20/21	vendor	WASTE MANAGEMENT - ACH	9751337-2206-9 ACH	July Waste 12-92334-73004 8YD	Utility - Refuse Removal	403-543020-53910 ACH Total	\$304.83 \$923.45		
ACH #DD12	15					AOI IOIGI	ψυ20.10		
07/20/21	Vendor `	YAMAHA MOTOR FINANCE - ACH	744823 ACH	Jul 1-Yu1At Lease(20113103)	Lease - Carts	402-544020-51304	\$165.00		
						ACH Total	\$165.00		

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid		
ACH #DD1216									
07/20/21	Vendor	YAMAHA MOTOR FINANCE - ACH	744754 ACH	Jul Bev Cart Lease (19111803)	Lease - Carts	402-544020-51304	\$334.74		
						ACH Total	\$334.74		
ACH #DD12	17								
07/20/21	Vendor	YAMAHA MOTOR FINANCE - ACH	744822 ACH	Jul 74-Dr2Ev Golf Car Lease (20113102)	Lease - Carts	402-544020-51304	\$6,049.50		
						ACH Total	\$6,049.50		
ACH #DD12									
07/10/21		ADP RESOURCE-ACH	1967121 ACH	Jun 2021 Payroll Srv 8Cy	Payroll-Processing Fee	402-512080-51304	\$932.12		
07/10/21		ADP RESOURCE-ACH	1967121 ACH	Jun 2021 Payroll Srv 8Cy	Payroll-Processing Fee	402-512080-51902	\$932.12		
07/10/21	Vendor	ADP RESOURCE-ACH	1967121 ACH	Jun 2021 Payroll Srv 8Cy	Payroll-Processing Fee	101-512080-53910	\$932.11		
						ACH Total	\$2,796.35		
ACH #DD122									
07/10/21	Vendor	ADP RESOURCE-ACH	1966447	Jun 2021 Payroll Srv 5Dh	Payroll-Processing Fee	001-512080-51301	\$63.65		
						ACH Total	\$63.65		
ACH #DD122									
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Marketing	402-548003-51304	\$400.00		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	R&M-General	101-546001-53910	\$51.99		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	R&M-General	101-546001-53910	(\$51.99)		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	R&M-General	101-546001-53910	\$28.42		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Supplies - Golf Operations	402-552057-51304	\$22.99		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Marketing	402-548003-51304	\$370.00		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	R&M-General	101-546001-53910	\$104.80		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	R&M-General	101-546001-53910	\$19.98		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Supplies - Golf Operations	402-552057-51304	\$535.80		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Office Supplies	402-551002-51304	\$90.07		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Cleaning Supplies	101-551003-53910	\$10.73		
07/10/21 07/10/21			060921-0976 ACH 060921-0976 ACH	CC PURCH THRU 06/09/21 CC PURCH THRU 06/09/21	R&M-General	101-546001-53910	\$169.00 \$114.67		
07/10/21			060921-0976 ACH 060921-0976 ACH	CC PURCH THRU 06/09/21		101-546001-53910 402-552057-51304	\$114.67 \$167.50		
07/10/21			060921-0976 ACH 060921-0976 ACH	CC PURCH THRU 06/09/21	Supplies - Golf Operations	101-551002-51304	\$167.50 \$68.87		
07/10/21			060921-0976 ACH	CC PURCH THRU 06/09/21	Office Supplies Pavco Furniture	101-551002-51301	\$66.87 \$1,564.71		
01/10/21	venuor	CARD SERVICES CENTER ACT	000321-0370 ACH	OC FUNCT 1THU 00/09/21	ravco ruilliluie	-			
						ACH Total	\$3,667.54		

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD122	າາ						
07/10/21		FRONTIER - ACH	070121-9271 ACH	07/01/21-07/31/21 813-982-9271	Communication - Telephone	402-541003-51304	\$158.49
						ACH Total	\$158.49
ACH #DD122							
07/10/21	Vendor	TCF NATIONAL BANK - ACH	7126885 ACH	07/15 Toro Turf Equip Lease #103	Lease - Golf Course Equipment	402-544022-51902	\$3,732.43
A OU #DD400						ACH Total	\$3,732.43
ACH #DD122 07/20/21		TECO - ACH	070621-3730 ACG	05/14/21-06/14/21 ELECTRIC UTILITIES	Utility - General	001-543001-53901	\$13,377.97
07/20/21		TECO - ACH	070621-3730 ACG		,	101-543001-53910	\$1,032.16
07/20/21	Vendor	TECO - ACH	070621-3730 ACG	05/14/21-06/14/21 ELECTRIC UTILITIES	Electricity - General	403-543006-53910	\$1,548.24
07/20/21	Vendor	TECO - ACH	070621-3730 ACG	05/14/21-06/14/21 ELECTRIC UTILITIES	Electricity - General	402-543006-51304	\$1,548.25
07/20/21	Vendor	TECO - ACH	070621-3730 ACG	05/14/21-06/14/21 ELECTRIC UTILITIES	Utility - General	101-543001-53910	\$3,655.60
07/20/21	Vendor	TECO - ACH	070621-3730 ACG	05/14/21-06/14/21 ELECTRIC UTILITIES	Electricity - General	402-543006-51902	\$3,125.01
						ACH Total	\$24,287.23
ACH #DD122 07/20/21		T-MOBILE - ACH	070221-4896 ACH	06/03/21-07/02/21 Mobile Svc 460544896	460544896	001-541003-53901	\$78.62
01/20/21	venuoi	I-WOBILE - ACH	070221-4090 ACH	00/03/21-07/02/21 WODIIE SVC 400344090	400344696	ACH Total	\$78.62
ACH #DD123	30					Adiriotar	ψ10.02
07/10/21		TCF NATIONAL BANK - ACH	7156027 ACH	07/08 Toro Turf Equip Lease #102	Lease - Golf Course Equipment	402-544022-51902	\$2,931.50
				• •	• •	ACH Total	\$2,931.50
ACH #DD123	31						
07/20/21	Vendor	BRIGHT HOUSE NETWORKS - ACH	046486401070321 ACH	7/02-8/01/21 Ch And Gym Tv, Int, Phn 4864	Communication - Telephone	101-541003-51301	\$1,113.10
						ACH Total	\$1,113.10
ACH #DD123							*** **
07/20/21	Vendor	FRONTIER - ACH	070321-1088 ACH	7/3-8/2/21 Main Guard Shack 1088	MiscInternet Services	001-549031-53904	\$80.98
						ACH Total	\$80.98
ACH #DD123 07/20/21		FRONTIER - ACH	070121-1182 ACH	07/01/21-07/31/21 2Nd Guard Shack 1182	MiscInternet Services	001-549031-53904	\$90.98
U1/2U/21	venuor	FRONTIER - AUT	U/U121-1102 ACH	UT/UT/21-UT/31/21 ZINU GUATU SHACK 1102	iviiscinterflet Services	_	
						ACH Total	\$90.98

Payment Register by Bank Account

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid		
ACH #DD1234 07/20/21 Vendor HOME DEPOT CREDIT-ACH 062421-5277 ACH CC PURCH THRU 06/24/21 Cleaning Supplies 402-551003-51902 \$1									
07/20/21	Vendor		062421-5277 ACH	CC PURCH THRU 06/24/21	R&M-Irrigation	402-546041-51902 ACH Total	\$94.13 \$283.14		
ACH #DD123 07/20/21	-	WASTE MANAGEMENT - ACH	9750564-2206-9 ACH	JULY WASTE 3-82961-72004 4YD	Utility - Refuse Removal	402-543020-51902 ACH Total	\$403.84 \$403.84		
ACH #DD123 07/20/21	-	WELLS FARGO BANK-ACH	5015729390 ACH	7/25-08/24 Toro Z Master 6000 Mwr Lease #001	Lease - Golf Course Equipment	402-544022-51902 ACH Total	\$244.20 \$244.20		
ACH #DD123 07/20/21		WELLS FARGO BANK-ACH	5015729389 ACH	07/25-08/24 Toro Multipro W/Spryr Lease #000	Lease - Golf Course Equipment	402-544022-51902 ACH Total	\$753.51 \$753.51		
ACH #DD123 07/20/21	-	YAMAHA MOTOR FINANCE - ACH	748260 ACH	AUG 74-Dr2Ev Golf Car Lease (20113102)	Lease - Carts	402-544020-51304 ACH Total	\$6,049.50 \$6,049.50		
ACH #DD123 07/20/21	-	YAMAHA MOTOR FINANCE - ACH	748192 ACH	Aug Bev Cart Lease (19111803)	Lease - Carts	402-544020-51304 ACH Total	\$334.74 \$334.74		
ACH #DD124 07/20/21		YAMAHA MOTOR FINANCE - ACH	748261 ACH	AUG 1-Yu1At Lease(20113103)	Lease - Carts	402-544020-51304 ACH Total	\$165.00 \$165.00		
ACH #DD124 07/20/21		CITY OF TAMPA UTILITIES - ACH	071521 ACH	UTILITY SRVCS THRU 07/15/21	Utility - General	101-543001-53910	\$449.08		
07/20/21	Vendor	CITY OF TAMPA UTILITIES - ACH	071521 ACH	UTILITY SRVCS THRU 07/15/21	Utility - General	101-543001-53910	\$29.43		
07/20/21 07/20/21			071521 ACH 071521 ACH	UTILITY SRVCS THRU 07/15/21 UTILITY SRVCS THRU 07/15/21	Utility - General Utility - General	403-543001-53910 402-543001-51902	\$44.15 \$44.14		
07/20/21			071521 ACH 071521 ACH	UTILITY SRVCS THRU 07/15/21	Utility - General	001-543001-53901 <i>ACH Total</i>	\$95.46 \$662.26		

Payment Register by Bank Account

For the Period from 7/1/2021 to 7/31/2021 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD124							
07/20/21		KUBOTA LEASING-ACH	004945390 ACH	AUG 2021 TRACTOR/FTLOADR/BACKHOE	Lease - Carts	402-544020-51304	\$107.36
07/20/21	Vendor	KUBOTA LEASING-ACH	004945390 ACH	AUG 2021 TRACTOR/FTLOADR/BACKHOE	Capital Leases-Current Portion	225000	\$405.96
						ACH Total	\$513.32
ACH #DD124	48						
07/30/21	Vendor	ADP, LLC - ACH	585029082 ADP	7/23/21 Ez Labor Payroll Software	Payroll-Processing Fee	101-512080-53910	\$156.66
07/30/21		ADP, LLC - ACH	585029082 ADP	7/23/21 Ez Labor Payroll Software	Payroll-Processing Fee	402-512080-51304	\$156.66
07/30/21		ADP, LLC - ACH	585029082 ADP	7/23/21 Ez Labor Payroll Software	Payroll-Processing Fee	402-512080-51902	\$156.68
		,		,	3	ACH Total	\$470.00
						Aon rotar	ψ+10.00
ACH #DD124		I/UDOTA I FACINIO ACU	004000004 4011	ANALISA LINA BURBOOK MALIBNAS TIRES		004 544000 50004	4000.04
07/15/21	Vendor	KUBOTA LEASING-ACH	004966664 ACH	08/15/21 UV PURPOSE W/HDWS TIRES	Lease - Carts	001-544020-53901	\$296.84
						ACH Total	\$296.84
ACH #DD12	51						
07/12/21	Vendor	UHS PREMIUM BILLING - ACH	185021958712 ACH	07/01/21-07/31/21 HEALTHCARE	Payroll-Benefits	402-512010-51304	\$1,971.63
07/12/21	Vendor	UHS PREMIUM BILLING - ACH	185021958712 ACH	07/01/21-07/31/21 HEALTHCARE	Payroll-Benefits	402-512010-51902	\$744.31
07/12/21	Vendor	UHS PREMIUM BILLING - ACH	185021958712 ACH	07/01/21-07/31/21 HEALTHCARE	Payroll-Benefits	101-512010-53910	\$1,409.74
					-,	ACH Total	\$4,125.68
						AGII TOLAI	ψ 1 , 120.00
						Account Total	\$146 618 30
						Account rotal	ψ140,010.30

Total Amount Paid \$442,905.03





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Heritage Isles Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members' property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Heritage Isles Community Development District c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121827

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$6,074,700
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$1,395,971

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u> <u>Coinsurance</u>	
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

	Special Property Coverages			
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>		
Earth Movement	\$2,500	Included		
Flood	\$2,500 *	Included		
Boiler & Machinery		Included		
TRIA		Included		

^{*}Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$35,492

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
Х	Α	Accounts Receivable	\$500,000 in any one occurrence
Х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
Х	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	I	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
Х	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
Х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
Х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
х	Х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Х	Z	Ingress / Egress	45 Consecutive Days
Х	AA Lock and Key Replacement		\$2,500 any one occurrence
х	X BB Awnings, Gutters and Downspouts		Included
х	СС	Civil or Military Authority	45 Consecutive days and one mile
Х	Section II B1	Business Income	\$1,000,000 in any one occurrence
Х	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
Х	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit \$3,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$1,000,000 each claim/annual aggregate



PREMIUM SUMMARY

Heritage Isles Community Development District c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121827

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$35,492
Crime	\$450
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$6,485
Public Officials and Employment Practices Liability	\$5,850

IMPORTANT NOTE

TOTAL PREMIUM DUE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

2 Year Coverage Agreement Option:

This quote covers two (2) annual twelve month periods, from 10/01/2021 12:00:00 AM to 10/01/2022 12:00:00 AM and from 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM. The following conditions apply in addition to all other conditions of this quote:

\$48,277

- A. All Aggregate limits reset for the period 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM. Losses applying to one annual coverage period will not erode the Aggregate Limits of another Annual Coverage Period.
- B. The premium for the period 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM will be determined based upon updated exposures for this period.
- C. Rates for the period 10/01/2022 12:00:00 AM to 10/01/2023 12:00:00 AM will be identical to those for the period commencing 10/01/2021 12:00:00 AM, with Premiums subject to the following:
 - 1) Changes to Scheduled Property, Inland Marine and Automobile
 - 2) Number of Employees

Additional Notes:

This quote is subject to the receipt of a completed application.

General Liability includes Liquor Liability Occurrence \$1,000,000 Aggregate \$2,000,000 Deductible \$0



PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2021, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Heritage Isles Community Development District

(Name	of Local Governmental Entity)		
By:			
,	Signature	Print Name	
Witness By:			
_	Signature	Print Name	
IS HEREBY APPRO	OVED FOR MEMBERSHIP IN THIS FUND, AND CO	VERAGE IS EFFECTIVE October 1, 2021	
	By:		
	•	Administrator	



PROPERTY VALUATION AUTHORIZATION

Heritage Isles Community Development District c/o Inframark 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

	Building and Content TIV Inland Marine Auto Physical Damage		As per schedule attached As per schedule attached
Signa	ature:	Date:	
Nam	ne:		
Title	:		



Agenda Page 47 Schedule Items Effective As of: 10/01/2021

Heritage Isles Community Development District

100121827

Policy No.: Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	De	scription	Year Built	Eff. Date	Building \	/alue		
Ì	Д	Address	Const Type	Term Date	Contents '		Total Ins	ured Value
Ì	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Clubhouse		2000	10/01/2021	\$2,343,2	200		1
1	10630 Plantation Bay Drive Tampa FL 33647		Joisted masonry	10/01/2022	\$550,00	00		\$2,893,200
	Simple hip			Asphalt shingles				
Unit #	De	scription	Year Built	Eff. Date	Building \	/alue	Total Inc	ured Value
	A	Address	Const Type	Term Date	Contents '	Value	Totalilis	ureu value
	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	g Replaced	Roof Yr Blt
	Main Guardhouse		2000	10/01/2021	\$92,70	0		
2	10630 Plantation Bay Drive Tampa FL 33647		Joisted masonry	10/01/2022	\$1,000	0		\$93,700
	Simple hip			Asphalt shingles				
Unit #	De	scription	Year Built	Eff. Date	Building \	√alue	Total Inc	ured Value
	A	Address	Const Type	Term Date	Contents '	Value	Totalins	urea value
	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	g Replaced	Roof Yr Blt
	Monument Sign		2003	10/01/2021	\$14,00	0	•	
3	10630 Plantation Bay Drive Tampa FL 33647		Masonry non combustible	10/01/2022	\$0			\$14,000
Unit #	De	scription	Year Built	Eff. Date	Building \	/alue	Total Inc	ad Value
	A	Address	Const Type	Term Date	Contents '	Value	Total Insured Value	
Ĭ	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	g Replaced	Roof Yr Blt
	Pool House/Pump House		2003	10/01/2021	\$123,80	00		
4	10630 Plantation Bay Drive Tampa FL 33647		Joisted masonry	10/01/2022	\$19,30	00		\$143,100
				Asphalt shingles				
Unit #	De	scription	Year Built	Eff. Date	Building \	/alue		
	Д	Address	Const Type	Term Date	Contents '	Value	lotalins	ured Value
İ	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Pool Gazebo	- I	2003	10/01/2021	\$25,60			
5	10630 Plantation Bay Drive Tampa FL 33647		Property in the Open	10/01/2022	\$0			\$25,600
	Simple hip			Asphalt shingles				
Unit #	De	scription	Year Built	Eff. Date	Building \	/alue		
	Д	Address	Const Type	Term Date	Contents '	Value	lotalins	ured Value
Ī	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Waterslide		2003	10/01/2021	\$130,90	00		
6	10630 Plantation Bay Drive Tampa FL 33647		Joisted masonry	10/01/2022	\$0			\$130,900
	Complex Roof Design			Asphalt shingles				
Unit #	De	scription	Year Built	Eff. Date	Building \	/alue		
	Д	Address	Const Type	Term Date	Contents '	Value	lotalins	ured Value
Ī	Roof Shape	Roof Pitch		Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Tennis Court - Fencing & Lightin		2003	10/01/2021	\$101,50			
l l								\$101,500

Sign:	Print Name:	Date:



Heritage Isles Community Development District

Agenda Page 48 Schedule Items Effective As of: 10/01/2021

Policy No.: 100121827 Agent: Egis Insuran

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Description Address Shape rt on Bay Drive 47 Description Address Shape rt - Fencing & Lighting on Bay Drive 47 Description Address Shape Shape Shape Shape Address	Roof Pitch	Const Type 2000 Non combustible Year Built Const Type 2000 Non combustible Year Built Const Type	Term Date	\$2,000 \$0 Building V Contents V	alue Covering Re alue alue Covering Re	eplaced Total Ins	\$2,000 wred Value Roof Yr Blt \$2,000 Roof Yr Blt \$5,200
on Bay Drive 47 Description Address Shape rrt - Fencing & Lighting on Bay Drive 47 Description Address	n Roof Pitch	Year Built Const Type 2000 Non combustible Year Built	10/01/2021 10/01/2022 Eff. Date Term Date Roof Cove 10/01/2021 10/01/2022	\$2,000 \$0 Building V: Contents V ering \$5,200	alue alue Covering Re	Total Ins	\$2,000 ured Value Roof Yr Blt
on Bay Drive Description Address Shape rrt - Fencing & Lighting on Bay Drive 47 Description Address	Roof Pitch	Year Built Const Type 2000 Non combustible Year Built	10/01/2022 Eff. Date Term Date Roof Cove 10/01/2021 10/01/2022	\$0 Building Voluments Voluments Voluments Sp. \$5,200 \$0	alue alue Covering Re		ured Value
Description Address Shape rt - Fencing & Lighting on Bay Drive 47 Description Address	Roof Pitch	Year Built Const Type 2000 Non combustible Year Built	Eff. Date Term Date Roof Cove 10/01/2021 10/01/2022	Building Victorians Victorians Victorians Spirit Sp	alue Covering Re		ured Value
Address Shape rt - Fencing & Lighting on Bay Drive 47 Description Address	Roof Pitch	Const Type 2000 Non combustible Year Built	Term Date Roof Cove 10/01/2021 10/01/2022	Contents V ring \$5,200 \$0	alue Covering Re		Roof Yr Blt
Address Shape rt - Fencing & Lighting on Bay Drive 47 Description Address	Roof Pitch	Const Type 2000 Non combustible Year Built	Term Date Roof Cove 10/01/2021 10/01/2022	Contents V ring \$5,200 \$0	alue Covering Re		Roof Yr Blt
Shape rt - Fencing & Lighting on Bay Drive 47 Description Address	n	2000 Non combustible Year Built	Roof Cove 10/01/2021 10/01/2022	\$5,200 \$5,200	Covering Re		Roof Yr Blt
rt - Fencing & Lighting on Bay Drive 47 Description Address	n	Non combustible Year Built	10/01/2021	\$5,200 \$0		placed	
on Bay Drive 47 Description Address		Non combustible Year Built	10/01/2022	\$0			\$5,200
Description Address		Year Built					\$5,200
Address			Fff. Date	Building V			
Address			Fff. Date	Ruilding Va			
	Doof Ditch	Const Type				Total Ins	ured Value
Shape		Constrype	Term Date	Contents V			1
	KOOI PILCII	2000	Roof Cove		Covering Re	placed	Roof Yr Blt
		2000	10/01/2021	\$100,000	U		
rive 47		Non combustible	10/01/2022	\$0			\$100,000
•	n	Year Built	Eff. Date	Building Va	alue	Total Inc	urod Valuo
Address		Const Type	Term Date	Contents V	alue	TOLATIIIS	ureu value
	Roof Pitch		Roof Cove			placed	Roof Yr Blt
stroom Building		2000	10/01/2021	\$35,700)		
		Joisted masonry	10/01/2022	\$0			\$35,700
			Asphalt shingles		•		
Description	1	Year Built	Eff. Date	Building Va	alue		
Address		Const Type	Term Date			Total Ins	ured Value
Shape	Roof Pitch	<i>"</i>		1		placed	Roof Yr Blt
		2000	10/01/2021				
4 7		Joisted masonry	10/01/2022	\$0			\$35,700
			Asphalt shingles				
Description	n	Year Built	Eff. Date	Building Va	alue		
Address		Const Type	Term Date	Contents V	alue	Total Ins	ured Value
Shape	Roof Pitch		Roof Cove	ring	Covering Re	placed	Roof Yr Blt
use		2000	10/01/2021				
		Joisted masonry	10/01/2022	\$0			\$24,100
			Clay/Concrete Tiles	5	1		
Description	n	Year Built	Eff. Date	Building Va	alue		
Address		Const Type				Total Ins	ured Value
Shape	Roof Pitch	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			1	placed	Roof Yr Blt
		2001	10/01/2021				
		Masonry non combustible	10/01/2022	\$0			\$19,200
	Description Address f Shape estroom Building rive 47 Description Address f Shape estroom Building 47 Description Address f Shape buse ion Bay Drive 47 Description Description	Description Address f Shape Roof Pitch estroom Building rive 47 Description Address f Shape Roof Pitch estroom Building 47 Description Address f Shape Roof Pitch estroom Building 47 Description Address f Shape Roof Pitch ouse f Shape Roof Pitch output ou	Description Address F Shape Pestroom Building F Shape Posseription Address Posseription Add	Description Address Roof Pitch Term Date Roof Cove Stroom Building Trive Address Description Address Term Date Roof Cove Stroom Building Trive Asphalt shingles Term Date Asphalt shingles Term Date Term Date Asphalt shingles Term Date Te	Description Address Roof Pitch Description Address Roof Pitch Description Address Roof Pitch Description Address Description Address Description Address Description Address Roof Pitch Description Address Roof Pitch Description Address Description	Description Address Roof Pitch Const Type Term Date Contents Value Roof Covering Restroom Building Value Address Posteriom Building Value Address Posteriom Building Value Address Posteriom Building Value Address Posteriom Building Value Roof Covering Restroom Building Value Posteriom Address Posteriom Building Value Roof Covering Restroom Building Value Posteriom Building Value Roof Covering Restroom Building Value Posteriom Building Value Roof Covering Restroom Building Value Posteriom Building Value Posteriom Building Value Posteriom Building Value Posteriom Value Roof Covering Restroom Building Value Posteriom Value Posteriom Value Posteriom Value Roof Covering Restroom Source Posteriom Value Roof Covering Restroom Source Posteriom Value Roof Covering Covering Restroom Source Posteriom Value Posteriom Value Posteriom Value Posteriom Value Posteriom Value Posteriom Value Roof Covering Covering Restroom Source Posteriom Value Posteriom Value Posteriom Value Roof Covering Restroom Source Posteriom Value Posteriom Value Roof Covering Restroom Value Posteriom Value Roof Covering Restroom Value Roof Covering Restroom Value Posteriom Value Posteriom Value Posteriom Value Posteriom Value Posteriom Value Roof Covering Restroom Value Posteriom Va	Description Address Roof Pitch Description Address Total Institute Eff. Date Roof Covering Replaced Roof Covering Replaced Stroom Building Strive Address Total Institute Building Strive Address Description Address Total Institute Eff. Date Building Value Total Institute Eff. Date Roof Covering Replaced Stroom Building Strive Address Description Address Total Institute Eff. Date Roof Covering Covering Replaced Stroom Building Strive Address Total Institute Eff. Date Roof Covering Covering Replaced Stroom Building

Sign:	Print Name:	Date:	
o.B	i i i i i i i i i i i i i i i i i i i	Bate.	



Heritage Isles Community Development District

Agenda Page 49 Schedule Items Effective As of: 10/01/2021

Policy No.: 100121827 Agent: Egis Insuran

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Descr	iption	Year Built	Eff. Date	Building Value		
	Ado	lress	Const Type	Term Date	Contents Value	lotaling	sured Value
	Roof Shape	Roof Pitch		Roof Cove	ering Coveri	ng Replaced	Roof Yr Blt
	1.5 mile Vinyl Fencing		2000	10/01/2021	\$139,400		
15	10630 Plantation Bay Drive Tampa FL 33647		Non combustible	10/01/2022	\$0		\$139,400
Unit#		iption	Year Built	Eff. Date	Building Value	Total Inc	sured Value
	Add	Iress	Const Type	Term Date	Contents Value	Totalilis	sureu value
	Roof Shape	Roof Pitch		Roof Cov		ng Replaced	Roof Yr Blt
	Pumphouse/Pumps/Storage		1999	10/01/2021	\$343,900		
16	10880 Cross Creek Blvd. Tampa FL 33647		Pump/Lift Station	10/01/2022	\$0		\$343,900
	Simple hip			Asphalt shingles			
Unit #	Descr	iption	Year Built	Eff. Date	Building Value	Totalia	
	Add	lress	Const Type	Term Date	Contents Value	Totalins	sured Value
	Roof Shape	Roof Pitch		Roof Cove		ng Replaced	Roof Yr Blt
	Bustops (3)		2000	10/01/2021	\$18,900		
17	10632 Plantation Bay Drive Tampa FL 33647		Frame	10/01/2022	\$0		\$18,900
	Simple hip			Clay/Concrete Tile	es		
Unit#	Descr	iption	Year Built	Eff. Date	Building Value	Totalia	
	Ado	Iress	Const Type	Term Date	Contents Value	lotaling	sured Value
	Roof Shape	Roof Pitch		Roof Cove	ering Coveri	ng Replaced	Roof Yr Blt
	Sprinklers Pumphouse		2015	10/01/2021	\$161,600		
18	10630 Plantation Bay Drive Tampa FL 33647		Joisted masonry	10/01/2022	\$0		\$161,600
	Simple hip			Asphalt shingles			
Unit #	Descr	iption	Year Built	Eff. Date	Building Value		
	Ado	Iress	Const Type	Term Date	Contents Value	lotaling	sured Value
	Roof Shape	Roof Pitch		Roof Cove	ering Coveri	ng Replaced	Roof Yr Blt
	Maintenance Building		1998	10/01/2021	\$240,500		
19	10630 Plantation Bay Drive Tampa FL 33647		Non combustible	10/01/2022	\$30,000		\$270,500
	Gable			Metal panel			
Unit#	Descr	iption	Year Built	Eff. Date	Building Value	Total Inc	sured Value
	Add	iress	Const Type	Term Date	Contents Value	Totalilis	sureu value
	Roof Shape	Roof Pitch		Roof Cov		ng Replaced	Roof Yr Blt
	Signs		2000	10/01/2021	\$5,000		
20	10630 Plantation Bay Drive Tampa FL 33647		Non combustible	10/01/2022	\$0		\$5,000
Unit#		iption	Year Built	Eff. Date	Building Value	Total Inc	sured Value
	Ado	Iress	Const Type	Term Date	Contents Value	TOTALIN	sureu value
	Roof Shape	Roof Pitch		Roof Cove	ering Coveri	ng Replaced	Roof Yr Blt
	Fitness/Recreation Center		2000	10/01/2021	\$1,143,300		
21	10630 Plantation Bay Drive Tampa FL 33647		Joisted masonry	10/01/2022	\$211,400		\$1,354,700
	14111pa 1 E 330-17						

		_
Sign:	Print Name:	Date:



Property Schedule

Agenda Page 50 Schedule Items Effective As of: 10/01/2021

Heritage Isles Community Development District

Policy No.: Agent:

100121827 Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Desc	cription	Year	Built	Eff. Date	Building	Value	Tatalias	
	Ad	ldress	Cons	t Type	Term Date	Contents	Value	rotarins	ured Value
	Roof Shape	Roof Pitch			Roof Co	overing	Covering	Replaced	Roof Yr Blt
	Sprinkler Pump #2		20	000	10/01/2021	\$33,20	00		
22	10630 Plantation Bay Drive Tampa FL 33647		Pump/Li	ft Station	10/01/2022	\$0			\$33,200
Unit#	Desc	cription	Year	Built	Eff. Date	Building	Value	Totalina	uned Value
	Ac	ldress	Cons	t Type	Term Date	Contents Value		Total Insured Value	
	Roof Shape	Roof Pitch			Roof Co	overing	Covering	Replaced	Roof Yr Blt
	Aggregate PITO: Pool Chairs, Sm		20	000	10/01/2021	\$123,6	00		
23	Tables, Pool Umbrellas, Aluminu Lighting, Chainlink Fencing, Reta 10630 Plantation Bay Drive Tampa FL 33647			ty in the oen	10/01/2022	\$0			\$123,600
	•					•			
			Total:	Building ' \$5,263,0		Contents Value \$811,700	9	Insured Va \$6,074,700	

Cian:	Drint Namo	Data
Sign:	Print Name:	Date:



Heritage Isles Community Development District

Agenda Page 51 Schedule Items Effective As of: 10/01/2021

Policy No.: Agent: 100121827 Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1			Other inland marine	10/01/2021	\$371,552	\$1,000
1	Blanket Unscheduled Inland Marine Items		Other infanti marine	10/01/2022	3571,332	\$1,000
2			Mobile equipment	10/01/2021	\$55,500	\$1,000
	Unscheduled Mobile Equipment		Wobile equipment	10/01/2022	733,300	71,000
3			Mobile equipment	10/01/2021	\$212,118	\$1,000
3	Unscheduled Owned Mobile Equipment		Woone equipment	10/01/2022	Ş212,110	71,000
4	// Marki: Dro 17F0/sloop kit Lloco Dool Air	41188	Rented, Borrowed, Leased Equipment"	10/01/2021	\$36,050	\$1,000
	(1) Multi Pro 1750(clean kit, Hose Reel Air induciton)			10/01/2022	750,050	42 /000
5			Rented, Borrowed, Leased	10/01/2021	\$114,646	\$1,000
,	Other Leased Equipment		Equipment"	10/01/2022	7114,040	71,000
6			Rented, Borrowed, Leased Equipment"	10/01/2021	\$52,115	\$1,000
0	1 Toro Reelmaster 5510-D			10/01/2022	\$32,113	71,000
7			Rented, Borrowed, Leased	10/01/2021	\$55,494	\$1,000
,	2 Toro Greensmaster 3150-Q with ROPS		Equipment"	10/01/2022	333,434	\$1,000
8			Rented, Borrowed, Leased	10/01/2021	\$321,600	\$1,000
0	77 Yamaha Golf Carts		Equipment"	10/01/2022	Ç321,000	\$1,000
9		4358	Rented, Borrowed, Leased	10/01/2021	\$82,153	\$1,000
9	(2) Toro Greensmaster 3150-Q	4336	Equipment"	10/01/2022	Ş82,133	\$1,000
10	10	Rented, Borrowed, Leased	10/01/2021	\$53,553	\$1,000	
10	(1) Toro Reelmaster 3275-D	3021	Equipment"	10/01/2022	\$53,553	\$1,000
11			Rented, Borrowed, Leased	10/01/2021	¢41 100	¢1.000
11	(1) Toro Multi Pro 1750 w Sprayer		Equipment"	10/01/2022	\$41,190	\$1,000
				Total	\$1,395,971	

Sign:	Print Name:	Date:

Heritage Isles Community Development District Coverage Comparison

Deductibles	PGIT 2020 Policy	FIA 2021 Proposal
Property - All Other Perils	\$5,000	\$2,500
	3%	3%
Property - Named Storm	Subject to a min. of \$20,000	Subject to a min. of \$10,000
	\$5,000	\$2,500
Property - Flood	Except Flood Zones A & V	Except Flood Zones A & V
Property - Earth Movement	Coverage Not Included	\$2,500
Property - Equipment Breakdown / Boiler &	\$5,000	\$2,500
Machinery	\$5,000	\$2,500
Property - Inland Marine	\$2,500	\$1,000
Employment Practices Liability	\$0	\$0
Public Officials Liability	\$0	\$0
General Liability	\$0	\$0
Crime	\$1,000	\$1,000
Cyber Liability	\$0	\$0
Auto Liability	\$0	\$0

Property Coverages	PGIT 2020 Policy	FIA 2021 Proposal
Flood	\$1,000,000* Excess of NFIP for Flood Zones A and V	Full Property Value* Excess of NFIP for Flood Zones A and V
Earth Movement	Coverage Not Included	Full Property Value
Loss of Business Income	\$600,000	\$1,000,000
Additional Expense	\$1,000,000	\$1,000,000
Crime	\$100,000	\$100,000
Fire Dept Service Charges	\$25,000	\$50,000
Service Interruption Coverage	\$100,000	\$500,000
Property in Transit	\$250,000	\$1,000,000
TRIA	Not Included	Included

Liability Cayarage	PGIT	FIA
Liability Coverages	2020 Policy	2021 Proposal
General Liability - Overall	\$3,000,000	\$3,000,000
General Liability - Medical Payments	\$2,500	\$5,000
Public Officials Liability	\$1,000,000 / \$1,000,000	\$1,000,000 / \$2,000,000
Employment Practices Liability (EPLI)	\$1,000,000 / \$1,000,000	\$1,000,000 / \$2,000,000
Active Assailant / Deadly Weapon Protection	\$1,000,000	\$1,000,000
Non-Monetary Aggregate	\$100,000	\$100,000
Cyber (most coverages)	\$2,000,000	\$1,000,000
Cyber (social engineering)	\$250,000	\$250,000
Hired & Non-Owned Auto Liability	\$1,000,000	\$1,000,000

Linuar Linkilla	Mount Vernon Fire	FIA
Liquor Liability	2020 Policy	2021 Proposal
Limits	\$1,000,000 / \$2,000,000	\$1,000,000 / \$2,000,000
LIMITS	Excludes Assault & Battery	Assault & Battery Not Excluded
Premium	\$1,025.85	Included with GL

	PGIT 2020 Policy	FIA 2021 Proposal	Savi	ngs
Total Package Premium	\$57,577	\$48,277	\$9,300	16.15%
Net Premium After Eligible Safety Grants	\$52,577	\$46,777	\$5,800	11.03%

From: <u>Vega, Mark</u>

To: Randel, Helena; Gargaro-Fissell, Christine

Cc: <u>Dan Barravecchio (dan.barravecchio@gmail.com)</u>; <u>higolf@hicdd.org</u>; <u>Rich Unger</u>

Subject: Heritage Isles CDD September Agenda Item under - DM - Discussion of Budgeted Transfer from Special Revenue

to Golf

Date: Friday, September 3, 2021 12:39:56 PM

Attachments: <u>image001.png</u>

Christy,

Please place this email as back up for this item for the Sept 16th meeting. After the Board decides I will inform Helena.

Thanks, Mark

From: Randel, Helena < Helena. Randel@inframark.com>

Sent: Friday, September 3, 2021 11:07 AM **To:** Vega, Mark <mark.vega@inframark.com> **Subject:** HI Budgeted Transfer SR to Golf

Good morning Mark,

Heritage Isles budgeted for a transfer of \$119,300 from the special revenue fund to the enterprise fund in FY 2021. This amount represents a portion deemed reasonable to transfer to the enterprise fund as support for operations and maintenance of the enterprise fund. This portion was estimated as 10% of golf course operating expenses and is considered resident contributions.

Since we're transferring funds between two banks, we'll need to allow our staff lead time to complete the transfer process by Sept. 30th.

Does the district wish for us to make this transfer?

Helena Randel| District Accountant



210 N. University Drive | Suite 702 | Coral Springs, FL 33071 **(O)** 954-603-0033 x40540 | <u>www.inframarkims.com</u>

RESOLUTION 2021-09

A RESOLUTION AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF LEASE NO. 98995825-1 DATED JULY 26, 2021 (THE "LEASE"), BETWEEN HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT AND PNC EQUIPMENT FINANCE, LLC; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, Heritage Isles Community Development District (the "Lessee") is a political subdivision duly organized and existing pursuant to the Constitution and laws of the State of Florida; and

WHEREAS, Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental functions and to acquire such personal property by entering into lease agreements and

WHEREAS, Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing the property designated and set forth in the Lease is appropriate and necessary to the function and operations of the Lessee; and

WHEREAS, PNC Equipment Finance, LLC (the "Lessor") shall act as Lessor under said Lease; and

WHEREAS, the Lease shall not constitute a general obligation of indebtedness of the Lessee within the meaning of the Constitution and laws of the State.

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

SECTION 1. The Lease, in substantially the form as presently before the governing body of the Lessee, is hereby approved, and the Chairman of the Lessee's Board of Supervisors, is hereby authorized to negotiate, enter into, execute, and deliver the Lease and related documents in substantially the form as presently before the governing body of the Lessee, with such changes therein as shall be approved by such officer, and which Lease will be available for public inspection at the offices of Lessee.

SECTION 2. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Lease.

SECTION 3. The aggregate original principal amount of the Lease shall not exceed the amount stated in the Lease and shall bear interest as set forth in the Lease.

SECTION 4. The Lessee's obligations under the Lease shall be expressly subject to annual appropriation by Lessee; and such obligations under the Lease shall not constitute a general obligation of Lessee or indebtedness of Lessee within the meaning of the Constitution and laws of the State of Florida.

SECTION 5. All other related contracts and agreements necessary and incidental to the Lease are hereby authorized, ratified and approved.

SECTION 6. This resolution shall take effect immediately upon its adoption and approval.

PASSED AND ADOPTED in a duly noticed public meeting of the Board of Supervisors of the Heritage Isles Community Development District this 15th day of September, 2021.

ATTEST:	BOARD OF SUPERVISORS OF HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman/Vice Chairman



ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: djackson@swflgovlaw.com

Reply to: Lakewood Ranch

* Board Certified City, County and Local Government Law

** Of Counsel

September ___, 2021

OPINION OF LESSEE'S COUNSEL

LESSEE: Heritage Isles Community Development District

10630 Plantation Bay Drive

Tampa, FL 33647

LESSOR: PNC Equipment Finance, LLC

655 Business Center Drive

Horsham, PA 19044

Re: Lease No. 98995825-1, dated as of July 26, 2021, by and between Lessee and Lessor

Ladies and Gentlemen:

I have acted as counsel to Lessee with respect to the lease referenced above (the "Lease") and various related matters, and in this capacity have reviewed a duplicate original or certified copy of the Lease and exhibit(s) thereto. Based upon the examination of these and such other documents as I deem relevant, it is my opinion that:

- 1. Lessee is a public corporation and political subdivision of the State of Florida (the "State") duly organized, existing and operating under the Constitution and laws of the State. The full, true, and correct legal name of Lessee is Heritage Isles Community Development District.
- 2. The Uniform Commercial Code, as adopted in the State (the "UCC"), and no other statute of the State, governs the creation, perfection, priority, or enforcement of a security interest created by Lessee.
- 3. Lessee is authorized and has power under State law to enter into the Lease, and to carry out its obligations thereunder and the transactions contemplated thereby.

- 4. The Lease and the other documents described above have been duly authorized, approved, executed, and delivered by and on behalf of Lessee, and the Lease is a valid and binding contract of Lessee enforceable in accordance with its terms, except to the extent limited by State and Federal laws affecting remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.
- 5. The authorization, approval and execution of the Lease and all other proceedings of Lessee relating to the transactions contemplated thereby have been performed in accordance with all open meeting laws, public bidding laws and all other applicable State and Federal laws.
- 6. The execution of the Lease and the appropriation of moneys to pay the payments coming due under the Lease do not result in the violation of any constitutional, statutory, or other limitation relating to the manner, form or amount of indebtedness which may be incurred by Lessee.
- 7. There is no litigation, action, suit, or proceeding pending or before any court, administrative agency, arbitrator, or governmental body, that challenges the organization or existence of Lessee; the authority of the organization or existence of Lessee; the authority of its officers; the proper authorization, approval and execution of the Lease and the other documents described above; the appropriation of monies to make Rental Payments under the Lease for the current fiscal year, or the ability of Lessee otherwise to perform its obligations under the Lease and the transactions contemplated thereby.

This opinion of counsel may be relied upon by Lessor and its successors and assigns.

Sincerely,

R. David Jackson



Dated as of July 26, 2021

Lease Number 98995825-1

Heritage Isles Community Development District 10630 Plantation Bay Dr. Tampa, FL 33647

Dear Customer:

Enclosed are the necessary documents needed to complete your lease transaction. Please review, sign and return the following:

- Lease Agreement Please have the Authorized Signor execute the documents and provide their title.
 Certificate of Acceptance At the point of delivery, fill out this form and return the original to us. We will be unable to disburse funds until we receive this signed form.
- Resolution-Certificate of Incumbency List your Authorized Representative(s) and their title(s) in the body of the Resolution. Have the Authorized Representatives provide their names, title and signatures(s) on the lines which appear under the Authorized Representative Signature Section near the bottom of the Resolution. Finally, have the Secretary or appropriate Trustee attest to the information of the Authorized Representative(s) by signing and printing his/her name, title and date on the last signature line provided. The person who validates the signature should not sign the Lease Agreement. The Resolution must reflect the title(s) of the individual(s) who have authorization to sign the documents.
- Insurance Request Form Fill in your insurer's information and sign. Please contact your insurer, prior to delivery, to obtain a certificate of insurance. Please enclose the certificate with the signed documentation or have the insurer fax the certificate directly to me.
- Customer Information Please complete and return.
- Tax Notification Please complete and return.

Thank you for choosing PNC Equipment Finance, LLC for your financing needs. We appreciate your business. If I can be of assistance, please contact me at brian.sauermelch@pnc.com.

Sincerely,

Brian Sauermelch

Commercial Transaction Coordinator

Lease Agreement

Dated as of July 26, 2021

Lease Number: 98995825-1

Lessor: PNC Equipment Finance, LLC

655 Business Center Drive Horsham, Pennsylvania 19044

Lessee: Lessee full legal name

Heritage Isles Community Development District

10630 Plantation Bay Dr. Tampa, FL 33647

650799521

Equipment Description:

Quantity	Description	Serial No.
1	Toro Greensmaster 3150-Q	
1	Toro Groundsmaster 4500-D	
1	Toro Groundsmaster 3500-D	
1	Toro Sand Pro 3040	

⁻Together with all attachments, tooling, accessories, appurtenances, and additions thereto.

Advance Payment: \$250.00 Documentation Fee

Lease Term is for 48 months, with Rent payments due in Monthly in the amount of \$3,056.99 plus applicable	e tax
beginning	

Lessee shall pay Rent payments exclusively from legally available funds in U.S. currency to Lessor in the amounts and on the dates set forth herein, without notice or demand.

TERMS AND CONDITIONS

- 1. LEASE. Subject to the terms of this Lease, Lessee agrees to lease from Lessor the equipment (the "Equipment") described above when Lessor accepts this Lease. Lessee agrees to be bound by all the terms of this Lease.
- 2. DELIVERY AND ACCEPTANCE OF EQUIPMENT. Acceptance of the Equipment occurs upon delivery. When Lessee receives the Equipment, Lessee agrees to inspect it and to verify by telephone or in writing such information as Lessor may require. Delivery and installation costs are Lessee's responsibility. If Lessee signed a purchase contract for the Equipment, by signing this Lease Lessee assigns its rights, but none of its obligations under the purchase contract, to Lessor.
- 3. RENT. Lessee agrees to pay Lessor Rent (plus applicable taxes) in the amount and frequency stated above. If Lessee's Rent payments are due in Advance, Lessee's first Rent payment is due on the date Lessee accepts the Equipment under the Lease. Lessor will advise Lessee as to (a) the due date of each Rent payment, and (b) the address to which Lessee must send payments. Rent is due whether or not Lessee receives an invoice from Lessor. Lessee will pay Lessor any required advance rent when Lessee signs this Lease. Lessee authorizes Lessor to change the Rent by not more than 15% due to changes in the Equipment configuration, which may occur prior to Lessor's acceptance of this Lease. Restrictive endorsements on checks Lessee sends to Lessor will not reduce Lessee's obligations to Lessor.
 - NON-APPROPRIATION OF FUNDS. Lessee intends to remit all Rent and other payments to Lessor for the full Lease Term if funds are legally available. In the event Lessee is not granted an appropriation of funds at any time during the Lease Term for the Equipment subject to this Lease and operating funds are not otherwise available to Lessee to pay the Rent and other payments due and to become due under this Lease, and there is no other legal procedure or available funds by or with which payment can be made to Lessor, and the non-appropriation did not result from an act or omission by Lessee, Lessee shall have the right to return the Equipment as provided herein and terminate this Lease on the last day of the fiscal period for which appropriations were received without penalty or expense to Lessee, except as the portion of Rent for which funds shall have been appropriated and budgeted. At least 30 days prior to the end of Lessee's fiscal year, Lessee's chief executive officer (or legal counsel) shall certify in writing that (a) funds have not been appropriated for the upcoming fiscal period, (b) such non-appropriation did not result from any act or failure to act by Lessee, and (c) Lessee has exhausted all funds legally available for the payment of Rent.
- 4. UNCONDITIONAL OBLIGATION. LESSEE AGREES THAT IT IS UNCONDITIONALLY OBLIGATED TO PAY ALL RENT AND ANY OTHER AMOUNTS DUE UNDER THIS LEASE IN ALL FISCAL YEARS IN WHICH FUNDS HAVE BEEN APPROPRIATED NO MATTER WHAT HAPPENS, EVEN IF THE EQUIPMENT IS DAMAGED OR DESTROYED, IF IT IS DEFECTIVE OR IF LESSEE HAS TEMPORARY OR PERMANENT LOSS OF ITS USE. LESSEE IS NOT ENTITLED TO ANY REDUCTION OR SET-OFF AGAINST RENT OR OTHER AMOUNTS DUE UNDER THIS LEASE FOR ANY REASON WHATSOEVER.
- 5. DISCLAIMER OF WARRANTIES. THE EQUIPMENT IS BEING LEASED TO LESSEE IN "AS IS" CONDITION. LESSEE AGREES THAT LESSOR HAS NOT MANUFACTURED THE EQUIPMENT AND THAT LESSEE HAS SELECTED THE EQUIPMENT BASED UPON LESSEE'S OWN JUDGMENT. LESSEE HAS NOT RELIED ON ANY STATEMENTS LESSOR OR ITS EMPLOYEES HAVE MADE. LESSOR HAS NOT MADE AND DOES NOT MAKE ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE EQUIPMENT'S MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, SUITABILITY, DESIGN, CONDITION, DURABILITY, OPERATION, QUALITY OF MATERIALS OR WORKMANSHIP, OR

Agenda Page 60

COMPLIANCE WITH SPECIFICATIONS OR APPLICABLE LAW. Lessee is aware of the name of the Equipment manufacturer. If the manufacturer has provided Lessor with a warranty, Lessor assigns its rights to such warranty to Lessee and Lessee may enforce all warranty rights directly against the manufacturer of the Equipment. Lessee agrees to settle any dispute regarding performance of the Equipment directly with the manufacturer of the Equipment.

- 6. TITLE AND SECURITY INTEREST. Unless otherwise required by the laws of the state where Lessee is located, Lessor shall have title to the Equipment during the Lease Term.
- 7. USE, MAINTENANCE AND REPAIR. Lessee will not move the Equipment from the Equipment Location without Lessor's advance written consent. Lessee will give Lessor reasonable access to the Equipment Location so that Lessor can check the Equipment's existence, condition and proper maintenance. Lessee will use the Equipment in the manner for which it was intended, as required by all applicable manuals and instructions, and keep it eligible for any manufacturer's certification and/or standard full service maintenance contract. At Lessee's own cost and expense, Lessee will keep the Equipment in good repair, condition and working order, ordinary wear and tear excepted. Lessee will not make any permanent alterations to the Equipment and will remove any alterations or markings from the Equipment before returning to Lessor.
- 8. TAXES. Unless a proper exemption certificate is provided, applicable sales and use taxes will be added to the Rent. Lessee agrees to pay Lessor, when invoiced, all taxes (including any sales, use and personal property taxes), fines, interest and penalties relating to this Lease and the Equipment (excluding taxes based on Lessor's net income). Lessee agrees to file any required personal property tax returns and, if Lessor asks, Lessee will provide Lessor with proof of payment. Lessor does not have to contest any tax assessments.
- 9. INDEMNITY. Lessor is not responsible for any injuries, damages, penalties, claims or losses, inducing legal expenses, incurred by Lessee or any other person caused by the transportation, installation, manufacture, selection, purchase, lease, ownership, possession, modification, maintenance, condition, operation, use, return or disposition of the Equipment. To the extent permitted by law, Lessee agrees to reimburse Lessor for and defend Lessor against any claims for such losses, damages, penalties, claims, injuries, or expenses. This indemnity continues even after this Lease has expired, for acts or omissions that occurred during the Lease Term.
- 10. IDENTIFICATION. Lessee authorizes Lessor to insert or correct missing information on this Lease, including serial numbers and any other information describing the Equipment.
- 11. LOSS OR DAMAGE. Lessee is responsible for any loss of the Equipment from any cause at all, whether or not insured, from the time the Equipment is shipped to Lessee until it is returned to Lessor. If any item of Equipment is lost, stolen or damaged, Lessee will promptly notify Lessor of such event. Then, at Lessor's option, Lessee will either (a) repair the Equipment so that it is in good condition and working order, eligible for any manufacturer's certification, or (b) pay Lessor an amount equal to the Net Book Value (as defined herein) of the lost, stolen or damaged Equipment. If Lessee has satisfied their obligations herein, Lessor will forward to Lessee any insurance proceeds which Lessor receives for lost, damaged, or destroyed Equipment. If Lessee is in default, Lessor will apply any insurance proceeds Lessor receives to reduce Lessee's obligations pursuant to this Lease.
- 12. INSURANCE. Lessee agrees to (a) keep the Equipment fully insured against loss, naming Lessor as loss payee, and (b) obtain a general public liability insurance policy covering both personal injury and property damage in amounts not less than Lessor may tell Lessee, naming Lessor as additional insured, until Lessee has met all their obligations under this Lease. Lessor is under no duty to tell Lessee if Lessee's insurance coverage is adequate. The policies shall state that Lessor is to be notified of any proposed cancellation at least 30 days prior to the date set for cancellation. Upon Lessor's request, Lessee agrees to provide Lessor with evidence of insurance acceptable to Lessor. If Lessee does not provide Lessor with evidence of proper insurance within ten days of Lessor's request or Lessor receives notice of policy cancellation, Lessor may (but Lessor is not obligated to) obtain insurance on Lessor's interest in the Equipment at Lessee's expense. Lessee will pay all insurance premiums and related charges.
- 13. DEFAULT. Lessee will be in default under this Lease if any of the following happens: (a) Lessor does not receive any Rent or other payment due under this Lease within ten days after its due date, (b) Lessee fails to perform or observe any other promise or obligation in this Lease and does not correct the default within ten days after Lessor sends Lessee written notice of default, (c) any representation, warranty or statement Lessee has made in this Lease shall prove to have been false or misleading in any material respect, (d) any insurance carrier cancels or threatens to cancel any insurance on the Equipment, (e) the Equipment or any part of it is abused, illegally used, misused, lost, destroyed, or damaged beyond repair, (f) a petition is filed by or against Lessee under any bankruptcy or insolvency laws, or (g) Lessee defaults on any other agreement between it and Lessor (or Lessor's affiliates).
- 14. REMEDIES. Upon the occurrence of a default, Lessor may, in its sole discretion, do any or all of the following: (a) provide written notice to Lessee of default, (b) as liquidated damages for loss of a bargain and not as a penalty, declare due and payable, the present value of (i) any and all amounts which may be then due and payable by Lessee to Lessor under this Lease, plus (ii) all Rent payments remaining through the end of the then current fiscal year, discounted at the higher of 3% or the lowest rate allowed by law plus the Fair Market Value (as defined herein) of the Equipment (collectively, the "Net Book Value") and (c) require Lessee to immediately return the Equipment to Lessor. Lessor has the right to require Lessee to make the Equipment available to Lessor for repossession during reasonable business hours or Lessor may repossess the Equipment, so long as Lessor does not breach the peace in doing so, or Lessor may use legal process in compliance with applicable law pursuant to court order to have the Equipment repossessed. Lessee will not make any claims against Lessor or the Equipment for trespass, damage or any other reason. If Lessor takes possession of the Equipment Lessor may (a) sell or lease the Equipment at public or private sale or lease without notice, and/or (b) exercise such other rights as may be allowed by applicable law. Although Lessee agrees that Lessor has no obligation to sell the Equipment, if Lessor does sell the Equipment, Lessor will reduce the Net Book Value by the amounts Lessor receives. Lessee will immediately pay Lessor the remaining Net Book Value. Lessee agrees (a) to pay all of the costs Lessor incurs to enforce Lessor's rights against Lessee, including attorney's fees, and (b) that Lessor will retain all of Lessor's rights against Lessee even if Lessor does not choose to enforce them at the time of Lessee's default.
- 15. LESSEE'S OPTION AT END OF LEASE. Notwithstanding anything contained in the Lease to the contrary, so long as no default shall have occurred and be continuing, Lessee may, at Lessee's option, purchase the Equipment leased pursuant to this Lease on an "as is, where is" basis, without representation or warranty, express or implied, at the end of the Lease Term at a price equal to the Fair Market Value thereof, plus applicable taxes. Fair Market Value shall be the retail in-place value of the Equipment as determined solely by Lessor. This purchase option as applicable shall only be available if Lessee gives Lessor 90 days' prior written notice of Lessee's irrevocable intent to exercise such option and Lessor and Lessee shall have agreed to all terms and conditions of such purchase prior to the expiration date of the Lease Term. Until the Equipment is returned as required below, all terms of the Lease shall remain in full force and effect including the obligation to pay Rent calculated on a monthly basis.
- 16. RETURN OF EQUIPMENT. If (a) default occurs, (b) a non-appropriation of funds occurs as provided herein, or (c) Lessee does not exercise its purchase option at the end of the Lease Term, Lessee will immediately return the Equipment to any location(s) in the continental United States and aboard any carriers(s) Lessor may designate. The Equipment must be properly packed for shipment in accordance with

Agenda Page 61

the manufacturer's recommendations or specifications, freight prepaid and insured, maintained in accordance with this Lease, and in "Average Saleable Condition." "Average Saleable Condition" means that all of the Equipment is immediately available for use by a third party buyer, user or lessee, other than Lessee named in this Lease, without the need for any repair or refurbishment. Lessee will pay Lessor for any missing or defective parts or accessories. Lessee will continue to pay Rent calculated on a monthly basis until the Equipment is received and accepted by Lessor.

- 17. LESSEE'S REPRESENTATIONS AND WARRANTIES. Lessee hereby represents and warrants to Lessor that as of the date of this Lease, and throughout the Lease Term: (a) Lessee is the entity indicated in this Lease; (b) Lessee is a state or a fully constituted political subdivision or agency of the State in which Lessee is located; (c) Lessee is duly organized and existing under the constitution and laws of the state in which they are located; (d) Lessee is authorized to enter into and carry out Lessee's obligations under this Lease, any documents relative to the acquisition of the Equipment and any other documents required to be delivered in connection with this Lease (collectively, the "Documents"); (e) the Documents have been duly authorized, executed and delivered by Lessee in accordance with all applicable laws, rules, ordinances, and regulations, the Documents are valid, legal, binding agreements, enforceable in accordance with their terms and the person(s) signing the Documents have the authority to do so, are acting with the full authorization of Lessee's governing body, and hold the offices indicated below their signature, each of which are genuine; (f) the Equipment is essential to the immediate performance of a governmental or proprietary function by Lessee within the scope of Lessee's authority; (g) Lessee intends to use the Equipment for the entire Lease Term for such function and shall take all necessary action to include in Lessee's annual budget any funds required to fulfill Lessee's obligations for each fiscal year during the Lease Term; (h) Lessee has complied fully with all applicable law governing open meetings, public bidding and appropriations required in connection with this Lease and the acquisition of the Equipment; (i) Lessee's obligations to remit Rent under this Lease constitutes a current expense and not a debt under applicable state law and no provision of this Lease constitutes a pledge of Lessee's tax or general revenues, and any provision which is so constructed by a court of competent jurisdiction is void from the inception of this lease; and (j) all financial information Lessee has provided to Lessor is true and accurate and provides a good representation of Lessee's financial condition.
- 18. LESSEE'S PROMISES. In addition to the other provisions of this Lease, Lessee agrees that during the term of this Lease (a) Lessee will promptly notify Lessor in writing if it moves its principal office or changes its name or legal structure, (b) Lessee will provide to Lessor such financial information as may reasonably request from time to time, and (c) Lessee will take any action Lessor reasonably requests to protect Lessor's rights in the Equipment and to meet Lessee's obligations under this Lease.
- 19. ASSIGNMENT. LESSEE WILL NOT SELL, TRANSFER, ASSIGN, PLEDGE, SUB-LEASE OR PART WITH POSSESSION OF THE EQUIPMENT OR FILE OR PERMIT A LIEN TO BE FILED AGAINST THE EQUIPMENT. Lessee will not attach any of the Equipment to any real estate.
- 20. ASSIGNMENT BY LESSOR. This Lease, and the rights of Lessor hereunder and in and to the Equipment, may be assigned and reassigned in whole or in part to one or more assignees by Lessor or its assigns at any time without the necessity of obtaining the consent of Lessee Upon an assignment, Lessee agrees to make all payments as designated in the assignment, notwithstanding any claim, defense, setoff or counterclaim whatsoever (whether arising from a breach of this Lease or otherwise) that Lessee may from time to time have against Lessor or Lessor's assigns.
- 21. COLLECTION EXPENSES, OVERDUE PAYMENT. Lessee agrees that Lessor can, but does not have to, take on Lessee's behalf any action which Lessee fails to take as required by this Lease, and Lessor's expenses will be in addition to that of the Rent which Lessee owes Lessor. If Lessor receives any payment from Lessee after the due date, Lessee shall pay Lessor on demand as a late charge 5% of such overdue amount, limited, however, to the maximum amount allowed by law.
- 22. MISCELLANEOUS. This Lease contains the entire agreement and supersedes any conflicting provision of any equipment purchase order or any other agreement. TIME IS OF THE ESSENCE IN THIS LEASE. If a court finds any provision of Lease to be unenforceable, the remaining terms of this Lease shall remain in effect. THIS LEASE IS A "FINANCE LEASE" AS DEFINED IN ARTICLE 2A OF THE UNIFORM COMMERCIAL CODE. Lessee authorizes Lessor (or Lessor's agent) to (a) obtain credit reports, (b) make such other credit inquires as Lessor may deem necessary, and (c) furnish payment history information to credit reporting agencies. To the extent permitted by law, Lessor may charge Lessee a fee of \$250.00 to cover Lessor's documentation and investigation costs.
- 23. NOTICES. All of Lessee's written notices to Lessor must be sent by certified mail or recognized overnight delivery service, postage prepaid, to Lessor at Lessor's address stated in this Lease, or by facsimile transmission to Lessor's facsimile telephone number, with oral confirmation of receipt. All of Lessor's notices to Lessee may be sent first class mail, postage prepaid, to Lessee's address stated in this Lease. At any time after this Lease is signed, Lessee or Lessor may change an address or facsimile telephone number by giving notice to the other of the change.
- 24. ANTI-MONEY LAUNDERING/INTERNATIONAL TRADE COMPLIANCE. Lessee represents, warrants and covenants to Lessor, as of the date of this Lease, the date of each advance of proceeds under the Lease, the date of any renewal, extension or modification of this Lease, and at all times until this Lease has been terminated and all amounts thereunder have been indefeasibly paid in full, that: (a) no Covered Entity (i) is a Sanctioned Person; (ii) has any of its assets in a Sanctioned Jurisdiction or in the possession, custody or control of a Sanctioned Person; (iii) does business in or with, or derives any of its operating income from investments in or transactions with, any Sanctioned Jurisdiction or Sanctioned Person; (b) the proceeds of this Lease will not be used to fund any unlawful activity; (c) the funds used to repay the Lease are not derived from any unlawful activity; (d) each Covered Entity is in compliance with, and no Covered Entity engages in any dealings or transactions prohibited by, any laws of the United States, including but not limited to any Anti-Terrorism Laws; and (e) no Equipment is or will become Embargoed Property. Lessee covenants and agrees that (a) it shall immediately notify Lessor in writing upon the occurrence of a Reportable Compliance Event; and (b) if, at any time, any Equipment becomes Embargoed Property, in addition to all other rights and remedies available to Lessor, upon request by Lessor, Lessee shall provide substitute Equipment acceptable to Lessor that is not Embargoed Property.

As used herein: "Anti-Terrorism Laws" means any laws relating to terrorism, trade sanctions programs and embargoes, import/export licensing, money laundering, or bribery, all as amended, supplemented or replaced from time to time; "Compliance Authority" means each and all of the (a) U.S. Treasury Department/Office of Foreign Assets Control, (b) U.S. Treasury Department/Financial Crimes Enforcement Network, (c) U.S. State Department/Directorate of Defense Trade Controls, (d) U.S. Commerce Department/Bureau of Industry and Security, (e) U.S. Internal Revenue Service, (f) U.S. Justice Department, and (g) U.S. Securities and Exchange Commission; "Covered Entity" means Lessee, its affiliates and subsidiaries, all other obligors, all owners of the foregoing, and all brokers or other agents of Lessee acting in any capacity in connection with this Lease; "Embargoed Property" means any property (a) in which a Sanctioned Person holds an interest; (b) beneficially owned, directly or indirectly, by a Sanctioned Person; (c) that is due to or from a Sanctioned Person; (d) that is located in a Sanctioned Jurisdiction; or (e) that would otherwise cause any actual or possible violation by Lessor of any applicable Anti-

Agenda Page 62
Terrorism Law if Lessor were to obtain an encumbrance on, lien on, pledge of or security interest in such property or provide services in consideration of such property; "Reportable Compliance Event" means (1) any Covered Entity becomes a Sanctioned Person, or is indicted, arraigned, investigated or custodially detained, or receives an inquiry from regulatory or law enforcement officials, in connection with any Anti-Terrorism Law or any predicate crime to any Anti-Terrorism Law, or self-discovers facts or circumstances implicating any aspect of its operations with the actual or possible violation of any Anti-Terrorism Law; (2) any Covered Entity engages in a transaction that has caused or may cause Lessor to be in violation of any Anti-Terrorism Laws, including a Covered Entity's use of any proceeds of the Lease to fund any operations in, finance any investments or activities in, or, make any payments to, directly or indirectly, a Sanctioned Jurisdiction or Sanctioned Person; or (3) any Equipment becomes Embargoed Property; "Sanctioned Jurisdiction" means a country subject to a sanctions program maintained by any Compliance Authority; and "Sanctioned Person" means any individual person, group, regime, entity or thing listed or otherwise recognized as a specially designated, prohibited, sanctioned or debarred person or entity, or subject to any limitations or prohibitions (including but not limited to the blocking of property or rejection of transactions), under any order or directive of any Compliance Authority or otherwise subject to, or specially designated under, any sanctions program maintained by any Compliance Authority.

- 25. USA PATRIOT ACT NOTICE. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each lessee that opens an account. What this means: when the Lessee opens an account, Lessor will ask for the business name, business address, taxpayer identifying number and other information that will allow the Lessor to identify Lessee, such as organizational documents. For some businesses and organizations, Lessor may also need to ask for identifying information and documentation relating to certain individuals associated with the business or organization.
- 26. WAIVERS. LESSOR AND LESSEE EACH AGREE TO WAIVE, AND TO TAKE ALL REQUIRED STEPS TO WAIVE, ALL RIGHTS TO A JURY TRIAL. To the extent Lessee is permitted by applicable law, Lessee waives all rights and remedies conferred upon a lessee by Article 2A (Sections 508-522) of the Uniform Commercial Code. To the extent Lessee is permitted by applicable law, Lessee waives any rights they now or later may have under any statute or otherwise which requires Lessor to sell or otherwise use any Equipment to reduce Lessor's damages, which requires Lessor to provide Lessee with notice of default, intent to accelerate amounts becoming due or acceleration of amounts becoming due, intent to sale the Equipment at a public or private sale, or which may otherwise limit or modify any of Lessor's rights or remedies. Lessor will not be liable for specific performance of this Lease or for any losses, damages, delay or failure to deliver Equipment.
- 27. IMPORTANT INFORMATION ABOUT PHONE CALLS. By providing telephone number(s) to Lessor, now or at any later time, Lessee authorizes Lessor and its affiliates and designees to contact Lessee regarding Lessee account(s) with Lessor or its affiliates, whether such accounts are Lessee individual accounts or business accounts for which Lessee is a contact, at such numbers using any means, including but not limited to placing calls using an automated dialing system to cell, VoIP or other wireless phone number, or leaving prerecorded messages or sending text messages, even if charges may be incurred for the calls or text messages. Lessee consents that any phone call with Lessor may be monitored or recorded by Lessor.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS LEASE SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. TERMS OR ORAL PROMISES WHICH ARE NOT CONTAINED IN THIS WRITTEN AGREEMENT MAY NOT BE LEGALLY ENFORCED. THE TERMS OF THIS LEASE MAY ONLY BE CHANGED BY ANOTHER WRITTEN AGREEMENT BETWEEN LESSEE AND LESSOR. LESSEE AGREES TO COMPLY WITH THE TERMS AND CONDITIONS OF THIS LEASE. LESSEE AGREES THAT THE EQUIPMENT WILL BE USED FOR BUSINESS PURPOSES ONLY AND NOT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES.

LESSEE CERTIFIES THAT ALL THE INFORMATION GIVEN IN THIS LEASE AND LESSEE'S APPLICATION WAS CORRECT AND COMPLETE WHEN THIS LEASE WAS SIGNED. THIS LEASE IS NOT BINDING UPON LESSOR OR EFFECTIVE UNLESS AND UNTIL LESSOR EXECUTES THIS LEASE. THIS LEASE WILL BE GOVERNED BY THE LAWS OF THE STATE OF THE LESSEE.

Heritage Isles Community Development District	
("Lessee")	PNC Equipment Finance, LLC
X	("Lessor")
Authorized Signature	X
Print Name	Authorized Signature
Plint Name	
Title:	Print Name
	Title:
Date	
10630 Plantation Bay Dr.	655 Business Center Drive
Tampa, FL 33647	Horsham, PA 19044



Rider to Lease Agreement No. 98995825-1 ("Agreement") dated July 26, 2021 by and between PNC Equipment Finance, LLC ("Lessor") and Heritage Isles Community Development District ("Lessee")

This Rider is executed and delivered by Lessor and Lessee in regard to the Agreement.

Return Provisions - Turf Equipment

Pursuant to the Agreement, Lessee may return all, but not less than all, of the Equipment at the expiration of the lease term with respect thereto, at Lessee's expense to such location as Lessor may designate, in the condition required pursuant to the Agreement and any applicable Rider. If, in the opinion of Lessor, any item of the Equipment fails to meet the standards set forth in the Agreement, any applicable Rider, Lessee agrees to pay on demand all costs and expenses incurred in connection with repairing the Equipment and restoring it to such condition, including its assembly and delivery.

Until Lessee has fully complied with the notice and purchase requirements set forth herein, Lessee's Rent payment obligation and all other obligations under the Agreement shall continue from month to month notwithstanding the expiration or termination of the term of the Agreement. Lessor may terminate Lessee's right to use the Equipment upon ten days' notice to Lessee.

- A. RETURN REQUIREMENTS. In addition to the requirements of the Agreement relating to the condition of the Equipment upon return thereof by the Lessee to Lessor, the following return conditions shall apply to turf equipment:
- The disassembly of the Equipment shall be according to manufacturer's recommendations and by a licensed rigger/erector specializing in such Equipment, including the proper blueprinting, mapping, tagging and labeling of each individual part (including cables, electrical and wires). All process fluids and/or any hazardous materials will be removed from the Equipment and disposed of in accordance with the then current local, state and Federal waste disposal laws, rules or regulations (including, but not limited to, any Environmental Protection Agency rules and regulations). Lessor shall be held harmless from any property damages to the disassembly site and public liability arising therefrom.
- Notwithstanding anything to the contrary contained in the Agreement, and in addition to the terms and
 conditions contained herein, Lessee shall, at Lessee's sole cost and expense, return all, but not less than all,
 of such Equipment to Lessor immediately upon the expiration of the Initial Term of Lease or any extensions
 and with respect to each item of Equipment, as applicable, the following must be true:
 - All safety equipment must be in place and meet applicable federal, state and other governmental standards.
 - All covers and guards must be in place with no sheet metal, plastic or cowling damage.
 - All parts, pieces, components and optional equipment must be present, installed and operational.
 - All accessories shall be returned in proper order.
 - All motors shall operate smoothly without overheating and shall have good bearings and bushings.
 - All electronic controls shall operate per manufacturer's specifications. Controls which bypass normal operations shall be repaired at Lessee's expense.
 - All electrical systems shall be able to provide electrical output as specified by the manufacturer.
 - All batteries shall be in good, safe operating condition with no dead cells or cracked cases. Batteries shall hold a charge and provide adequate power to operate the equipment.
 - All Equipment shall have serviceable tires, with 50% remaining tread, retaining proper air pressure, and without repair patches.
 - All oil and grease seals must contain lubrication in the manufacturers designed reservoir.

- All Equipment must have a relatively clean appearance.
- All Equipment shall be free from excessive wear necessitating major component repair or replacement caused by lack of recommended maintenance as detailed in customer operation/maintenance manuals.
- All Equipment shall be free from structural damage or bent frames.
- Any usage or metering devices must not have been altered in any way.
- All Equipment attachments, if any, must be in good operating condition.
- All hydraulic cylinders must not be bent, nicked, gouged or leaking.
- B. RETURN PERFORMANCE. Each item of Equipment must be able to complete the following tests:
 - Operate normally in forward and reverse directions through all its speed ranges or gears.
 - Steer normally right and left in both forward and reverse.
 - Have all functions and controls work in normal manner.
 - Be able to stop with its service brakes in a safe distance in both forward and reverse.
 - Operate without leaking any fluids.
 - Perform its designed functions in a satisfactory manner.
 - All cutting units (if applicable) must be able to lower, turn on, run, raise and shut off as they are designed to do.
- C. REQUIRED PURCHASE. If any item of Equipment is damaged or does not meet the standards set forth above for the return condition of such Equipment or if the Lessee fails to discharge Lessee's obligations set forth above with regard to any item of Equipment, Lessee shall pay to Lessor, immediately upon demand, the Stipulated Loss Value of such item of Equipment.
- D. ANNUAL USAGE. Annual hour usage shall be limited to 900 hours. Additional hours used will be chargeable to Lessee at the rate of \$5.00 per hour.
- E. PROOF OF PERFORMANCE. Proof in writing is required from a manufacturer's representative or qualified technical service representative that the Equipment has passed performance tests within the manufacturer's specifications and has been recertified for continued maintenance.

Dated:, 20	
PNC Equipment Finance, LLC	Heritage Isles Community Development District
Ву:	By:
Printed Name:	Printed Name:
Title:	Title:

Additional State Provisions Rider

This Rider is executed and delivered by the undersigned Lessor and the undersigned Lessee regarding the Lease Agreement No 98995825-1 ("Lease").

If the Lessee is a state government agency or political subdivision of a state listed below, the additional provisions listed below for the respective state apply to the Lease as provided for below:

State	Additional Provisions
Florida	Notwithstanding anything contained in the Lease, the Lessor shall not have title to the Equipment as owner nor be granted a security interest to the extent such a grant or holding title violates Florida law. In addition, any insurance provisions naming
Caarala	Lessor as lender loss payee, loss payee, and/or additional insured shall not be applicable.
Georgia	Notwithstanding anything to the contrary contained in the Lease, the Lease Term commences on, and interest accrues from, the date this Lease is executed by you as set forth on your signature line below, and in accordance with applicable Georgia law, the initial term shall continue in effect until midnight on December 31 of the calendar year in which this Lease is executed. The Lease Term shall automatically renew for each succeeding calendar year for the remaining period of the stated Lease Term, unless you give notice to us by December 1 of a calendar year stating your intention not to renew this Lease for the period after December 31 of such calendar year. If you deliver such notice of nonrenewal of the Lease Term, this Lease shall terminate absolutely and without further obligation on your part, including any obligation to pay Rent payments for the period after termination, at the end of such calendar year. In the event that your governing body does not approve an appropriation of funds at any time during the Lease Term for the payment of Rent payments and other amounts (if any) due and to become due for the succeeding fiscal year during the Lease Term for the Equipment subject to this Lease, you shall have the right to return such Equipment in accordance with the terms hereof, and terminate this Lease on the last day of the fiscal year for which sufficient appropriations were received without penalty or expense to you, except as to the portion of Rent payments for which funds shall have been appropriated and budgeted. At least 15 days prior to the end of your fiscal year in which your governing body shall not have approved an appropriation of funds for the succeeding fiscal year, your chief finance or budgetary official shall certify in writing to us that funds have not been appropriated for the succeeding fiscal year.
	In addition, Lessee hereby agrees to complete, execute and deliver to Lessor with respect to the Lease, on the date of its execution and delivery, a Certificate of Compliance with Georgia Law in substantially the form attached to this Rider as the "Georgia Exhibit".
Kansas	Lessee hereby agrees to complete, execute and deliver to Lessor with respect to the Lease, on the date of its execution and delivery, a Certificate of Compliance with Kansas Law in substantially the form attached to this Rider as the "Kansas Exhibit".
New York	NOT APPLICABLE FOR NEW YORK STATE GOVERNMENT ENTITIES. APPLICABLE FOR ALL OTHER GOVERNMENT ENTITIES IN NEW YORK. For purposes of Section 109-b(2)(f) of the General Municipal Law of the State of New York, Lessor and Lessee hereby agree that the Lease shall be deemed executory only to the extent of monies appropriated and available for the purpose of the Lease, and no liability on account thereof shall be incurred by Lessee beyond the amount of such monies. The Lease is not a general obligation of Lessee. Neither the full faith and credit nor the taxing power of Lessee are pledged to the payment of any amount due or to become due under the Lease. It is understood that neither the Lease nor any representation by any public employee or officer creates any legal or moral obligation to appropriate or make monies available for the purpose of the Lease.
	In addition to Lessee's representations, warranties and covenants set forth in the Lease, Lessee hereby further represents to Lessor as follows: (a) the stated full Lease Term of the Lease does not exceed the "period of probable usefulness" prescribed by Section 11.00 of the Local Finance Law of the State of New York for the equipment, machinery or apparatus financed under the Lease; (b) the authorization for the issuance of obligations to finance the equipment, machinery or apparatus to be leased, acquired and financed under the Lease is not required by law to be subject to (i) a permissive or mandatory referendum, (ii) a supermajority vote of Lessee's governing board or (iii) a referendum only if the obligations have a maturity not less than a specified minimum period; and (c) the amount of unpaid periodic payments (excluding interest) proposed to be made under the Lease and those other installment purchase contracts entered into by Lessee pursuant to Section 109-b of the General Municipa Law of the State of New York, together with the amount of outstanding indebtedness, do not exceed 115% of the limit prescribed by Section 104.00 of the Local Finance Law of the State of New York and the total amount of such payments (excluding interest) under the Lease and all such other installment purchase contracts do not exceed 40% of such limit.
Ohio	NOT APPLICABLE FOR OHIO STATE GOVERNMENT ENTITIES. APPLICABLE FOR ALL OTHER GOVERNMENT ENTITIES IN OHIO. Lessee hereby agrees to complete, execute, and deliver to Lessor with respect to the Lease, a Certificate of Adequate Resources
-	in substantially the form attached to this Addendum as the "Ohio Exhibit".
Texas	Pursuant to Section 2270.002 of the Texas Government Code, Lessor hereby certifies that it does not boycott Israel and will not boycott Israel during the term of this Lease.

Heritage Isles Community Development District ("Lessee")	PNC Equipment Finance, LLC ("Lessor")
X	X
Authorized Signature	Authorized Signature
Print Name)	Print Name
Title	Title:
Date 10630 Plantation Bay Dr. Tampa, FL 33647	655 Business Center Drive Horsham, PA 19044

CERTIFICATE OF ACCEPTANCE

Lease Number: 98995825-1

In compliance with the terms, conditions and provisions of Lease Agreement # <u>98995825-1</u> ("**Lease**") by and between the undersigned **Heritage Isles Community Development District** ("**Lessee**") and PNC Equipment Finance, LLC ("**Lessor**"), Lessee hereby:

- 1. certifies and warrants that all Equipment described in the Lease referenced above ("**Equipment**") is delivered, inspected and fully installed, and operational as of the Acceptance Date as indicated below;
- 2. accepts all the Equipment for all purposes under the Lease and all attendant documents as of the date of return of this Certificate to Lessor ("Acceptance Date"); and
- 3. restates and reaffirms, as of such Acceptance Date, each of the representations, warranties and covenants heretofore given to Lessor in the Lease.

Lessor is hereby authorized to insert serial numbers on the Lease.

Heritage Isles Community Development Distric ("Lessee")
X
Authorized Signature
Print Name
Title:
Date
10630 Plantation Bay Dr.

Tampa, FL 33647

RESOLUTION AND CERTIFICATE OF INCUMBENCY Lease Number 98995825-1

Lessee: Heritage Isles Community Development District

WHEREAS, Lessee, a body politic and corporate duly organized and existing as a political subdivision, municipal corporation or similar public entity of the State or Commonwealth (the "State") is authorized by the laws of the State to purchase, acquire and lease certain equipment and other property for the benefit of the Lessee and its inhabitants and to enter into contracts with respect thereto; and

WHEREAS, pursuant to applicable law, the governing body of the Lessee ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of the Lessee.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more Lease Agreements or lease schedules ("Leases") in the principal amount not exceeding the amount stated above for the purpose of acquiring the property ("Equipment") to be described in the Leases is appropriate and necessary to the functions and operations of the Leasee

hedessary to the functions and operations of the Lea	3300.	
WHEREAS, PNC Equipment Finance, LLC ("Lesson	") shall act as Lessor under said	Leases.
NOW, THEREFORE, Be It Ordained by the Govern	ing Body of the Lessee:	
Governing Body, which document is available for p	ute, and deliver one or more Le ublic inspection at the office of the , and deliver such other docume	(each an "Authorized Representative") acting on behalf of the Lessee, asses in substantially the form set forth in the document presently before the Lessee. Each Authorized Representative acting on behalf of the Lessee is ents relating to the Lease as the Authorized Representative deems necessary all to the Leases are hereby authorized.
Section 2. By a written instrument signed by any employees of the Lessee to execute and deliver agr		d Authorized Representative may designate specifically identified officers or to the Leases on behalf of the Lessee.
Section 3. The aggregate original principal amount the Leases shall contain such options to purchase b		the amount stated above and shall bear interest as set forth in the Leases and .
		opropriation or renewal by the Governing Body as set forth in each Lease and the Lessee or indebtedness under the Constitution or laws of the State.
Section 5. This resolution shall take effect immedia	tely upon its adoption and appro-	val.
SIGNATURES AND TITLES OF AUTHORIZED RE	PRESENTATIVES: AUTHORIZ	ED LEASE SIGNORS ONLY
Name	Title	Signature
Name	Title	Signature
ADOPTED AND APPROVED on this	, 20	
Lessee, a political subdivision duly organized and e	xisting under the laws of the Stat	hat I am the duly elected or appointed and acting Secretary/Clerk of the above e where Lessee is located, that I have the title stated below, and that, as of the f the Lessee holding the offices set forth opposite their respective names.
	were duly adopted by said Gove	attests that the undersigned has access to the official records of the Governing Body of the Lessee at a meeting of said Governing Body and that such date stated below.
LESSEE: Heritage Isles Community Dev	elopment District	
		[SEAL]
Signature of Secretary/Clerk of Lessee		
Print Name:Official Title:		

Date:



Request for Insurance

July 26, 2021

Heritage Isles Community Development District 10630 Plantation Bay Dr. Tampa, FL 33647

Lease Number: 98995825-1

RE: Insurance Coverage Requirements for Equipment Financing Transaction between PNC Equipment Finance, LLC and Heritage Isles Community Development District

Before funding your transaction, PNC Equipment Finance, LLC requires evidence of appropriate insurance coverage on the equipment described in your transaction documents. Please forward this request to your insurance company, agent or broker as soon as possible and ask for the evidence of insurance to be sent to the address below.

PNC Equipment Finance, LLC will have an insurable interest in the following equipment:

Quantity	Description	Serial No.	
1	Toro Greensmaster 3150-Q		
1	Toro Groundsmaster 4500-D		
1	Toro Groundsmaster 3500-D		
1	Toro Sand Pro 3040		

As a condition to entering into the equipment financing transaction, PNC Equipment Finance, LLC requires the following at all times during the term of the transaction:

- 1. All of the equipment must be insured for its full insurable value on a 100% replacement cost basis.
- 2. PNC Equipment Finance, LLC must be named as lender loss payee under a property insurance policy insuring all risks to the equipment, including fire, theft, and other customary coverage under an "extended coverage" endorsement, with a deductible not to exceed \$10,000 per occurrence.
- 3. PNC Equipment Finance, LLC must receive evidence that a comprehensive general liability insurance policy is in place with a minimum coverage of \$1,000,000. PNC Equipment Finance, LLC must be named as an additional insured under the liability policy.
- 4. Each property insurance policy must contain a lender's loss payable clause, or special endorsement, in which the insurer agrees that any loss will be payable in accordance with the policy terms, notwithstanding any act or negligence of the insured.
- 5. Each policy must provide for 30 days' written notice to PNCEF prior to any cancellation, non-renewal or amendment of the policy.

The evidence of insurance can consist of a Certificate of Insurance naming PNC Equipment Finance, LLC as follows:

PNC Equipment Finance, LLC, and its successors and assigns, as lender loss payee Attn: Insurance Department 655 Business Center Drive, Suite 250 Horsham, PA 19044

When completed, the evidence of insurance should be provided to the following address:

PNC Equipment Finance, LLC 655 Business Center Drive, Suite 250 Horsham, PA 19044



Customer Information

Lease # 98995825-1

Please provide the following information. By providing such information, you will enable us to ensure prompt payment of your vendor and the correct processing of your lease transaction.

Thank you.

Lessee Information				
Full Business Legal Name: Heritage Isles Community Development District	Federal Tax ID I 650799521	Federal Tax ID Number: 650799521		
Invoices should be directed to:	Attention:			
Address	City:	State:	Zip:	
Preferred Method of Payment: (Please check)				
☐ Monthly Invoice (Mail)				
Invoices should be directed to:	Attention:	Attention:		
Address	City:	City:		
Monthly Invoice (Email)	Email:			
Billing Contact:				
Contact Information In order to verify receipt of equipment and review terms and cor more staff that can assist in this process. Contact 1:	conditions of the lease, pl	lease provide conta	ct information for one	
		r none.	Friorie.	
Email:				
Contact 2:		Phone:	Phone:	
Email:				
I hereby attest the above information is accurate.				
Signature		Date		
X				
Email:				



Notification of Tax Treatment

PNC Equipment Finance, LLC a Delaware limited liability company ("**PNC**"), is required to collect and remit sales/use tax in the taxing jurisdiction where your equipment will be located. If you select that you are exempt by marking one of the checkboxes below, you must provide a valid exemption certificate. If you do not provide this certificate *prior* to the booking of your transaction, you will be responsible for sales tax on all accrued payments.

- If tax has been remitted up front and financed into your lease payment, your account will not be marked sales tax exempt if you provide an exemption certificate after your transaction has been booked.
- If your tax is remitted on a monthly basis, your lease may be marked sales tax exempt for the remaining payments left to be invoiced if you provide a valid exemption certificate after your transaction has been booked.
- In the event we do not receive a valid sales tax exemption certificate prior to the date your lease commences, you will be charged sales/use tax.

Personal property tax returns will be filed as required by local law. In the event that any tax abatements or special exemptions are available on the equipment you will be leasing from us, please notify us as soon as possible and forward the related documentation to us. This will ensure that your leased equipment will be reported correctly.

Please indicate below if your lease is subject to tax or whether a valid exemption exists.

Thouse maleute below if your loads to caspool to tax of with	
this partial exemption. ☐ I agree that my business is subject to sales/use tax and	npleted exemption certificate to PNC. ed a completed exemption certificate or other documented proof of d I have attached a completed resale certificate. This certificate ittance of sales/use tax based on the subsequent re-rental of the
If applicable to the tax rates in your state, are you outside the old Inside city limits □ Outside city limits	
Property Tax ☐ I have a valid abatement or property tax exemption (docume Location: ☐ Location: ☐ State Taxing District Additional comments:	•
Lease Number 98995825-1	
	Lessee: Heritage Isles Community Development District Signature: X Print Name: Title: Date: