Heritage Isles Community Development District

September 16, 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 Rodriquez, 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, September 16, 2026, at 6:30 p.m.

The Regular Meeting of the **Heritage Isles Community Development District** will be held on **September 16, 2026, 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 (August 19, 2026)
   B. Acceptance of the Financial Reports (July 2026)
   C. Discussion of the Snapshot
4. **STAFF REPORTS**
   A. Golf Director/Community Operations Manager
   B. District Engineer
   C. District Counsel
   D. Restaurant
   E. District Manager
      i. Discussion of Juniper Landscape Contract Renewal FY2026 $186,400.00 FY2027 $190,800.00
5. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
6. **ADJOURNMENT**

MINUTES OF MEETING
HERITAGE ISLES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Isles Community Development District was held on Wednesday, August 19, at 6:54 p.m. at the Heritage Isles Clubhouse Library, 10630 Plantation Bay Drive, Tampa, Florida.

Present and constituting a quorum were:

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

Also, present were:

Mark Vega	District Manager
Rich Unger	Community Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

None.

THIRD ORDER OF BUSINESS **Special Items**

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

On MOTION by Mr. Iravani, second by Mr. Barravecchio, the Board approved the open Public Hearing at 6:59 p.m. 5-0

On MOTION by Ms. Rodriquez, second by Mr. Barravecchio, the Board approved the close Public Hearing at 7:58 p.m. 5-0

i. Consideration of Resolution 2026-04; Adopting Final Budget for FY 2027

> On MOTION by Mr. Sorensen, seconded by Mr. Barravecchio, with all in favor, the Resolution 2026-04; Adopting Final Budget for FY 2027 was adopted as amended. 5-0

ii. Consideration of Resolution 2026-05; Levying O&M Assessments

> On MOTION by Ms. Rodriquez, seconded by Mr. Barravecchio, with all in favor, the Resolution 2026-05; Levying O&M Assessments was adopted as presented. 5-0

iii. Consideration of Resolution 2026-06; Enterprise Fund Budget

> On MOTION by Ms. Rodriquez, seconded by Mr. Barravecchio, with all in favor, the Resolution 2026-06; Enterprise Fund Budget was adopted as amended. 5-0

B. Consideration of Resolution 2026-07; Goals and Objectives

> On MOTION by Mr. Barravecchio, seconded by Ms. Rodriquez, with all in favor, the Resolution 2026-07; Goals and Objectives was adopted as presented. 5-0

C. Consideration of Resolution 2026-08; Setting FY 2027 Annual Meeting Schedule

> On MOTION by Ms. Rodriquez, seconded by Mr. Sorensen, with all in favor, the Resolution 2026-08; Setting FY 2027 Annual Meeting Schedule was approved as presented. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of the Meeting Minutes (July 15, 2026)

B. Acceptance of the Financial Reports (June 2026)

C. Discussion of the Snapshot

> On MOTION by Mr. Sorensen, seconded by Mr. Barravecchio, with all in favor, the Business Administration was approved as presented. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. Golf Director/Community Operations Managers

On MOTION by Mr. Sorensen, seconded by Mr. Iravani, with all in favor, the Board approved an amount not to exceed $27,000.00 for sod installation by RMP on the golf course. 5-0

On MOTION by Mr. Barravecchio, seconded by Ms. Rodriquez, with all in favor, the Board approved an amount not to exceed $18,747.74 for Gulf Spike Rush, with the cost to be allocated 50% to the General Fund and 50% to the Gold Fund. 5-0

B. District Counsel

None.

C. District Engineer

i. Discussion of Traffic Calming

Mr. Unger will check the battery in the morning.

D. Restaurant

None.

E. District Manager

Mr. Vega provided an update regarding the Azuria and Inframark email transition.

SIXTH ORDER OF BUSINESS Supervisor Requests

None.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Rodriquez, seconded by Mr. Iravani, with all in favor, the meeting was adjourned at 9:07 PM

_________________________________ _________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Isles Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

Heritage Isles
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	ENTERPRISE - GOLF COURSE FUND	ENTERPRISE - RESTAURANT FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 1,346,407	$ 17,423	$ 671,316	$ -	$ 2,035,146
Cash On Hand/Petty Cash	-	72	580	-	652
Cash Restricted for Customer Deposits	-	-	15,950	-	15,950
Accounts Receivable	-	-	36,190	32,302	68,492
Lease Receivable	-	-	-	60,258	60,258
Lease Receivable - Non-Current	-	-	-	139,894	139,894
Due From Other Funds	1,398,903	1,113,707	-	-	2,512,610
Inventory:					
Food	-	-	334	-	334
Golf Shop	-	-	90,587	-	90,587
Tobacco	-	-	570	-	570
Investments:					
Money Market Account	326,795	-	-	-	326,795
Reserve Fund	-	-	487	-	487
Prepaid Items	-	-	680	728	1,408
Prepaid Insurance	6,632	-	-	-	6,632
Deposits	18,865	-	13,820	-	32,685
Fixed Assets					
Land	-	-	2,268,000	-	2,268,000
Buildings	-	-	820,110	-	820,110
Accum Depr - Buildings	-	-	(692,121)	-	(692,121)
Infrastructure	-	-	3,573,785	-	3,573,785
Accum Depr - Infrastructure	-	-	(3,573,785)	-	(3,573,785)
Equipment and Furniture	-	-	1,112,398	-	1,112,398
Accum Depr - Equip/Furniture	-	-	(635,787)	-	(635,787)
Right to Use Lease Asset	-	-	544,273	-	544,273
A/A Right to Use Leased Asset	-	-	(118,750)	-	(118,750)
TOTAL ASSETS	**$ 3,097,602**	**$ 1,131,202**	**$ 4,128,637**	**$ 233,182**	**$ 8,590,623**
LIABILITIES					
Accounts Payable	$ 6,292	$ 19,252	$ 29,576	$ 208	$ 55,328
Accrued Expenses	-	581	-	-	581
Equipment Lease Payable	-	-	323,381	-	323,381
Accrued Interest Payable	-	-	636,705	-	636,705
Accrued Taxes Payable	-	-	1	-	1
Sales Tax Payable	-	-	-	1,604	1,604
Deposits	-	-	950	15,000	15,950
Other Current Liabilities	916	-	254	-	1,170
Gift Certificates	-	-	25,778	-	25,778
Mature Bonds Payable	-	-	635,000	-	635,000
Mature Interest Payable	-	-	503,374	-	503,374
Lease Payable - Current Portion	-	-	112,356	-	112,356
Due To Other Funds	-	-	1,650,535	862,075	2,512,610
Bond Prem/Discount	-	-	(51,832)	-	(51,832)
Acc Amort - Bond Prem/Disc	-	-	51,832	-	51,832
Deferred inflows - Leases	-	-	-	188,886	188,886

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	ENTERPRISE - GOLF COURSE FUND	ENTERPRISE - RESTAURANT FUND	TOTAL
TOTAL LIABILITIES	**7,208**	**19,833**	**3,917,910**	**1,067,773**	**5,012,724**
FUND BALANCES / NET ASSETS					
Fund Balances					
Nonspendable:					
Prepaid Items	-	-	-	-	-
Prepaid Insurance	6,632	-	-	-	6,632
Deposits	18,925	-	-	-	18,925
Prepaid	-	-	-	-	-
Assigned to:					
Operating Reserves	223,994	-	-	-	223,994
Reserves - Other	964,484	-	-	-	964,484
Unassigned:	1,876,359	1,111,369	-	-	2,987,728
Net Assets					
Invested in capital assets,					
net of related debt	-	-	2,021,362	-	2,021,362
Reserves - Golf	-	-	69,246	-	69,246
Reserves - Other	-	-	372,153	-	372,153
Unrestricted/Unreserved	-	-	(2,252,034)	(834,591)	(3,086,625)
TOTAL FUND BALANCES / NET ASSETS	**$ 3,090,394**	**$ 1,111,369**	**$ 210,727**	**$ (834,591)**	**$ 3,577,899**
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	**$ 3,097,602**	**$ 1,131,202**	**$ 4,128,637**	**$ 233,182**	**$ 8,590,623**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
REVENUES					
Interest - Investments	$ 2,000	$ 1,666	$ 47,554	$ 45,888	2377.70%
Interest - Tax Collector	-	-	2,272	2,272	0.00%
Special Assmnts- Tax Collector	1,139,560	1,139,560	1,140,278	718	100.06%
Special Assmnts- Discounts	(45,582)	(45,582)	(41,948)	3,634	92.03%
TOTAL REVENUES	**1,095,978**	**1,095,644**	**1,148,156**	**52,512**	**104.76%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	20,000	15,600	4,400	65.00%
Payroll-Processing Fee	764	637	-	637	0.00%
Workers' Compensation	720	600	-	600	0.00%
ProfServ-Engineering	7,500	6,250	11,019	(4,769)	146.92%
ProfServ-Legal Services	44,212	36,843	532	36,311	1.20%
ProfServ-Mgmt Consulting	63,765	53,138	58,292	(5,154)	91.42%
ProfServ-Recording Secretary	1,125	938	-	938	0.00%
ProfServ-Special Assessment	10,600	10,600	10,600	-	100.00%
ProfServ-Web Site Maintenance	1,553	1,553	1,553	-	100.00%
Auditing Services	8,500	8,500	25,100	(16,600)	295.29%
Postage and Freight	1,500	1,250	758	492	50.53%
Insurance - General Liability	44,074	44,074	11,615	32,459	26.35%
Printing and Binding	100	83	-	83	0.00%
Legal Advertising	3,000	2,500	53	2,447	1.77%
Misc-Assessment Collection Cost	22,791	22,791	21,967	824	96.38%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	234,379	209,932	157,264	52,668	67.10%
Field					
Contracts-Landscape	182,105	151,754	155,333	(3,579)	85.30%
Contracts-Landscape Consultant	12,960	10,800	9,720	1,080	75.00%
Contracts-Aquatic Control	10,890	9,075	9,075	-	83.33%
Communication - Telephone	960	800	716	84	74.58%
Utility - General	196,000	163,333	167,862	(4,529)	85.64%
R&M-General	15,000	12,500	13,674	(1,174)	91.16%
R&M-Irrigation	11,000	9,167	29,103	(19,936)	264.57%
R&M-Landscape Renovations	9,704	8,087	39,963	(31,876)	411.82%
R&M-Mulch	19,250	16,042	22,750	(6,708)	118.18%
R&M-Ponds	28,000	23,333	1,750	21,583	6.25%
R&M-Sidewalks	-	-	69,825	(69,825)	0.00%
R&M-Tree Trimming Services	-	-	9,920	(9,920)	0.00%
R&M-Annuals	-	-	4,250	(4,250)	0.00%
R&M-Sod	5,000	4,167	-	4,167	0.00%
Holiday Decoration	15,000	15,000	34,064	(19,064)	227.09%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
Misc-Contingency	6,597	5,498	9,092	(3,594)	137.82%
Reserve - Other	111,192	111,192	106,450	4,742	95.74%
Total Field	623,658	540,748	683,547	(142,799)	109.60%
Gatehouse					
Security Patrol Services	120,000	100,000	137,930	(37,930)	114.94%
Contracts-Security System	88,808	74,007	-	74,007	0.00%
R&M-Gatehouse	20,000	16,667	80,474	(63,807)	402.37%
Gate Camera Systems	6,948	5,790	-	5,790	0.00%
Internet Services	2,184	1,820	4,023	(2,203)	184.20%
Total Gatehouse	237,940	198,284	222,427	(24,143)	93.48%
TOTAL EXPENDITURES	**1,095,977**	**948,964**	**1,063,238**	**(114,274)**	**97.01%**
Excess (deficiency) of revenues Over (under) expenditures	1	146,680	84,918	(61,762)	8491800.00%
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	$ 146,680	$ 84,918	$ (61,762)	8491800.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**3,005,476**	**3,005,476**	**3,005,476**		
FUND BALANCE, ENDING	**$ 3,005,477**	**$ 3,152,156**	**$ 3,090,394**		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
Special Assmnts- Tax Collector	974,100	974,100	974,715	615	100.06%
Special Assmnts- Discounts	(38,964)	(38,964)	(35,857)	3,107	92.03%
Other Miscellaneous Revenues	150	125	202,087	201,962	134724.67%
Gate Bar Code/Remotes	2,000	1,667	4,570	2,903	228.50%
Pavilion Rental	5,000	4,167	9,025	4,858	180.50%
Amenities Revenue	15,000	12,500	10,233	(2,267)	68.22%
TOTAL REVENUES	**957,286**	**953,595**	**1,164,773**	**211,178**	**121.67%**
EXPENDITURES					
Administration					
ProfServ-Legal Services	4,000	3,333	-	3,333	0.00%
ProfServ-Mgmt Consulting	6,185	5,154	-	5,154	0.00%
Accounting Services	19,866	16,555	16,555	-	83.33%
Communication - Telephone	16,044	13,370	22,749	(9,379)	141.79%
Lease - Copier	2,336	1,947	2,363	(416)	101.16%
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	19,482	18,777	705	96.38%
Office Supplies	1,000	833	1,239	(406)	123.90%
Computer Expense	12,666	10,555	66,090	(55,535)	521.79%
Total Administration	116,043	105,693	171,696	(66,003)	147.96%
Operation & Maintenance					
Payroll-Maintenance	45,000	37,500	-	37,500	0.00%
Payroll-Office	60,000	50,000	118,899	(68,899)	198.17%
Payroll-Benefits	16,000	13,333	19,221	(5,888)	120.13%
Payroll-Pool Monitors	215,000	179,167	311,387	(132,220)	144.83%
Payroll-Processing Fee	11,580	9,650	17,094	(7,444)	147.62%
Workers' Compensation	9,600	8,000	-	8,000	0.00%
ProfServ-Field Management	95,000	79,167	35,801	43,366	37.69%
Contracts-Pools	50,880	42,400	41,441	959	81.45%
Contracts-Air Conditioning	5,000	4,167	-	4,167	0.00%
Contracts-Security Alarms	940	783	-	783	0.00%
Utility - General	82,500	68,750	58,492	10,258	70.90%
Utility - Refuse Removal	6,300	5,250	3,100	2,150	49.21%
R&M-General	65,000	54,167	157,046	(102,879)	241.61%
R&M-Court Maintenance	27,000	22,500	33,146	(10,646)	122.76%
R&M-Pest Control	2,528	2,107	2,498	(391)	98.81%
R&M-Pools	25,000	20,833	149,244	(128,411)	596.98%
R&M-Fitness Equipment	13,000	10,833	1,516	9,317	11.66%
R&M-Lights	8,700	7,250	2,997	4,253	34.45%
Advertising	5,000	4,167	-	4,167	0.00%
Miscellaneous Services	2,200	1,833	4,414	(2,581)	200.64%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
Misc-Access Cards	2,000	1,667	614	1,053	30.70%
Holiday Decoration	900	750	1,096	(346)	121.78%
Misc-Rec Center Equipment	4,000	3,333	1,713	1,620	42.83%
Special Events	4,647	3,873	33,565	(29,692)	722.29%
Misc-Licenses & Permits	2,261	1,884	816	1,068	36.09%
Safety Equipment	1,000	833	-	833	0.00%
Cleaning Supplies	17,000	14,167	19,477	(5,310)	114.57%
Op Supplies - Uniforms	1,000	833	-	833	0.00%
Total Operation & Maintenance	779,036	649,197	1,013,577	(364,380)	130.11%
TOTAL EXPENDITURES	**895,079**	**754,890**	**1,185,273**	**(430,383)**	**132.42%**
Excess (deficiency) of revenues Over (under) expenditures	62,207	198,705	(20,500)	(219,205)	-32.95%
OTHER FINANCING SOURCES (USES)					
Capt'l Contributions-Other	-	-	8,000	8,000	0.00%
Contribution to (Use of) Fund Balance	62,207	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**62,207**	**-**	**8,000**	**8,000**	**12.86%**
Net change in fund balance	$ 62,207	$ 198,705	$ (12,500)	$ (211,205)	-20.09%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,123,869**	**1,123,868**	**1,123,869**		
FUND BALANCE, ENDING	**$ 1,186,076**	**$ 1,322,573**	**$ 1,111,369**		

Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending July 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
OPERATING REVENUES					
Interest - Investments	$ 36	$ 30	$ 5,300	$ 5,270	14722.22%
Green Fees	854,000	711,667	986,642	274,975	115.53%
Cart Fees	600,000	500,000	338,621	(161,379)	56.44%
Club Rentals	12,000	10,000	15,685	5,685	130.71%
Range Balls	120,000	100,000	110,095	10,095	91.75%
Golf Merchandise	80,000	66,667	134,445	67,778	168.06%
Food	16,000	13,333	10,992	(2,341)	68.70%
Tobacco	2,000	1,667	1,596	(71)	79.80%
Special Events	5,000	4,167	-	(4,167)	0.00%
Other Miscellaneous Revenues	6,000	5,000	214,116	209,116	3568.60%
Recreation Membership	75,000	62,500	474,392	411,892	632.52%
TOTAL OPERATING REVENUES	**1,770,036**	**1,475,031**	**2,291,884**	**816,853**	**129.48%**
OPERATING EXPENSES					
Personnel and Administration					
Payroll-Benefits	9,000	7,500	11,225	(3,725)	124.72%
Payroll-General Staff	420,000	350,000	344,535	5,465	82.03%
Payroll-Processing Fee	11,676	9,730	18,811	(9,081)	161.11%
Payroll Taxes	44,730	37,275	34,475	2,800	77.07%
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Trustee Fees	2,600	-	-	-	0.00%
Accounting Services	22,716	18,930	18,930	-	83.33%
Communication - Telephone	3,060	2,550	1,450	1,100	47.39%
Electricity - General	20,500	17,083	18,949	(1,866)	92.43%
Lease - Carts	78,515	65,429	136,306	(70,877)	173.61%
Lease - Ice Machines	1,500	1,250	1,464	(214)	97.60%
Insurance - General Liability	19,442	19,442	37,248	(17,806)	191.59%
R&M-General	1,500	1,250	1,635	(385)	109.00%
R&M-Golf Cart	1,000	833	17,989	(17,156)	1798.90%
Marketing	11,774	9,812	13,860	(4,048)	117.72%
Misc-Bank Charges	1,200	1,000	2,589	(1,589)	215.75%
Misc-Credit Card Fees	38,500	32,083	74,645	(42,562)	193.88%
Office Supplies	2,000	1,667	1,327	340	66.35%
Cleaning Supplies	1,250	1,042	5,844	(4,802)	467.52%
Computer Expense	4,000	3,333	3,836	(503)	95.90%
Op Supplies - Uniforms	500	417	-	417	0.00%
Supplies - Golf Operations	10,000	8,333	17,132	(8,799)	171.32%
Supplies - Range	9,000	7,500	21,667	(14,167)	240.74%
Subscriptions and Memberships	2,720	2,267	2,970	(703)	109.19%
Total Personnel and Administration	717,683	598,726	786,887	(188,161)	109.64%
Maintenance					
Payroll-Benefits	3,700	3,083	12,891	(9,808)	348.41%
Payroll-General Staff	425,500	354,583	473,807	(119,224)	111.35%

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending July 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
Payroll-Pool Monitors	92	77	-	77	0.00%
Payroll-Processing Fee	15,000	12,500	14,495	(1,995)	96.63%
Payroll Taxes	45,316	37,763	34,497	3,266	76.13%
Contracts-Aquatic Control	10,052	8,377	7,539	838	75.00%
Contracts-Security Alarms	388	323	291	32	75.00%
Fuel, Gasoline and Oil	45,000	37,500	30,036	7,464	66.75%
Utility - General	25,000	20,833	2,750	18,083	11.00%
Electricity - General	2,640	2,200	26,548	(24,348)	1005.61%
Utility - Refuse Removal	6,663	5,553	14,465	(8,912)	217.09%
Lease - Golf Course Equipment	60,462	50,385	38,743	11,642	64.08%
Lease - Ice Machines	3,264	2,720	3,186	(466)	97.61%
R&M-General	4,000	3,333	552	2,781	13.80%
R&M-Buildings	4,000	3,333	1,181	2,152	29.53%
R&M-Equipment	20,000	16,667	65,856	(49,189)	329.28%
R&M-Fertilizer	65,000	54,167	121,809	(67,642)	187.40%
R&M-Irrigation	20,000	16,667	26,855	(10,188)	134.28%
R&M-Signage	1,000	833	480	353	48.00%
R&M-Trees and Trimming	1,500	1,250	-	1,250	0.00%
R&M-Golf Course	6,500	5,417	32,560	(27,143)	500.92%
R&M-Bunkers	1,500	1,250	-	1,250	0.00%
R&M - Bridges & Cart Paths	1,500	1,250	-	1,250	0.00%
R&M-Sod	5,000	4,167	-	4,167	0.00%
Misc-Licenses & Permits	2,500	2,500	2,928	(428)	117.12%
Office Supplies	500	417	15	402	3.00%
Cleaning Supplies	1,000	833	970	(137)	97.00%
Op Supplies - Chemicals	130,000	108,333	177,419	(69,086)	136.48%
Op Supplies - Hand tools	3,000	2,500	394	2,106	13.13%
Supplies - Misc.	4,999	4,167	7,581	(3,414)	151.65%
Supplies - Sand	6,000	5,000	17,295	(12,295)	288.25%
Supplies - Seeds	5,000	4,167	2,010	2,157	40.20%
Supplies - Power Tools	3,200	2,667	1,142	1,525	35.69%
Total Maintenance	929,276	774,815	1,118,295	(343,480)	120.34%
Operation & Maintenance					
COS - Food Sales	10,000	8,333	17,374	(9,041)	173.74%
COS - Merchandise	52,000	43,333	105,112	(61,779)	202.14%
COS - Tobacco	1,400	1,167	-	1,167	0.00%
Total Operation & Maintenance	63,400	52,833	122,486	(69,653)	193.20%
Debt Service					
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	**1,751,779**	**1,467,794**	**2,027,668**	**(559,874)**	**115.75%**

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending July 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
Operating income (loss)	18,257	7,237	264,216	256,979	1447.20%
Change in net assets	$ 18,257	$ 7,237	$ 264,216	$ 256,979	1447.20%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	**(53,489)**	**(53,489)**	**(53,489)**		
TOTAL NET ASSETS, ENDING	**$ (35,232)**	**$ (46,252)**	**$ 210,727**		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending July 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
OPERATING REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
Rents or Royalties	72,359	60,299	105,493	45,194	145.79%
TOTAL OPERATING REVENUES	**72,359**	**60,299**	**105,493**	**45,194**	**145.79%**
OPERATING EXPENSES					
Personnel and Administration					
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Legal Services	6,500	5,417	300	5,117	4.62%
Insurance - General Liability	3,200	3,200	1,903	1,297	59.47%
Total Personnel and Administration	10,200	8,617	2,203	6,414	21.60%
Operation & Maintenance					
Communication - Telephone	1,032	860	195	665	18.90%
Utility - General	3,360	2,800	2,750	50	81.85%
Electricity - General	20,000	16,667	18,949	(2,282)	94.75%
Utility - Refuse Removal	3,650	3,042	2,559	483	70.11%
Rentals & Leases	1,040	867	733	134	70.48%
Insurance - General Liability	6,278	5,232	5,119	113	81.54%
R&M-General	4,428	3,690	4,231	(541)	95.55%
Misc-Licenses & Permits	750	750	90	660	12.00%
Total Operation & Maintenance	40,538	33,908	34,626	(718)	85.42%
Debt Service					
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**	**83,945**	**36,829**	**47,116**	**39.96%**
Operating income (loss)	(19,799)	(23,646)	68,664	92,310	-346.81%
Change in net assets	$ (19,799)	$ (23,646)	$ 68,664	$ 92,310	-346.81%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	**(903,255)**	**(903,254)**	**(903,255)**		
TOTAL NET ASSETS, ENDING	**$ (923,054)**	**$ (926,900)**	**$ (834,591)**		

Heritage Isles
Community Development District

Supporting Schedules

July 31, 2026

Non-Ad Valorem Special Assessments

(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

					ALLOCATION	
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	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
04/07/26	45,420	20	927	46,366	24,998	21,368
05/07/26	22,946	666	468	24,080	12,982	11,097
06/05/26	4,974	(148)	102	4,928	2,657	2,271
06/17/26	33,506	(996)	684	33,194	17,896	15,298
TOTAL	**$ 1,996,444**	**$ 77,805**	**$ 40,744**	**$ 2,114,993**	**$ 1,140,278**	**$ 974,715**

% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				**$ (1,334)**	**$ (718)**	**$ (615)**

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 7/31/2026

(Sorted by Check / ACH No.)

GENERAL FUND - 001

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	101308	07/01/26	JUNIPER LANDSCAPING OF FLORIDA LLC	399400	LANDSCAPE MAINT JUN26	Contracts-Landscape	534050-53901	$15,533.33
001	101323	07/16/26	OLM INC	47610	LANDSCAPE INSPECTION JUN26	Contracts-Landscape Consultant	534062-53901	$1,080.00
001	101327	07/16/26	STANTEC CONSULTING SERVICES INC	2584987	Engineering Services thru 063026	ProfServ-Engineering	531013-51501	$831.00
001	101329	07/16/26	ENVERA	770857	GATE MONITORING 8/1/26 -8/31/26	R&M-Gatehouse	546035-53904	$5,795.11
001	101329	07/16/26	ENVERA	770859	Sandy Pointe Gate Monitoring 8/1/26-8/31/26	R&M-Gatehouse	546035-53904	$1,118.11
001	101332	07/16/26	CINTAS CORP. #074	4273053657	Supplies	Cleaning Supplies	551003-53910	$420.10
001	101332	07/16/26	CINTAS CORP. #074	4273804510	Supplies	Cleaning Supplies	551003-53910	$397.70
001	101334	07/16/26	SOLITUDE LAKE MANAGEMENT	PSI278717	JUL 26 POND MAINTENANCE	Contracts-Aquatic Control	534067-53901	$907.46
001	101336	07/16/26	JUNIPER LANDSCAPING OF FLORIDA LLC	401634	IRRIGATION REPAIRS Gym Parking Lot	R&M-Irrigation	546041-53901	$225.61
001	101336	07/16/26	JUNIPER LANDSCAPING OF FLORIDA LLC	401635	IRRIGATION REPAIRS Cross Creek Blvd	R&M-Irrigation	546041-53901	$40.50
001	101336	07/16/26	JUNIPER LANDSCAPING OF FLORIDA LLC	401636	IRRIGATION REPAIRS Controller 6	R&M-Irrigation	546041-53901	$157.64
001	101336	07/16/26	JUNIPER LANDSCAPING OF FLORIDA LLC	402732	SEASONAL FLOWER ROTATIONS	R&M-Landscape Renovations	546051-53901	$5,321.25
001	101337	07/16/26	INFRAMARK LLC	183679	Management Fees - JUL2026	ProfServ-Mgmt Consulting	531027-51301	$5,829.17
001	101342	07/16/26	FEDEX	9-330-62905	Postage	Postage and Freight	541006-51301	$15.74
001	101342	07/16/26	FEDEX	9-341-13336	POSTAGE	Postage and Freight	541006-51301	$15.74
001	101342	07/16/26	FEDEX	9-351-33378	FEDEX CHARGES	Postage and Freight	541006-51301	$42.05
001	101352	07/27/26	CITY OF TAMPA	3997533	TPD Extra Duty 6/08/26 -7/04/26	Security Patrol Services	531116-53904	$9,600.00
001	1711	07/10/26	ANCHOR AIR CONDITIONING INC	84220	Service Call 11/25/25 Drain Clean	R&M-General	546001-53901	$215.00
001	300320	07/16/26	FRONTIER - ACH	070126-1182-ACH	SVC PRD 7/1/26-7/31/26-1182	Internet Services	549031-53904	$150.98
001	300321	07/16/26	FRONTIER - ACH	070126-9271-ACH	SVC PRD 7/1/26-7/31/26	Internet Services	549031-53904	$276.25
001	300322	07/16/26	TECO - ACH	070726-3730	SVC PRD 5/15/26-6/15/26	Utility - General	543001-53901	$18,307.49
001	300322	07/16/26	TECO - ACH	070726-3730	SVC PRD 5/15/26-6/15/26	Utility - General	543001-53910	$4,915.01
001	300326	07/27/26	FRONTIER - ACH	070126-1088-ACH	SVC PRD 7/3/26-8/2/26	Internet Services	549031-53904	$140.98
001	300331	07/27/26	CHARTER COMMUNICATIONS - ACH	0013353070226-ACH	SVC PRD 7/2/26-8/1/26	Communication - Telephone	541003-51301	$1,370.34
001	300334	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-3411	SVC THRU 7/14/26	Utility - General	543001-53901	$31.63
001	300335	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-3412-ACH	SVC THRU 7/14/26	Utility - General	543001-53901	$45.32
001	300336	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-3410-ACH	SVC PRD THRU 07/14/26	Utility - General	543001-53901	$54.45
001	300339	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-4568-ACH	SVC THRU 7/14/26	Utility - General	543001-53901	$314.51
001	300340	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-3409-ACH	SVC THRU 7/14/26	Utility - General	543001-53901	$49.89
001	300341	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-7421-ACH	SVC THRU 7/14/26	Utility - General	543001-53901	$16.80
001	DD2404	07/21/26	T-MOBILE - ACH - 6570	460544896-240	Services 6/3/26-7/02/26	Communication - Telephone	541003-53901	$79.80
001	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	Marketing	548003-51304	$700.00
001	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53901	$174.06
							Fund Total	74173.02

SPECIAL REVENUE FUND - 101

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
101	101307	07/01/26	CINTAS CORP. #074	4271576442	Supplies 6/4/26	Cleaning Supplies	551003-53910	$420.10
101	101325	07/16/26	ECOLAB EQUIPMENT CARE	2268415	PEST CONTROL 6/25/26	R&M-Pest Control	546070-53910	$100.00
101	101331	07/16/26	FINN OUTDOOR LLC	3030	MES MAINT	R&M-General	546001-53910	$4,900.00
101	101331	07/16/26	FINN OUTDOOR LLC	3029	DRAINAGE MAINT	R&M-General	546001-53910	$4,750.00
101	101332	07/16/26	CINTAS CORP. #074	1906294079	Supplies Can Liners	Cleaning Supplies	551003-53910	$90.00
101	101333	07/16/26	A-QUALITY POOL	982865	Pool Service JUL26	R&M-Pools	546074-53910	$741.36
101	101333	07/16/26	A-QUALITY POOL	982865	Pool Service JUL26	Contracts-Pools	534078-53910	$4,100.00
101	101333	07/16/26	A-QUALITY POOL	983042	Install Impeller, Diffuser, Stenner Feeder	R&M-Pools	546074-53910	$3,241.40
101	101335	07/16/26	W.B. MASON CO., INC.	262995492	Office Supplies 7/7/26	Office Supplies	551002-51301	$39.39
101	101337	07/16/26	INFRAMARK LLC	183679	Management Fees - JUL2026	Accounting Services	532001-51301	$1,655.50
101	101337	07/16/26	INFRAMARK LLC	183679	Management Fees - JUL2026	Miscellaneous Services	549001-53910	$255.00
101	101339	07/16/26	MIDWEST ALARM COMPANY, INC.	448249	Check the System Replaced Smoke Detectors	R&M-General	546001-53910	$1,280.00
101	101341	07/16/26	ECOLAB	4207003	PEST CONTROL 6/24/26	R&M-Pest Control	546070-53910	$260.42
101	101341	07/16/26	ECOLAB	2268415	PEST CONTROL 6/25/26 EXTERIOR	R&M-Pest Control	546070-53910	$100.00
101	101349	07/27/26	APPLIED INNOVATION	3214511	LEASE COPIER COPY FEES JUL26	Lease - Copier	544008-51301	$107.08
101	1708	07/01/26	HUEY DUNOMES	062526-HD	POOL PARTY DJ	Special Events	549052-53910	$440.00
101	1709	07/01/26	SANDERFORD SOUND INC	062526-SS	BAND FOR JULY 4TH	Special Events	549052-53910	$3,100.00
101	1710	07/01/26	ZAMBELLI FIREWORKS	062526-ZF	FIREWORKS DISPLAY 4TH OF JULY	Special Events	549052-53910	$20,000.00
101	300322	07/16/26	TECO - ACH	070726-3730	SVC PRD 5/15/26-6/15/26	Utility - General	543001-53910	$1,488.32
101	300324	07/20/26	GRAYBAR FINANCIAL SERVICES - ACH	20529403-ACH	LEASE GOLF CARTS	Communication - Telephone	541003-51301	$279.25
101	300325	07/20/26	CHARTER COMMUNICATIONS - ACH	2046817070126-ACH	SVC PRD 7/1-7/31/26	Communication - Telephone	541003-51301	$115.38
101	300329	07/24/26	CHARTER COMMUNICATIONS - ACH	2321360070726-ACH	SVC PRD 7/7-8/6/26	Communication - Telephone	541003-51301	$125.37
101	300330	07/27/26	CHARTER COMMUNICATIONS - ACH	2320719062726-ACH	SVC PRD 6/27-7/26/269	Communication - Telephone	541003-51301	$119.99
101	300337	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-2783	SVC THRU 7/14/26	Utility - General	543001-53910	$90.97
101	300338	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-7422	SVC THRU 7/14/26	Utility - General	543001-53910	$308.44
101	300344	07/01/26	ALLSTATE BENEFITS	00012152930-ACH	BENEFITS JULY26	Payroll-Benefits	512010-53910	$2,602.19
101	300345	07/21/26	COLONIAL LIFE	56184420611761-ACH	PAYROLL BENEFITS	Payroll-Benefits	512010-53910	$72.24
101	300347	07/01/26	BEAM BENEFITS - ACH	070126-FL00732-ACH	BEAM BENEFITS - JULY 2026	Payroll-Benefits	512010-53910	$159.47
101	DD2405	07/10/26	ADP, LLC - ACH 6570	2194456-ACH	BILL PRD 6/1/26-6/30/26	Payroll-Processing Fee	512080-53910	$1,410.96
101	DD2406	07/03/26	ADP, LLC - ACH 6570	724350758-ACH	PROCESSING FEES	Payroll-Processing Fee	512080-53910	$580.00
101	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	R&M-General	546001-53910	$232.23
101	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	R&M-General	546001-53901	$31.89

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 7/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
101	DD2409	07/08/26	CHARTER COMMUNICATIONS - ACH	226197101062126-ACH	SVC PRD 6/21-7/20/26	Communication - Telephone	541003-51301	$305.12
101	DD489	07/22/26	GREATAMERICA FINANCIAL SERV CORP - ACH	42371913-ACH	LEASE COPIER JUL26	Lease - Copier	544008-51301	$137.09
101	DD490	07/01/26	SPECTRUMVoIP - ACH	883356-ACH	SERVICE JULY 2026	Communication - Telephone	541003-51301	$72.97
101	DD491	07/16/26	SAM'S CLUB DIRECT - ACH	062026-6704	MAY/JUNE PURCHASES	Special Events	549052-53910	$172.07
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$17.58
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$32.24
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$12.50
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	Holiday Decoration	549027-53910	$26.86
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	Special Events	549052-53910	$45.33
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$17.19
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-Pools	546074-53910	$1,924.56
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-Pools	546074-53910	$2,545.54
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$469.00
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$55.50
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$799.76
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$173.92
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$40.78
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$207.98
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$15.94
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$212.58
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$63.80
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$6.45
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$205.15
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$453.97
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-Pools	546074-53910	$357.62
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$42.15
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$30.13
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	($35.84)
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$87.03
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$82.50
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$103.17
101	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	R&M-General	546001-53910	$171.95
							Fund Total	62049.54

ENTERPRISE - GOLF COURSE FUND - 402

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
402	101309	07/01/26	LIQUID ED INC	161700	Fertilizer and Tees	R&M-Equipment	546022-51902	$349.45
402	101309	07/01/26	LIQUID ED INC	161700	Fertilizer and Tees	Supplies - Misc.	552061-51902	$289.90
402	101310	07/07/26	LABOR FINDERS	37-94-2871	JUNE 2026 PAYROLL	Payroll-General Staff	512012-51902	$862.92
402	101311	07/07/26	MOMAR INC	PSI680895	Hot Line Defoamer - 1 DZ QT/CS	Op Supplies - Chemicals	552035-51902	$602.81
402	101312	07/07/26	TRIGON TURF SCIENCES, LLC	012556	SUPPLIES (FERTILIZER) 2 OF 3	R&M-Fertilizer	546026-51902	$6,855.00
402	101313	07/07/26	WESCOTURF INC	48826988	EQUIPMENT	R&M-Equipment	546022-51902	$899.28
402	101313	07/07/26	WESCOTURF INC	41356463	EQUIPMENT	R&M-Equipment	546022-51902	$220.59
402	101313	07/07/26	WESCOTURF INC	41357533	EQUIPMENT	R&M-Equipment	546022-51902	$550.67
402	101314	07/07/26	HARRELL'S LLC	INV02100365 A	Lexicon 21 OZ QTY 12	Op Supplies - Chemicals	552035-51902	$7,560.00
402	101315	07/07/26	OSTEEN TURF SALES LLC	469 A	Fertilizer	Op Supplies - Chemicals	552035-51902	$6,587.08
402	101316	07/09/26	LABOR FINDERS	37-94-2885	JUNE 2026 PAYROLL	Payroll-General Staff	512012-51902	$287.64
402	101317	07/14/26	WESCOTURF INC	41362546	EQUIPMENT	R&M-Equipment	546022-51902	$400.63
402	101318	07/14/26	LYNCH FUEL COMPANY, LLC	17367350	FUEL DELIVERY DIESEL 7/6/26	Fuel, Gasoline and Oil	540004-51902	$1,200.11
402	101319	07/14/26	LABOR FINDERS	37-94-2894	JULY 2026 PAYROLL	Payroll-General Staff	512012-51902	$479.40
402	101320	07/14/26	LIQUID ED INC	160170	EQUIPMENT	R&M-Equipment	546022-51902	$1,217.40
402	101320	07/14/26	LIQUID ED INC	160170	EQUIPMENT	Supplies - Misc.	552061-51902	$69.95
402	101321	07/14/26	GRAINGER	9965286587	Surface Conditioning Disc QTY 12	Supplies - Power Tools	552075-51902	$47.28
402	101322	07/14/26	THE WESLINN CORP	8796	Bio-Amp Monthly Supplies 7/1/26	R&M-Fertilizer	546026-51902	$600.00
402	101324	07/16/26	EASY PICKER GOLF	0233752-IN	Token Butterfly Gach Exclusive	Supplies - Range	552065-51304	$799.60
402	101326	07/16/26	S&W REFRIGERATION, LLC	93814	JUN26 Cart Barn Lease - 468PM	Lease - Ice Machines	544023-51902	$289.68
402	101326	07/16/26	S&W REFRIGERATION, LLC	93816	JUN26 LEASE Maintenance Shop -466PM	Lease - Ice Machines	544023-51304	$133.13
402	101328	07/16/26	TIFOSI OPTICS, INC	PSI0579604	SUNGLASSES	COS - Merchandise	552137-53910	$419.60
402	101330	07/16/26	LYNCH FUEL COMPANY, LLC	17367351	FUEL DELIVERY GAS 7/6/26	Fuel, Gasoline and Oil	540004-51902	$1,625.84
402	101332	07/16/26	CINTAS CORP. #074	1906330229	Supplies Can Liners	Cleaning Supplies	551003-51304	$85.00
402	101332	07/16/26	CINTAS CORP. #074	1906286268	Supplies Drink Cups	Supplies - Golf Operations	552057-51304	$330.00
402	101332	07/16/26	CINTAS CORP. #074	1906299824	Supplies Facemasks	Cleaning Supplies	551003-51304	$240.00
402	101332	07/16/26	CINTAS CORP. #074	4274437308	Supplies	Cleaning Supplies	551003-51304	$304.69
402	101334	07/16/26	SOLITUDE LAKE MANAGEMENT	PSI278717	JUL 26 POND MAINTENANCE	Contracts-Aquatic Control	534067-53901	$837.66
402	101337	07/16/26	INFRAMARK LLC	183679	Management Fees - JUL2026	Accounting Services	532001-51301	$1,893.00
402	101338	07/16/26	BLAIR WATER	062626-	4 Week Service (2 Tanks)	R&M-General	546001-51304	$55.00
402	101340	07/16/26	CORPORATE SPORT AND ENTERTAINMENT	260003156	AD 2026 TAMPA BAY YEARBOOK	Marketing	548003-51304	$3,000.00
402	101343	07/16/26	NANCY MILLAN, TAX COLLECTOR	070326-241730	TAX COLLECTOR 2026-2027 BUSINESS TAX NOTICE	Prepaid Items	155000-0	$520.02
402	101345	07/24/26	LABOR FINDERS	37-94-2902	JULY 2026 PAYROLL	Payroll-General Staff	512012-51902	$767.04
402	101346	07/24/26	R & R PRODUCTS INC	CD3165659	EQUIPMENT	R&M-Equipment	546022-51902	$2,501.25
402	101346	07/24/26	R & R PRODUCTS INC	CD3166102	EQUIPMENT	Supplies - Misc.	552061-51902	$141.90

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 7/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
402	101346	07/24/26	R & R PRODUCTS INC	CD3166102	EQUIPMENT	R&M-Equipment	546022-51902	$623.60
402	101347	07/24/26	GRAINGER	9932615801	Drainage Mat Black 4x6	R&M-Equipment	546022-51902	$442.74
402	101350	07/27/26	M & W HYDRAULICS INC	111652	Parts	R&M-Equipment	546022-51902	$440.32
402	101353	07/27/26	WESCOTURF INC	41363135	EQUIPMENT	R&M-Equipment	546022-51902	$1,532.31
402	101354	07/27/26	WILSON SPORTING GOODS	4557381007	Floating Range Balls Qty 840	Supplies - Range	552065-51304	$6,921.60
402	101355	07/27/26	S&W REFRIGERATION, LLC	94620	JUL26 Cart Barn Lease - 468PM	Lease - Ice Machines	544023-51902	$289.68
402	101356	07/27/26	CLUB CAR LLC	565788	CONNECT RENTAL JUL26	Lease - Carts	544020-51304	$3,572.00
402	101357	07/27/26	R & R PRODUCTS INC	CD3170603	EQUIPMENT	Supplies - Misc.	552061-51902	$80.50
402	101358	07/27/26	FLORIDA STATE GOLF ASSOC	67476	Adult Handicaps - Active Golfers	Subscriptions and Memberships	554001-51304	$440.00
402	101359	07/27/26	TAYLOR MADE GOLF CO., INC.	39362686	MERCHANDISE 7/15/26	Supplies - Golf Operations	552057-51304	$68.32
402	101360	07/30/26	HARRELL'S LLC	INV02100368B	DACONIL ACTION 2.5 GAL	Op Supplies - Chemicals	552035-51902	$4,240.00
402	101361	07/30/26	CUSTOM APPLICATION SERVICES	10590	CONTACT SERVICES PESTICIDE	Op Supplies - Chemicals	552035-51902	$4,825.00
402	101362	07/30/26	SOUTHEAST TURF PARTNERS INC	59421	CHEMICALS	Op Supplies - Chemicals	552035-51902	$850.00
402	1707	07/01/26	FDEP-WASTE REGISTRATION	888997	STORAGE TANK REGISTRATION	Misc-Licenses & Permits	549066-51902	$25.00
402	1712	07/16/26	ANCHOR AIR CONDITIONING INC	84951	Service Call Pro Shop	R&M-General	546001-51902	$445.00
402	1713	07/16/26	CITY OF TAMPA	0072058-2027	MERCHANT'S TAX NOTICE	Misc-Licenses & Permits	549066-51902	$1,646.20
402	300310	07/01/26	HUNTINGTON NATIONAL BANK - ACH	2752990	TORO TURF EQUIP	Lease - Golf Course Equipment	544022-51902	$2,698.13
402	300319	07/16/26	HOME DEPOT CREDIT-ACH	062426-4356	JUN PURCHASES	R&M-Golf Course	546120-51304	$301.94
402	300319	07/16/26	HOME DEPOT CREDIT-ACH	062426-4356	JUN PURCHASES	Cleaning Supplies	551003-51304	$98.73
402	300322	07/16/26	TECO - ACH	070726-3730	SVC PRD 5/15/26-6/15/26	Electricity - General	543006-51304	$2,356.49
402	300322	07/16/26	TECO - ACH	070726-3730	SVC PRD 5/15/26-6/15/26	Electricity - General	543006-51902	$3,517.68
402	300327	07/27/26	WELLS FARGO BANK-ACH	5039279214-ACH	LEASE GOLF CARTS 6/29/26	Lease - Golf Course Equipment	544022-51902	$753.51
402	300328	07/27/26	WELLS FARGO BANK-ACH	5039279215-ACH	TORO MOWER LEASE 6/29/26	Lease - Golf Course Equipment	544022-51902	$244.20
402	300332	07/30/26	WASTE MANAGEMENT - ACH	0262258-2206-8	TRASH REMOVAL 07/01/26-07/31/26	Utility - Refuse Removal	543020-51902	$1,667.15
402	300333	07/30/26	WASTE MANAGEMENT - ACH	0261868-2206-5	TRASH REMOVAL JULY 2026	Utility - Refuse Removal	543020-51902	$666.96
402	300338	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-7422	SVC THRU 7/14/26	Utility - General	543001-51902	$488.37
402	300344	07/01/26	ALLSTATE BENEFITS	00012152930-ACH	BENEFITS JULY26	Payroll-Benefits	512010-51304	$2,602.19
402	300344	07/01/26	ALLSTATE BENEFITS	00012152930-ACH	BENEFITS JULY26	Payroll-Benefits	512010-51902	$2,602.19
402	300345	07/21/26	COLONIAL LIFE	56184420611761-ACH	PAYROLL BENEFITS	Payroll-Benefits	512010-51304	$72.25
402	300345	07/21/26	COLONIAL LIFE	56184420611761-ACH	PAYROLL BENEFITS	Payroll-Benefits	512010-51902	$72.25
402	300347	07/01/26	BEAM BENEFITS - ACH	070126-FL00732-ACH	BEAM BENEFITS - JULY 2026	Payroll-Benefits	512010-51902	$159.48
402	DD2405	07/10/26	ADP, LLC - ACH 6570	2194456-ACH	BILL PRD 6/1/26-6/30/26	Payroll-Processing Fee	512080-51304	$1,410.97
402	DD2405	07/10/26	ADP, LLC - ACH 6570	2194456-ACH	BILL PRD 6/1/26-6/30/26	Payroll-Processing Fee	512080-51902	$1,410.97
402	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	Marketing	548003-51304	$370.00
402	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	Marketing	548003-51304	$1,500.00
402	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	R&M-General	546001-51304	$47.29
402	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	Supplies - Golf Operations	552057-51304	$27.32
402	DD2408	07/06/26	CARD SERVICES CENTER-6570 ACH	060926-0506-ACH	MAY PURCHASES	Supplies - Golf Operations	552057-51304	$15.60
402	DD491	07/16/26	SAM'S CLUB DIRECT - ACH	062026-6704	MAY/JUNE PURCHASES	COS - Food Sales	552131-53910	$423.06
402	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	Supplies - Golf Operations	552057-51304	$12.89
402	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	Supplies - Golf Operations	552057-51304	$25.32
402	DD494	07/31/26	VALLEY BANK	063026-1520	JUNE PURCHASES	Supplies - Golf Operations	552057-51304	$130.88
							Fund Total	93141.61

ENTERPRISE - RESTAURANT FUND - 403

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
403	101343	07/16/26	NANCY MILLAN, TAX COLLECTOR	070326-241730	TAX COLLECTOR 2026-2027 BUSINESS TAX NOTICE	Prepaid Items	155000-0	$89.98
403	101344	07/16/26	PIPER FIRE PROTECTION	231090	Hood Cleaning Quarterly	R&M-General	546001-53910	$682.50
403	1712	07/16/26	ANCHOR AIR CONDITIONING INC	85136	Service Call Kitchen System	R&M-General	546001-53910	$382.50
403	300322	07/16/26	TECO - ACH	070726-3730	SVC PRD 5/15/26-6/15/26	Electricity - General	543006-53910	$2,356.49
403	300338	07/28/26	CITY OF TAMPA UTILITIES - ACH	071426-7422	SVC THRU 7/14/26	Utility - General	543001-53910	$488.37
							Fund Total	3999.84

Total Checks Paid	233,364.01

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HERITAGE ISLES
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 17, 2026

- **Current Cash Balances:**
  - Truist Operating-001: $567,375.50
  - Valley Operating-001: $682,081.81
  - Truist Operating-402: $559,928.12
  - BankUnited MM-001: $326,795.08
  - Valley Operating-402: $111,387.59
  - Valley Operating-101: $11,880.80
  - South State-101: $5,541.86
- **Assessment collections:**
  - We received a tax distribution of $33,506 on 6/17/26.
  - We are 100% collected on the tax roll.
- **Expenses:**
  - Current GF expenses make up 97% of the annual budget through the end of July 2026.
  - Total expenses for the first 10 months are approximately $1,063,238.This puts your average monthly burn rate of approximately $106,323 per month.

Juniper
Design - Build - Maintain

Renewal

of Current Maintenance Agreement

Effective Date:
09/01/2026

Heritage Isles CDD

This Renewal Agreement is entered into as of the last day indicated below by and between **Heritage Isles CDD** (the "Community") and Juniper Landscaping of Florida, LLC ("Juniper") for purposes of confirming that the Community and Juniper have agreed to renew the Maintenance Agreement, currently in effect for an additional term of **1** year(s), with the only modification to the terms and conditions of the Maintenance Agreement being an increase of **2.5%** to the current cost of the services provided under the Maintenance Agreement. Starting on **09/01/2026**, the costs of the renewed Maintenance Agreement will be as follows:

Total Annual Cost: $190,800.00

Total Monthly Cost: $15,900.00

Except as specifically modified by this Renewal Agreement, the terms and conditions of the Maintenance Agreement shall remain in full force and effect, including the service specifications.

Please sign below to indicate your acceptance of this Renewal Agreement.

Matt Gerich

Name: Matt Gerich
Title: Branch Manager
Juniper Landscaping
Date: 08/01/2026

Name:
Title:
Community Name
Date: