

*Heritage Isles
Community Development
District*

April 15, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Heritage Isles Community Development District

Board of Supervisors:

Dan Barravecchio, Chairperson
Stephen Stark, Vice Chairperson
Elizabeth Rodriquez, Assistant Secretary
Said Iravani, Assistant Secretary
Ron Sorensen, Assistant Secretary

Staff:

Mark Vega, District Manager
David Jackson, District Counsel
Tonja Stewart, District Engineer
Rich Unger, Golf Dir. & Community Manager
Misty Brodsky, Assistant Manager
Christian Haller, Accountant
Howard Neal, Field Services Director
Diana Kapatsyna, District Admin Assistant

Meeting Agenda

Wednesday, April 15, 2026 – 6:30 p.m.

1. Call to Order and Roll Call

2. Audience Comments – *Three (3) Minute Time Limit*

3. Business Administration

- A. Approval of the Meeting Minutes (March 18, 2026).....Page 3
- B. Acceptance of the Financial Reports (February 28, 2026).....Page 5

4. Staff Reports

- A. Accountant
- B. Golf Director/Community Operations Manager
- C. District Engineer
- D. District Attorney
- E. Restaurant
- F. District Manager
 - i. Discussion of Bank Rates for Comparison & ICS Letter.....Page 24
 - ii. Discussion of FY2025 Audit (*under separate cover*)

5. Supervisor Requests

6. Adjournment

The next workshop meeting is scheduled for May 4, 2026

The next regular meeting is scheduled for May 20, 2026

District Office:

Offices of Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

Heritage Isles Clubhouse Library
10630 Plantation Bay Drive
Tampa, Florida 33647

40 **B. Golf Director/Community Operations Manager**

41 Ms. Brodsky presented two proposals for interior painting of the clubhouse. Awning proposals
42 were also presented and discussed.

43
44 On MOTION by Mr. Sorensen seconded by Mr. Barravecchio, with all
45 in favor, the Awning Works proposal in the amount of \$43,092.58 was
46 approved. 5-0
47

48 The Board requested a shorter lead time from the vendor.

49 **C. District Engineer**

50 Ms. Brodsky presented a proposal for speed tables. Additional proposals will be obtained and
51 presented at a future workshop.

52 **D. District Attorney**

53 The Board consensus was reached to refer the pool slide vendor to District Counsel if repairs
54 are not completed by the next workshop.

55 **E. Restaurant**

56 None.

57 **F. District Manager**

58 None.

59
60 **FIFTH ORDER OF BUSINESS** **Supervisor Requests**

61 Mr. Stark requested Board approval for the plant installation.

62
63 Mr. Sorensen requested installation of new “No Fishing” signs at the ponds.

64
65 **SIXTH ORDER OF BUSINESS** **Adjournment**

66
67 On MOTION by Mr. Barravecchio seconded by Mr. Stark, with all in
68 favor, the meeting was adjourned at 9:00 p.m. 5-0
69

70
71
72
73 _____
Secretary/Assistant Secretary Chairman/Vice Chairman

*Heritage Isles
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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**Heritage Isles
Community Development District**

Financial Statements

(Unaudited)

February 28, 2026

HERITAGE ISLES

Community Development District

Governmental and Enterprise Funds**Balance Sheet**
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SPECIAL REVENUE FUND</u>	<u>ENTERPRISE - GOLF COURSE FUND</u>	<u>ENTERPRISE - RESTAURANT FUND</u>	<u>TOTAL</u>
ASSETS					
Cash - Checking Account	\$ 1,803,943	\$ 43,250	\$ 603,662	\$ -	\$ 2,450,855
Cash On Hand/Petty Cash	-	72	580	-	652
Accounts Receivable	-	-	31,835	66,330	98,165
Lease Receivable	-	-	-	256,347	256,347
Due From Other Funds	1,296,168	1,417,758	-	-	2,713,926
Inventory:					
Food	-	-	334	-	334
Golf Shop	-	-	90,587	-	90,587
Tobacco	-	-	570	-	570
Investments:					
Money Market Account	322,270	-	-	-	322,270
Reserve Fund	-	-	481	-	481
Prepaid Items	12,088	-	680	728	13,496
Deposits	18,865	-	13,820	8,190	40,875
Fixed Assets					
Land	-	-	2,268,000	-	2,268,000
Buildings	-	-	820,110	-	820,110
Accum Depr - Buildings	-	-	(665,152)	-	(665,152)
Infrastructure	-	-	3,573,785	-	3,573,785
Accum Depr - Infrastructure	-	-	(3,573,785)	-	(3,573,785)
Equipment and Furniture	-	-	1,057,595	-	1,057,595
Accum Depr - Equip/Furniture	-	-	(542,703)	-	(542,703)
Right to Use Lease Asset	-	-	291,123	-	291,123
A/A Right to Use Leased Asset	-	-	(285,057)	-	(285,057)
TOTAL ASSETS	\$ 3,453,334	\$ 1,461,080	\$ 3,686,465	\$ 331,595	\$ 8,932,474
LIABILITIES					
Accounts Payable	\$ -	\$ 5,777	\$ 11,522	\$ 28	\$ 17,327
Accrued Expenses	567	581	-	-	1,148
Accrued Interest Payable	-	-	555,880	-	555,880
Sales Tax Payable	-	-	-	1,042	1,042
Deposits	-	-	950	15,000	15,950
Other Current Liabilities	856	-	254	-	1,110
Gift Certificates	-	-	25,948	-	25,948
Mature Bonds Payable	-	-	635,000	-	635,000
Mature Interest Payable	-	-	503,374	-	503,374
Deferred Amount of Refunding	-	-	6,770	-	6,770
Due To Other Funds	-	-	1,834,688	879,238	2,713,926

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	ENTERPRISE - GOLF COURSE FUND	ENTERPRISE - RESTAURANT FUND	TOTAL
Bond Prem/Discount	-	-	(51,832)	-	(51,832)
Acc Amort - Bond Prem/Disc	-	-	51,832	-	51,832
Deferred inflows - Leases	-	-	-	250,146	250,146
TOTAL LIABILITIES	1,423	6,358	3,574,386	1,145,454	4,727,621
FUND BALANCES / NET ASSETS					
<i>Fund Balances</i>					
Nonspendable:					
Prepaid Items	12,088	-	-	-	12,088
Deposits	18,925	-	-	-	18,925
Assigned to:					
Operating Reserves	223,994	-	-	-	223,994
Reserves - Other	964,484	-	-	-	964,484
Unassigned:	2,232,420	1,454,722	-	-	3,687,142
<i>Net Assets</i>					
Invested in capital assets, net of related debt	-	-	1,772,571	-	1,772,571
Reserves - Golf	-	-	69,246	-	69,246
Reserves - Other	-	-	372,153	-	372,153
Unrestricted/Unreserved	-	-	(2,101,891)	(813,859)	(2,915,750)
TOTAL FUND BALANCES / NET ASSETS	\$ 3,451,911	\$ 1,454,722	\$ 112,079	\$ (813,859)	\$ 4,204,853
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 3,453,334	\$ 1,461,080	\$ 3,686,465	\$ 331,595	\$ 8,932,474

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 2,000	\$ 833	\$ 23,548	\$ 22,715	1177.40%
Interest - Tax Collector	-	-	1,662	1,662	0.00%
Special Assmnts- Tax Collector	1,139,560	1,025,604	1,070,680	45,076	93.96%
Special Assmnts- Discounts	(45,582)	(41,024)	(42,088)	(1,064)	92.33%
TOTAL REVENUES	1,095,978	985,413	1,053,802	68,389	96.15%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	10,000	6,400	3,600	26.67%
Payroll-Processing Fee	764	318	-	318	0.00%
Workers' Compensation	720	300	-	300	0.00%
ProfServ-Engineering	7,500	3,125	6,060	(2,935)	80.80%
ProfServ-Legal Services	44,212	18,422	399	18,023	0.90%
ProfServ-Mgmt Consulting	63,765	26,569	29,146	(2,577)	45.71%
ProfServ-Recording Secretary	1,125	469	-	469	0.00%
ProfServ-Special Assessment	10,600	10,600	10,600	-	100.00%
ProfServ-Web Site Maintenance	1,553	1,553	-	1,553	0.00%
Auditing Services	8,500	-	12,250	(12,250)	144.12%
Postage and Freight	1,500	625	503	122	33.53%
Insurance - General Liability	44,074	44,074	11,615	32,459	26.35%
Printing and Binding	100	42	-	42	0.00%
Legal Advertising	3,000	1,250	-	1,250	0.00%
Misc-Assessment Collection Cost	22,791	20,512	20,572	(60)	90.26%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	234,379	138,034	97,720	40,314	41.69%
Field					
Contracts-Landscape	182,105	75,877	77,667	(1,790)	42.65%
Contracts-Landscape Consultant	12,960	5,400	5,400	-	41.67%
Contracts-Aquatic Control	10,890	4,538	4,537	1	41.66%
Communication - Telephone	960	400	317	83	33.02%
Utility - General	196,000	81,667	73,500	8,167	37.50%
R&M-General	15,000	6,250	57,300	(51,050)	382.00%
R&M-Irrigation	11,000	4,583	17,282	(12,699)	157.11%
R&M-Landscape Renovations	9,704	4,043	29,840	(25,797)	307.50%
R&M-Mulch	19,250	8,021	22,750	(14,729)	118.18%
R&M-Ponds	28,000	11,667	1,750	9,917	6.25%
R&M-Sod	5,000	2,083	-	2,083	0.00%
Holiday Decoration	15,000	15,000	34,050	(19,050)	227.00%
Misc-Contingency	6,597	2,749	9,092	(6,343)	137.82%
Reserve - Other	111,192	111,192	-	111,192	0.00%
Total Field	623,658	333,470	333,485	(15)	53.47%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Gatehouse					
Security Patrol Services	120,000	50,000	65,630	(15,630)	54.69%
Contracts-Security System	88,808	37,003	-	37,003	0.00%
R&M-Gatehouse	20,000	8,333	31,429	(23,096)	157.15%
Gate Camera Systems	6,948	2,895	-	2,895	0.00%
Internet Services	2,184	910	1,460	(550)	66.85%
Total Gatehouse	<u>237,940</u>	<u>99,141</u>	<u>98,519</u>	<u>622</u>	<u>41.40%</u>
TOTAL EXPENDITURES	1,095,977	570,645	529,724	40,921	48.33%
Excess (deficiency) of revenues					
Over (under) expenditures	<u>1</u>	<u>414,768</u>	<u>524,078</u>	<u>109,310</u>	<u>52407800.00%</u>
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%
Net change in fund balance	<u>\$ 1</u>	<u>\$ 414,768</u>	<u>\$ 524,078</u>	<u>\$ 109,310</u>	<u>52407800.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,928,967	2,928,967	2,928,967		
FUND BALANCE, ENDING	<u>\$ 2,928,968</u>	<u>\$ 3,343,735</u>	<u>\$ 3,453,045</u>		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	974,100	876,690	915,222	38,532	93.96%
Special Assmnts- Discounts	(38,964)	(35,068)	(35,977)	(909)	92.33%
Other Miscellaneous Revenues	150	63	11,750	11,687	7833.33%
Gate Bar Code/Remotes	2,000	833	1,720	887	86.00%
Pavilion Rental	5,000	2,083	3,525	1,442	70.50%
Amenities Revenue	15,000	6,250	3,204	(3,046)	21.36%
TOTAL REVENUES	957,286	850,851	899,444	48,593	93.96%

EXPENDITURES

Administration

ProfServ-Legal Services	4,000	1,667	-	1,667	0.00%
ProfServ-Mgmt Consulting	6,185	2,577	-	2,577	0.00%
Accounting Services	19,866	8,278	8,278	-	41.67%
Communication - Telephone	16,044	6,685	10,623	(3,938)	66.21%
Lease - Copier	2,336	973	999	(26)	42.77%
Insurance - General Liability	34,344	34,344	43,486	(9,142)	126.62%
Misc-Licenses & Permits	120	120	437	(317)	364.17%
Misc-Assessment Collection Cost	19,482	17,534	17,585	(51)	90.26%
Office Supplies	1,000	417	495	(78)	49.50%
Computer Expense	12,666	5,278	12,800	(7,522)	101.06%
Total Administration	116,043	77,873	94,703	(16,830)	81.61%

Operation & Maintenance

Payroll-Maintenance	45,000	18,750	-	18,750	0.00%
Payroll-Office	60,000	25,000	18,208	6,792	30.35%
Payroll-Benefits	16,000	6,667	9,463	(2,796)	59.14%
Payroll-Pool Monitors	215,000	89,583	151,332	(61,749)	70.39%
Payroll-Processing Fee	11,580	4,825	9,316	(4,491)	80.45%
Workers' Compensation	9,600	4,000	-	4,000	0.00%
ProfServ-Field Management	95,000	39,583	6,147	33,436	6.47%
Contracts-Pools	50,880	21,200	20,200	1,000	39.70%
Contracts-Air Conditioning	5,000	2,083	-	2,083	0.00%
Contracts-Security Alarms	940	392	-	392	0.00%
Utility - General	82,500	34,375	37,417	(3,042)	45.35%
Utility - Refuse Removal	6,300	2,625	3,100	(475)	49.21%
R&M-General	65,000	27,083	108,988	(81,905)	167.67%
R&M-Court Maintenance	27,000	11,250	21,102	(9,852)	78.16%
R&M-Pest Control	2,528	1,053	1,009	44	39.91%
R&M-Pools	25,000	10,417	134,276	(123,859)	537.10%
R&M-Fitness Equipment	13,000	5,417	1,035	4,382	7.96%
R&M-Lights	8,700	3,625	1,544	2,081	17.75%
Advertising	5,000	2,083	-	2,083	0.00%
Miscellaneous Services	2,200	917	3,139	(2,222)	142.68%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Misc-Access Cards	2,000	833	-	833	0.00%
Holiday Decoration	900	375	528	(153)	58.67%
Misc-Rec Center Equipment	4,000	1,667	850	817	21.25%
Special Events	4,647	1,936	6,074	(4,138)	130.71%
Misc-Licenses & Permits	2,261	942	140	802	6.19%
Safety Equipment	1,000	417	-	417	0.00%
Cleaning Supplies	17,000	7,083	11,447	(4,364)	67.34%
Op Supplies - Uniforms	1,000	417	-	417	0.00%
Total Operation & Maintenance	779,036	324,598	545,315	(220,717)	70.00%
TOTAL EXPENDITURES	895,079	402,471	640,018	(237,547)	71.50%
Excess (deficiency) of revenues Over (under) expenditures	62,207	448,380	259,426	(188,954)	417.04%
OTHER FINANCING SOURCES (USES)					
Capt'l Contributions-Other	-	-	3,000	3,000	0.00%
Contribution to (Use of) Fund Balance	62,207	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	62,207	-	3,000	3,000	4.82%
Net change in fund balance	\$ 62,207	\$ 448,380	\$ 262,426	\$ (185,954)	421.86%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,192,296	1,192,298	1,192,296		
FUND BALANCE, ENDING	\$ 1,254,503	\$ 1,640,678	\$ 1,454,722		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OPERATING REVENUES</u>					
Interest - Investments	\$ 36	\$ 15	\$ 2,260	\$ 2,245	6277.78%
Green Fees	854,000	355,833	445,283	89,450	52.14%
Cart Fees	600,000	250,000	164,453	(85,547)	27.41%
Club Rentals	12,000	5,000	5,730	730	47.75%
Range Balls	120,000	50,000	52,070	2,070	43.39%
Golf Merchandise	80,000	33,333	60,918	27,585	76.15%
Food	16,000	6,667	5,147	(1,520)	32.17%
Tobacco	2,000	833	996	163	49.80%
Special Events	5,000	2,083	-	(2,083)	0.00%
Other Miscellaneous Revenues	6,000	2,500	127,471	124,971	2124.52%
Recreation Membership	75,000	31,250	209,641	178,391	279.52%
TOTAL OPERATING REVENUES	1,770,036	737,514	1,073,969	336,455	60.67%
<u>OPERATING EXPENSES</u>					
<u>Personnel and Administration</u>					
Payroll-Benefits	9,000	3,750	7,674	(3,924)	85.27%
Payroll-General Staff	420,000	175,000	193,475	(18,475)	46.07%
Payroll-Processing Fee	11,676	4,865	9,331	(4,466)	79.92%
Payroll Taxes	44,730	18,638	17,656	982	39.47%
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Trustee Fees	2,600	-	-	-	0.00%
Accounting Services	22,716	9,465	9,465	-	41.67%
Communication - Telephone	3,060	1,275	1,119	156	36.57%
Electricity - General	20,500	8,542	8,050	492	39.27%
Lease - Carts	78,515	32,715	73,035	(40,320)	93.02%
Lease - Ice Machines	1,500	625	799	(174)	53.27%
Insurance - General Liability	19,442	19,442	36,575	(17,133)	188.12%
R&M-General	1,500	625	340	285	22.67%
R&M-Golf Cart	1,000	417	2,750	(2,333)	275.00%
Marketing	11,774	4,906	5,780	(874)	49.09%
Misc-Bank Charges	1,200	500	1,359	(859)	113.25%
Misc-Credit Card Fees	38,500	16,042	32,545	(16,503)	84.53%
Office Supplies	2,000	833	381	452	19.05%
Cleaning Supplies	1,250	521	875	(354)	70.00%
Computer Expense	4,000	1,667	1,223	444	30.58%
Op Supplies - Uniforms	500	208	-	208	0.00%
Supplies - Golf Operations	10,000	4,167	7,490	(3,323)	74.90%
Supplies - Range	9,000	3,750	9,090	(5,340)	101.00%
Subscriptions and Memberships	2,720	1,133	2,530	(1,397)	93.01%
Total Personnel and Administration	717,683	309,086	421,542	(112,456)	58.74%

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Maintenance</u>					
Payroll-Benefits	3,700	1,542	7,324	(5,782)	197.95%
Payroll-General Staff	425,500	177,292	212,007	(34,715)	49.83%
Payroll-Pool Monitors	92	38	-	38	0.00%
Payroll-Processing Fee	15,000	6,250	8,988	(2,738)	59.92%
Payroll Taxes	45,316	18,882	16,850	2,032	37.18%
Contracts-Aquatic Control	10,052	4,188	3,351	837	33.34%
Contracts-Security Alarms	388	162	194	(32)	50.00%
Fuel, Gasoline and Oil	45,000	18,750	9,620	9,130	21.38%
Utility - General	25,000	10,417	18,472	(8,055)	73.89%
Electricity - General	2,640	1,100	10,923	(9,823)	413.75%
Utility - Refuse Removal	6,663	2,776	4,012	(1,236)	60.21%
Lease - Golf Course Equipment	60,462	25,193	22,962	2,231	37.98%
Lease - Ice Machines	3,264	1,360	1,738	(378)	53.25%
R&M-General	4,000	1,667	-	1,667	0.00%
R&M-Buildings	4,000	1,667	1,181	486	29.53%
R&M-Equipment	20,000	8,333	38,561	(30,228)	192.81%
R&M-Fertilizer	65,000	27,083	43,264	(16,181)	66.56%
R&M-Irrigation	20,000	8,333	14,539	(6,206)	72.70%
R&M-Signage	1,000	417	-	417	0.00%
R&M-Trees and Trimming	1,500	625	-	625	0.00%
R&M-Golf Course	6,500	2,708	1,280	1,428	19.69%
R&M-Bunkers	1,500	625	-	625	0.00%
R&M - Bridges & Cart Paths	1,500	625	-	625	0.00%
R&M-Sod	5,000	2,083	-	2,083	0.00%
Misc-Licenses & Permits	2,500	1,250	1,257	(7)	50.28%
Office Supplies	500	208	-	208	0.00%
Cleaning Supplies	1,000	417	789	(372)	78.90%
Op Supplies - Chemicals	130,000	54,167	96,737	(42,570)	74.41%
Op Supplies - Hand tools	3,000	1,250	212	1,038	7.07%
Supplies - Misc.	4,999	2,083	4,022	(1,939)	80.46%
Supplies - Sand	6,000	2,500	2,268	232	37.80%
Supplies - Seeds	5,000	2,083	2,010	73	40.20%
Supplies - Power Tools	3,200	1,333	-	1,333	0.00%
Total Maintenance	929,276	387,407	522,561	(135,154)	56.23%
<u>Operation & Maintenance</u>					
COS - Food Sales	10,000	4,167	8,437	(4,270)	84.37%
COS - Merchandise	52,000	21,667	78,671	(57,004)	151.29%
COS - Tobacco	1,400	583	-	583	0.00%
Total Operation & Maintenance	63,400	26,417	87,108	(60,691)	137.39%

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Debt Service</u>					
Principal Debt Retirement	40,000	-	-	-	0.00%
Interest Expense	1,420	710	-	710	0.00%
Total Debt Service	41,420	710	-	710	0.00%
TOTAL OPERATING EXPENSES	1,751,779	723,620	1,031,211	(307,591)	58.87%
Operating income (loss)	18,257	13,894	42,758	28,864	234.20%
Change in net assets	\$ 18,257	\$ 13,894	\$ 42,758	\$ 28,864	234.20%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	69,321	69,321	69,321		
TOTAL NET ASSETS, ENDING	\$ 87,578	\$ 83,215	\$ 112,079		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OPERATING REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Rents or Royalties	72,359	30,150	66,434	36,284	91.81%
TOTAL OPERATING REVENUES	72,359	30,150	66,434	36,284	91.81%
<u>OPERATING EXPENSES</u>					
<u>Personnel and Administration</u>					
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Legal Services	6,500	2,708	-	2,708	0.00%
Insurance - General Liability	3,200	3,200	1,903	1,297	59.47%
Total Personnel and Administration	10,200	5,908	1,903	4,005	18.66%
<u>Operation & Maintenance</u>					
Communication - Telephone	1,032	430	195	235	18.90%
Utility - General	3,360	1,400	18,472	(17,072)	549.76%
Electricity - General	20,000	8,333	8,050	283	40.25%
Utility - Refuse Removal	3,650	1,521	2,559	(1,038)	70.11%
Rentals & Leases	1,040	433	270	163	25.96%
Insurance - General Liability	6,278	2,616	5,119	(2,503)	81.54%
R&M-General	4,428	1,845	899	946	20.30%
Misc-Licenses & Permits	750	750	90	660	12.00%
Total Operation & Maintenance	40,538	17,328	35,654	(18,326)	87.95%
<u>Debt Service</u>					
Principal Debt Retirement	40,000	40,000	-	40,000	0.00%
Interest Expense	1,420	1,420	-	1,420	0.00%
Total Debt Service	41,420	41,420	-	41,420	0.00%
TOTAL OPERATING EXPENSES	92,158	64,656	37,557	27,099	40.75%
Operating income (loss)	(19,799)	(34,506)	28,877	63,383	-145.85%
Change in net assets	\$ (19,799)	\$ (34,506)	\$ 28,877	\$ 63,383	-145.85%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	(842,736)	(842,737)	(842,736)		
TOTAL NET ASSETS, ENDING	\$ (862,535)	\$ (877,243)	\$ (813,859)		

**Heritage Isles
Community Development District**

Supporting Schedules

February 28, 2026

HERITAGE ISLES

Community Development District

Non-Ad Valorem Special Assessments
 (Hillsborough County Tax Collector - Monthly Collection Distributions)
 For the Fiscal Year Ending September 30, 2026

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	ALLOCATION	
					GENERAL FUND ASSESSMENTS	SPECIAL REVENUE FUND ASSESSMENTS
Assessments Levied				\$ 2,113,659	\$ 1,139,559	\$ 974,100
Allocation %				100%	54%	46%
11/07/25	36,106	1,893	737	38,736	20,884	17,852
11/14/25	76,494	3,252	1,561	81,307	43,836	37,471
11/21/25	75,469	3,209	1,540	80,218	43,249	36,969
12/03/25	159,028	6,749	3,245	169,022	91,127	77,896
12/05/25	1,370,755	58,281	27,975	1,457,011	785,533	671,477
12/19/25	65,952	2,394	1,346	69,692	37,574	32,118
01/06/26	46,317	1,446	945	48,709	26,261	22,448
02/04/26	39,559	841	807	41,207	22,216	18,991
TOTAL	\$ 1,869,680	\$ 78,065	\$ 38,157	\$ 1,985,901	\$ 1,070,680	\$ 915,222

% COLLECTED				94%	94%	94%
TOTAL OUTSTANDING				\$ 127,758	\$ 68,880	\$ 58,878

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/2026 to 2/28/2026
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	101022	02/04/26	CITY OF TAMPA	3595531	TPD Extra Duty 12/7/25 -1/5/26	Security Patrol Services	531116-53904	\$10,400.00
001	101027	02/04/26	COMPLETE I.T.	17738	50% Final -lpr to replace flock	Computer Expense	551004-51301	\$12,088.00
001	101037	02/10/26	OLM INC	46676	LANDSCAPE INSPECTION JAN26	Contracts-Landscape Consultant	534062-53901	\$1,080.00
001	101045	02/10/26	ENVERA	105136	Service Call and Trip Charge 1/26/26	R&M-Gatehouse	546035-53904	\$245.00
001	101045	02/10/26	ENVERA	104345	12ft Gate Arm w/pole LED	R&M-Gatehouse	546035-53904	\$1,676.00
001	101048	02/10/26	FEDEX	9-137-67201	FEDEX CHARGES 1/13/26	Postage and Freight	541006-51301	\$18.18
001	101048	02/10/26	FEDEX	9-146-49032	FEDEX CHARGES 1/20/26	Postage and Freight	541006-51301	\$60.86
001	101048	02/10/26	FEDEX	9-104-04994	FEDEX CHARGES 12/16/25	Postage and Freight	541006-51301	\$22.49
001	101051	02/10/26	ANCHOR AIR CONDITIONING INC	84357	Replace Blown Fuse in Air Handler	R&M-General	546001-53901	\$645.00
001	101052	02/10/26	INFRAMARK LLC	169029	POSTAGE	Postage and Freight	541006-51301	\$4.44
001	101052	02/10/26	INFRAMARK LLC	170575	FEB 26 Management Services	Management Services General Fund	532027-51201	\$5,829.17
001	101061	02/10/26	SOLITUDE LAKE MANAGEMENT	PSI234611	FEB 26 POND MAINTENANCE	Contracts-Aquatic Control	534067-53901	\$907.46
001	101062	02/10/26	JUNIPER LANDSCAPING OF FLORIDA LLC	380484	IRRIGATION REPAIRS 1/31/26	R&M-Irrigation	546041-53901	\$714.19
001	101062	02/10/26	JUNIPER LANDSCAPING OF FLORIDA LLC	380483	IRRIGATION REPAIRS 1/31/26	R&M-Irrigation	546041-53901	\$1,072.76
001	101062	02/10/26	JUNIPER LANDSCAPING OF FLORIDA LLC	377556	IRRIGATION REPAIRS 1/12/26	R&M-Irrigation	546041-53901	\$2,246.78
001	101062	02/10/26	JUNIPER LANDSCAPING OF FLORIDA LLC	379335	Berm Tree Install	R&M-Landscape Renovations	546051-53901	\$7,940.00
001	101069	02/13/26	FEDEX	9-155-40207	FEDEX CHARGES 1/27/26	Postage and Freight	541006-51301	\$16.93
001	101082	02/17/26	CITY OF TAMPA	3662425	TPD Extra Duty 01/26/26 -02/4/26	Security Patrol Services	531116-53904	\$21,200.00
001	101086	02/23/26	FEDEX	9-162-25451	FEDEX CHARGES 2/3/26	Postage and Freight	541006-51301	\$17.51
001	101086	02/23/26	FEDEX	9-114-44109	FEDEX CHARGES 12/23/25	Postage and Freight	541006-51301	\$16.56
001	101090	02/25/26	BERGER, TOOMBS, ELAM & FRANK	374461	AUDIT FYE 9/30/24 - FINAL	Auditing Services	532002-51301	\$12,250.00
001	1667	02/03/26	GODWIN BROTHERS INC.	4102	Partial Payment to Start Sidewalk	R&M-General	546001-53901	\$24,500.00
001	1669	02/10/26	CITY OF TAMPA UTILITIES - ACH	011426-CHK	SVC THRU 01/09/26	Utility - General	543001-53901	\$663.17
001	1671	02/10/26	GODWIN BROTHERS INC.	4109	DEPOSIT FOR SIDEWALK REPAIRS	R&M-General	546001-53901	\$12,000.00
001	1675	02/20/26	EXPERIENCE TREE SERVICE CORP	1949	Trim 310 Palms @ \$32 Each	R&M-Landscape Renovations	546051-53901	\$9,920.00
001	1680	02/24/26	CITY OF TAMPA UTILITIES - ACH	021226-ACH	SVC THROUGH 2/7/26	Utility - General	543001-53901	\$211.57
001	300200	02/20/26	TECO - ACH	020526-3730-ACH	SVC PRD 12/13/25-1/14/26	Utility - General	543001-53901	\$18,688.43
001	300208	02/23/26	FRONTIER - ACH	020326-1088-ACH	SVC DATE 2/3/26-3/2/26-1088	Internet Services	549031-53904	\$140.98
001	300209	02/23/26	FRONTIER - ACH	020126-1182-ACH	SVC DATE 2/1/26-2/28/26-1182	Internet Services	549031-53904	\$150.98
001	300212	02/23/26	CHARTER COMMUNICATIONS - ACH	0013353020226-ACH	BILL PRD 2/2/26-3/1/26	Communication - Telephone	541003-51301	\$1,299.65
001	DD2381	02/23/26	T-MOBILE - ACH	460544896-235	SERVICE 1/03/26-02/02/26	Communication - Telephone	541003-53901	\$79.30
Fund Total								\$146,105.41

SPECIAL REVENUE FUND - 101

101	101027	02/04/26	COMPLETE I.T.	17723	Court Camera Project Final	R&M-Court Maintenance	546017-53910	\$9,002.47
101	101038	02/10/26	ADVANCED ENERGY SOLUTIONS	12876	Repair Lights 1/12/26	R&M-Lights	546133-53910	\$652.41
101	101040	02/10/26	BUCCANEER LINEN SERVICE	487199	MATS & TOWELS	Cleaning Supplies	551003-53910	\$127.50
101	101040	02/10/26	BUCCANEER LINEN SERVICE	487968	MATS & TOWELS	Cleaning Supplies	551003-53910	\$139.50
101	101040	02/10/26	BUCCANEER LINEN SERVICE	488715	MATS & TOWELS	Cleaning Supplies	551003-53910	\$139.50
101	101040	02/10/26	BUCCANEER LINEN SERVICE	489465	MATS & TOWELS	Cleaning Supplies	551003-53910	\$139.50
101	101043	02/10/26	QFC CLEANING & SUPPLY CO	15-17384	GOLF MAINT CLEANING SUPPLIES	Cleaning Supplies	551003-53910	\$618.56
101	101044	02/10/26	CATANIA CONSULTING SRVCS, LLC	612	DISINFECTING SERVICES 12/8/25-12/22/25	Misc-Rec Center Equipment	549049-53910	\$170.00
101	101052	02/10/26	INFRAMARK LLC	170575	FEB 26 Management Services	Accounting Services	532001-51301	\$1,655.50
101	101052	02/10/26	INFRAMARK LLC	170575	FEB 26 Management Services	Miscellaneous Services	549001-53910	\$255.00
101	101053	02/10/26	DADE PAPER & BAG LLC	39728989	Cleaning Supplies 11/17/25	Cleaning Supplies	551003-53910	\$704.15
101	101053	02/10/26	DADE PAPER & BAG LLC	39473392	Cleaning Supplies 10/24/25	Cleaning Supplies	551003-53910	\$409.71
101	101053	02/10/26	DADE PAPER & BAG LLC	39213842	Cleaning Supplies 10/2/25	Cleaning Supplies	551003-53910	\$350.91
101	101053	02/10/26	DADE PAPER & BAG LLC	39090294	Cleaning Supplies	Cleaning Supplies	551003-53910	\$269.70
101	101053	02/10/26	DADE PAPER & BAG LLC	38992202	Cleaning Supplies	Cleaning Supplies	551003-53910	\$463.64
101	101058	02/10/26	COMPLETE I.T.	18856	Camera Support 1/14/26	Computer Expense	551004-51301	\$495.00
101	101058	02/10/26	COMPLETE I.T.	18857	Seagate 8TB NAS Internal Hard Drive 7200RPM	Computer Expense	551004-51301	\$579.99
101	101058	02/10/26	COMPLETE I.T.	18917	GOOGLE EMAILS & MICROSOFT LICENSE JAN26	Computer Expense	551004-51301	\$436.75
101	101058	02/10/26	COMPLETE I.T.	18920	EAGLE EYE IP CLOUD FEB26	Computer Expense	551004-51301	\$1,589.10
101	101058	02/10/26	COMPLETE I.T.	18930	Mood Mix Monthly Subscription FEB26	Computer Expense	551004-51301	\$59.95
101	101058	02/10/26	COMPLETE I.T.	18934	DIGITAL SIGNAGE LICENSE FEB26	Computer Expense	551004-51301	\$59.85
101	101058	02/10/26	COMPLETE I.T.	18935	BRIVO ONAIR TIER 2 READER FEB26	Computer Expense	551004-51301	\$183.50
101	101060	02/10/26	A-QUALITY POOL	979851	15 Feet Feeder Tube	R&M-Pools	546074-53910	\$34.65
101	101066	02/13/26	COMPLETE I.T.	19120	HDMI over CAT6 Kits	Computer Expense	551004-51301	\$555.00
101	101066	02/13/26	COMPLETE I.T.	19121	Switch 16 POE, 3 Cameras	Computer Expense	551004-51301	\$2,211.03
101	101067	02/13/26	A-QUALITY POOL	980422	Pool Service FEB 26	R&M-Pools	546074-53910	\$741.36
101	101067	02/13/26	A-QUALITY POOL	980422	Pool Service FEB 26	Contracts-Pools	534078-53910	\$4,100.00
101	101067	02/13/26	A-QUALITY POOL	980569	Install Pump 2 Impeller & Mechanical Shaft Seal	R&M-Pools	546074-53910	\$1,193.43

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/2026 to 2/28/2026
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
101	101068	02/13/26	W.B. MASON CO., INC.	258950868	Office Supplies 12/19/25	Office Supplies	551002-51301	\$72.68
101	101070	02/13/26	PIPER FIRE PROTECTION	189312	Replaced Batteries	R&M-General	546001-53910	\$480.00
101	101072	02/13/26	APPLIED INNOVATION	3057306	LEASE COPIER COPY FEES JAN25	Lease - Copier	544008-51301	\$61.95
101	101072	02/13/26	APPLIED INNOVATION	3053007	LEASE COPIER COPY FEES DEC25	Lease - Copier	544008-51301	\$100.83
101	101076	02/13/26	FITREV INC	37595	FITNESS EQUIP REPAIRS 1/31/26	R&M-Fitness Equipment	546115-53910	\$610.00
101	101078	02/13/26	BUCCANEER LINEN SERVICE	490217	MATS & TOWELS 2/2/26	Cleaning Supplies	551003-53910	\$139.50
101	101078	02/13/26	BUCCANEER LINEN SERVICE	490966	MATS & TOWELS 2/9/26	Cleaning Supplies	551003-53910	\$137.75
101	101080	02/13/26	QFC CLEANING & SUPPLY CO	15-17422	MAINT CLEANING SUPPLIES	Cleaning Supplies	551003-53910	\$1,226.04
101	101081	02/13/26	CATANIA CONSULTING SRVCS, LLC	701	DISINFECTING SERVICES 1/5/26-1/19/26	Misc-Rec Center Equipment	549049-53910	\$170.00
101	101083	02/23/26	BUCCANEER LINEN SERVICE	484178	MATS & TOWELS 12/8/25	Cleaning Supplies	551003-53910	\$127.50
101	101085	02/23/26	ECOLAB	9981059	Pest Control 1/30/26	R&M-Pest Control	546070-53910	\$255.42
101	1669	02/10/26	CITY OF TAMPA UTILITIES - ACH	011426-CHK	SVC THRU 01/09/26	Utility - General	543001-53910	\$884.89
101	1680	02/24/26	CITY OF TAMPA UTILITIES - ACH	021226-ACH	SVC THROUGH 2/7/26	Utility - General	543001-53910	\$246.82
101	300197	02/02/26	SPECTRUMVoIP - ACH	770919	SVC THRU FEB 2026	Communication - Telephone	541003-51301	\$73.01
101	300200	02/20/26	TECO - ACH	020526-3730-ACH	SVC PRD 12/13/25-1/14/26	Utility - General	543001-53910	\$1,197.62
101	300200	02/20/26	TECO - ACH	020526-3730-ACH	SVC PRD 12/13/25-1/14/26	Utility - General	543001-53910	\$4,392.28
101	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Office Supplies	551002-51301	\$9.66
101	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	R&M-General	546001-53910	\$150.50
101	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Payroll-Benefits	512010-53910	\$83.80
101	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	R&M-General	546001-53910	\$229.55
101	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Cleaning Supplies	551003-53910	\$110.80
101	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Holiday Decoration	549027-53910	\$81.64
101	300204	02/20/26	GRAYBAR FINANCIAL SERVICES - ACH	19742378-ACH	LEASE	Communication - Telephone	541003-51301	\$285.40
101	300207	02/23/26	GREATAMERICA FINANCIAL SERV CORP - ACH	41141521-ACH	LEASE COPIER JAN26	Lease - Copier	544008-51301	\$137.09
101	300210	02/23/26	CHARTER COMMUNICATIONS - ACH	2046817020126-ACH	BILL PRD 2/1/26-2/28/26	Communication - Telephone	541003-51301	\$99.99
101	300211	02/23/26	CHARTER COMMUNICATIONS - ACH	2321360020726-ACH	SVC DATE 2/7/26-3/6/26	Communication - Telephone	541003-51301	\$125.37
101	300213	02/23/26	CHARTER COMMUNICATIONS - ACH	2320719012726-ACH	SVC DATE 1/27/26-2/26/26	Communication - Telephone	541003-51301	\$119.99
101	300216	02/26/26	WASTE MANAGEMENT - ACH	0222647-2206-1-ACH	TRASH REMOVAL 2/1/26-2/28/26	Utility - Refuse Removal	543020-51304	\$664.25
101	300225	02/19/26	ALLSTATE BENEFITS	00011566150-ACH	BENEFITS 2/19/26	Payroll-Benefits	512010-53910	\$4,449.14
101	DD2382	02/09/26	CHARTER COMMUNICATIONS - ACH	226197101012126-ACH	BILL PRD 1/21/26-2/20/26	Communication - Telephone	541003-51304	\$280.21
101	DD2383	02/04/26	CARD SERVICES CENTER ACH	010926-0506-ACH	DEC/JAN PURCHASES	Miscellaneous Services	549001-53910	\$864.00
101	DD2384	02/10/26	ADP, LLC - ACH	2182610-ACH	PAYROLL PROCESSING FEE 1/1/26-1/31/26	Payroll-Processing Fee	512080-53910	\$1,654.33
101	DD2385	02/20/26	ADP, LLC - ACH	714182056	PAYROLL PROCESSING FEE	Payroll-Processing Fee	512080-53910	\$180.00
101	DD458	02/19/26	COLONIAL LIFE	56184420108072-ACH	BENEFITS 2/19/26	Payroll-Benefits	512010-53910	\$216.74
101	DD459	02/02/26	BEAM BENEFITS - ACH	011526-FL00732	BEAM BENEFITS FEB 2026	Payroll-Benefits	512010-53910	\$187.71

Fund Total **\$47,444.12**

ENTERPRISE - GOLF COURSE FUND - 402

402	101023	02/04/26	WESCOTURF INC	39604122	Toro Workman MDX	R&M-Equipment	546022-51902	\$3,000.00
402	101023	02/04/26	WESCOTURF INC	41324665	EQUIPMENT 1/15/26	R&M-Equipment	546022-51902	\$619.39
402	101023	02/04/26	WESCOTURF INC	41326739	EQUIPMENT 1/27/26	R&M-Irrigation	546041-51902	\$2,256.82
402	101024	02/04/26	LYNCH FUEL COMPANY, LLC	17048237	Fuel Delivery 1/28/26	Fuel, Gasoline and Oil	540004-51902	\$1,228.34
402	101025	02/04/26	DE LAGE LANDEN FINANCIAL SERVICES, INC	010426--000	JAN 26 Installment + 2025 Property Tax	Lease - Carts	544020-51304	\$24,170.92
402	101026	02/04/26	HARRELL'S LLC	INV02101014D	Resilia 2.72 Gallons	Op Supplies - Chemicals	552035-51902	\$6,625.92
402	101028	02/04/26	AGCHEMICAL.COM	25-8630	Chemicals 12/3/25	Op Supplies - Chemicals	552035-51902	\$3,100.00
402	101029	02/04/26	R & R PRODUCTS INC	CD3094484	EQUIPMENT 11/17/25	R&M-Equipment	546022-51902	\$220.60
402	101030	02/04/26	LIQUID ED INC	158805	Equipment 1/20/26	R&M-Equipment	546022-51902	\$466.18
402	101031	02/04/26	GOLF AGRONOMICS SUPPLY	0750044-IN	GREEN COMMAND 331	Supplies - Sand	552070-51902	\$1,263.62
402	101032	02/04/26	GRAINER	9779710251	Bulk Strg Rack Strunt	R&M-Buildings	546012-51902	\$1,180.97
402	101032	02/04/26	GRAINER	9783132674	Antislip Tape 30 FT 4 IN Black	Supplies - Golf Operations	552057-51304	\$154.50
402	101033	02/04/26	TRIGON TURF SCIENCES, LLC	011305	Fertilizer 1/27/26	R&M-Fertilizer	546026-51902	\$4,101.67
402	101033	02/04/26	TRIGON TURF SCIENCES, LLC	011284	SUPPLIES (FERTILIZER) 2 OF 3	R&M-Fertilizer	546026-51902	\$4,101.67
402	101034	02/04/26	LABOR FINDERS	37-94-2480	PAYROLL 1/5/26-1/9/26	Payroll-General Staff	512012-51902	\$958.80
402	101034	02/04/26	LABOR FINDERS	37-94-2494	PAYROLL 1/12/26-1/16/26	Payroll-General Staff	512012-51902	\$958.80
402	101034	02/04/26	LABOR FINDERS	37-94-2504	PAYROLL 1/19/26-1/23/26	Payroll-General Staff	512012-51902	\$958.80
402	101034	02/04/26	LABOR FINDERS	37-94-2514	PAYROLL 1/26/26-1/30/26	Payroll-General Staff	512012-51902	\$958.80
402	101035	02/04/26	MOMAR INC	PSI656741	Randor Light Duty Acetylene	Op Supplies - Chemicals	552035-51902	\$929.83
402	101035	02/04/26	MOMAR INC	PSI657158	Pure Magic Hand Cleaner	Supplies - Misc.	552061-51902	\$341.44
402	101036	02/04/26	TURF SOLUTIONS OF FLORIDA INC.	10437	Fertilizer 1/1/26	R&M-Fertilizer	546026-51902	\$4,734.00
402	101039	02/10/26	WESCOTURF INC	41328243	EQUIPMENT 2/4/26	R&M-Equipment	546022-51902	\$540.35
402	101039	02/10/26	WESCOTURF INC	39187271	EQUIPMENT 2/6/26	R&M-Irrigation	546041-51902	\$943.00
402	101040	02/10/26	BUCCANEER LINEN SERVICE	487199	MATS & TOWELS	Cleaning Supplies	551003-51304	\$49.00
402	101040	02/10/26	BUCCANEER LINEN SERVICE	487968	MATS & TOWELS	Cleaning Supplies	551003-51304	\$49.00
402	101040	02/10/26	BUCCANEER LINEN SERVICE	488715	MATS & TOWELS	Cleaning Supplies	551003-51304	\$49.00

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/2026 to 2/28/2026
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
402	101040	02/10/26	BUCCANEER LINEN SERVICE	489465	MATS & TOWELS	Cleaning Supplies	551003-51304	\$49.00
402	101041	02/10/26	S&W REFRIGERATION, LLC	89679-84	JAN25 Cart Barn Lease - 468PM	Lease - Ice Machines	544023-51902	\$289.68
402	101041	02/10/26	S&W REFRIGERATION, LLC	89679-87	JAN26 LEASE Maintenance Shop -466PM	Lease - Ice Machines	544023-51304	\$133.13
402	101042	02/10/26	COBRA GOLF INC	G4320316	MERCHANDISE 1/6/26	COS - Merchandise	552137-53910	\$1,355.24
402	101042	02/10/26	COBRA GOLF INC	G4364116	MERCHANDISE 1/5/26	COS - Merchandise	552137-53910	\$2,243.93
402	101042	02/10/26	COBRA GOLF INC	G4367358	MERCHANDISE 1/19/26	COS - Merchandise	552137-53910	\$4,666.39
402	101046	02/10/26	LYNCH FUEL COMPANY, LLC	17048236	Fuel Delivery	Fuel, Gasoline and Oil	540004-51902	\$505.62
402	101047	02/10/26	CLUB CAR LLC	475635	GOLF CART REPAIRS	R&M-Golf Cart	546122-51304	\$215.00
402	101047	02/10/26	CLUB CAR LLC	474716	GOLF CART REPAIRS	R&M-Golf Cart	546122-51304	\$215.00
402	101049	02/10/26	TITLEIST	922073307	MERCHANDISE 1/13/26	COS - Merchandise	552137-53910	\$5,791.01
402	101050	02/10/26	LABOR FINDERS	37-94-2469	PAYROLL 1/1/26-1/2/26	Payroll-General Staff	512012-51902	\$385.44
402	101052	02/10/26	INFRAMARK LLC	170575	FEB 26 Management Services	Accounting Services	532001-51301	\$1,893.00
402	101054	02/10/26	BLAIR WATER	010926	4 Week Service (2 Tanks)	R&M-General	546001-51304	\$55.00
402	101055	02/10/26	GOLF AGRONOMICS SUPPLY	0756096-IN	DRESSING SAND	Supplies - Sand	552070-51902	\$1,004.41
402	101056	02/10/26	GLOBAL GOLF SALES	INV/2026/01372	Poker Chips	COS - Merchandise	552137-53910	\$153.25
402	101057	02/10/26	MILLER BROS GIANT TIRE SRV	30047908	TIRES	R&M-Equipment	546022-51902	\$1,819.05
402	101061	02/10/26	SOLITUDE LAKE MANAGEMENT	PSI234611	FEB 26 POND MAINTENANCE	Contracts-Aquatic Control	534067-51902	\$837.66
402	101063	02/13/26	HARRELL'S LLC	INV02101014E	Truibute Total WDG 6 ox QTY 18	Op Supplies - Chemicals	552035-51902	\$7,291.44
402	101064	02/13/26	THE WESLINN CORP	8766	Bio-Amp Monthly Supplies 2/1/26	R&M-Fertilizer	546026-51902	\$600.00
402	101065	02/13/26	OSTEEN TURF SALES LLC	464 A	Fertilizer	Op Supplies - Chemicals	552035-51902	\$3,581.50
402	101066	02/13/26	COMPLETE I.T.	19119	New Dell FOR PROSHOP Rich's Office	Computer Expense	551004-51304	\$719.99
402	101071	02/13/26	PRO PLUS PRODUCTS, INC	33790	Proplus 15-0-0, Proplus Wetter Water	R&M-Fertilizer	546026-51902	\$6,766.25
402	101073	02/13/26	BLAIR WATER	020626	4 Week Service (2 Tanks)	R&M-General	546001-51304	\$115.00
402	101074	02/13/26	FLORIDA STATE GOLF ASSOC	66431	Adult Handicaps - Active Golfers	Subscriptions and Memberships	554001-51304	\$1,740.00
402	101075	02/13/26	TAYLOR MADE GOLF CO., INC.	38871575	MERCHANDISE	COS - Merchandise	552137-53910	\$6,261.49
402	101075	02/13/26	TAYLOR MADE GOLF CO., INC.	38867681	MERCHANDISE	COS - Merchandise	552137-53910	\$174.87
402	101075	02/13/26	TAYLOR MADE GOLF CO., INC.	38853087	MERCHANDISE	COS - Merchandise	552137-53910	\$2,656.58
402	101075	02/13/26	TAYLOR MADE GOLF CO., INC.	38866546	MERCHANDISE	COS - Merchandise	552137-53910	\$839.19
402	101077	02/13/26	WESCOTURF INC	41327794	EQUIPMENT 2/3/26	R&M-Equipment	546022-51902	\$1,152.53
402	101077	02/13/26	WESCOTURF INC	41327941	EQUIPMENT 2/3/26	R&M-Equipment	546022-51902	\$225.00
402	101077	02/13/26	WESCOTURF INC	41327682	EQUIPMENT 2/2/26	R&M-Equipment	546022-51902	\$222.04
402	101078	02/13/26	BUCCANEER LINEN SERVICE	490217	MATS & TOWELS 2/2/26	Cleaning Supplies	551003-51304	\$49.00
402	101078	02/13/26	BUCCANEER LINEN SERVICE	490966	MATS & TOWELS 2/9/26	Cleaning Supplies	551003-51304	\$49.00
402	101079	02/13/26	COBRA GOLF INC	G4382360	MERCHANDISE 2/3/26	COS - Merchandise	552137-53910	\$1,268.10
402	101079	02/13/26	COBRA GOLF INC	G4385290	MERCHANDISE 2/4/26	COS - Merchandise	552137-53910	\$309.68
402	101083	02/23/26	BUCCANEER LINEN SERVICE	484178	MATS & TOWELS 12/8/25	Cleaning Supplies	551003-51304	\$49.00
402	101084	02/23/26	R & R PRODUCTS INC	CD3095545	EQUIPMENT 11/19/25	R&M-Equipment	546022-51902	\$1,216.60
402	101084	02/23/26	R & R PRODUCTS INC	CD3095545	EQUIPMENT 11/19/25	Supplies - Misc.	552061-51902	\$215.90
402	101084	02/23/26	R & R PRODUCTS INC	CD3094666	EQUIPMENT 11/17/25	R&M-Equipment	546022-51902	\$600.70
402	101087	02/23/26	LABOR FINDERS	37-94-2452	PAYROLL 12/22/25-12/26/25	Payroll-General Staff	512012-51902	\$958.80
402	101088	02/23/26	MOMAR INC	PSI638385	Hot Line Defoamer - 1 DZ QT/CS	Op Supplies - Chemicals	552035-51902	\$526.45
402	101089	02/23/26	HARRELL'S LLC	INV02101014F	Kalida & Serata Fungicide	Op Supplies - Chemicals	552035-51902	\$6,314.46
402	101091	02/25/26	LIQUID ED INC	159004	EQUIPMENT 2/10/26	R&M-Equipment	546022-51902	\$249.20
402	101091	02/25/26	LIQUID ED INC	159004	EQUIPMENT 2/10/26	Supplies - Misc.	552061-51902	\$1,081.10
402	101092	02/25/26	DE LAGE LANDEN FINANCIAL SERVICES, INC	62373520	FEB 26 Installment	Lease - Carts	544020-51304	\$11,286.98
402	101093	02/26/26	HERITAGE-CRYSTAL CLEAN	19819694	170 MACHINE SRV ONLY	Utility - Refuse Removal	543020-51902	\$267.00
402	101094	02/26/26	PASCO TURF & TRACTOR LLC	563515	Parts 2/26/26	R&M-Equipment	546022-51902	\$390.93
402	101095	02/26/26	WESCOTURF INC	41331753	EQUIPMENT 2/23/26	R&M-Equipment	546022-51902	\$549.97
402	1668	02/10/26	BRIDGESTONE GOLF INC	INV-1003320830	MERCHANDISE 1/11/3/25	COS - Merchandise	552137-53910	\$12.01
402	1670	02/10/26	COBRA GOLF INC	G4364647	Premium Shorts	COS - Merchandise	552137-53910	\$1,782.68
402	1672	02/10/26	TAYLOR MADE GOLF CO., INC.	CM38832369	Credit Memo 000850	COS - Merchandise	552137-53910	(\$1,790.10)
402	1672	02/10/26	TAYLOR MADE GOLF CO., INC.	38790216	MERCHANDISE 12/31/25	COS - Merchandise	552137-53910	\$429.24
402	1672	02/10/26	TAYLOR MADE GOLF CO., INC.	37967956	MERCHANDISE 1/24/25	Supplies - Golf Operations	552057-51304	\$958.50
402	1672	02/10/26	TAYLOR MADE GOLF CO., INC.	37937860	MERCHANDISE 1/13/25	Supplies - Golf Operations	552057-51304	\$382.50
402	1672	02/10/26	TAYLOR MADE GOLF CO., INC.	38815638	MERCHANDISE 1/20/26	Supplies - Golf Operations	552057-51304	\$1,442.07
402	1673	02/12/26	CALLAWAY	CM941210387	Credit Memo 000847	COS - Merchandise	552137-53910	(\$2,473.36)
402	1673	02/12/26	CALLAWAY	CM931289436	Credit Memo 000848	COS - Merchandise	552137-53910	(\$3,099.44)
402	1673	02/12/26	CALLAWAY	CM941874208	Credit Memo 000849	COS - Merchandise	552137-53910	(\$842.00)
402	1673	02/12/26	CALLAWAY	941781997	MERCHANDISE	COS - Merchandise	552137-53910	\$1,090.89
402	1673	02/12/26	CALLAWAY	941795109	MERCHANDISE 1/15/26	COS - Merchandise	552137-53910	\$170.83
402	1673	02/12/26	CALLAWAY	941852621	MERCHANDISE 1/27/26	COS - Merchandise	552137-53910	\$2,286.57
402	1673	02/12/26	CALLAWAY	941892694	MERCHANDISE 2/3/26	COS - Merchandise	552137-53910	\$267.84
402	1673	02/12/26	CALLAWAY	941907751	MERCHANDISE 2/4/26	COS - Merchandise	552137-53910	\$4,549.96
402	1674	02/16/26	LABOR FINDERS	37-94-2527	Payroll 2/2/26-2/6/26	Payroll-General Staff	512012-51902	\$963.60
402	1676	02/20/26	HERITAGE LANDSCAPE SUPPLY GRP. INC	0024024952-001	LANDSCAPE SUPPLIES 11/7/25	R&M-Irrigation	546004-51902	\$663.81
402	1677	02/20/26	SIGMA CONSULTING	91987	Chemical Spill Response Training	Subscriptions and Memberships	554001-51304	\$160.00
402	1678	02/20/26	TAYLOR MADE GOLF CO., INC.	38819500	MERCHANDISE 1/22/26	Supplies - Golf Operations	552057-51304	\$323.00
402	1678	02/20/26	TAYLOR MADE GOLF CO., INC.	38819217	MERCHANDISE 1/22/26	COS - Merchandise	552137-53910	\$267.42

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
402	1678	02/20/26	TAYLOR MADE GOLF CO., INC.	38819641	MERCHANDISE 1/22/26	COS - Merchandise	552137-53910	\$1,260.14
402	1678	02/20/26	TAYLOR MADE GOLF CO., INC.	38819591	MERCHANDISE 1/22/26	Supplies - Golf Operations	552057-51304	\$458.15
402	1679	02/24/26	LABOR FINDERS	37-94-2542	Payroll 2/9/26-2/13/26	Payroll-General Staff	512012-51902	\$958.80
402	1681	02/26/26	LABOR FINDERS	37-94-2562	Payroll 2/16/26-2/20/26	Payroll-General Staff	512012-51902	\$958.80
402	300193	02/06/26	WELLS FARGO BANK-ACH	5037506050 ACH	TORO SPRAYER LEASE	Lease - Golf Course Equipment	544022-51902	\$753.51
402	300200	02/20/26	TECO - ACH	020526-3730-ACH	SVC PRD 12/13/25-1/14/26	Electricity - General	543006-51304	\$1,896.25
402	300200	02/20/26	TECO - ACH	020526-3730-ACH	SVC PRD 12/13/25-1/14/26	Electricity - General	543006-51902	\$2,727.35
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$21.49
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$40.81
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Marketing	548003-51304	\$370.00
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Marketing	548003-51304	\$700.00
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$53.72
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	Office Supplies	551002-51304	\$40.82
402	300201	02/20/26	VALLEY BANK	013126-1520-ACH	JAN PURCHASES	COS - Merchandise	552137-53910	\$48.78
402	300202	02/12/26	SAM'S CLUB DIRECT - EFT	012026-6704-ACH	DEC/JAN PURCHASES	COS - Food Sales	552131-53910	\$671.34
402	300203	02/20/26	HOME DEPOT CREDIT-ACH	012526-4356-ACH	JAN PURCHASES	R&M-Golf Course	546120-51902	\$421.99
402	300203	02/20/26	HOME DEPOT CREDIT-ACH	012526-4356-ACH	JAN PURCHASES	R&M-Golf Course	546120-51902	\$858.27
402	300214	02/25/26	WELLS FARGO BANK-ACH	5037506051-ACH	TORO MOWER LEASE 1/30/26	Lease - Golf Course Equipment	544022-51902	\$244.20
402	300215	02/25/26	FRONTIER - ACH	020126-21015-AC	BILL PRD 2/1/26-2/28/26	Computer Expense	551004-51304	\$250.85
402	300216	02/26/26	WASTE MANAGEMENT - ACH	0222647-2206-1-ACH	TRASH REMOVAL 2/1/26-2/28/26	Utility - Refuse Removal	543020-51902	\$126.12
402	300217	02/26/26	WASTE MANAGEMENT - ACH	0222239-2206-7-ACH	TRASH REMOVAL 2/1/26-2/28/26	Utility - Refuse Removal	543020-51902	\$600.81
402	300225	02/19/26	ALLSTATE BENEFITS	00011566150-ACH	BENEFITS 2/19/26	Payroll-Benefits	512010-51902	\$1,678.94
402	300225	02/19/26	ALLSTATE BENEFITS	00011566150-ACH	BENEFITS 2/19/26	Payroll-Benefits	512010-51304	\$839.47
402	DD2383	02/04/26	CARD SERVICES CENTER ACH	010926-0506-ACH	DEC/JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$151.28
402	DD2383	02/04/26	CARD SERVICES CENTER ACH	010926-0506-ACH	DEC/JAN PURCHASES	COS - Food Sales	552131-51304	\$183.25
402	DD2383	02/04/26	CARD SERVICES CENTER ACH	010926-0506-ACH	DEC/JAN PURCHASES	COS - Merchandise	552137-53910	\$975.00
402	DD2384	02/10/26	ADP, LLC - ACH	2182610-ACH	PAYROLL PROCESSING FEE 1/1/26-1/31/26	Payroll-Processing Fee	512080-51304	\$1,654.34
402	DD2384	02/10/26	ADP, LLC - ACH	2182610-ACH	PAYROLL PROCESSING FEE 1/1/26-1/31/26	Payroll-Processing Fee	512080-51902	\$1,654.34
402	DD2385	02/20/26	ADP, LLC - ACH	714182056	PAYROLL PROCESSING FEE	Payroll-Processing Fee	512080-51304	\$180.00
402	DD2385	02/20/26	ADP, LLC - ACH	714182056	PAYROLL PROCESSING FEE	Payroll-Processing Fee	512080-51902	\$180.00
402	DD457	02/06/26	HUNTINGTON NATIONAL BANK - ACH	2428195	TORO TURF EQUIP 1/24/26	Lease - Golf Course Equipment	544022-51902	\$2,698.13
402	DD459	02/02/26	BEAM BENEFITS - ACH	011526-FL00732	BEAM BENEFITS FEB 2026	Payroll-Benefits	512010-51902	\$171.33
Fund Total								\$174,676.28

ENTERPRISE - RESTAURANT FUND - 403

403	101059	02/10/26	VISTASERV	L499620	CORNER UNIT JAN26	Rentals & Leases	544025-53910	\$89.99
403	300200	02/20/26	TECO - ACH	020526-3730-ACH	SVC PRD 12/13/25-1/14/26	Electricity - General	543006-53910	\$1,896.25
403	300216	02/26/26	WASTE MANAGEMENT - ACH	0222647-2206-1-ACH	TRASH REMOVAL 2/1/26-2/28/26	Utility - Refuse Removal	543020-53910	\$464.25
Fund Total								\$2,450.49

Total Checks Paid	\$370,676.30
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Bank Rates for Comparison

Truist Bank – interest rate 1.55%

Bank United Money Market - interest rate 3.4%

Hancock Whitney General Fund Checking account – no interest rate

Valley National Checking account – interest rate 3.59%

The above banks are Qualified Public Depository Institutions for Special government and government entities.

A Qualified Public Depository (QPD) is a financial institution approved to hold public funds and required to pledge collateral to protect deposits that exceed FDIC insurance limits.

Public entities must use QPDs to ensure taxpayer money is safeguarded in the event of a bank failure. QPDs pledge collateral monthly based on their average daily public deposit balances.

How Collateralization Works: QPD Designation

Financial institutions must meet statutory criteria to become a QPD, such as:

- Being authorized to receive deposits in the state
- Having federal deposit insurance
- Meeting financial condition requirements
- Filing required resolutions and agreements

Example: BankUnited Pledge Level

Since BankUnited and Valley National pledge 50%, that means it has been assigned to the 50% collateral tier under Florida's framework. QPD's must pledge collateral equal to 50% of its public deposit balances exceeding FDIC insurance. This makes QPD's a moderate risk but fully compliant QPD under the state program.

What 50% Collateral Means Practically

If a public depositor (e.g., a city, school district, or agency) has \$10 million on deposit with a QPD, only the first \$250,000 is insured.

For the remaining \$9,750,000, the QPD must pledge:

$50\% \times \$9,750,000 = \$4,875,000$ in eligible collateral.

Eligible collateral types include:

- Cash
- Marketable securities
- Federal Home Loan Bank letters of credit

This collateral is held by an approved third-party custodian or similar entity, protecting the public depositor.

Why Collateralization Matters

Collateralizing public funds:

- Protects public depositors beyond FDIC limits
- Ensures funds are recoverable if a QPD fails
- Comply with state law and public fiscal stewardship requirements

Takeaways:

1. The FDIC limit is \$250k – anything above that limit is subject to the 50% pledge where the district will get this back immediately and the remaining 50% will be picked up by other banks where it could take years to get reimbursed (to clarify if you have \$1m in the bank the 50% is calculated on the \$750k, removing the \$250k)
2. Some of our districts have multiple Money Market accounts with funds in each to not overfund at one bank.
3. BankUnited has provided the attached ICS account structure for any district that wishes to use it. If your district wishes to move funds into this program, please let me know. This would be for funds more than the \$250k limit.

Safety, Returns, and Peace of Mind: Access up to \$175 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$175 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

**Want to learn more?
Call me today.**

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.