

*Heritage Isles
Community Development
District*

May 20, 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, Chairman
Stephen Stark, Vice Chairperson
Elizabeth Rodriguez, Assistant Secretary
Said Iravani, Assistant Secretary
Ron Sorensen, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Wednesday, May 20, 2026, at 6:30 p.m.

The Regular Meeting of the **Heritage Isles Community Development District** will be held on **May 20, 2026 at 6:30 p.m. at the Heritage Isles Clubhouse Library, 10630 Plantation Bay Drive, Tampa, Florida 33647.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. CONSENT AGENDA

- A. Approval of the Meeting Minutes (April 15, 2026)
- B. Acceptance of the Financial Reports (March 2026)
- C. Discussion of the Snapshot

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Consideration of Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing
 - ii. Announcing the Number of Qualified Registered Voters in the District #2156
 - iii. Consideration of Audit Engagement Letter FY 2026-2028
 - iv. Reminder of Form 1 Submission Requirements

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. ADJOURNMENT

40 The Accountant will attend the next meeting to discuss the draft budget.

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

42 A discussion ensued regarding receipt of a claims check in the amount of \$3,142.80 for
43 damages. Consensus to not move forward as the district was made whole.
44

45 On MOTION by Mr. Sorensen seconded by Ms. Rodriquez, with all in
46 favor, the Finn Outdoor to repair a mitre end in Lukaya Pond proposal
47 in the amount of \$4,750.00 was approved. 4-0
48
49

50 On MOTION by Mr. Stark seconded by Ms. Rodriquez, with all in
51 favor, the Capri Pro Paving proposal in the amount of \$29,000.00 was
52 approved. 4-0
53

54 **C. District Engineer**

55 On MOTION by Mr. Iravani seconded by Mr. Sorensen, with all in
56 favor, the C&K Paving and Contracts in the amount of \$21,997.00 was
57 approved. 4-0
58

59 **D. District Attorney**

60 None.

61 **E. Restaurant**

62 It was noted that the restaurant checks have cleared. An email was sent to Bayscape informing
63 Bayscape that the Board waived the late fees.

64 **F. District Manager**

65 It was the consensus of the Board to table 4Fi and 4Fii until May meeting.
66

67 **FIFTH ORDER OF BUSINESS**

Supervisor Requests

68 Mr. Iravani requested to walk the property with Mr. Unger to confirm the location of the speed
69 humps.
70

71 **SIXTH ORDER OF BUSINESS**

Adjournment

72
73 On MOTION by Mr. Iravani seconded by Ms. Rodriquez, Motion
74 paused at 8:12PM
75

76 *Dan Barravecchio joined the meeting.*

77 A meeting update was provided to Mr. Barravecchio.

78

79 On MOTION by Mr. Iravani seconded by Ms. Rodriquez, with all in
80 favor, the meeting was adjourned at 8:42 p.m. 5-0

81

82

83 _____
Secretary/Assistant Secretary

_____ Chairman/Vice Chairman

*Heritage Isles
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



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**Heritage Isles
Community Development District**

Financial Statements

(Unaudited)

March 31, 2026

HERITAGE ISLES

Community Development District

Governmental and Enterprise Funds

Balance Sheet March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	ENTERPRISE - GOLF COURSE FUND	ENTERPRISE - RESTAURANT FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 1,992,771	\$ 17,285	\$ 499,948	\$ -	\$ 2,510,004
Cash On Hand/Petty Cash	-	72	580	-	652
Accounts Receivable	-	-	35,390	32,302	67,692
Lease Receivable	-	-	-	256,347	256,347
Due From Other Funds	1,059,967	1,331,012	-	-	2,390,979
Inventory:					
Food	-	-	334	-	334
Golf Shop	-	-	90,587	-	90,587
Tobacco	-	-	570	-	570
Investments:					
Money Market Account	323,186	-	-	-	323,186
Reserve Fund	-	-	482	-	482
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	\$ 3,406,877	\$ 1,348,369	\$ 3,586,307	\$ 297,567	\$ 8,639,120
LIABILITIES					
Accounts Payable	\$ 52,021	\$ 14,272	\$ 31,540	\$ 118	\$ 97,951
Accrued Expenses	-	581	-	-	581
Accrued Interest Payable	-	-	555,880	-	555,880
Sales Tax Payable	-	-	-	1,253	1,253
Deposits	-	-	950	15,000	15,950
Other Current Liabilities	856	-	254	-	1,110
Gift Certificates	-	-	25,715	-	25,715
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	-	-	1,548,446	842,533	2,390,979

HERITAGE ISLES

Community Development District

Governmental and Enterprise Funds

Balance Sheet
March 31, 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	52,877	14,853	3,307,929	1,109,050	4,484,709
FUND BALANCES / NET ASSETS					
<i>Fund Balances</i>					
Nonspendable:					
Prepaid Items	12,088	-	-	-	12,088
Deposits	18,925	-	-	-	18,925
Prepaid	-	-	-	-	-
Unassigned:	2,134,509	1,333,516	-	-	3,468,025
<i>Net Assets</i>					
Invested in capital assets, net of related debt	-	-	1,772,804	-	1,772,804
Reserves - Golf	-	-	69,246	-	69,246
Reserves - Other	-	-	372,153	-	372,153
Unrestricted/Unreserved	-	-	(1,935,825)	(811,483)	(2,747,308)
TOTAL FUND BALANCES / NET ASSETS	\$ 3,354,000	\$ 1,333,516	\$ 278,378	\$ (811,483)	\$ 4,154,411
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 3,406,877	\$ 1,348,369	\$ 3,586,307	\$ 297,567	\$ 8,639,120

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ 1,000	\$ 28,555	\$ 27,555	1427.75%
Interest - Tax Collector	-	-	1,662	1,662	0.00%
Special Assmnts- Tax Collector	1,139,560	1,139,560	1,081,744	(57,816)	94.93%
Special Assmnts- Discounts	(45,582)	(45,582)	(42,195)	3,387	92.57%
TOTAL REVENUES	1,095,978	1,094,978	1,069,766	(25,212)	97.61%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	12,000	6,400	5,600	26.67%
Payroll-Processing Fee	764	382	-	382	0.00%
Workers' Compensation	720	360	-	360	0.00%
ProfServ-Engineering	7,500	3,750	7,415	(3,665)	98.87%
ProfServ-Legal Services	44,212	22,106	399	21,707	0.90%
ProfServ-Mgmt Consulting	63,765	31,883	34,975	(3,092)	54.85%
ProfServ-Recording Secretary	1,125	563	-	563	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	8,500	12,250	(3,750)	144.12%
Postage and Freight	1,500	750	520	230	34.67%
Insurance - General Liability	44,074	44,074	11,615	32,459	26.35%
Printing and Binding	100	50	-	50	0.00%
Legal Advertising	3,000	1,500	-	1,500	0.00%
Misc-Assessment Collection Cost	22,791	21,651	20,791	860	91.22%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	234,379	159,897	105,140	54,757	44.86%
Field					
Contracts-Landscape	182,105	91,053	93,200	(2,147)	51.18%
Contracts-Landscape Consultant	12,960	6,480	6,480	-	50.00%
Contracts-Aquatic Control	10,890	5,445	5,445	-	50.00%
Communication - Telephone	960	480	397	83	41.35%
Utility - General	196,000	98,000	92,445	5,555	47.17%
R&M-General	15,000	7,500	96,000	(88,500)	640.00%
R&M-Irrigation	11,000	5,500	19,993	(14,493)	181.75%
R&M-Landscape Renovations	9,704	4,852	34,361	(29,509)	354.09%
R&M-Mulch	19,250	9,625	22,750	(13,125)	118.18%
R&M-Ponds	28,000	14,000	1,750	12,250	6.25%
R&M-Sod	5,000	2,500	-	2,500	0.00%
Holiday Decoration	15,000	15,000	34,050	(19,050)	227.00%
Misc-Contingency	6,597	3,299	9,092	(5,793)	137.82%
Reserve - Other	111,192	111,192	-	111,192	0.00%
Total Field	623,658	374,926	415,963	(41,037)	66.70%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	60,000	76,030	(16,030)	63.36%
Contracts-Security System	88,808	44,404	-	44,404	0.00%
R&M-Gatehouse	20,000	10,000	45,848	(35,848)	229.24%
Gate Camera Systems	6,948	3,474	-	3,474	0.00%
Internet Services	2,184	1,092	1,752	(660)	80.22%
Total Gatehouse	237,940	118,970	123,630	(4,660)	51.96%
TOTAL EXPENDITURES	1,095,977	653,793	644,733	9,060	58.83%
Excess (deficiency) of revenues					
Over (under) expenditures	1	441,185	425,033	(16,152)	42503300.00%
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	\$ 1	\$ 441,185	\$ 425,033	\$ (16,152)	42503300.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,928,967	2,928,967	2,928,967		
FUND BALANCE, ENDING	\$ 2,928,968	\$ 3,370,152	\$ 3,354,000		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	974,100	924,680	(49,420)	94.93%
Special Assmnts- Discounts	(38,964)	(38,964)	(36,068)	2,896	92.57%
Other Miscellaneous Revenues	150	75	11,750	11,675	7833.33%
Gate Bar Code/Remotes	2,000	1,000	1,840	840	92.00%
Pavilion Rental	5,000	2,500	4,275	1,775	85.50%
Amenities Revenue	15,000	7,500	3,521	(3,979)	23.47%
TOTAL REVENUES	957,286	946,211	909,998	(36,213)	95.06%

EXPENDITURES

Administration

ProfServ-Legal Services	4,000	2,000	-	2,000	0.00%
ProfServ-Mgmt Consulting	6,185	3,093	-	3,093	0.00%
Accounting Services	19,866	9,933	9,933	-	50.00%
Communication - Telephone	16,044	8,022	12,696	(4,674)	79.13%
Lease - Copier	2,336	1,168	1,183	(15)	50.64%
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	18,508	17,772	736	91.22%
Office Supplies	1,000	500	495	5	49.50%
Computer Expense	12,666	6,333	14,950	(8,617)	118.03%
Total Administration	116,043	84,021	100,952	(16,931)	87.00%

Operation & Maintenance

Payroll-Maintenance	45,000	22,500	-	22,500	0.00%
Payroll-Office	60,000	30,000	70,548	(40,548)	117.58%
Payroll-Benefits	16,000	8,000	11,901	(3,901)	74.38%
Payroll-Pool Monitors	215,000	107,500	174,309	(66,809)	81.07%
Payroll-Processing Fee	11,580	5,790	10,583	(4,793)	91.39%
Workers' Compensation	9,600	4,800	-	4,800	0.00%
ProfServ-Field Management	95,000	47,500	11,554	35,946	12.16%
Contracts-Pools	50,880	25,440	24,300	1,140	47.76%
Contracts-Air Conditioning	5,000	2,500	-	2,500	0.00%
Contracts-Security Alarms	940	470	-	470	0.00%
Utility - General	82,500	41,250	42,547	(1,297)	51.57%
Utility - Refuse Removal	6,300	3,150	3,100	50	49.21%
R&M-General	65,000	32,500	132,701	(100,201)	204.16%
R&M-Court Maintenance	27,000	13,500	23,895	(10,395)	88.50%
R&M-Pest Control	2,528	1,264	1,519	(255)	60.09%
R&M-Pools	25,000	12,500	135,017	(122,517)	540.07%
R&M-Fitness Equipment	13,000	6,500	1,035	5,465	7.96%
R&M-Lights	8,700	4,350	2,997	1,353	34.45%
Advertising	5,000	2,500	-	2,500	0.00%
Miscellaneous Services	2,200	1,100	3,394	(2,294)	154.27%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	1,000	-	1,000	0.00%
Holiday Decoration	900	450	528	(78)	58.67%
Misc-Rec Center Equipment	4,000	2,000	1,020	980	25.50%
Special Events	4,647	2,324	6,268	(3,944)	134.88%
Misc-Licenses & Permits	2,261	1,131	140	991	6.19%
Safety Equipment	1,000	500	-	500	0.00%
Cleaning Supplies	17,000	8,500	14,470	(5,970)	85.12%
Op Supplies - Uniforms	1,000	500	-	500	0.00%
Total Operation & Maintenance	779,036	389,519	671,826	(282,307)	86.24%
TOTAL EXPENDITURES	895,079	473,540	772,778	(299,238)	86.34%
Excess (deficiency) of revenues Over (under) expenditures	62,207	472,671	137,220	(335,451)	220.59%
OTHER FINANCING SOURCES (USES)					
Capt'l Contributions-Other	-	-	4,000	4,000	0.00%
Contribution to (Use of) Fund Balance	62,207	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	62,207	-	4,000	4,000	6.43%
Net change in fund balance	\$ 62,207	\$ 472,671	\$ 141,220	\$ (331,451)	227.02%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,192,296	1,192,298	1,192,296		
FUND BALANCE, ENDING	\$ 1,254,503	\$ 1,664,969	\$ 1,333,516		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending March 31, 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	\$ 18	\$ 2,794	\$ 2,776	7761.11%
Green Fees	854,000	427,000	587,887	160,887	68.84%
Cart Fees	600,000	300,000	209,778	(90,222)	34.96%
Club Rentals	12,000	6,000	8,360	2,360	69.67%
Range Balls	120,000	60,000	64,973	4,973	54.14%
Golf Merchandise	80,000	40,000	77,493	37,493	96.87%
Food	16,000	8,000	6,199	(1,801)	38.74%
Tobacco	2,000	1,000	1,219	219	60.95%
Special Events	5,000	2,500	-	(2,500)	0.00%
Other Miscellaneous Revenues	6,000	3,000	159,373	156,373	2656.22%
Recreation Membership	75,000	37,500	263,334	225,834	351.11%
TOTAL OPERATING REVENUES	1,770,036	885,018	1,381,410	496,392	78.04%

OPERATING EXPENSES

Personnel and Administration

Payroll-Benefits	9,000	4,500	9,398	(4,898)	104.42%
Payroll-General Staff	420,000	210,000	186,783	23,217	44.47%
Payroll-Processing Fee	11,676	5,838	10,597	(4,759)	90.76%
Payroll Taxes	44,730	22,365	20,722	1,643	46.33%
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Trustee Fees	2,600	-	-	-	0.00%
Accounting Services	22,716	11,358	11,358	-	50.00%
Communication - Telephone	3,060	1,530	1,450	80	47.39%
Electricity - General	20,500	10,250	9,998	252	48.77%
Lease - Carts	78,515	39,258	87,894	(48,636)	111.95%
Lease - Ice Machines	1,500	750	932	(182)	62.13%
Insurance - General Liability	19,442	19,442	37,248	(17,806)	191.59%
R&M-General	1,500	750	340	410	22.67%
R&M-Golf Cart	1,000	500	2,750	(2,250)	275.00%
Marketing	11,774	5,887	6,850	(963)	58.18%
Misc-Bank Charges	1,200	600	1,506	(906)	125.50%
Misc-Credit Card Fees	38,500	19,250	39,956	(20,706)	103.78%
Office Supplies	2,000	1,000	886	114	44.30%
Cleaning Supplies	1,250	625	924	(299)	73.92%
Computer Expense	4,000	2,000	1,474	526	36.85%
Op Supplies - Uniforms	500	250	-	250	0.00%
Supplies - Golf Operations	10,000	5,000	8,059	(3,059)	80.59%
Supplies - Range	9,000	4,500	9,090	(4,590)	101.00%
Subscriptions and Memberships	2,720	1,360	2,530	(1,170)	93.01%
Total Personnel and Administration	717,683	367,013	450,745	(83,732)	62.81%

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending March 31, 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	1,850	9,563	(7,713)	258.46%
Payroll-General Staff	425,500	212,750	260,887	(48,137)	61.31%
Payroll-Pool Monitors	92	46	-	46	0.00%
Payroll-Processing Fee	15,000	7,500	10,254	(2,754)	68.36%
Payroll Taxes	45,316	22,658	20,286	2,372	44.77%
Contracts-Aquatic Control	10,052	5,026	4,188	838	41.66%
Contracts-Security Alarms	388	194	194	-	50.00%
Fuel, Gasoline and Oil	45,000	22,500	13,114	9,386	29.14%
Utility - General	25,000	12,500	18,472	(5,972)	73.89%
Electricity - General	2,640	1,320	13,390	(12,070)	507.20%
Utility - Refuse Removal	6,663	3,332	5,867	(2,535)	88.05%
Lease - Golf Course Equipment	60,462	30,231	26,658	3,573	44.09%
Lease - Ice Machines	3,264	1,632	2,028	(396)	62.13%
R&M-General	4,000	2,000	107	1,893	2.68%
R&M-Buildings	4,000	2,000	1,181	819	29.53%
R&M-Equipment	20,000	10,000	41,249	(31,249)	206.25%
R&M-Fertilizer	65,000	32,500	60,378	(27,878)	92.89%
R&M-Irrigation	20,000	10,000	15,506	(5,506)	77.53%
R&M-Signage	1,000	500	480	20	48.00%
R&M-Trees and Trimming	1,500	750	-	750	0.00%
R&M-Golf Course	6,500	3,250	3,288	(38)	50.58%
R&M-Bunkers	1,500	750	-	750	0.00%
R&M - Bridges & Cart Paths	1,500	750	-	750	0.00%
R&M-Sod	5,000	2,500	-	2,500	0.00%
Misc-Licenses & Permits	2,500	1,250	1,257	(7)	50.28%
Office Supplies	500	250	15	235	3.00%
Cleaning Supplies	1,000	500	789	(289)	78.90%
Op Supplies - Chemicals	130,000	65,000	103,722	(38,722)	79.79%
Op Supplies - Hand tools	3,000	1,500	244	1,256	8.13%
Supplies - Misc.	4,999	2,500	4,022	(1,522)	80.46%
Supplies - Sand	6,000	3,000	2,577	423	42.95%
Supplies - Seeds	5,000	2,500	2,010	490	40.20%
Supplies - Power Tools	3,200	1,600	852	748	26.63%
Total Maintenance	929,276	464,639	622,578	(157,939)	67.00%
<u>Operation & Maintenance</u>					
COS - Food Sales	10,000	5,000	8,437	(3,437)	84.37%
COS - Merchandise	52,000	26,000	90,593	(64,593)	174.22%
COS - Tobacco	1,400	700	-	700	0.00%
Total Operation & Maintenance	63,400	31,700	99,030	(67,330)	156.20%
<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%

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending March 31, 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>
TOTAL OPERATING EXPENSES	1,751,779	864,062	1,172,353	(308,291)	66.92%
Operating income (loss)	18,257	20,956	209,057	188,101	1145.08%
Change in net assets	\$ 18,257	\$ 20,956	\$ 209,057	\$ 188,101	1145.08%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	69,321	69,321	69,321		
TOTAL NET ASSETS, ENDING	\$ 87,578	\$ 90,277	\$ 278,378		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending March 31, 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	36,180	73,309	37,129	101.31%
TOTAL OPERATING REVENUES	72,359	36,180	73,309	37,129	101.31%
<u>OPERATING EXPENSES</u>					
<u>Personnel and Administration</u>					
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Legal Services	6,500	3,250	-	3,250	0.00%
Insurance - General Liability	3,200	3,200	1,903	1,297	59.47%
Total Personnel and Administration	10,200	6,450	1,903	4,547	18.66%
<u>Operation & Maintenance</u>					
Communication - Telephone	1,032	516	195	321	18.90%
Utility - General	3,360	1,680	18,472	(16,792)	549.76%
Electricity - General	20,000	10,000	9,998	2	49.99%
Utility - Refuse Removal	3,650	1,825	2,559	(734)	70.11%
Rentals & Leases	1,040	520	553	(33)	53.17%
Insurance - General Liability	6,278	3,139	5,119	(1,980)	81.54%
R&M-General	4,428	2,214	3,166	(952)	71.50%
Misc-Licenses & Permits	750	750	90	660	12.00%
Total Operation & Maintenance	40,538	20,644	40,152	(19,508)	99.05%
<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	68,514	42,055	26,459	45.63%
Operating income (loss)	(19,799)	(32,334)	31,254	63,588	-157.86%
Change in net assets	\$ (19,799)	\$ (32,334)	\$ 31,254	\$ 63,588	-157.86%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	(842,737)	(842,737)	(842,737)		
TOTAL NET ASSETS, ENDING	\$ (862,536)	\$ (875,071)	\$ (811,483)		

**Heritage Isles
Community Development District**

Supporting Schedules

March 31, 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
03/10/26	19,918	198	406	20,523	11,065	9,458
TOTAL	\$ 1,889,598	\$ 78,263	\$ 38,563	\$ 2,006,424	\$ 1,081,744	\$ 924,680

% COLLECTED	95%	95%	95%
TOTAL OUTSTANDING	\$ 107,235	\$ 57,816	\$ 49,420

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 3/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001								
001	101100	03/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	380991	LANDSCAPE MAINT FEB 26	Contracts-Landscape	534050-53901	\$15,533.33
001	101101	03/04/26	FEDEX	9-171-01990	FEDEX CHARGES 2/10/26	Postage and Freight	541006-51301	\$32.05
001	101101	03/04/26	FEDEX	9-180-97159	FEDEX CHARGES 2/17/26	Postage and Freight	541006-51301	\$35.24
001	101107	03/04/26	ENVERA	765258	GATE MONITORING 3/1/26-3/31/26	R&M-Gatehouse	546035-53904	\$5,795.11
001	101107	03/04/26	ENVERA	765260	Sandy Pointe Gate Monitoring 3/1/26-3/31/26	R&M-Gatehouse	546035-53904	\$1,118.11
001	101107	03/04/26	ENVERA	INV000009020	AWID WINDSHIELD STICKERS	R&M-Gatehouse	546035-53904	\$1,635.00
001	101107	03/04/26	ENVERA	105486	Service Call and Trip Charge 2/19/26	R&M-Gatehouse	546035-53904	\$245.00
001	101109	03/04/26	INFRAMARK LLC	171455	POSTAGE 2/17/26	Postage and Freight	541006-51301	\$1.48
001	101112	03/05/26	ENVERA	755172-1	VIRTUAL GATE MONITORING 06/01/25-06/30/25	R&M-Gatehouse	546035-53904	\$5,626.31
001	101115	03/10/26	OLM INC	46853	LANDSCAPE INSPECTION FEB26	Contracts-Landscape Consultant	534062-53901	\$1,080.00
001	101117	03/17/26	INFRAMARK LLC	172973	MAR 26 Management Services	Management Services General Fund	532027-51201	\$5,829.17
001	101121	03/17/26	STANTEC CONSULTING SERVICES INC	2532464	Engineering Services thru 020926	Prof/Serv-Engineering	531013-51501	\$1,355.00
001	1686	03/17/26	GODWIN BROTHERS INC.	4133	SIDEWALK REPAIRS	R&M-General	546001-53910	\$15,000.00
001	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Supplies - Golf Operations	552057-51304	\$191.36
001	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-Equipment	546022-51902	\$263.20
001	300232	03/25/26	FRONTIER - ACH	030126-1182-ACH	SVC PRD 3/1/26-3/1/26-1182	Internet Services	549031-53904	\$150.98
001	300237	03/27/26	FRONTIER - ACH	030326-1088-ACH	SVC DATE 3/3/26-4/2/26-1088	Internet Services	549031-53904	\$140.98
001	300240	03/31/26	TECO - ACH	030626-ACH	SVC PRD 1/12/26-2/13/26	Utility - General	543001-53901	\$18,341.52
001	3037	03/18/26	HERITAGE ISLES CDD	031326	TRFR FR SOUTHSTATE TO VALLEY	Due From Other Funds	131000	\$26,000.00
001	DD2387	03/23/26	T-MOBILE - ACH	460544896-236	Services 2/3/26-3/02/26	Communication - Telephone	541003-53901	\$79.80
001	DD461	03/26/26	CITY OF TAMPA UTILITIES - ACH	031226-ACH	SVC THRU 3/9/26	Utility - General	543001-53901	\$602.96
Fund Total								\$99,056.60

SPECIAL REVENUE FUND - 101

101	101098	03/04/26	COMPLETE I.T.	19224	Domain Registry	Computer Expense	551004-51301	\$65.00
101	101099	03/04/26	W.B. MASON CO., INC.	259949494	Office Supplies 2/19/26	Office Supplies	551002-51301	\$83.69
101	101102	03/04/26	PIPER FIRE PROTECTION	190785	Fire-Lite SD365-IV	R&M-General	546001-53910	\$740.00
101	101104	03/04/26	FITREV INC	37658	Preventative Maintenance 2/5/26	R&M-Fitness Equipment	546115-53910	\$165.00
101	101105	03/04/26	BUCCANEER LINEN SERVICE	491727	MATS & TOWELS 2/16/26	Cleaning Supplies	551003-53910	\$137.75
101	101105	03/04/26	BUCCANEER LINEN SERVICE	492478	MATS & TOWELS 2/23/26	Cleaning Supplies	551003-53910	\$137.75
101	101110	03/04/26	MIDWEST ALARM COMPANY, INC.	435322	GRI Series 3/8 Short Press Fit Set	R&M-General	546001-53910	\$1,445.00
101	101114	03/10/26	COMPLETE I.T.	19251	DIGITAL SIGNAGE LICENSE MAR26	Computer Expense	551004-51301	\$59.85
101	101116	03/10/26	ADVANCED ENERGY SOLUTIONS	13675	Repair Lights 2/19/26	R&M-Lights	546133-53910	\$1,452.67
101	101117	03/17/26	INFRAMARK LLC	172973	MAR 26 Management Services	Accounting Services	532001-51301	\$1,655.50
101	101117	03/17/26	INFRAMARK LLC	172973	MAR 26 Management Services	Miscellaneous Services	549001-53910	\$255.00
101	101118	03/17/26	DADE PAPER & BAG LLC	40278257	Cleaning Supplies	Cleaning Supplies	551003-53910	\$587.58
101	101122	03/17/26	QFC CLEANING & SUPPLY CO	15-17478	MAINT CLEANING SUPPLIES	Cleaning Supplies	551003-53910	\$657.00
101	300223	03/02/26	SPECTRUMVoIP - ACH	795097-ACH	SVC THRU MAR 2026	Communication - Telephone	541003-51301	\$73.01
101	300224	03/06/26	GRAYBAR FINANCIAL SERVICES - ACH	19899022-ACH	LEASE	Communication - Telephone	541003-51301	\$279.25
101	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Special Events	549052-53910	\$193.48
101	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-General	546001-53910	\$192.43
101	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-General	546001-53910	\$364.73
101	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Cleaning Supplies	551003-53910	\$26.86
101	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Payroll-Benefits	512010-53910	\$83.80
101	300228	03/18/26	CHARTER COMMUNICATIONS - ACH	2046817030126	SVC PRD 3/1/26-3/31/26	Communication - Telephone	541003-51301	\$105.37
101	300229	03/19/26	CHARTER COMMUNICATIONS - ACH	0013353030226-ACH	SVC PRD 3/2/26-4/1/26	Communication - Telephone	541003-51301	\$1,369.86
101	300230	03/24/26	CHARTER COMMUNICATIONS - ACH	2321360030726-ACH	SVC PRD 3/7/26-4/6/26	Communication - Telephone	541003-51301	\$125.37
101	300239	03/16/26	CHARTER COMMUNICATIONS - ACH	2320719022726-ACH	SVC PRD 2/27/26-3/26/26	Communication - Telephone	541003-51301	\$119.99
101	300240	03/31/26	TECO - ACH	030626-ACH	SVC PRD 1/12/26-2/13/26	Utility - General	543001-53910	\$1,229.90
101	300240	03/31/26	TECO - ACH	030626-ACH	SVC PRD 1/12/26-2/13/26	Utility - General	543001-53910	\$3,179.29
101	300241	03/23/26	GREATAMERICA FINANCIAL SERV CORP - ACH	41369704-ACH	LEASE COPIER FEB26	Lease - Copier	544008-51301	\$137.09
101	DD2386	03/10/26	ADP, LLC - ACH	2185048	PAYROLL PROCESSING FEE 2/4/26	Payroll-Processing Fee	512080-53910	\$1,266.55
101	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	R&M-General	546001-53910	\$323.37
101	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	R&M-General	546001-53910	\$765.40
101	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	R&M-General	546001-53910	\$191.35
101	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	R&M-General	546001-53910	\$34.31
101	DD460	03/13/26	ALLSTATE BENEFITS	00011765050-ACH	BENEFITS	Payroll-Benefits	512010-53910	\$3,147.81
101	DD461	03/26/26	CITY OF TAMPA UTILITIES - ACH	031226-ACH	SVC THRU 3/9/26	Utility - General	543001-53910	\$720.40
101	DD463	03/13/26	PRE-PAID LEGAL SERVICES, INC	031526-ACH	PREPAID LEGAL	Payroll-Benefits	512010-53910	\$83.80
101	DD465	03/26/26	AWNING WORKS INC	31837D-ACH	AWNING REPAIRS / INSTALL CLUBHOUSE	R&M-General	546001-53910	\$21,546.09
101	DD468	03/02/26	BEAM BENEFITS - ACH	021526-FL00732	BEAM BENEFITS MAR26	Payroll-Benefits	512010-53910	\$113.91
Fund Total								\$43,115.21

ENTERPRISE - GOLF COURSE FUND - 402

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 3/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
402	101096	03/02/26	GRAINGER	9816611207	High Yield Ink Cartridge	Office Supplies	551002-51304	\$298.16
402	101097	03/04/26	CALLAWAY	942029816	MERCHANDISE 2/24/26	COS - Merchandise	552137-53910	\$158.64
402	101103	03/04/26	BRIDGESTONE GOLF INC	INV-1003334571	MERCHANDISE 2/20/26	COS - Merchandise	552137-53910	\$4,267.14
402	101105	03/04/26	BUCCANEER LINEN SERVICE	491727	MATS & TOWELS 2/16/26	Cleaning Supplies	551003-51304	\$49.00
402	101105	03/04/26	BUCCANEER LINEN SERVICE	492478	MATS & TOWELS 2/23/26	Cleaning Supplies	551003-51304	\$49.00
402	101106	03/04/26	S&W REFRIGERATION, LLC	98477	FEB26 Cart Barn Lease - 488PM	Lease - Ice Machines	544023-51902	\$289.68
402	101106	03/04/26	S&W REFRIGERATION, LLC	88480	FEB26 LEASE Maintenance Shop -466PM	Lease - Ice Machines	544023-51304	\$133.13
402	101108	03/04/26	CLUB CAR LLC	477529	CONNECT RENTAL FEB 26	Lease - Carts	544020-51304	\$3,572.00
402	101111	03/04/26	CORPORATE SPORT AND ENTERTAINMENT	250037004	AD 2025 TAMPA BAY YEARBOOK	Marketing	548003-51304	\$1,500.00
402	101113	03/10/26	OSTEEN TURF SALES LLC	465	Fertilizer 2/28/26	Op Supplies - Chemicals	552035-51902	\$3,769.00
402	101113	03/10/26	OSTEEN TURF SALES LLC	465	Fertilizer 2/28/26	R&M-Fertilizer	546026-51902	\$2,754.88
402	101117	03/17/26	INFRAMARK LLC	172973	MAR 26 Management Services	Accounting Services	532001-51301	\$1,893.00
402	101119	03/17/26	TAYLOR MADE GOLF CO., INC.	38936811	MERCHANDISE	COS - Merchandise	552137-53910	\$267.42
402	101120	03/17/26	WESCOTURF INC	41334213	EQUIPMENT 3/6/26	R&M-Equipment	546022-51902	\$315.09
402	101123	03/17/26	LYNCH FUEL COMPANY, LLC	17118886	Fuel Delivery 3/4/26	Fuel, Gasoline and Oil	540004-51902	\$1,666.13
402	101124	03/17/26	CLUB CAR LLC	489572	CONNECT RENTAL MAR 26	Lease - Carts	544020-51304	\$3,572.00
402	101125	03/17/26	THE WESLINN CORP	8770	Bio-Amp Monthly Supplies 3/1/26	R&M-Fertilizer	546026-51902	\$600.00
402	101126	03/17/26	TURF SOLUTIONS OF FLORIDA INC.	10439	Fertilizer 3/1/26	Op Supplies - Chemicals	552035-51902	\$3,216.00
402	101126	03/17/26	TURF SOLUTIONS OF FLORIDA INC.	10438	FERTILIZER 2/1/26	R&M-Fertilizer	546026-51902	\$4,734.00
402	101126	03/17/26	TURF SOLUTIONS OF FLORIDA INC.	10436A	FERTILIZER 12/1/25	R&M-Fertilizer	546026-51902	\$4,923.36
402	1684	03/02/26	BAYSCAPE ENTERPRISES LLC	2061	Special Event 2/11/26	COS - Food Sales	552131-53910	\$1,329.60
402	1685	03/02/26	LABOR FINDERS	37-94-2578	Payroll 2/23/26-2/27/26	Payroll-General Staff	512012-51902	\$958.80
402	300220	03/06/26	HOME DEPOT CREDIT-ACH	022226-4356-ACH	FEB PURCHASES	R&M-Irrigation	546041-53901	\$7.43
402	300220	03/06/26	HOME DEPOT CREDIT-ACH	022226-4356-ACH	FEB PURCHASES	R&M-Irrigation	546041-53901	\$9.96
402	300221	03/06/26	HUNTINGTON NATIONAL BANK - ACH	2491240	TORO TURF EQUIP 2/21/26	Lease - Golf Course Equipment	544022-51902	\$2,698.13
402	300226	03/09/26	GRAYBAR FINANCIAL SERVICES - ACH	19899022-LF ACH	PAID LATE FEE FROM INV 19899022	Communication - Telephone	541003-51304	\$25.95
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Office Supplies	551002-51304	\$100.14
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Office Supplies	551002-51304	\$236.38
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Marketing	548003-51304	\$370.00
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Marketing	548003-51304	\$700.00
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Office Supplies	551002-51304	\$168.76
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-Irrigation	546041-51902	\$25.73
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-Golf Course	546120-51902	\$2,007.46
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Supplies - Sand	552070-51902	\$308.56
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-Equipment	546022-51902	\$193.49
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-General	546001-51902	\$107.49
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Office Supplies	551002-51902	\$15.04
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-Signage	546085-51902	\$479.73
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Op Supplies - Hand tools	552039-51902	\$32.23
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	COS - Merchandise	552137-53910	\$1,277.81
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Misc-Bank Charges	549009-51304	(\$185.07)
402	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	Misc-Bank Charges	549009-51304	\$75.00
402	300231	03/25/26	FRONTIER - ACH	030126-9271-ACH	SVC PRD 3/1/26-3/31/26-9271	Computer Expense	551004-51304	\$250.85
402	300233	03/25/26	WASTE MANAGEMENT - ACH	0230812-2206-1-ACH	TRASH REMOVAL 3/1/26-3/31/26	Utility - Refuse Removal	543020-51902	\$1,254.62
402	300234	03/25/26	WASTE MANAGEMENT - ACH	0230408-2206-8-ACH	TRASH REMOVAL 3/1/26-3/31/26	Utility - Refuse Removal	543020-51902	\$600.81
402	300235	03/25/26	WELLS FARGO BANK-ACH	5037835151	LEASE GOLF CARTS 2/26/26	Lease - Golf Course Equipment	544022-51902	\$244.20
402	300236	03/25/26	WELLS FARGO BANK-ACH	5037835150	TORO MOWER LEASE 2/26/26	Lease - Golf Course Equipment	544022-51902	\$753.51
402	300238	03/31/26	HUNTINGTON NATIONAL BANK - ACH	2556161-ACH	TORO TURF EQUIPO 3/24/26	Lease - Golf Course Equipment	544022-51902	\$2,698.13
402	300240	03/31/26	TECO - ACH	030626-ACH	SVC PRD 1/12/26-2/13/26	Electricity - General	543006-51304	\$1,947.34
402	300240	03/31/26	TECO - ACH	030626-ACH	SVC PRD 1/12/26-2/13/26	Electricity - General	543006-51902	\$2,466.77
402	DD2386	03/10/26	ADP, LLC - ACH	2185048	PAYROLL PROCESSING FEE 2/4/26	Payroll-Processing Fee	512080-51304	\$1,266.54
402	DD2386	03/10/26	ADP, LLC - ACH	2185048	PAYROLL PROCESSING FEE 2/4/26	Payroll-Processing Fee	512080-51902	\$1,266.55
402	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$33.17
402	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$252.00
402	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	COS - Food Sales	552131-51304	\$59.99
402	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	COS - Food Sales	552131-51304	\$29.34
402	DD2388	03/04/26	CARD SERVICES CENTER ACH	020626-0506-ACH	JAN PURCHASES	Supplies - Golf Operations	552057-51304	\$31.20
402	DD2389	03/10/26	CHARTER COMMUNICATIONS - ACH	226197101022126-ACH	SVC DATE 2/21-3/20/26	Communication - Telephone	541003-51301	\$305.12
402	DD460	03/13/26	ALLSTATE BENEFITS	00011765050-ACH	BENEFITS	Payroll-Benefits	512010-51304	\$3,147.81
402	DD460	03/13/26	ALLSTATE BENEFITS	00011765050-ACH	BENEFITS	Payroll-Benefits	512010-51902	\$3,147.81
402	DD462	03/13/26	COLONIAL LIFE	1129450811513-ACH	BENEFITS	Payroll-Benefits	512010-51304	\$108.37
402	DD462	03/13/26	COLONIAL LIFE	1129450811513-ACH	BENEFITS	Payroll-Benefits	512010-51902	\$108.37
402	DD468	03/02/26	BEAM BENEFITS - ACH	021526-FL00732	BEAM BENEFITS MAR26	Payroll-Benefits	512010-51902	\$113.91
Fund Total								\$69,056.66

ENTERPRISE - RESTAURANT FUND - 403

403	101127	03/23/26	VISTASERV	L501101	CORNER UNIT (0204) FEB 2026	Rentals & Leases	544025-53910	\$89.99
403	101127	03/23/26	VISTASERV	L494848	CORNER UNIT (0204) NOV25	Rentals & Leases	544025-53910	\$89.99
403	101127	03/23/26	VISTASERV	FC91N00655	CORNER UNIT - FINANCE CHARGE 09/01/25	Rentals & Leases	544025-53910	\$4.21
403	101127	03/23/26	VISTASERV	FCB1N00671	CORNER UNIT - FINANCE CHARGE 11/1/25	Rentals & Leases	544025-53910	\$0.15

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 3/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
403	101127	03/23/26	VISTASERV	FCA1N00626	CORNER UNIT - FINANCE CHARGE 10/1/25	Rentals & Leases	544025-53910	\$0.14
403	101127	03/23/26	VISTASERV	FCC1N00589	CORNER UNIT - FINANCE CHARGE 12/1/25	Rentals & Leases	544025-53910	\$0.15
403	101127	03/23/26	VISTASERV	FC61N00726	CORNER UNIT - FINANCE CHARGE 06/01/25	Rentals & Leases	544025-53910	\$0.02
403	101127	03/23/26	VISTASERV	FC6UN00812	CORNER UNIT - FINANCE CHARGE 06/30/25	Rentals & Leases	544025-53910	\$1.31
403	101127	03/23/26	VISTASERV	FC81N00669	CORNER UNIT - FINANCE CHARGE 08/01/25	Rentals & Leases	544025-53910	\$2.88
403	101127	03/23/26	VISTASERV	FC11O00633	CORNER UNIT - FINANCE CHARGE 1/1/26	Rentals & Leases	544025-53910	\$1.53
403	101127	03/23/26	VISTASERV	FC21O00706	CORNER UNIT - FINANCE CHARGE 2/1/26	Rentals & Leases	544025-53910	\$2.93
403	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-General	546001-53910	\$1,017.66
403	300227	03/17/26	VALLEY BANK	022826-1520-ACH	FEB PURCHASES	R&M-General	546001-53910	\$1,249.75
403	300240	03/31/26	TECO - ACH	030626-ACH	SVC PRD 1/12/26-2/13/26	Electricity - General	543006-53910	\$1,947.34
							Fund Total	\$4,408.05

Total Checks Paid	\$215,636.52
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HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 12, 2026

- **Current Cash Balances:**
 - Valley Operating: \$847,578
 - Truist Operating: \$1,145,193.
 - BankUnited MM: \$323,186.
- **Assessment collections:**
 - We received a tax distribution of \$19,918.20 on 3/10/26.
 - We are 95% collected on the tax roll.
- **Expenses:**
 - Current GF expenses make up 58% of the annual budget through the end of March 2026.
 - Total expenses for the first 6 months are approximately \$644,733. This puts your average monthly burn rate of approximately \$107,455 per month.
 - April financials will be distributed to the board by May 20th.

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Isles Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 19, 2026
HOUR:	6:30 p.m.
LOCATION:	Heritage Isles Clubhouse Library 10630 Plantation Bay Drive Tampa, Florida 33647

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 20, 2026.

Attest:

**Heritage Isles Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Heritage Isles
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 11, 2026

CLEAR PARTNERSHIPS



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Heritage Isles
Community Development District

Budget Overview
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$2,000.00	\$28,555.00	\$0.00	\$28,555.00	\$0.00
Interest - Tax Collector	\$0.00	\$1,662.00	\$0.00	\$1,662.00	\$0.00
Special Assmnts- Tax Collector	\$1,139,560.00	\$1,081,744.00	\$57,816.00	\$1,139,560.00	\$1,139,560.20
Special Assmnts- Discounts	-\$45,582.00	-\$42,195.00	\$0.00	-\$42,195.00	-\$45,582.41
TOTAL REVENUES	\$1,095,978.00	\$1,069,766.00	\$57,816.00	\$1,127,582.00	\$1,093,977.79
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	\$24,000.00	\$6,400.00	\$17,600.00	\$24,000.00	\$24,000.00
Payroll-Processing Fee	\$764.00	\$0.00	\$764.00	\$764.00	\$764.00
Workers' Compensation	\$720.00	\$0.00	\$720.00	\$720.00	\$720.00
ProfServ-Engineering	\$7,500.00	\$7,415.00	\$85.00	\$7,500.00	\$10,000.00
ProfServ-Legal Services	\$44,212.00	\$399.00	\$405.61	\$804.61	\$25,000.00
ProfServ-Mgmt Consulting	\$63,765.00	\$34,975.00	\$28,790.00	\$63,765.00	\$65,677.95
ProfServ-Recording Secretary	\$1,125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,125.00
ProfServ-Special Assessment	\$10,600.00	\$10,600.00	\$0.00	\$10,600.00	\$10,600.00
ProfServ-Web Site Maintenance	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	\$1,599.60
Auditing Services	\$8,500.00	\$12,250.00	\$0.00	\$12,250.00	\$12,250.00
Postage and Freight	\$1,500.00	\$520.00	\$980.00	\$1,500.00	\$1,500.00
Insurance - General Liability	\$44,074.00	\$11,615.00	\$0.00	\$11,615.00	\$11,615.00
Printing and Binding	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Legal Advertising	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
Misc-Assessment Collection Cost	\$22,791.00	\$20,791.00	\$2,000.00	\$22,791.00	\$22,791.20
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
FICA Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$1,836.00
Total Administrative	\$234,379.00	\$105,140.00	\$57,122.61	\$162,262.61	\$192,753.75
<i>Field</i>			\$0.00	\$0.00	
Contracts-Landscape	\$182,105.00	\$93,200.00	\$88,905.00	\$182,105.00	\$182,105.00
Contracts-Landscape Consultant	\$12,960.00	\$6,480.00	\$6,587.40	\$13,067.40	\$13,067.40
Contracts-Aquatic Control	\$10,890.00	\$5,445.00	\$5,445.00	\$10,890.00	\$10,890.00
Communication - Telephone	\$960.00	\$397.00	\$403.58	\$800.58	\$801.00
Utility - General	\$196,000.00	\$92,445.00	\$93,977.24	\$186,422.24	\$196,000.00
R&M-General	\$15,000.00	\$96,000.00	\$0.00	\$96,000.00	\$15,000.00
R&M-Irrigation	\$11,000.00	\$19,993.00	\$0.00	\$19,993.00	\$11,000.00
R&M-Landscape Renovations	\$9,704.00	\$34,361.00	\$0.00	\$34,361.00	\$20,000.00
R&M-Mulch	\$19,250.00	\$22,750.00	\$0.00	\$22,750.00	\$22,750.00
R&M-Ponds	\$28,000.00	\$1,750.00	\$26,250.00	\$28,000.00	\$28,000.00
R&M-Sod	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Holiday Decoration	\$15,000.00	\$34,050.00	\$0.00	\$34,050.00	
Misc-Contingency	\$6,597.00	\$9,092.00	\$0.00	\$9,092.00	\$0.00
Reserve - Other	\$111,192.00	\$0.00	\$0.00	\$0.00	\$95,290.60

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
<i>Total Field</i>	\$623,658.00	\$415,963.00	\$226,568.22	\$642,531.22	\$599,904.00
Gatehouse					
Security Patrol Services	\$120,000.00	\$76,030.00	\$77,290.17	\$153,320.17	\$154,000.00
Contracts-Security Camera	\$88,808.00	\$0.00	\$88,808.00	\$88,808.00	\$88,808.00
R&M-Gatehouse	\$20,000.00	\$45,848.00	\$46,607.91	\$92,455.91	\$48,031.00
Gate Camera Systems	\$6,948.00	\$0.00	\$6,948.00	\$6,948.00	\$6,948.00
Internet Services	\$2,184.00	\$1,752.00	\$1,781.04	\$3,533.04	\$3,533.04
Total Gatehouse	\$237,940.00	\$123,630.00	\$221,435.12	\$345,065.12	\$301,320.04
TOTAL EXPENDITURES	\$1,095,977.00	\$644,733.00	\$505,125.95	\$1,149,858.95	\$1,093,977.79
Excess (deficiency) of revenues					
Over (under) expenditures	\$1.00	\$425,033.00	-\$447,309.95	-\$22,276.95	\$0.00
Net change in fund balance		\$425,033.00	-\$447,309.95	-\$22,276.95	\$0.00
FUND BALANCE, BEGINNING	\$2,928,967.00	\$2,928,967.00	\$3,354,000.00	\$2,928,967.00	\$2,906,690.05
FUND BALANCE, ENDING	\$2,928,967.00	\$3,354,000.00	\$2,906,690.05	\$2,906,690.05	\$2,906,690.05

Heritage Isles
Community Development District

Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$2,928,967.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-\$22,276.95
Estimated Funds Available - 9/30/2026	\$2,906,690.05

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)		\$2,906,690.05
Less: First Quarter Operating Reserve		\$273,494.45
Reserves - Other (Prior Year)	610,500.00	
Reserves - Other FY 2023	200,000.00	
Reserves - Other FY 2024	200,000.00	
Reserves - Other FY 2025	(46,016.00)	
Reserves - Other FY 2026	111,192.00	
Reserves - Other FY 2027	95,290.60	\$1,170,966.60
Less: Designated Reserves for Capital Projects (2)		\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027		\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027		\$1,462,229.00

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Ties to Motion to assign fund balance as of 09.30.25 plus 2026 and 2027 activity.

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

P/R Board of Supervisor Salaries

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Payroll-Processing Fee

ADP provides payroll processing services.

Workers' Compensation

Workers' compensation premium for the district's board is paid through ADP.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and other research assigned as directed by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives management, accounting and administrative services as part of a Management Agreement with Inframark.

Budget Narrative
Fiscal Year 2027

Professional Services-Recording Services

The District may incur additional costs for recording services if additional services are requested by the board. The cost for additional minute transcriptions is \$150 per service as per the supplemental agreement with Inframark.

Professional Services-Special Assessment

Inframark provides Assessment Services for all the properties within the CDD for the General Fund and Special Revenue Fund. These services include, but are not limited to:

- Working with the Hillsborough County Property Appraiser to insure the accuracy of the data they provide each year for levying purposes.
- Preparation, maintenance and certification of the District's annual assessment roll to the Hillsborough County Tax Collector.
- Customer service which includes answering questions regarding annual assessments, what a CDD is, length and terms of the bonds, etc.
- Preparation of estoppels for refinancing and property transfers.
- Processing and transmission of pay downs to the Trustee for those property owners wishing to prepay their CDD debt.
- Analysis and supplemental schedules requested throughout the fiscal year as well assessment schedules included in the annual budget preparation.

ProfServ-Web Site Maintenance

This line item is for costs associated with the District's website, including annual domain name renewal and hosting and ADA compliance.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the prior year engagement.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence. The budgeted amount for the fiscal year is based on prior years spending.

Insurance-General Liability

The District has a general liability, public officials and employment liability and property insurance policy with Public Risk Insurance. The utility bond was purchased thru Florida Municipal Insurance Trust. The budget includes an estimated 10% increase of projected prior year costs.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. Meetings are advertised annually. The budgeted amount for the fiscal year is based on anticipated spending.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous-Assessment Collection Fee

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the

Budget Narrative
Fiscal Year 2027

actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field

Contracts-Landscape

Landscape Maintenance currently provides landscape services for the District. These services include monthly grounds maintenance throughout the district.

Contracts-Landscape Consultant

OLM provides landscape consulting services for the District.

Contracts-Aquatic Control

Solitude provides aquatic maintenance services throughout the District.

Communication-Telephone

Telephone services provided by T-Mobile (rover's and maintenance cell).

Utility-General

The District uses both TECO and City of Tampa as utility service providers.

Lease-Carts

The District leases a utility vehicle.

R&M-General

Routine expenditures to maintain the District's grounds.

R&M-Irrigation

Expenditures incurred to maintain the irrigation system throughout the District.

R&M-Landscape Renovations

This line item includes all other landscaping costs not budgeted for within another line item.

R&M-Mulch

The District may incur costs associated with the purchase and installation of mulch.

R&M-Ponds

This includes repair and maintenance of the ponds as needed throughout the District.

R&M-Sod

Expenditures incurred to maintain the sod within the common area.

Miscellaneous-Holiday Decoration

Miscellaneous-Holiday Décor Costs associated with seasonal décor provided by Illuminations Holiday Lighting.

Budget Narrative
Fiscal Year 2027

Field (continued)

Miscellaneous-Contingency

Any expenditure not budgeted within another category.

Reserve-Other

The District expects to set aside funds for future large-scale projects.

Gatehouse

Security Patrol Services

Security monitoring services are provided by City of Tampa, Complete IT Eagle Eye recording and Flock Group gate camera recording.

Contracts-Security Camera

Expenses related to the care and maintenance of the security cameras.

R&M-Gatehouse

Costs to repair and maintain the District's gatehouse.

Gate Camera System

Costs to repair and maintain the District's gate camera system.

Miscellaneous-Internet Services

Frontier provides internet services for the main and 2nd gates.

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Special Revenue Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Clubhouse Rentals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$974,100.00	\$924,680.00	\$49,420.00	\$974,100.00	\$974,099.27
Special Assmnts- Discounts	-\$38,964.00	-\$36,068.00	\$0.00	-\$36,068.00	-\$19,481.99
Other Miscellaneous Revenues	\$150.00	\$11,750.00	\$0.00	\$11,750.00	\$150.00
Gate Bar Code/Remotes	\$2,000.00	\$1,840.00	\$160.00	\$2,000.00	\$2,000.00
Pavilion Rental	\$5,000.00	\$4,275.00	\$725.00	\$5,000.00	\$5,000.00
Amenities Revenue	\$15,000.00	\$3,521.00	\$3,579.36	\$7,100.36	\$7,000.00
TOTAL REVENUES	\$957,286.00	\$909,998.00	\$53,884.36	\$963,882.36	\$968,767.29
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Legal Services	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
ProfServ-Mgmt Consulting	\$6,185.00	\$0.00	\$6,185.00	\$6,185.00	\$6,185.00
Accounting Services	\$19,866.00	\$9,933.00	\$0.00	\$9,933.00	\$9,933.00
Communication - Telephone	\$16,044.00	\$12,696.00	\$12,906.43	\$25,602.43	\$25,603.00
Lease - Copier	\$2,336.00	\$1,183.00	\$1,202.61	\$2,385.61	\$2,386.00
Insurance - General Liability	\$34,344.00	\$43,486.00	\$0.00	\$43,486.00	\$45,660.30
Misc-Licenses & Permits	\$120.00	\$437.00	\$0.00	\$437.00	\$437.00
Misc-Assessment Collection Cost	\$19,482.00	\$17,772.00	\$1,710.00	\$19,482.00	\$38,963.97
Office Supplies	\$1,000.00	\$495.00	\$505.00	\$1,000.00	\$1,000.00
Computer Expense	\$12,666.00	\$14,950.00	\$0.00	\$14,950.00	\$12,666.00
Total Administrative	\$116,043.00	\$100,952.00	\$26,509.04	\$127,461.04	\$146,834.27
<i>Operation & Maintenance</i>					
Payroll-Maintenance	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	\$0.00
Payroll-Office	\$60,000.00	\$70,548.00	\$71,717.30	\$142,265.30	\$149,000.00
Payroll-Benefits	\$16,000.00	\$11,901.00	\$12,098.25	\$23,999.25	\$24,000.00
Payroll-Pool Monitors	\$215,000.00	\$174,309.00	\$40,691.00	\$215,000.00	\$215,000.00
Payroll-Processing Fee	\$11,580.00	\$10,583.00	\$997.00	\$11,580.00	\$11,580.00
Workers' Compensation	\$9,600.00	\$0.00	\$9,600.00	\$9,600.00	\$9,600.00
ProfServ-Field Management	\$95,000.00	\$11,554.00	\$83,446.00	\$95,000.00	\$95,000.00
Contracts-Pools	\$50,880.00	\$24,300.00	\$26,580.00	\$50,880.00	\$50,880.00
Contracts-Air Conditioning	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Contracts-Security Alarms	\$940.00	\$0.00	\$940.00	\$940.00	\$940.00
Utility - General	\$82,500.00	\$42,547.00	\$43,252.20	\$85,799.20	\$85,800.00
Utility - Refuse Removal	\$6,300.00	\$3,100.00	\$3,151.38	\$6,251.38	\$6,300.00
R&M-General	\$65,000.00	\$132,701.00	\$0.00	\$132,701.00	\$65,000.00
R&M-Court Maintenance	\$27,000.00	\$23,895.00	\$3,105.00	\$27,000.00	\$10,000.00
R&M-Pest Control	\$2,528.00	\$1,519.00	\$1,544.18	\$3,063.18	\$3,064.00
R&M-Pools	\$25,000.00	\$135,017.00	\$0.00	\$135,017.00	\$15,000.00
R&M-Fitness Equipment	\$13,000.00	\$1,035.00	\$11,965.00	\$13,000.00	\$13,990.00
R&M-Lights	\$8,700.00	\$2,997.00	\$5,703.00	\$8,700.00	\$3,000.00
Advertising	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$1,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Miscellaneous Services	\$2,200.00	\$3,394.00	\$0.00	\$3,394.00	\$8,000.00
Misc-Access Cards	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$1,000.00
Holiday Decoration	\$900.00	\$528.00	\$372.00	\$900.00	\$38,500.00
Misc-Rec Center Equipment	\$4,000.00	\$1,020.00	\$2,980.00	\$4,000.00	\$2,000.00
Special Events	\$4,647.00	\$6,268.00	\$0.00	\$6,268.00	\$6,500.00
Misc-Licenses & Permits	\$2,261.00	\$140.00	\$2,121.00	\$2,261.00	\$2,261.00
Safety Equipment	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Cleaning Supplies	\$17,000.00	\$14,470.00	\$2,530.00	\$17,000.00	\$17,000.00
Op Supplies - Uniforms	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Total Operation & Maintenance	\$779,036.00	\$671,826.00	\$381,793.31	\$1,053,619.31	\$841,415.00
TOTAL EXPENDITURES	\$895,079.00	\$772,778.00	\$408,302.35	\$1,181,080.35	\$988,249.27
Excess (deficiency) of revenues Over (under) expenditures	\$62,207.00	\$137,220.00	-\$354,417.99	-\$217,197.99	-\$19,481.99
Net change in fund balance		\$137,220.00	-\$354,417.99	-\$217,197.99	-\$19,481.99
FUND BALANCE, BEGINNING	\$1,192,296.00	\$1,192,296.00	\$0.00	\$1,192,296.00	\$975,098.01
FUND BALANCE, ENDING	\$1,192,296.00	\$1,329,516.00	-\$354,417.99	\$975,098.01	\$955,616.02

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment—for the recreational facilities and the virtual gate system—on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Gate Bar Code/Remotes

The District charges a fee for each gate remote issued.

Pavilion Rental

The District charges a fee for the rental of the pavilion for various events.

Amenities Revenue

Revenue for yoga, tennis, swim or other reoccurring facility use.

EXPENDITURES

Administrative

Professional Services-Legal Services

The District's attorney provides general legal services to the District. The cost associated with legal services for matters pertaining to the special revenue fund may be recorded here. Legal expenditures have been allocated across all funds (excluding Debt Service).

Accounting Services

The District receives accounting services provided by Inframark, including but not limited to accounts payable, bank reconciliations, account analysis, financial statement preparation, annual budget preparation, and audit assistance.

Communication-Telephone

The district has multiple phone lines with services including nationwide long distance, IP addresses and modems and receives services at the clubhouse and fitness center buildings.

Lease-Copier

This line item includes the copier lease payments made to Great America Financial Services Corp. Maintenance and additional copy costs are also recorded here. Occasional use of the copier by the golf and restaurant are reimbursed on a per use basis.

Insurance-General Liability

The District has general liability, professional officer liability, property, crime and flood insurance. The portion allocated to this line item is for the clubhouse and fitness center facility's portion only.

Miscellaneous-Assessment Collection Fee

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Administrative (continued)

Office Supplies

The cost associated with purchasing various office supplies necessary for fitness facility operations.

Computer Expenses

The District expects to incur costs to repair and maintain their computer equipment and update software.

Operating and Maintenance

Payroll-Maintenance

Payroll for district maintenance personnel services is processed by ADP.

Payroll-Office

Payroll-Office Administrative personnel services processed by ADP.

Payroll-Benefits

Benefits for recreational staff.

Payroll-Pool Monitors

Payroll for district pool monitor personnel services is processed by ADP.

Payroll-Processing Fee

ADP provides payroll processing for the District's maintenance and pool monitor personnel.

Workers' Compensation

Workers' compensation premium for district employees is paid through ADP.

Professional Services-Field Management

Mr. Unger's field operations management salary is split equally between the special revenue fund and golf fund.

Contracts-Pools

The district contracts services for reoccurring maintenance of the pool and is billed monthly.

Contracts-Air Conditioning

Hendrick Air to provide bi-annual preventative maintenance for air conditioning systems and walk-in cooler/freezer. Quarterly inspections with filter changes and one coil cleaning per year.

Contracts-Security Alarms

BCI provides clubhouse and fitness center monitoring and Piper provides fire alarm services.

Utility-General

Services provided by City of Tampa and TECO.

Utility-Refuse Removal

Waste Management provides refuse removal services.

R&M-General

Various costs, to operate the district's facilities within the special revenue fund, not specific to another budgeted line item.

R&M-Court Maintenance

Estimated cost to repair and maintain the tennis and basketball courts within the District.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Operating and Maintenance (continued)

R&M-Pest Control

Ecolab is currently providing pest control services for the community and fitness center buildings.

R&M-Pool

Incidental pool maintenance and ADA required compliance.

R&M-Fitness Equipment

Fitrev provides repair and maintenance services for the District's fitness equipment as needed.

R&M-Lights

Costs to repair various lights within the clubhouse and recreational facilities.

Advertising

Realtor advertising for district functions incurred as determined by the board and designated management staff.

Miscellaneous Services

Miscellaneous costs not included within another budgeted line item.

Miscellaneous-Access Cards

The District purchases gate access cards for residents which are distributed for a small fee.

Miscellaneous-Holiday Decoration

Costs associated with Holiday decorations.

Miscellaneous-Rec Center Equipment

Costs to maintain the recreational center equipment (excluding fitness equipment).

Miscellaneous-Special Events

The District occasionally holds special events for the community.

Miscellaneous-License and Permits

The licenses and permits required for the District are expected to cost \$275 for the pool, \$150 for children's water activity and monthly fees for audio mood mix and TV signage subscriptions.

Safety Equipment

Safety equipment for clubhouse maintenance.

Cleaning Supplies

This line item captures costs associated with the purchase of cleaning supplies for the clubhouse, fitness center and recreational amenities.

Op Supplies-Uniforms

Uniform purchases for district staff.

Capital Outlay

Funds set aside for Capital Outlay projects to be determined by the district board.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Other Financing Uses

Operating Transfer Out

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 is estimated as 10% of golf course operating expenses and is to be considered resident contributions.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Budget
Enterprise- Golf Course Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interests- Investments	\$36.00	\$2,794.00	-\$2,758.00	\$36.00	\$36.00
Green Fees	\$854,000.00	\$587,887.00	\$266,113.00	\$854,000.00	\$854,000.00
Cart Fees	\$600,000.00	\$209,778.00	\$390,222.00	\$600,000.00	\$600,000.00
Club Rentals	\$12,000.00	\$8,360.00	\$3,640.00	\$12,000.00	\$12,000.00
Range Balls	\$120,000.00	\$64,973.00	\$55,027.00	\$120,000.00	\$12,000.00
Golf Merchandise	\$80,000.00	\$77,493.00	\$2,507.00	\$80,000.00	\$80,000.00
Food	\$16,000.00	\$6,199.00	\$9,801.00	\$16,000.00	\$16,000.00
Tobacco	\$2,000.00	\$1,219.00	\$781.00	\$2,000.00	\$2,000.00
Special Events	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
Other Miscellaneous Revenues	\$6,000.00	\$159,373.00	-\$153,373.00	\$6,000.00	\$6,000.00
Recreation Membership	\$75,000.00	\$263,334.00	-\$188,334.00	\$75,000.00	\$75,000.00
TOTAL REVENUES	\$1,770,036.00	\$1,381,410.00	\$388,626.00	\$1,770,036.00	\$1,657,036.00
EXPENDITURES					
Payroll-Benefits	\$9,000.00	\$9,398.00	\$0.00	\$9,398.00	\$18,800.00
Payroll-General Staff	\$420,000.00	\$186,783.00	\$233,217.00	\$420,000.00	\$420,000.00
Payroll-Processing Fee	\$11,676.00	\$10,597.00	\$1,079.00	\$11,676.00	\$22,000.00
Payroll Taxes	\$44,730.00	\$20,722.00	\$24,008.00	\$44,730.00	\$44,730.00
ProfServ-Dissemination Agent	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00
ProfServ-Trustee Fees	\$2,600.00	\$0.00	\$2,600.00	\$2,600.00	\$0.00
Accounting Services	\$22,716.00	\$11,358.00	\$11,358.00	\$22,716.00	\$22,716.00
Communication - Telephone	\$3,060.00	\$1,450.00	\$1,610.00	\$3,060.00	\$3,060.00
Electricity - General	\$20,500.00	\$9,998.00	\$10,502.00	\$20,500.00	\$20,500.00
Lease - Carts	\$78,515.00	\$87,894.00	\$0.00	\$87,894.00	\$180,000.00
Lease - Ice Machines	\$1,500.00	\$932.00	\$568.00	\$1,500.00	\$2,000.00
Insurance - General Liability	\$19,442.00	\$37,248.00	\$0.00	\$37,248.00	\$37,248.00
R&M-General	\$1,500.00	\$340.00	\$1,160.00	\$1,500.00	\$1,500.00
R&M-Golf Cart	\$1,000.00	\$2,750.00	\$0.00	\$2,750.00	\$3,000.00
Marketing	\$11,774.00	\$6,850.00	\$4,924.00	\$11,774.00	\$14,000.00
Misc-Bank Charges	\$1,200.00	\$1,506.00	\$0.00	\$1,506.00	\$3,000.00
Misc-Credit Card Fees	\$38,500.00	\$39,956.00	\$0.00	\$39,956.00	\$80,000.00
Office Supplies	\$2,000.00	\$886.00	\$1,114.00	\$2,000.00	\$2,000.00
Cleaning Supplies	\$1,250.00	\$924.00	\$326.00	\$1,250.00	\$2,000.00
Computer Expense	\$4,000.00	\$1,474.00	\$2,526.00	\$4,000.00	\$4,000.00
Op Supplies - Uniforms	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
Supplies - Golf Operations	\$10,000.00	\$8,059.00	\$1,941.00	\$10,000.00	\$20,000.00
Supplies - Range	\$9,000.00	\$9,090.00	\$0.00	\$9,090.00	\$18,000.00
Subscriptions and Memberships	\$2,720.00	\$2,530.00	\$190.00	\$2,720.00	\$5,000.00
Total Payroll-Maintenance	\$717,683.00	\$450,745.00	\$298,123.00	\$748,868.00	\$924,054.00

Maintenance

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Payroll-Benefits	\$3,700.00	\$9,563.00	\$0.00	\$9,563.00	\$20,000.00
Payroll-General Staff	\$425,500.00	\$260,887.00	\$164,613.00	\$425,500.00	\$525,000.00
Payroll-Pool Monitors	\$92.00	\$0.00	\$0.00	\$0.00	\$0.00
Payroll-Processing Fee	\$15,000.00	\$10,254.00	\$4,746.00	\$15,000.00	\$22,000.00
Payroll Taxes	\$45,316.00	\$20,286.00	\$25,030.00	\$45,316.00	\$45,316.00
Contracts-Aquatic Control	\$10,052.00	\$4,188.00	\$5,864.00	\$10,052.00	\$10,052.00
Contracts-Security Alarms	\$388.00	\$194.00	\$194.00	\$388.00	\$388.00
Fuel, Gasoline and Oil	\$45,000.00	\$13,114.00	\$31,886.00	\$45,000.00	\$45,000.00
Utility - General	\$25,000.00	\$18,472.00	\$6,528.00	\$25,000.00	\$25,000.00
Electricity - General	\$2,640.00	\$13,390.00	\$0.00	\$13,390.00	\$28,000.00
Utility - Refuse Removal	\$6,663.00	\$5,867.00	\$796.00	\$6,663.00	\$12,000.00
Lease - Golf Course Equipment	\$60,462.00	\$26,658.00	\$33,804.00	\$60,462.00	\$60,462.00
Lease - Ice Machines	\$3,264.00	\$2,028.00	\$1,236.00	\$3,264.00	\$4,100.00
R&M-General	\$4,000.00	\$107.00	\$3,893.00	\$4,000.00	\$4,000.00
R&M-Buildings	\$4,000.00	\$1,181.00	\$2,819.00	\$4,000.00	\$4,000.00
R&M-Equipment	\$20,000.00	\$41,249.00	\$0.00	\$41,249.00	\$80,000.00
R&M-Fertilizer	\$65,000.00	\$60,378.00	\$4,622.00	\$65,000.00	\$120,000.00
R&M-Irrigation	\$20,000.00	\$15,506.00	\$4,494.00	\$20,000.00	\$30,000.00
R&M-Signage	\$1,000.00	\$480.00	\$520.00	\$1,000.00	\$1,000.00
R&M-Trees and Trimming	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
R&M-Golf Course	\$6,500.00	\$3,288.00	\$3,212.00	\$6,500.00	\$6,500.00
R&M-Bunkers	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
R&M - Bridges & Cart Paths	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00
R&M-Sod	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
Misc-Licenses & Permits	\$2,500.00	\$1,257.00	\$1,243.00	\$2,500.00	\$2,500.00
Office Supplies	\$500.00	\$15.00	\$485.00	\$500.00	\$500.00
Cleaning Supplies	\$1,000.00	\$789.00	\$211.00	\$1,000.00	\$2,000.00
Op Supplies - Chemicals	\$130,000.00	\$103,722.00	\$26,278.00	\$130,000.00	\$208,000.00
Op Supplies - Hand tools	\$3,000.00	\$244.00	\$2,756.00	\$3,000.00	\$3,000.00
Supplies - Misc.	\$4,999.00	\$4,022.00	\$977.00	\$4,999.00	\$8,000.00
Supplies - Sand	\$6,000.00	\$2,577.00	\$3,423.00	\$6,000.00	\$6,000.00
Supplies - Seeds	\$5,000.00	\$2,010.00	\$2,990.00	\$5,000.00	\$5,000.00
Supplies - Power Tools	\$3,200.00	\$852.00	\$2,348.00	\$3,200.00	\$3,200.00
Total Maintenance	\$929,276.00	\$622,578.00	\$344,468.00	\$967,046.00	\$1,284,018.00
Operation & Maintenance					
COS - Food Sales	\$10,000.00	\$8,437.00	\$1,563.00	\$10,000.00	\$16,000.00
COS - Merchandise	\$52,000.00	\$90,593.00	\$0.00	\$90,593.00	\$100,000.00
COS - Tobacco	\$1,400.00	\$0.00	\$1,400.00	\$1,400.00	\$1,400.00
Total Construction In Progress	\$63,400.00	\$99,030.00	\$2,963.00	\$101,993.00	\$117,400.00
Debt Service					
Interest Expense	\$1,420.00	\$0.00	\$1,420.00	\$1,420.00	\$1,420.00
Principal Debt Retirement	\$40,000.00	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
Total Debt Service	\$41,420.00	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
TOTAL EXPENDITURES	\$1,751,779.00	\$1,172,353.00	\$685,554.00	\$1,857,907.00	\$2,365,472.00
Excess (deficiency) of revenues					
Over (under) expenditures	\$18,257.00	\$209,057.00	-\$296,928.00	-\$87,871.00	-\$708,436.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
	\$18,257.00	\$209,057.00	\$0.00	\$0.00	-\$708,436.00
Net change in fund balance	\$18,257.00	\$209,057.00	-\$296,928.00	-\$87,871.00	-\$708,436.00
BEGINNING FUND BALANCE	\$69,321.00	\$0.00	\$0.00	\$0.00	-\$87,871.00
ENDING FUND BALANCE	\$87,578.00	\$209,057.00	-\$296,928.00	-\$87,871.00	-\$796,307.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on available operating funds.

Green Fees

Revenue received for golf rounds played.

Cart Fees

Revenue received for golf cart rentals.

Club Rentals

Revenue received for the rental of golf clubs.

Range Balls

Revenue received for the rental of range balls for practice (sold per bucket).

Golf Merchandise

The District sells various golf merchandise in the pro shop.

Food

This represents food and non-alcoholic revenues from snacks sold at the pro shop.

Tobacco

The District sells tobacco in the pro shop.

Special Events

The District holds various golf tournaments and events. The revenue associated with these events is recorded here.

Other Miscellaneous Revenue

Other revenues not included within another budgeted revenue line item.

Recreation Membership

Revenue received for seasonal pass sales.

OPERATION & MAINTENANCE

COS-Food Sales

The cost to purchase food items and non-alcoholic beverages for resale at the pro shop.

COS-Merchandise

The cost to purchase merchandise for resale at the pro shop.

COS-Tobacco

The cost to purchase tobacco for resale at the pro shop.

Budget Narrative
Fiscal Year 2027

OPERATING EXPENSES

Financial and Administrative

Accounting Services

The District receives accounting services provided by Inframark, including but not limited to accounts payable, bank reconciliations, account analysis, financial statement preparation, annual budget preparation, and audit assistance.

Insurance-General Liability

The District has general liability, property, inland marine, flood, crime, employee dishonesty and public officials' liability. The portion allocated to this line item is for the golf.

Miscellaneous-Bank Charges

Truist charges the district monthly bank fees.

Miscellaneous-Credit Card Fees

The District allows customers to pay using credit cards to purchase services or products. The District incurs a fee from the credit card companies for this service.

Professional Services-Legal Services

The District's attorney provides general legal services to the District. Costs for matter services pertaining to the golf course may be recorded here. Legal expenditures have been allocated across all funds (excluding Debt Service).

Computer Expense

There is an occasional need to request computer related services. The cost for these services will be recorded here.

Operating Expenses

Payroll-Benefits

United HealthCare dental and vision insurance.

Payroll-General Staff

Payroll for Director of Golf and hourly personnel.

Payroll-Processing Fee

ADP charges a fee for processing payroll. This fee is based in part on the number of active employees within the billing period. ADP also provides employee screening services.

Payroll-Taxes

These costs include FICA, Medicare and Workers Comp.

Professional Services-Dissemination

Dissemination services for the series 1999 bond.

Professional Services-Trustee

Trustee services associated with the series 1999 bond. This cost is split with the restaurant.

Communication-Telephone

Communication services are provided by Graybar and Frontier.

Electricity-General

Electricity services are provided by TECO.

Budget Narrative
Fiscal Year 2027

Operating Expenses (continued)

Lease-Carts

The District leases golf carts, a beverage cart and a tractor.

Lease-Ice Machines

S&W leases ice machines at the maintenance building.

R&M-General

This line item will capture general repair and maintenance costs throughout the golf course facility.

R&M-Golf Cart

Costs associated with the repair and maintenance of the golf carts.

Marketing

Costs associated with marketing of the golf course. In prior years, the district held ad campaigns with various firms including Promo Social, Tee Times USA and Golf Coast Magazine.

Office Supplies

This line item includes the cost of office supplies required to operate the golf course office.

Cleaning Supplies

This line item includes the cost of any supplies used to clean the golf course facilities.

Op Supplies-Uniforms

Uniform services.

Supplies-Golf Operations

All costs associated with the supplies needed for golf operations.

Supplies-Range

All costs associated with the supplies needed to operate the range including golf balls.

Subscription and Memberships

The District expects to obtain and/or maintain subscriptions and memberships. Vendors for these services have historically included FSGA, USGA and Sam's Club.

Maintenance

Payroll-Benefits

United HealthCare dental and vision insurance.

Payroll-General Staff

Payroll for Director of Golf and hourly personnel.

Payroll-Processing Fee

ADP charges a fee for processing payroll. This fee is based in part on the number of active employees within the billing period. ADP also provides employee screening services.

Payroll-Taxes

These costs include FICA, Medicare and Workers Comp.

Contracts-Aquatic Control

Solitude currently provides aquatic services for the District's golf course.

Budget Narrative
Fiscal Year 2027

Maintenance (continued)

Contracts-Security Alarms

Alarm monitoring for the maintenance building.

Fuel, Gasoline and Oil

Fuel is purchased as needed for operations throughout the golf course.

Utility-General

Water and sewer services are provided by City of Tampa.

Electricity-General

Electricity services are provided by TECO.

Utility-Refuse Removal

Waste Management provides refuse removal services to the golf course.

Lease-Golf Course Equipment

The district anticipates leasing golf course maintenance equipment.

Lease-Ice Machines

The district leases an ice machine from S&W for the cart barn.

R&M-General

This line item will capture general repair and maintenance costs throughout the golf course facility.

R&M-Buildings

Repair and maintenance of the maintenance building.

R&M-Equipment

Repair and maintenance of golf equipment and related facilities within the district.

R&M-Fertilizer

The District will purchase fertilizer for the golf facilities.

R&M-Irrigation

The cost to repair and maintain the irrigation system throughout the golf course facility.

R&M-Signage

The cost to repair and maintain signage throughout the district.

R&M-Trees and Trimming

The cost of replacing and maintaining trees and shrubs throughout the golf course.

R&M-Golf Course

This line item will capture general repair, maintenance and beautification costs throughout the golf course.

R&M-Bunkers

The cost to purchase sand, repair and maintain bunkers throughout the golf course.

R&M-Bridges and Cart Paths

Repair and maintenance of the bridges and cart paths throughout the golf course.

Budget Narrative
Fiscal Year 2027

Maintenance (continued)

R&M-Sod

Replacement of sod throughout the year.

Miscellaneous-Licenses & Permits

Includes city and county business tax and a contingency.

Office Supplies

This line item includes the cost of office supplies required to operate the golf course office.

Cleaning Supplies

This line item includes the cost of any supplies used to clean the golf course facilities.

Op Supplies-Chemicals

Costs for chemicals required for operation will be recorded here.

Op Supplies-Hand Tools

This category is to record the purchase of any hand tools needed for the operation and maintenance of the golf course.

Supplies-Misc.

All costs associated with the supplies needed for golf operations.

Supplies-Sand

The district expects to purchase sand for golf course and bunker maintenance.

Supplies-Seeds

All seed supply products purchased for the golf course.

Supplies-Power Tools

All power tool supply products purchased for the golf course.

Debt Service

Principal Debt Retirement

This represents principal payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the restaurant.

Interest Expense

This represents interest payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the restaurant.

Note: Without sufficient revenues to cover operating expenses the district is without means to make the required principal and interest payments. The budget reflects that the debt service payments would have to be made using a portion of prior year's fund balance. Since the prior year's enterprise fund balance is negative, there are no funds from the prior year available to use.

Other Financing Sources

Interfund Transfer In

This amount represents a portion deemed reasonable to transfer from the special revenue fund to the enterprise fund as support for operations and maintenance of the enterprise fund. This portion is estimated as 10% of golf course operating expenses and is to be considered resident contributions.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2027 Budget
Enterprise- Restaurant Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Rents or Royalties	\$72,359.00	\$73,309.00	-\$950.00	\$72,359.00	\$72,359.00
ProfServ-Legal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance - General Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$72,359.00	\$73,309.00	-\$950.00	\$72,359.00	\$72,359.00
EXPENDITURES					
<i>Financial and Administrative</i>					
ProfServ-Dissemination Agent	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
ProfServ-Legal Services	\$6,500.00	\$0.00	\$6,500.00	\$6,500.00	\$6,500.00
Insurance - General Liability	\$3,200.00	\$1,903.00	\$1,297.00	\$3,200.00	\$3,200.00
Total Financial and Administrative	\$10,200.00	\$1,903.00	\$7,797.00	\$9,700.00	\$10,200.00
<i>Operation & Maintenance</i>					
Communication - Telephone	\$1,032.00	\$195.00	\$837.00	\$1,032.00	\$500.00
Utility - General	\$3,360.00	\$18,472.00	\$0.00	\$18,472.00	\$40,000.00
Electricity - General	\$20,000.00	\$9,998.00	\$10,002.00	\$20,000.00	\$20,000.00
Utility - Refuse Removal	\$3,650.00	\$2,559.00	\$1,091.00	\$3,650.00	\$5,100.00
Rentals & Leases	\$1,040.00	\$553.00	\$487.00	\$1,040.00	\$1,200.00
Insurance - General Liability	\$6,278.00	\$5,119.00	\$0.00	\$5,119.00	\$5,119.00
R&M-General	\$4,428.00	\$3,166.00	\$1,262.00	\$4,428.00	\$6,400.00
Misc-Licenses & Permits	\$750.00	\$90.00	\$660.00	\$750.00	\$200.00
Total Operation & Maintenance	\$40,538.00	\$40,152.00	\$14,339.00	\$54,491.00	\$78,519.00
TOTAL FOR O&M					
<i>Construction In Progress</i>					
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Construction In Progress	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>Debt Service</i>					
Principal Debt Retirement	\$40,000.00	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
Interest Expense	\$1,420.00	\$0.00	\$1,420.00	\$1,420.00	\$1,420.00
Total Debt Service	\$41,420.00	\$0.00	\$41,420.00	\$41,420.00	\$41,420.00
TOTAL EXPENDITURES	\$92,158.00	\$42,055.00	\$63,556.00	\$105,611.00	\$130,139.00
Over (under) expenditures	\$20,739.00	\$71,406.00	-\$50,167.00	\$21,239.00	\$20,739.00
Net change in fund balance	\$20,739.00	\$71,406.00	-\$50,167.00	\$21,239.00	\$20,739.00
BEGINNING FUND BALANCE	-\$842,737.00	-\$842,737.00	\$0.00	-\$842,737.00	-\$821,498.00
ENDING FUND BALANCE	-\$821,998.00	-\$771,331.00	-\$50,167.00	-\$821,498.00	-\$800,759.00

Budget Narrative
Fiscal Year 2027

REVENUES

Rents or Royalties

The restaurant facility is leased to Bayscape Enterprises.

EXPENDITURES

Financial and Administrative

Professional Services-Dissemination Agent

Dissemination services for the series 1999 bond.

Professional Services-Legal Services

The District's attorney provides general legal services to the District. Costs for matter services pertaining to the restaurant may be recorded here. Legal expenditures have been allocated across all funds (excluding Debt Service).

Operation and Maintenance

Communication-Telephone

Graybar serves as a communications provider.

Utility-General

Water and sewer services are provided by City of Tampa.

Electricity-General

Electricity services are provided by TECO.

Utility-Refuse Removal

Waste Management provides refuse removal services.

Rentals & Leases

The District currently leases a commercial dishwasher from VistaServe at a cost of \$80/4 weeks (13 payments per year).

Insurance-General Liability

Allocated insurance costs.

R&M-General

This line item will capture repair and maintenance costs throughout the restaurant facility.

Miscellaneous-Licenses & Permits

The cost associated with maintaining the liquor license.

Debt Service

Principal Debt Retirement

This represents principal payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the golf.

Interest Expense

This represents interest payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the golf.

Note: Without sufficient revenues to cover operating expenses the district is without means to make the required principal and interest payments. The budget reflects that the debt service payments would have to be made using a portion of prior year's fund balance. Since the prior year's enterprise fund balance is negative, there are no funds from the prior year available to use.



Heritage Isles

Community Development District

Supporting Budget Schedule

FY 2027



Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

* last year they had 101 H17 / O19

Product	General Fund 001			Special Revenue Fund 101			Total Assessments per Unit			Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	
TH	\$511.82	\$511.82	0.00%	\$955.00	\$955.00	0.00%	\$1,466.82	\$1,466.82	0.00%	154
40 x 110	\$1,039.48	\$1,039.48	0.00%	\$955.00	\$955.00	0.00%	\$1,994.48	\$1,994.48	0.00%	192
50 x 110	\$1,171.42	\$1,171.42	0.00%	\$955.00	\$955.00	0.00%	\$2,126.42	\$2,126.42	0.00%	411
65 x 110	\$1,197.78	\$1,197.78	0.00%	\$955.00	\$955.00	0.00%	\$2,152.78	\$2,152.78	0.00%	94
75 x 110	\$1,416.78	\$1,416.78	0.00%	\$955.00	\$955.00	0.00%	\$2,371.78	\$2,371.78	0.00%	83
90 x 130	\$1,738.64	\$1,738.64	0.00%	\$955.00	\$955.00	0.00%	\$2,693.64	\$2,693.64	0.00%	86
										1,020

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase		
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
TH	\$0.00	0%	\$0.00
40 x 110	\$0.00	0%	\$0.00
50 x 110	\$0.00	0%	\$0.00
65 x 110	\$0.00	0%	\$0.00
75 x 110	\$0.00	0%	\$0.00
90 x 130	\$0.00	0%	\$0.00

Total \$0.00 *Collection costs included*

ASSESSMENT TREND ANALYSIS - GENERAL FUND

	FY 2027	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
TH	\$511.82	\$511.82	\$ 511.82	\$ 511.82	\$ 511.82	\$ 511.82
40 x 110	\$1,039.48	\$1,039.48	\$ 1,039.48	\$1,039.48	\$ 1,039.48	\$ 1,039.48
50 x 110	\$1,171.42	\$1,171.42	\$ 1,171.42	\$1,171.42	\$ 1,171.42	\$ 1,171.42
65 x 110	\$1,197.78	\$1,197.78	\$ 1,197.78	\$1,197.78	\$ 1,197.78	\$ 1,197.78
75 x 110	\$1,416.78	\$1,416.78	\$ 1,416.78	\$1,416.78	\$ 1,416.78	\$ 1,416.78
90 x 130	\$1,738.64	\$1,738.64	\$ 1,738.64	\$1,738.64	\$ 1,738.64	\$ 1,738.64



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Heritage Isles CDD	2156

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

April 13, 2026

Heritage Isles Community Development District
Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Heritage Isles Community Development District’s, (the “District”), governmental activities, business-type activities, and each major fund as of and for the years ending September 30, 2026, 2027, and 2028, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2026, 2027, and 2028, and thereafter if mutually agreed upon by Heritage Isles Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Heritage Isles Community Development District
April 13, 2026
Page 2

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Heritage Isles Community Development District
April 13, 2026
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information (“RSI”) which accounting principles generally accepted in the United States of America (“U.S. GAAP”) require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and

Heritage Isles Community Development District
April 13, 2026
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Heritage Isles Community Development District
April 13, 2026
Page 5

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

Heritage Isles Community Development District
April 13, 2026
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2026 will not exceed \$12,850 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. Our fee for the years ending September 30, 2027 and 2028 will not exceed \$12,850. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Heritage Isles Community Development District
April 13, 2026
Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Heritage Isles Community Development District
April 13, 2026
Page 8

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Heritage Isles Community Development District
April 13, 2026
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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Heritage Isles Community Development District
April 13, 2026
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Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Melissa Marlin, CPA

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

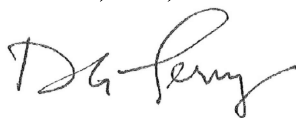
Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.



DG Perry

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND HERITAGE ISLES COMMUNITY
DEVELOPMENT DISTRICT
(DATED APRIL 13, 2026)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**INFRAMARK
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607
TELEPHONE: 954-603-0033**

E-VERIFY REQUIREMENTS. Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Auditor: Melissa Marlin

District: Heritage Isles CDD

By: M. Marlin

By: _____

Title: Director

Title: _____

Date: April 13, 2026

Date: _____