

***HERITAGE LAKE PARK  
Community Development  
District  
August 4, 2025 MEETING  
AGENDA PACKAGE***

The meeting will be held at:  
Heritage Lake Park Clubhouse  
25635 Heritage Lake Boulevard  
Punta Gorda, Florida 33983

**Communications Media Technology Via Teams**

**Teams Meeting ID #: 267 745 461 123 2  
Passcode: ov2an6UY**

**Call-In #: 1-929-205-6099**



11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

- ☐ James DeFilippo, Chairperson
- ☐ Greg Krauss, Vice Chairperson
- ☐ Robert Delagi, Assistant Secretary
- ☐ Elizabeth Shella, Assistant Secretary
- ☐ Niles Waring, Assistant Secretary

- ☐ Justin Faircloth, District Manager
- ☐ Andrew Cohen, District Counsel
- ☐ Jeffrey Satfield, District Engineer

## AGENDA

**Monday, August 4, 2025 – 10:00 a.m.**

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Audience Comments on Agenda Items**
- 5. Continued Public Hearing to Adopt Fiscal Year 2026 Budget**
  - A. Fiscal Year 2026 Budget Discussion
  - B. Open Public Hearing for Public Comments
  - C. Resident Comments
  - D. Close Public Hearing for Public Comments
  - E. Resolution 2025-04, Adopting the Fiscal Year 2026 Budget
  - F. Resolution 2025-05, Levying Assessments
- 6. Consent Agenda**
  - A. Minutes of the June 2, 2025 Regular Meeting
  - B. Acceptance of the Financial Report
    - i. May 2025
    - ii. June 2025
  - C. Ratification of Items Approved Under Resolution 2024-04
    - i. Quote #00013045 from SOLitude Lake Management for Fountain Lights Repair
    - ii. Invoice #335279 from LMP for Removal of Ganoderma Infected Palm Behind Gatehouse
    - iii. LMP Proposal 344963
    - iv. LMP Proposal 352123
- 7. Audit Committee Selection Process**
  - A. Appointment of Committee Members
  - B. Establishment of RFP Evaluation Criteria
  - C. Authorization to Proceed with RFP
- 8. Staff Reports**
  - A. Attorney's Report
  - B. Engineer's Report
    - i. Stormwater Inspection Memo

## District Office

Inframark, Community Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076  
954-603-0033

## Meeting Location

Heritage Lake Park Clubhouse  
25635 Heritage Lake Boulevard  
Punta Gorda, Florida 33983  
941-624-4319

## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

### Board of Supervisors

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- ☐ Andrew Cohen, District Counsel
- ☐ Jeffrey Satfield, District Engineer

### C. District Manager

- i. SOLitude Service Reports
- ii. Delivery of Future Financial Statements
- iii. Update on Follow-Up Actions
  - 1. Reserve Study Update
  - 2. Envera Contract Update

### 9. Business Items

- A. Grande Aire Renewal Increase Request

### 10. Supervisor Requests

### 11. Chairperson's Comment

### 12. Audience Comments

### 13. Adjournment

**The next Meeting is scheduled to be held Monday, September 15, 2025 at 10:00 a.m.**

### District Office

Inframark, Community Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076  
954-603-0033

### Meeting Location

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# **Fifth Order of Business**

**5A**

# **HERITAGE LAKE PARK**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

**Modified Tentative Budget**

Prepared by:



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**Heritage Lake Park**  
Community Development District

**Operating Budget**  
Fiscal Year 2026



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund

Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION            |           |           | ADOPTED   | ACTUAL    | PROJECTED | TOTAL     |        | ANNUAL    |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--------|-----------|
|                                | ACTUAL    | ACTUAL    | BUDGET    | THRU      | February- | PROJECTED | % +/-  | BUDGET    |
|                                | FY 2023   | FY 2024   | FY 2025   | 1/31/2025 | 9/30/2025 | FY 2025   | Budget | FY 2026   |
| REVENUES                       |           |           |           |           |           |           |        |           |
| Interest - Investments         | \$ 21,203 | \$ 66,060 | \$ 25,000 | \$ 28,801 | \$ 57,366 | \$ 86,167 | 245%   | \$ 25,000 |
| Room Rentals                   | -         | 503       | -         | 151       | -         | 151       | 0%     | -         |
| Recreational Activity Fees     | 105       | 402       | 8,000     | 920       | 5,000     | 5,920     | -26%   | 5,000     |
| Interest - Tax Collector       | -         | 407       | -         | 1,043     | -         | 1,043     | 0%     | -         |
| Special Assmnts- Tax Collector | 899,093   | 769,624   | 789,458   | 679,298   | 110,160   | 789,458   | 0%     | 789,458   |
| Special Assmnts- CDD Collected | -         | 18,613    | -         | -         | -         | -         | 0%     | -         |
| Special Assmnts- Discounts     | (27,790)  | (27,005)  | (31,578)  | (27,055)  | (2,203)   | (29,258)  | -7%    | (31,578)  |
| Disposition of Fixed Assets    | 1,600,000 | -         | -         | -         | -         | -         | 0%     | -         |
| Settlements                    | 272,957   | 367,232   | -         | -         | -         | -         | 0%     | -         |
| Other Miscellaneous Revenues   | 22,487    | 5,373     | 500       | 3,200     | -         | 3,200     | 540%   | 500       |
| Gate Bar Code/Remotes          | 3,084     | 2,987     | 3,000     | 1,509     | 1,491     | 3,000     | 0%     | 3,000     |
| TOTAL REVENUES                 | 2,791,139 | 1,204,196 | 794,380   | 687,867   | 171,814   | 859,681   |        | 791,380   |

**EXPENDITURES**

**Administrative**

|                               |        |        |        |        |        |        |     |        |
|-------------------------------|--------|--------|--------|--------|--------|--------|-----|--------|
| P/R-Board of Supervisors      | 11,200 | 10,000 | 12,000 | 4,200  | 9,000  | 13,200 | 10% | 13,200 |
| FICA Taxes                    | 857    | 765    | 918    | 321    | 689    | 1,010  | 10% | 1,010  |
| ProfServ-Dissemination Agent  | -      | 1,195  | 1,268  | -      | 1,268  | 1,268  | 0%  | 1,306  |
| ProfServ-Engineering          | 1,698  | 2,093  | 4,000  | 1,320  | 2,680  | 4,000  | 0%  | 4,000  |
| ProfServ-Legal Services       | 42,827 | 15,589 | 24,844 | 4,143  | 20,701 | 24,844 | 0%  | 24,844 |
| ProfServ-Mgmt Consulting Serv | 62,290 | 64,159 | 66,084 | 22,028 | 44,056 | 66,084 | 0%  | 68,066 |
| ProfServ-Trustee Fees         | 4,771  | 4,771  | 4,771  | 5,171  | -      | 5,171  | 8%  | 4,771  |

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund

Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION               | ACTUAL<br>FY 2023 | ACTUAL<br>FY 2024 | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL            | PROJECTED              | TOTAL                | % +/-<br>Budget | ANNUAL            |
|-----------------------------------|-------------------|-------------------|------------------------------|-------------------|------------------------|----------------------|-----------------|-------------------|
|                                   |                   |                   |                              | THRU<br>1/31/2025 | February-<br>9/30/2025 | PROJECTED<br>FY 2025 |                 | BUDGET<br>FY 2026 |
| ProfServ-Website Maintenance      | 1,356             | 1,397             | 1,439                        | 1,028             | 411                    | 1,439                | 0%              | 1,482             |
| Auditing Services                 | 3,550             | 3,550             | 3,900                        | -                 | 3,900                  | 3,900                | 0%              | 3,900             |
| Postage and Freight               | 424               | 486               | 600                          | 60                | 540                    | 600                  | 0%              | 600               |
| Insurance - General Liability     | 3,381             | 11,300            | 12,980                       | 12,627            | -                      | 12,627               | -3%             | 12,980            |
| Printing and Binding              | 4                 | 1                 | 50                           | -                 | 50                     | 50                   | 0%              | 50                |
| Legal Advertising                 | 921               | 744               | 2,000                        | -                 | 2,000                  | 2,000                | 0%              | 2,000             |
| Misc-Bank Charges                 | 286               | 490               | 100                          | 69                | 137                    | 206                  | 106%            | 100               |
| Misc-Assessmnt Collection Cost    | 5,539             | 4,342             | 15,789                       | 13,045            | 2,744                  | 15,789               | 0%              | 15,789            |
| Misc-Taxes                        | 292,274           | -                 | -                            | -                 | -                      | -                    | 0%              | -                 |
| Closing Costs                     | 111,486           | -                 | -                            | -                 | -                      | -                    | 0%              | -                 |
| Payroll Services                  | -                 | -                 | -                            | 123               | 245                    | 368                  | 0%              | 100               |
| Office Supplies                   | 108               | 100               | 100                          | -                 | 100                    | 100                  | 0%              | 100               |
| Annual District Filing Fee        | 175               | 175               | 175                          | 175               | -                      | 175                  | 0%              | 175               |
| Interest Expense                  | 6,335             | -                 | -                            | -                 | -                      | -                    | 0%              | -                 |
| <b>Total Administrative</b>       | <b>771,762</b>    | <b>121,157</b>    | <b>151,018</b>               | <b>64,310</b>     | <b>88,521</b>          | <b>152,831</b>       |                 | <b>154,973</b>    |
| <b>Field</b>                      |                   |                   |                              |                   |                        |                      |                 |                   |
| ProfServ-Field Management         | 6,078             | 6,260             | 6,448                        | 2,149             | 4,299                  | 6,448                | 0%              | 6,641             |
| ProfServ-Mgmt Consulting Services | 5,875             | 3,625             | 5,000                        | -                 | 5,000                  | 5,000                | 0%              | 5,000             |
| ProfServ-Wetlands                 | 11,000            | 11,000            | 11,000                       | 3,667             | 7,333                  | 11,000               | 0%              | 11,000            |
| Contracts-Landscape               | 72,834            | 79,988            | 85,360                       | 21,249            | 35,415                 | 56,664               | -34%            | 77,445            |
| Contracts-Irrigation              | -                 | -                 | -                            | -                 | -                      | -                    | 0%              | 12,730            |
| Contracts-Buffer Wall             | -                 | -                 | 4,370                        | -                 | 4,370                  | 4,370                | 0%              | 4,370             |

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund

Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION            | ACTUAL<br>FY 2023 | ACTUAL<br>FY 2024 | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL            | PROJECTED              | TOTAL                | % +/-<br>Budget | ANNUAL            |
|--------------------------------|-------------------|-------------------|------------------------------|-------------------|------------------------|----------------------|-----------------|-------------------|
|                                |                   |                   |                              | THRU<br>1/31/2025 | February-<br>9/30/2025 | PROJECTED<br>FY 2025 |                 | BUDGET<br>FY 2026 |
| R&M-General                    | 115               | 2,039             | 9,600                        | 2,677             | 6,923                  | 9,600                | 0%              | 9,600             |
| R&M-Irrigation                 | 53,897            | 85,573            | 12,000                       | 25,461            | 50,713                 | 76,174               | 535%            | 40,000            |
| R&M-Lake                       | 2,870             | 150               | 5,000                        | 636               | 4,364                  | 5,000                | 0%              | 5,000             |
| R&M-Mulch                      | -                 | -                 | 7,200                        | -                 | 7,200                  | 7,200                | 0%              | 7,200             |
| R&M-Sidewalks                  | -                 | -                 | 3,000                        | -                 | 3,000                  | 3,000                | 0%              | 3,000             |
| R&M-Tree and Trimming          | 4,214             | 12,684            | 5,995                        | 3,000             | 2,995                  | 5,995                | 0%              | 5,995             |
| R&M-Lights                     | 110,070           | 6,492             | 4,000                        | -                 | 4,000                  | 4,000                | 0%              | 4,000             |
| R&M-Wall                       | 77                | 3,250             | 8,000                        | -                 | 8,000                  | 8,000                | 0%              | 8,000             |
| R&M -Emergency Disaster Relief | 503,169           | -                 | -                            | -                 | -                      | -                    | 0%              | -                 |
| Misc-Contingency               | 818               | 14,791            | 28,580                       | 75                | 28,505                 | 28,580               | 0%              | 28,580            |
| Cap Outlay - Irrigation        | (31,871)          | -                 | -                            | -                 | -                      | -                    | 0%              | -                 |
| <b>Total Field</b>             | <b>739,146</b>    | <b>225,852</b>    | <b>195,553</b>               | <b>58,914</b>     | <b>172,118</b>         | <b>231,032</b>       |                 | <b>228,562</b>    |
| <b>Utilities</b>               |                   |                   |                              |                   |                        |                      |                 |                   |
| Communication - Telephone      | 854               | 771               | 900                          | 420               | 837                    | 1,257                | 40%             | 900               |
| Electricity - General          | 6,212             | 5,376             | 6,000                        | 1,654             | 3,294                  | 4,948                | -18%            | 6,000             |
| Internet Services              | 3,379             | 1,733             | 3,400                        | 599               | 1,193                  | 1,792                | -47%            | 3,400             |
| <b>Total Utilities</b>         | <b>10,445</b>     | <b>7,880</b>      | <b>10,300</b>                | <b>2,673</b>      | <b>5,324</b>           | <b>7,997</b>         |                 | <b>10,300</b>     |
| <b>Gatehouse</b>               |                   |                   |                              |                   |                        |                      |                 |                   |
| Towing Services                | -                 | -                 | 250                          | -                 | 250                    | 250                  |                 | 250               |
| Contracts-Gates                | 1,080             | 1,134             | 1,080                        | 6,384             | -                      | 6,384                | 491%            | 1,080             |
| Contracts-Security System      | 61,743            | 63,589            | 68,000                       | 21,635            | 46,365                 | 68,000               | 0%              | 70,040            |
| Electricity - General          | 2,227             | 1,817             | 3,000                        | 549               | 1,094                  | 1,643                | -45%            | 3,000             |

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund

Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION             | ACTUAL        | ACTUAL        | ADOPTED           | ACTUAL            | PROJECTED              | TOTAL                | % +/-<br>Budget | ANNUAL            |
|---------------------------------|---------------|---------------|-------------------|-------------------|------------------------|----------------------|-----------------|-------------------|
|                                 | FY 2023       | FY 2024       | BUDGET<br>FY 2025 | THRU<br>1/31/2025 | February-<br>9/30/2025 | PROJECTED<br>FY 2025 |                 | BUDGET<br>FY 2026 |
| R&M-Buildings                   | 1,504         | -             | 500               | -                 | 500                    | 500                  | 0%              | 500               |
| R&M-Gate                        | 2,573         | 4,726         | 3,000             | 975               | 2,025                  | 3,000                | 0%              | 3,000             |
| Misc-Contingency                | 3,511         | 4,223         | 5,000             | 1,523             | 3,477                  | 5,000                | 0%              | 5,000             |
| <b>Total Gatehouse</b>          | <b>72,638</b> | <b>75,489</b> | <b>80,830</b>     | <b>31,066</b>     | <b>53,711</b>          | <b>84,777</b>        |                 | <b>82,870</b>     |
| <b>Clubhouse and Recreation</b> |               |               |                   |                   |                        |                      |                 |                   |
| Payroll-Salaries                | 21,265        | 22,880        | 26,000            | 8,155             | 17,845                 | 26,000               | 0%              | 26,000            |
| Payroll-Maintenance             | 10,178        | 21,456        | 24,440            | 6,446             | 12,839                 | 19,285               | -21%            | 24,440            |
| Payroll Taxes                   | 2,405         | 3,330         | 3,859             | 1,117             | 2,742                  | 3,859                | 0%              | 3,859             |
| Workers' Compensation           | 1,419         | 1,350         | 1,778             | -                 | 1,778                  | 1,778                | 0%              | 1,778             |
| Fire Alarm Monitoring           | 540           | 585           | 600               | 300               | 300                    | 600                  | 0%              | 600               |
| Contracts-Fountain              | -             | 700           | 700               | 175               | 525                    | 700                  | 0%              | 700               |
| Contracts-Security Camera       | -             | -             | 550               | -                 | 550                    | 550                  | 0%              | 5,000             |
| Contracts                       | -             | 450           | -                 | -                 | -                      | -                    | 0%              | -                 |
| Contracts-Pools                 | 15,535        | 9,222         | 15,374            | 2,600             | 12,774                 | 15,374               | 0%              | 15,374            |
| Contracts-Cleaning Services     | 8,138         | 2,304         | -                 | -                 | -                      | -                    | 0%              | -                 |
| Contracts-HVAC                  | -             | 2,415         | 1,968             | -                 | 1,968                  | 1,968                | 0%              | 1,968             |
| Contracts-Pest Control          | 1,499         | -             | 1,800             | -                 | 1,800                  | 1,800                | 0%              | 1,800             |
| Contracts-Security System       | 10,310        | 10,590        | 10,781            | 3,594             | 7,187                  | 10,781               | 0%              | 11,104            |
| Pest Control - Bldg/Gnds        | -             | 1,199         | 1,620             | -                 | 1,620                  | 1,620                | 0%              | 1,620             |
| Electricity - General           | 18,572        | 17,023        | 18,564            | 5,792             | 11,537                 | 17,329               | -7%             | 18,564            |
| Utility - Refuse Removal        | 3,292         | 3,409         | 3,292             | 1,220             | 2,430                  | 3,650                | 11%             | 3,292             |
| Utility - Water & Sewer         | 7,245         | 6,867         | 6,500             | 2,772             | 5,521                  | 8,293                | 28%             | 6,500             |
| Insurance - Property            | 30,067        | 23,519        | 26,011            | 23,970            | 2,041                  | 26,011               | 0%              | 26,011            |

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund

Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION                   | ACTUAL<br>FY 2023 | ACTUAL<br>FY 2024 | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL            | PROJECTED              | TOTAL                | % +/-<br>Budget | ANNUAL            |
|---------------------------------------|-------------------|-------------------|------------------------------|-------------------|------------------------|----------------------|-----------------|-------------------|
|                                       |                   |                   |                              | THRU<br>1/31/2025 | February-<br>9/30/2025 | PROJECTED<br>FY 2025 |                 | BUDGET<br>FY 2026 |
| R&M-General                           | 12,421            | 3,184             | 4,000                        | 887               | 3,113                  | 4,000                | 0%              | 4,000             |
| R&M-Fountain                          | 175               | -                 | 500                          | 375               | 125                    | 500                  | 0%              | 500               |
| R&M-Pools                             | 2,393             | 11,417            | 8,694                        | 2,795             | 5,899                  | 8,694                | 0%              | 8,694             |
| R&M - Tennis Courts                   | -                 | 6,000             | 6,000                        | 462               | 5,538                  | 6,000                | 0%              | 1,000             |
| R&M - Fitness Equipment               | 570               | 1,996             | 2,800                        | 1,210             | 1,590                  | 2,800                | 0%              | 2,800             |
| R&M - Fitness Center                  | 3,662             | 593               | 2,000                        | 133               | 1,867                  | 2,000                | 0%              | 2,000             |
| R&M-Emergency & Disaster Relief       | 238,611           | 7,404             | -                            | 225               | -                      | 225                  | 0%              | -                 |
| R&M - Security Cameras                | 708               | 3,771             | 1,000                        | -                 | 1,000                  | 1,000                | 0%              | 5,000             |
| R&M-Backflow Inspection               | -                 | -                 | 154                          | 125               | 29                     | 154                  | 0%              | 154               |
| Fire Ext Inspection & Repairs         | 132               | 526               | 500                          | -                 | 500                    | 500                  | 0%              | 500               |
| R&M-Fire Alarm                        | 1,520             | 3                 | 500                          | -                 | 500                    | 500                  | 0%              | 500               |
| Fire Alarm Inspection                 | 306               | 306               | 200                          | -                 | 200                    | 200                  | 0%              | 200               |
| R&M-Fire Sprinklers                   | -                 | 1,040             | 500                          | -                 | 500                    | 500                  | 0%              | 2,000             |
| R&M - Computer/Internet               | 1,804             | 1,241             | 5,000                        | 872               | 4,128                  | 5,000                | 0%              | 2,500             |
| Misc-Cable TV Expenses                | 1,644             | 2,680             | 1,286                        | 918               | 368                    | 1,286                | 0%              | 1,286             |
| Misc-Clubhouse Activities             | -                 | 2,096             | 4,800                        | 2,237             | 2,563                  | 4,800                | 0%              | 4,800             |
| Misc-Contingency                      | 6,822             | 2,635             | 10,000                       | 33                | 9,967                  | 10,000               | 0%              | 10,000            |
| Office Supplies                       | 3,184             | 1,979             | 3,000                        | 2,703             | 297                    | 3,000                | 0%              | 3,000             |
| Cleaning Supplies                     | 165               | 668               | 2,600                        | 339               | 2,261                  | 2,600                | 0%              | 2,600             |
| Cleaning Services                     | -                 | 1,460             | 500                          | -                 | 500                    | 500                  | 0%              | 500               |
| Cap Outlay - Other                    | -                 | 33,540            | 43,760                       | 5,519             | -                      | 5,519                | -87%            | 43,760            |
| Cap Outlay                            | -                 | -                 | -                            | 5,714             | -                      | 5,714                | 0%              | -                 |
| <b>Total Clubhouse and Recreation</b> | <b>404,582</b>    | <b>209,838</b>    | <b>241,630</b>               | <b>80,688</b>     | <b>124,402</b>         | <b>205,090</b>       |                 | <b>244,404</b>    |

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION                      | ACTUAL<br>FY 2023   | ACTUAL<br>FY 2024   | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL<br>THRU<br>1/31/2025 | PROJECTED<br>February-<br>9/30/2025 | TOTAL<br>PROJECTED<br>FY 2025 | % +/-<br>Budget | ANNUAL<br>BUDGET<br>FY 2026 |
|--|---------------------|---------------------|------------------------------|-----------------------------|-------------------------------------|-------------------------------|-----------------|-----------------------------|
| <b>Reserves</b>                          |                     |                     |                              |                             |                                     |                               | 0%              |                             |
| Reserve-Irrigation System                | -                   | -                   | 15,000                       | -                           | 15,000                              | 15,000                        | 0%              | 15,000                      |
| Reserve-Roadways                         | -                   | -                   | 32,394                       | -                           | 32,394                              | 32,394                        | 0%              | 32,394                      |
| Reserve-Stormwater System                | -                   | -                   | 29,220                       | -                           | 29,220                              | 29,220                        | 0%              | 29,220                      |
| Reserve-Tennis Courts                    | -                   | -                   | 10,000                       | -                           | 10,000                              | 10,000                        | 0%              | 10,000                      |
| Reserve-Wall                             | -                   | 148,250             | 28,435                       | -                           | 28,435                              | 28,435                        | 0%              | 28,435                      |
| <b>Total Reserves</b>                    | <b>-</b>            | <b>148,250</b>      | <b>115,049</b>               | <b>-</b>                    | <b>115,049</b>                      | <b>115,049</b>                |                 | <b>115,049</b>              |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b> | <b>1,998,573</b>    | <b>788,467</b>      | <b>794,380</b>               | <b>237,651</b>              | <b>559,124</b>                      | <b>796,775</b>                |                 | <b>836,158</b>              |
| Excess (deficiency) of revenues          |                     |                     |                              |                             |                                     |                               |                 |                             |
| Over (under) expenditures                | 792,566             | 415,729             | (0)                          | 450,216                     | (387,310)                           | 62,906                        |                 | (44,778)                    |
| Net change in fund balance               | 626,669             | 415,729             | (0)                          | 450,216                     | (387,310)                           | 62,906                        |                 | (44,779)                    |
| <b>FUND BALANCE, BEGINNING</b>           | 617,902             | 1,244,571           | 1,660,301                    | 1,660,301                   | -                                   | 1,660,301                     |                 | 1,723,207                   |
| <b>FUND BALANCE, ENDING</b>              | <b>\$ 1,244,571</b> | <b>\$ 1,660,301</b> | <b>\$ 1,660,301</b>          | <b>\$ 2,110,517</b>         | <b>\$ (387,310)</b>                 | <b>\$ 1,723,207</b>           |                 | <b>\$ 1,678,428</b>         |

**Budget Narrative**  
Fiscal Year 2026

|                 |
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| <b>REVENUES</b> |
|-----------------|

**Interest – Investments**

The District earns interest income from their checking account and other Money Market accounts.

**Recreational Activity Fees**

This is the Revenue from the events that the activities department holds throughout the year.

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for debt service expenditures during the Fiscal Year.

**Special Assessment - Discounts**

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

**Other Miscellaneous Revenues**

Revenue received from miscellaneous sources.

**Gate Bar Code/Remotes**

Revenue received from the sales of gate remotes.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
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**Administrative**

**P/R - Board of Supervisors**

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all the meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services - Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted with Inframark Infrastructure Management Services to provide these reports.

**Professional Services - Engineering**

The District's engineer, currently Stantec Engineering, provides general engineering services to the District, i.e., attendance and preparation for board meetings, annual review of District facilities, and other specifically requested assignments.

**Professional Services - Legal Services**

The District's legal counsel Persson & Cohen to provide general legal services to the District, i.e., attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments. Subject to CPI increase on October 1st.

**Professional Services-Management Consulting Services**

The District receives management, accounting, and administrative services as part of a management agreement with Inframark Infrastructure Management Services. Also includes cost of Information Technology (GASB 54 Compliant Software System), transcription services, records management, and long-term offsite records storage. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.



**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
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**Administrative** *(continued)*

**Professional Services – Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2005 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**Professional Services – Website Maintenance**

Inframark Infrastructure Management Services oversees the District's email accounts and aids Campus Suite regarding the website, as necessary.

**Auditing Services**

The District required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for this fiscal year is based on contracted fees from an existing engagement letter with an accounting firm.

**Postage and Freight**

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance - General Liability**

General Liability & Public Officials liability insurance.

**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 Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous - Bank Charges**

Fees associated with maintaining the District's bank accounts.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
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**Administrative** *(continued)*

**Miscellaneous - Assessment Collection Cost**

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per 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 was based on a maximum of 2% of the anticipated assessment collections.

**Payroll Services**

Payroll processing ADP charges.

**Office Supplies**

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

**Annual District Filing Fee**

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

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
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**Field**

**Professional Services - Field Management**

The District contracted with Inframark to oversee the field operations of the property and perform six inspections.

**Professional Services – Management Consulting Services**

The District contracted with Inframark for extra field operations of the property as may be needed.

**Professional Services - Wetlands**

The District contract with Solitude Lake Management (formerly Lakemasters Aquatic Weed Control, Inc.) on 8/05/13 for lake and waterways management. Included are algae & aquatic weed control; border grass and brush control; water testing; monthly management report; aquatic consultation; and triploid grass carp with F.G.G.W.C. permit approval \$5.75 per fish. One-time Start-up Fee \$700. The monthly service amount of the contract is \$890. Twelve months agreement.

**Contracts – Landscape**

The District contracted to provide service for all the communal areas which include mowing, edging, trimming, debris removal, irrigation maintenance, fertilization and weed/pest control for sod, shrubs irrigation maintenance and annuals, pruning of shrubs and trimming of all palm trees.

**Contracts – Irrigation**

The District contracted to provide service for irrigation maintenance.

**Contracts - Buffer Wall**

The District contracted to trim the ten-foot buffer/overhanging along the exterior wall annually.

**R&M - General**

The cost of any maintenance expenditures that are incurred during the year, such as repairs to the roads at the community. It is of a general nature and covers everything except the clubhouse, gatehouse, pool, irrigation, and landscaping.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
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**Field** *(continued)*

**R&M - Irrigation**

Repairs and maintenance of the irrigation systems throughout the Community.

**R&M - Lake**

Lake maintenance as needed.

**R&M - Mulch**

Mulch needed for District property.

**R&M - Sidewalks**

Maintenance of District sidewalks.

**R&M – Trees and Trimming**

The District has contracted for tree trimming services.

**R&M - Lights**

Maintenance and repairs of streetlights throughout the Community.

**R&M - Wall**

Repairs and maintenance of walls surrounding the District.

**Miscellaneous - Contingency**

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
|---------------------|

**Utilities**

**Communication - Telephone**

Includes monthly service fee for business voice for the gatehouse and clubhouse with Comcast.

**Electricity - General**

This represents the estimated cost for electricity of the various accounts with FPL within the District.

**Internet Services**

Business internet services from Comcast for the clubhouse and fitness center.

**Gatehouse**

**Towing Services**

Costs for towing services.

**Contracts - Gates**

The District has contracted with Action Automatic Door Company to maintain the gates.

**Contracts – Security System**

The District has contracted with Hidden Eyes LLC dba Envera Systems to monitor and maintain the security system.

**Electricity - General**

This represents the estimated cost for electricity of the guardhouse account with FPL within the District.

**R&M - Buildings**

General maintenance cost related to the gatehouse.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
|---------------------|

**Gatehouse** *(continued)*

**R&M - Gate**

The cost of any maintenance expenditures that are incurred during the year related to the District's gates.

**Miscellaneous - Contingency**

This category provides funds for gatehouse expenditures that may not have been budgeted anywhere else.

**Clubhouse and Recreation**

**Payroll - Salaries**

The District has office personnel to work in the office during the week.

**Payroll - Maintenance**

The District has maintenance technician to work in the District field during the week.

**Payroll Taxes**

Payroll taxes on office personnel's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total personnel's payroll expenditures.

**Workers' Compensation**

Workers' compensation on office personnel's compensation.

**Fire Alarm Monitoring**

The District contracted with Wenzel Electric to monitor the fire alarm.

**Contracts - Fountain**

The District contracted with Aquatic Systems, Inc. Features to provide a service for fountain maintenance.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
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**Clubhouse and Recreation** *(continued)*

**Contracts – Security Camera**

The District contracted with New IQ, LLC for a preventative camera system maintenance agreement. Either party can cancel in writing 30 days prior to the anniversary date.

**Contracts - Pools**

Daily pool maintenance.

**Contracts – HVAC**

The District contracted with Grande Aire Service, Inc. for HVAC systems in the clubhouse, fitness center, and gatehouse along with the clubhouse ice machine. Services include 2 preventative maintenances per year on the six air conditioning systems and ice machine along with a 10% discount on any additional repair services needed.

**Contracts-Pest Control**

Monthly pest control service.

**Contracts – Security System**

The District has contracted with Hidden Eyes LLC dba Envera Systems to monitor and maintain the security system.

**Pest Control – Building/Grounds**

Incidental pest control services are not part of the contract.

**Electricity - General**

This represents the estimated cost for electricity of two accounts with FPL within the District.

**Utility - Refuse Removal**

Approximate fees paid for the removal of trash from the property.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
|---------------------|

**Clubhouse and Recreation** *(continued)*

**Utility - Water & Sewer**

This represents the estimated cost from Charlotte County Utilities for water, sewer utility charges related to the clubhouse and fitness center.

**Insurance - Property**

Property coverage on the District's assets.

**R&M - General**

Expenditures incurred during the fiscal year for the repair and maintenance of the Tennis Courts, and Fitness Center.

**R&M - Fountain**

Non-contractual maintenance and repairs of the District's fountain.

**R&M - Pools**

Expenditures incurred during the fiscal year for miscellaneous repairs to the pool.

**R&M - Tennis Courts**

Miscellaneous maintenance costs for the tennis courts.

**R&M - Fitness Equipment**

Repairs and maintenance of fitness equipment by Fitness Services of Florida, Inc.

**R&M - Fitness Center**

Repairs as needed to maintain the building and related equipment.



**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
|---------------------|

**Clubhouse and Recreation** *(continued)*

**R&M - Security Cameras**

Miscellaneous repairs to security cameras.

**R&M - Backflow Inspection**

Expenses for backflow inspections.

**Fire Ext. Inspection & Repairs**

Required fire extinguisher inspections and repairs.

**R&M - Fire Alarm**

The District has an agreement with Wenzel Electric to maintain the fire alarm system.

**Fire Alarm Inspection**

The District has an agreement with Wenzel Electric to inspect the fire alarm system.

**R&M - Fire Sprinklers**

The District has an agreement with Access Fire Protection, Inc. to inspect the fire sprinkler system.

**R&M - Computer/Internet**

Computer services for the District computers. Includes yearly fees for the Supervisor emails and for the required website.

**Miscellaneous - Cable TV Expenses**

Cable Television services from Comcast for the clubhouse and gatehouse.

**Miscellaneous - Clubhouse Activities**

These are the expenditures from the events that the activities department holds throughout the year.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
|---------------------|

**Clubhouse and Recreation** *(continued)*

**Miscellaneous - Contingency**

This category provides funds for clubhouse expenditures that may not have been budgeted anywhere else.

**Office Supplies**

Paper, printer cartridges, pens, and miscellaneous office supplies for the clubhouse office.

**Cleaning Supplies**

Supplies used to clean the clubhouse, exercise building, and gatehouse.

**Cleaning Services**

Non-contractual cleaning services performed by a cleaning company.

**Capital Outlay - Other**

Capital Outlay for future.

**Budget Narrative**  
Fiscal Year 2026

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| <b>EXPENDITURES</b> |
|---------------------|

**Reserves**

**Reserve – Irrigation System**

Reserves for the District irrigation system.

**Reserve – Roadways**

Reserves for the District roadways.

**Reserve – Stormwater System**

Reserves for the stormwater system.

**Reserves – Tennis Courts**

Reserves for the tennis courts.

**Reserves – Wall**

Reserves for the exterior wall.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

|  | <b><u>Amount</u></b> |
|--|----------------------|
| Beginning Fund Balance - Fiscal Year 2026            | \$ 1,723,207         |
| Net Change in Fund Balance - Fiscal Year 2026        | (44,779)             |
| Reserves - Fiscal Year 2026 Additions                | 115,049              |
| <b>Total Funds Available (Estimated) - 9/30/2026</b> | <b>1,793,478</b>     |

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

|  |         |                        |
|--|---------|------------------------|
| Operating Reserve - Operating Capital      |         | 169,337 <sup>(1)</sup> |
| Reserves Capital Projects (Prior Years)    | 76,536  | <u>76,536</u>          |
| Reserves - Irrigation (Prior Years)        | 30,000  |                        |
| Reserves - Irrigation FY 2025              | 15,000  |                        |
| Reserves - Irrigation FY 2026              | 15,000  | <u>60,000</u>          |
| Reserves - Legal (Prior Years)             | 3,792   | <u>3,792</u>           |
| Reserves - Roadways (Prior Years)          | 317,962 |                        |
| Reserves - Roadways FY 2025                | 32,394  |                        |
| Reserves - Roadways FY 2026                | 32,394  | <u>382,750</u>         |
| Reserves - Stormwater system (Prior Years) | 133,629 |                        |
| Reserves - Stormwater system FY 2025       | 29,220  |                        |
| Reserves - Stormwater system FY 2026       | 29,220  | <u>192,070</u>         |

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

|   |          | <b><u>Amount</u></b>     |
|---|----------|--------------------------|
| Reserves - Tennis (Prior Years)             | 20,000   |                          |
| Reserves - Tennis Courts FY 2025            | 10,000   |                          |
| Reserves - Tennis Courts FY 2026            | 10,000   | <u>40,000</u>            |
| Reserves - Wall FY 2025                     | 28,435   |                          |
| Reserves - Wall FY 2026                     | 28,435   | <u>56,870</u>            |
|   | Subtotal | <u>812,018</u>           |
| <b>Total Allocation of Available Funds</b>  |          | <b><u>981,355</u></b>    |
| <b>Total Unassigned (undesignated) Cash</b> |          | <b><u>\$ 812,123</u></b> |

**Notes**

*(1) Represents approximately 3 months of operating expenditures less Capital Outlay - Other and Reserves.*

**Heritage Lake Park**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION             | ACTUAL<br>FY 2023 | ACTUAL<br>FY 2024 | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL<br>THRU<br>1/31/2025 | PROJECTED<br>February-<br>9/30/2025 | TOTAL<br>PROJECTED<br>FY 2025 | ANNUAL<br>BUDGET<br>FY 2026 |
|---------------------------------|-------------------|-------------------|------------------------------|-----------------------------|-------------------------------------|-------------------------------|-----------------------------|
| <b>REVENUES</b>                 |                   |                   |                              |                             |                                     |                               |                             |
| Interest - Investments          | \$ 7,915          | \$ 9,615          | \$ 1,000                     | \$ 2,427                    | \$ 7,281                            | \$ 9,708                      | \$ 1,000                    |
| Interest - Tax Collector        | -                 | 34                | -                            | 238                         | (238)                               | -                             | -                           |
| Special Assmnts- Tax Collector  | 231,806           | 180,790           | 180,800                      | 155,307                     | 25,493                              | 180,800                       | 180,800                     |
| Special Assmnts- Prepayment     | 222,280           | -                 | -                            | -                           | -                                   | -                             | -                           |
| Special Assmnts- Discounts      | (6,954)           | (6,552)           | (7,232)                      | (6,184)                     | 510                                 | (5,674)                       | (7,232)                     |
| <b>TOTAL REVENUES</b>           | <b>455,047</b>    | <b>183,887</b>    | <b>174,568</b>               | <b>151,788</b>              | <b>33,046</b>                       | <b>184,834</b>                | <b>174,568</b>              |
| <b>EXPENDITURES</b>             |                   |                   |                              |                             |                                     |                               |                             |
| <i>Administrative</i>           |                   |                   |                              |                             |                                     |                               |                             |
| Misc-Assessmnt Collection Cost  | 1,399             | 1,019             | 3,616                        | 2,982                       | 510                                 | 3,492                         | 3,616                       |
| <b>Total Administrative</b>     | <b>1,399</b>      | <b>1,019</b>      | <b>3,616</b>                 | <b>2,982</b>                | <b>510</b>                          | <b>3,492</b>                  | <b>3,616</b>                |
| <i>Debt Service</i>             |                   |                   |                              |                             |                                     |                               |                             |
| Principal Debt Retirement       | 85,000            | 75,000            | 80,000                       | -                           | 80,000                              | 80,000                        | 80,000                      |
| Principal Prepayments           | 245,000           | 10,000            | -                            | 5,000                       | -                                   | 5,000                         | -                           |
| Interest Expense                | 97,898            | 78,945            | 74,385                       | 37,193                      | 74,385                              | 111,578                       | 69,540                      |
| Interest Expense-Other          | (6,335)           | -                 | -                            | -                           | -                                   | -                             | -                           |
| <b>Total Debt Service</b>       | <b>421,563</b>    | <b>163,945</b>    | <b>154,385</b>               | <b>42,193</b>               | <b>154,385</b>                      | <b>196,578</b>                | <b>149,540</b>              |
| <b>TOTAL EXPENDITURES</b>       | <b>422,962</b>    | <b>164,964</b>    | <b>158,001</b>               | <b>45,175</b>               | <b>154,895</b>                      | <b>200,070</b>                | <b>153,156</b>              |
| Excess (deficiency) of revenues |                   |                   |                              |                             |                                     |                               |                             |
| Over (under) expenditures       | 32,085            | 18,923            | 16,567                       | 106,613                     | (121,849)                           | (15,236)                      | 21,412                      |

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

| ACCOUNT DESCRIPTION                   | ACTUAL<br>FY 2023 | ACTUAL<br>FY 2024 | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL<br>THRU<br>1/31/2025 | PROJECTED<br>February-<br>9/30/2025 | TOTAL<br>PROJECTED<br>FY 2025 | ANNUAL<br>BUDGET<br>FY 2026 |
|---------------------------------------|-------------------|-------------------|------------------------------|-----------------------------|-------------------------------------|-------------------------------|-----------------------------|
| <b>OTHER FINANCING SOURCES (USES)</b> |                   |                   |                              |                             |                                     |                               |                             |
| Extraordinary Gain / Loss             | (47,716)          | -                 | -                            | -                           | -                                   | -                             | -                           |
| Contribution to (Use of) Fund Balance | -                 | -                 | 16,567                       | -                           | -                                   | -                             | 21,412                      |
| <b>TOTAL OTHER SOURCES (USES)</b>     | <b>(47,716)</b>   | <b>-</b>          | <b>16,567</b>                | <b>-</b>                    | <b>-</b>                            | <b>-</b>                      | <b>21,412</b>               |
| Net change in fund balance            | (15,631)          | 18,923            | 16,567                       | 106,613                     | (121,849)                           | (15,236)                      | 21,412                      |
| <b>FUND BALANCE, BEGINNING</b>        | 176,678           | 161,047           | 179,970                      | 179,970                     | -                                   | 179,970                       | 164,734                     |
| <b>FUND BALANCE, ENDING</b>           | <b>\$ 161,047</b> | <b>\$ 179,970</b> | <b>\$ 196,537</b>            | <b>\$ 286,583</b>           | <b>\$ (121,849)</b>                 | <b>\$ 164,734</b>             | <b>\$ 186,146</b>           |



**HERITAGE LAKE PARK**

Community Development District

*2005 Debt Service*

## Series 2005 - Special Assessment Revenue Bonds

**AMORTIZATION SCHEDULE**

| DATE       | BALANCE         | RATE  | PRINCIPAL       | Extra. Remdmt | INTEREST      | TOTAL           |
|------------|-----------------|-------|-----------------|---------------|---------------|-----------------|
| 11/01/2025 | \$ 1,220,000.00 | 5.70% |                 |               | \$ 34,770.00  | \$ 34,770.00    |
| 5/01/2026  | \$ 1,220,000.00 | 5.70% | \$ 80,000.00    |               | \$ 34,770.00  | \$ 114,770.00   |
| 11/01/2026 | \$ 1,140,000.00 | 5.70% |                 |               | \$ 32,490.00  | \$ 32,490.00    |
| 5/01/2027  | \$ 1,140,000.00 | 5.70% | \$ 85,000.00    |               | \$ 32,490.00  | \$ 117,490.00   |
| 11/01/2027 | \$ 1,055,000.00 | 5.70% |                 |               | \$ 30,067.50  | \$ 30,067.50    |
| 5/01/2028  | \$ 1,055,000.00 | 5.70% | \$ 90,000.00    |               | \$ 30,067.50  | \$ 120,067.50   |
| 11/01/2028 | \$ 965,000.00   | 5.70% |                 |               | \$ 27,502.50  | \$ 27,502.50    |
| 5/01/2029  | \$ 965,000.00   | 5.70% | \$ 100,000.00   |               | \$ 27,502.50  | \$ 127,502.50   |
| 11/01/2029 | \$ 865,000.00   | 5.70% |                 |               | \$ 24,652.50  | \$ 24,652.50    |
| 5/01/2030  | \$ 865,000.00   | 5.70% | \$ 105,000.00   |               | \$ 24,652.50  | \$ 129,652.50   |
| 11/01/2030 | \$ 760,000.00   | 5.70% |                 |               | \$ 21,660.00  | \$ 21,660.00    |
| 5/01/2031  | \$ 760,000.00   | 5.70% | \$ 110,000.00   |               | \$ 21,660.00  | \$ 131,660.00   |
| 11/01/2031 | \$ 650,000.00   | 5.70% |                 |               | \$ 18,525.00  | \$ 18,525.00    |
| 5/01/2032  | \$ 650,000.00   | 5.70% | \$ 115,000.00   |               | \$ 18,525.00  | \$ 133,525.00   |
| 11/01/2032 | \$ 535,000.00   | 5.70% |                 |               | \$ 15,247.50  | \$ 15,247.50    |
| 5/01/2033  | \$ 535,000.00   | 5.70% | \$ 125,000.00   |               | \$ 15,247.50  | \$ 140,247.50   |
| 11/01/2033 | \$ 410,000.00   | 5.70% |                 |               | \$ 11,685.00  | \$ 11,685.00    |
| 5/01/2034  | \$ 410,000.00   | 5.70% | \$ 130,000.00   |               | \$ 11,685.00  | \$ 141,685.00   |
| 11/01/2034 | \$ 280,000.00   | 5.70% |                 |               | \$ 7,980.00   | \$ 7,980.00     |
| 5/01/2035  | \$ 280,000.00   | 5.70% | \$ 135,000.00   |               | \$ 7,980.00   | \$ 142,980.00   |
| 11/01/2035 | \$ 145,000.00   | 5.70% |                 |               | \$ 6,412.50   | \$ 6,412.50     |
| 5/01/2036  | \$ 145,000.00   | 5.70% | \$ 145,000.00   |               | \$ 6,412.50   | \$ 151,412.50   |
|            |                 |       | \$ 1,220,000.00 |               | \$ 461,985.00 | \$ 1,681,985.00 |

Note: This Amortization table was confirmed with U.S.Bank Debt Schedule

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest – Investments**

The District earns interest income on their checking account and other Money Market accounts.

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for debt service expenditures during the Fiscal Year.

**Special Assessment - Discounts**

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

**EXPENDITURES**

**Administrative**

**Misc.-Assessment Collection Cost**

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per 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 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 fiscal year budget for all collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

**Heritage Lake Park**  
Community Development District

**Supporting Budget Schedule**  
Fiscal Year 2026

**Comparison of Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025**

| Product            | Total<br>Units/Acres | ERU Per<br>Unit | On-Roll<br>ERUs | FY 2026<br>O & M<br>Per Unit | FY 2025<br>O & M<br>Per Unit | Percent<br>Change | FY 2026<br>Debt Svc<br>Per Unit | FY 2025<br>Debt Svc<br>Per Unit | Percent<br>Change | FY 2026<br>Total<br>Per Unit | FY 2025<br>Total<br>Per Unit | Dollar<br>Change | Percent<br>Change |
|--------------------|----------------------|-----------------|-----------------|------------------------------|------------------------------|-------------------|---------------------------------|---------------------------------|-------------------|------------------------------|------------------------------|------------------|-------------------|
| Condo              | 246.00               | 1.00            | 246.00          | \$1,650.11                   | \$1,650.11                   | 0.0%              | \$ 422.43                       | \$ 422.43                       | 0.0%              | \$ 2,072.54                  | \$ 2,072.54                  | \$ -             | 0.0%              |
| Park Villa         | 116.00               | 1.00            | 116.00          | \$1,650.11                   | \$1,650.11                   | 0.0%              | \$ 422.43                       | \$ 422.43                       | 0.0%              | \$ 2,072.54                  | \$ 2,072.54                  | \$ -             | 0.0%              |
| Park Villa Prepaid | 40.00                | 1.00            | 40.00           | \$1,650.11                   | \$1,650.11                   | 0.0%              | \$ -                            | \$ -                            | 0.0%              | \$ 1,650.11                  | \$ 1,650.11                  | \$ -             | 0.0%              |
| Luxury Villa       | 60.00                | 1.00            | 60.00           | \$1,650.11                   | \$1,650.11                   | 0.0%              | \$ 464.67                       | \$ 464.67                       | 0.0%              | \$ 2,114.78                  | \$ 2,114.78                  | \$ -             | 0.0%              |
|                    | <b>462.00</b>        |                 | <b>462.00</b>   |                              |                              |                   |                                 |                                 |                   |                              |                              |                  |                   |
| Commercial         | 14.16                | 3.77            | 53.38           | \$507.86                     | \$507.86                     | 0.0%              | \$ -                            | \$ -                            | 0.0%              | \$ 507.86                    | \$ 507.86                    | \$ -             | 0.0%              |

**5E.**

**RESOLUTION 2025-04**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

**WHEREAS**, the Board set June 2, 2025 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to applicable Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## Section 1. Budget

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Manager and at the District's Records Office and identified as "The Budget for the Heritage Lake Park Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on June 2, 2025.

## Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sum of \_\_\_\_\_ (\$\_\_\_\_\_) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                      |          |
|----------------------|----------|
| TOTAL GENERAL FUND   | \$ _____ |
| DEBT SERVICE FUND(S) | \$ _____ |
| TOTAL ALL FUNDS      | \$ _____ |

## Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 4<sup>th</sup> day of August, 2025.

ATTEST:

**HERITAGE LAKE PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**Justin Faircloth**  
Secretary

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**James DeFilippo**  
Chairperson

**Exhibit A: Budget FY 2025-2026**



**EXHIBIT “A”**

**5F.**

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Heritage Lake Park Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Charlotte County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s general fund budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025-2026; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for certain lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on certain lots in the amount contained in the budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "A" and the "Assessment Roll," and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "A" and the "Assessment Roll." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Uniform Method Property Assessments.** The collection of certain previously levied debt service assessments on certain lots and lands and operation and maintenance assessments on certain lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Chart attached hereto and incorporated herein as Exhibit "B."

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments as well as operation and maintenance assessments on certain other undeveloped and unplatted lands and certain lots as shown on Exhibits "A" and "B," (if any) will be collected directly by the District in accordance with Florida law, as set

forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on October 1, 2025. In the event that an assessment payment is not made as stated above, the entire assessment – including any remaining partial, deferred payments for Fiscal Year 2025-2026 as well as any future installments of special assessments – shall immediately become due and payable; shall accrue interest at the highest amount allowed by law, and all costs of collection and enforcement will be collected; and such total amounts shall either be enforced pursuant to a foreclosure action or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapters 170 or 173 of the Florida Statutes or other applicable law to collect and enforce the entire assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll is hereby certified. That portion of the District’s Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Lake Park Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution; and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August, 2025.

ATTEST:

**HERITAGE LAKE PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**Justin Faircloth  
Secretary**

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**James DeFilippo  
Chairperson**

**Exhibit “A” – Budget FY 2025-2026**

**Exhibit “B” – Assessment Chart FY 2025-2026 [Direct Bill (if any) and Uniform Method]**

# **Sixth Order of Business**

**6A**



**MINUTES OF MEETING  
HERITAGE LAKE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Lake Park Community Development District was held Monday, June 2, 2025 at 10:00 a.m. at the Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida 33983.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| James DeFilippo  | Chairperson         |
| Greg Krauss      | Vice Chairperson    |
| Robert Delagi    | Assistant Secretary |
| Elizabeth Shella | Assistant Secretary |
| Niles Waring     | Assistant Secretary |

Also present were:

|                   |                  |
|-------------------|------------------|
| Justin Faircloth  | District Manager |
| Linda Ross        | Office Manager   |
| Sergio Rojas      | LMP              |
| Various Residents |                  |

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Approval of Agenda**

There being no amendments,

|   |
|---|
| On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, the agenda for the meeting was approved, as presented. (5-0) |
|---|

**FOURTH ORDER OF BUSINESS****Audience Comments on Agenda Items**

There being no comments from the audience on agenda items, the next order of business followed.

**FIFTH ORDER OF BUSINESS****Public Hearing to Adopt Fiscal Year 2026 Budget****A. Fiscal Year 2026 Budget Discussion**

- Mr. Faircloth provided comments, and noted the budget presented in the agenda package was incorrect and that the budget that had been sent by Inframark staff prior to the meeting as a correction was incorrect items in it as well. Mr. Faircloth noted that Exhibit A needed to be updated to reflect the prior designations by the Board. Mr. Krauss noted he had concerns regarding the Amortization Schedule.

On MOTION by Mr. Krauss, seconded by Mr. DeFilippo, with all in favor, the Public Hearing to adopt the Fiscal Year 2026 Budget was continued to the August 4, 2025 Regular Meeting (5-0)

- Mr. Kruass noted he had questions regarding the fund balances presented at the November and December 2025 meetings. Mr. Faircloth noted he would have the budget corrected and have finance contact Mr. Krauss to answer any questions he had on the financial statements and budget.

**B. Open Public Hearing for Public Comments****C. Resident Comments****D. Close Public Hearing for Public Comments****E. Resolution 2025-04, Adopting the Fiscal Year 2026 Budget****F. Resolution 2025-05, Levying Assessments**

These items were continued to the next meeting, as stated above.

*The record shall reflect Mr. Rojas of LMP joined the meeting.*

**SIXTH ORDER OF BUSINESS****Consent Agenda****A. Minutes of the May 5, 2025 Regular Meeting****B. Acceptance of the Financial Report as of April 2025****C. Ratification of Items Approved Under Resolution 2025-04**

There being no additions, corrections or deletions,

On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all in favor, the Consent Agenda, with the items as listed above, was approved. (5-0)

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney's Report**

- i. Draft Rental Agreement & 5/7/25 Attorney Email**
- ii. Draft Volunteer Waiver & 5/7/25 Attorney Email**

Ms. Shella MOVED to adopt the Policies for Rental Agreements and Volunteer Waivers, as presented, and Mr. Delagi seconded the motion.

Upon further discussion, the motion was withdrawn.

On MOTION by Ms. Shella, seconded by Mr. DeFilippo, with all in favor, the Policies for Rental Agreements and Volunteer Waivers, were adopted, as amended to change the first paragraph of the Volunteer Waiver, as follows: "The undersigned, on behalf of the undersigned and the undersigned's personal representatives, successors, heirs or assigns, acknowledges there are risks, known and unknown, associated with participating in volunteer activities and that the undersigned hereby expressly, knowingly and freely AGREES TO COMPLETELY AND ABSOLUTELY ASSUME ALL RISKS including, but not limited to, those enumerated or referred to herein, AND FULL RESPONSIBILITY FOR any and all personal injuries, accidents, damage, loss of personal property, whether direct, indirect, or consequential, which may occur to his or herself, guests, invitees and family, sustained while participating in volunteer activities, and further agrees to release, indemnify, defend and hold the Owner harmless, to the full extent permitted by law, from any and all claims relating to the subject participation. The obligation to indemnify includes the indemnification of Owner for, from and against all costs, expenses, court costs, Counsel fees, paraprofessional fees (including, but not limited to, all trial, appellate and bankruptcy levels and whether or not suit is instituted), expenses and liabilities incurred or rising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders, judgments or decrees which may be entered relating thereto," with a Public Hearing to be scheduled, if required. (5-0)

**B. Engineer's Report**

- Mr. Faircloth provided updates on pending projects.

**i. Work Authorization Number 5**

- The Board agreed to table this item and trust the vendor to complete the work without further oversight by CPH.

**C. District Manager**

**i. SOLitude Service Report**

Mr. Faircloth presented the report for review by the Board.

**ii. First Quarter Website Audit Compliance Report**

- Mr. Faircloth reviewed the report with the Board, and noted this service is provided quarterly as part of the agreement with the vendor to ensure the website is in compliance regarding ADA items.

**iii. Department of Health Pool Inspection 5/19/25**

Mr. Faircloth presented the inspection for review by the Board.

**iv. Update on Follow-Up Actions**

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, the meeting shall be extended by 30 minutes. (5-0)

Mr. Rojas provided updates to the Board regarding landscaping and irrigation items.

- Mr. Faircloth reiterated that tree removals need to have the proper permit approval by the County. Mr. Faircloth commented on the need to call the free service with the State before any digging is completed to help avoid any possible damage to infrastructure.
- Mr. Waring noted there were two palms that could fall around Building K, adjacent to Units 101 & 108. The Board requested the attorney contact the Association and warn them of the danger of the palms falling and possibly causing damage to the District's infrastructure, specifically the southern palm tree near the wall.

**EIGHTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Reserve Study Draft Contract & Proposals Received**

On MOTION by Ms. Shella, seconded by Mr. Krauss, with all in favor, the Proposal from Reserve Advisors in the amount of \$5,800 to complete a Reserve Study for the District was approved. (5-0)

**B. Envera Contract Proposal**

Mr. Faircloth and Mr. Krauss provided an update on the request to develop a new contract with Envera.

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, Vice Chairperson Krauss was authorized to approve a new contract with Envera. (5-0)

**C. CSEI Pond C MES Repair Proposal**

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, the Proposal from Copeland Southern Enterprises, Inc. in the amount of \$9,775 for a Pond C MES repair, was approved. (5-0)

**NINTH ORDER OF BUSINESS****Supervisor Requests**

- Mr. Delagi inquired about consideration of developing an Activities Director position.
- Mr. Krauss commented on the District's website and noted he would like to have a year-end financial report posted, noted agendas had been posted on the website as requested, and on the microphones within the clubhouse. Mr. Krauss also inquired about the Fiscal Year 2024 audit progress, and Mr. Faircloth noted he did not have the audit yet, but it was due by June 30th of each year.

**TENTH ORDER OF BUSINESS****Chairperson's Comments**

- Mr. DeFilippo commented on paver work, rocking chairs recently purchased, and windscreen removal.

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, \$750 was authorized for windscreen removal (5-0)

**ELEVENTH ORDER OF BUSINESS****Audience Comments**

There being no audience comments, the next order of business followed.

**TWELFTH ORDER OF BUSINESS****Adjournment**

There being no further business,

196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206

|   |
|---|
| On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all<br>in favor, the meeting was adjourned at 12:24 p.m. (5-0) |
|---|

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James DeFilippo  
Chairperson

**6B.i.**

**Heritage Lake Park  
Community Development District**

*Financial Report*

*May 31, 2025*





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**Heritage Lake Park  
Community Development District**

**Financial Statements**

**(Unaudited)**

**May 31, 2025**

**Balance Sheet**  
Governmental Funds  
May 31, 2025

| ACCOUNT DESCRIPTION                          | GENERAL FUND        | SERIES 2005 DEBT<br>SERVICE FUND | TOTAL               |
|--|---------------------|----------------------------------|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                  |                     |
| Cash - Checking Account                      | \$ 1,453,014        | \$ -                             | \$ 1,453,014        |
| Cash On Hand/Petty Cash                      | 800                 | -                                | 800                 |
| Due From Other Gov'tl Units                  | 24                  | -                                | 24                  |
| Investments:                                 |                     |                                  |                     |
| Money Market Account                         | 704,852             | -                                | 704,852             |
| Prepayment Account                           | -                   | 1,159                            | 1,159               |
| Reserve Fund                                 | -                   | 91,708                           | 91,708              |
| Revenue Fund                                 | -                   | 102,944                          | 102,944             |
| <b>TOTAL ASSETS</b>                          | <b>\$ 2,158,690</b> | <b>\$ 195,811</b>                | <b>\$ 2,354,501</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                  |                     |
| Accounts Payable                             | \$ 50,284           | \$ -                             | \$ 50,284           |
| Accrued Expenses                             | 156,974             | -                                | 156,974             |
| Accounts Payable - Other                     | 1,513               | -                                | 1,513               |
| Due to Other                                 | 185                 | -                                | 185                 |
| Sales Tax Payable                            | 20                  | -                                | 20                  |
| <b>TOTAL LIABILITIES</b>                     | <b>208,976</b>      | <b>-</b>                         | <b>208,976</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |                                  |                     |
| <b>Restricted for:</b>                       |                     |                                  |                     |
| Debt Service                                 | -                   | 195,811                          | 195,811             |
| <b>Assigned to:</b>                          |                     |                                  |                     |
| Operating Reserves                           | 152,233             | -                                | 152,233             |
| Reserves - Capital Projects                  | 76,536              | -                                | 76,536              |
| Reserves - Irrigation System                 | 30,000              | -                                | 30,000              |
| Reserves - Legal                             | 3,792               | -                                | 3,792               |
| Reserves - Roadways                          | 317,962             | -                                | 317,962             |
| Reserves - Stormwater System                 | 133,629             | -                                | 133,629             |
| Reserves - Tennis Courts                     | 20,000              | -                                | 20,000              |
| <b>Unassigned:</b>                           | 1,215,562           | -                                | 1,215,562           |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 1,949,714</b> | <b>\$ 195,811</b>                | <b>\$ 2,145,525</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 2,158,690</b> | <b>\$ 195,811</b>                | <b>\$ 2,354,501</b> |

## Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending May 31, 2025

| ACCOUNT DESCRIPTION             | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAY-25<br>ACTUAL |
|---------------------------------|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>                 |                             |                        |  |                  |
| Interest - Investments          | \$ 25,000                   | \$ 60,151              | 240.60%                                | \$ 7,838         |
| Recreational Activity Fees      | 8,000                       | 4,180                  | 52.25%                                 | 25               |
| Interest - Tax Collector        | -                           | 1,231                  | 0.00%                                  | -                |
| Special Assmnts- Tax Collector  | 789,458                     | 782,899                | 99.17%                                 | 8,251            |
| Special Assmnts- Discounts      | (31,578)                    | (27,822)               | 88.11%                                 | 198              |
| Settlements                     | -                           | 19,211                 | 0.00%                                  | -                |
| Other Miscellaneous Revenues    | 500                         | 4,250                  | 850.00%                                | 575              |
| Gate Bar Code/Remotes           | 3,000                       | 2,373                  | 79.10%                                 | 120              |
| <b>TOTAL REVENUES</b>           | <b>794,380</b>              | <b>846,473</b>         | <b>106.56%</b>                         | <b>17,007</b>    |
| <b>EXPENDITURES</b>             |                             |                        |  |                  |
| <b>Administration</b>           |                             |                        |  |                  |
| P/R-Board of Supervisors        | 12,000                      | 8,000                  | 66.67%                                 | 1,000            |
| FICA Taxes                      | 918                         | 612                    | 66.67%                                 | 77               |
| ProfServ-Dissemination Agent    | 1,268                       | -                      | 0.00%                                  | -                |
| ProfServ-Engineering            | 4,000                       | 7,863                  | 196.58%                                | -                |
| ProfServ-Legal Services         | 24,844                      | 11,568                 | 46.56%                                 | 4,826            |
| ProfServ-Mgmt Consulting        | 66,084                      | 44,056                 | 66.67%                                 | 5,507            |
| ProfServ-Trustee Fees           | 4,771                       | 5,171                  | 108.38%                                | -                |
| ProfServ-Web Site Maintenance   | 1,439                       | 1,896                  | 131.76%                                | 120              |
| Auditing Services               | 3,900                       | -                      | 0.00%                                  | -                |
| Postage and Freight             | 600                         | 362                    | 60.33%                                 | 250              |
| Insurance - General Liability   | 12,980                      | 12,627                 | 97.28%                                 | -                |
| Printing and Binding            | 50                          | -                      | 0.00%                                  | -                |
| Legal Advertising               | 2,000                       | 366                    | 18.30%                                 | 366              |
| Misc-Bank Charges               | 100                         | 180                    | 180.00%                                | 20               |
| Misc-Assessment Collection Cost | 15,789                      | 15,102                 | 95.65%                                 | 169              |
| Payroll Services                | -                           | 344                    | 0.00%                                  | 23               |
| Office Supplies                 | 100                         | -                      | 0.00%                                  | -                |
| Annual District Filing Fee      | 175                         | 175                    | 100.00%                                | -                |
| <b>Total Administration</b>     | <b>151,018</b>              | <b>108,322</b>         | <b>71.73%</b>                          | <b>12,358</b>    |
| <b>Field</b>                    |                             |                        |  |                  |
| ProfServ-Field Management       | 6,448                       | 4,299                  | 66.67%                                 | 537              |
| ProfServ-Mgmt Consulting        | 5,000                       | -                      | 0.00%                                  | -                |
| ProfServ-Wetlands               | 11,000                      | 7,334                  | 66.67%                                 | 917              |
| Contracts-Landscape             | 85,360                      | 56,664                 | 66.38%                                 | 7,083            |

## Statement of Revenues, Expenditures and Changes in Fund Balances

## General Fund

For the Period Ending May 31, 2025

| ACCOUNT DESCRIPTION                    | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAY-25<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| Contracts-Buffer Wall                  | 4,370                       | -                      | 0.00%                                  | -                |
| R&M-General                            | 9,600                       | 4,322                  | 45.02%                                 | 120              |
| R&M-Irrigation                         | 12,000                      | 53,004                 | 441.70%                                | 2,077            |
| R&M-Lake                               | 5,000                       | 1,041                  | 20.82%                                 | -                |
| R&M-Mulch                              | 7,200                       | 16,770                 | 232.92%                                | -                |
| R&M-Sidewalks                          | 3,000                       | 6,748                  | 224.93%                                | 4,725            |
| R&M-Trees and Trimming                 | 5,995                       | 11,875                 | 198.08%                                | 3,000            |
| R&M-Lights                             | 4,000                       | -                      | 0.00%                                  | -                |
| R&M-Wall                               | 8,000                       | -                      | 0.00%                                  | -                |
| Misc-Contingency                       | 28,580                      | 61,472                 | 215.09%                                | 8,450            |
| <b>Total Field</b>                     | <b>195,553</b>              | <b>223,529</b>         | <b>114.31%</b>                         | <b>26,909</b>    |
| <b><u>Utilities</u></b>                |                             |                        |  |                  |
| Communication - Telephone              | 900                         | 1,173                  | 130.33%                                | 192              |
| Electricity - General                  | 6,000                       | 4,231                  | 70.52%                                 | 618              |
| Internet Services                      | 3,400                       | 942                    | 27.71%                                 | 30               |
| <b>Total Utilities</b>                 | <b>10,300</b>               | <b>6,346</b>           | <b>61.61%</b>                          | <b>840</b>       |
| <b><u>Gatehouse</u></b>                |                             |                        |  |                  |
| Towing Services                        | 250                         | -                      | 0.00%                                  | -                |
| Contracts-Gates                        | 1,080                       | 42                     | 3.89%                                  | -                |
| Contracts-Security System              | 68,000                      | 40,576                 | 59.67%                                 | 5,497            |
| Electricity - General                  | 3,000                       | 1,074                  | 35.80%                                 | 149              |
| R&M-Buildings                          | 500                         | -                      | 0.00%                                  | -                |
| R&M-Gate                               | 3,000                       | 1,255                  | 41.83%                                 | 280              |
| Misc-Contingency                       | 5,000                       | 6,652                  | 133.04%                                | -                |
| <b>Total Gatehouse</b>                 | <b>80,830</b>               | <b>49,599</b>          | <b>61.36%</b>                          | <b>5,926</b>     |
| <b><u>Clubhouse and Recreation</u></b> |                             |                        |  |                  |
| Payroll-Salaries                       | 26,000                      | 16,240                 | 62.46%                                 | 2,060            |
| Payroll-Maintenance                    | 24,440                      | 13,461                 | 55.08%                                 | 1,811            |
| Payroll Taxes                          | 3,859                       | 2,272                  | 58.88%                                 | 296              |
| Workers' Compensation                  | 1,778                       | 565                    | 31.78%                                 | 565              |
| Fire Alarm Monitoring                  | 600                         | 450                    | 75.00%                                 | -                |
| Contracts-Fountain                     | 700                         | 350                    | 50.00%                                 | -                |
| Contracts-Security Camera              | 550                         | -                      | 0.00%                                  | -                |
| Contracts-Pools                        | 15,374                      | 4,550                  | 29.60%                                 | -                |
| Contracts-HVAC                         | 1,968                       | -                      | 0.00%                                  | -                |
| Contracts-Pest Control                 | 1,800                       | -                      | 0.00%                                  | -                |

**Statement of Revenues, Expenditures and Changes in Fund Balances**

General Fund

For the Period Ending May 31, 2025

| ACCOUNT DESCRIPTION                   | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAY-25<br>ACTUAL |
|---------------------------------------|-----------------------------|------------------------|--|------------------|
| Contracts-Security System             | 10,781                      | 7,187                  | 66.66%                                 | 898              |
| Pest Control - Bldg/Gnds              | 1,620                       | 400                    | 24.69%                                 | -                |
| Electricity - General                 | 18,564                      | 13,130                 | 70.73%                                 | 1,421            |
| Utility - Refuse Removal              | 3,292                       | 2,390                  | 72.60%                                 | 293              |
| Utility - Water & Sewer               | 6,500                       | 5,962                  | 91.72%                                 | 873              |
| Insurance - Property                  | 26,011                      | 23,970                 | 92.15%                                 | -                |
| R&M-General                           | 4,000                       | 5,181                  | 129.53%                                | 3,129            |
| R&M-Fountain                          | 500                         | 375                    | 75.00%                                 | -                |
| R&M-Pools                             | 8,694                       | 4,725                  | 54.35%                                 | 1,930            |
| R&M-Tennis Courts                     | 6,000                       | 2,993                  | 49.88%                                 | 547              |
| R&M-Fitness Equipment                 | 2,800                       | 1,210                  | 43.21%                                 | -                |
| R&M-Fitness Center                    | 2,000                       | 1,100                  | 55.00%                                 | -                |
| R&M-Emergency & Disaster Relief       | -                           | 225                    | 0.00%                                  | -                |
| R&M-Security Cameras                  | 1,000                       | 541                    | 54.10%                                 | 541              |
| R&M-Backflow Inspection               | 154                         | 214                    | 138.96%                                | -                |
| Fire Ext Inspection & Repairs         | 500                         | -                      | 0.00%                                  | -                |
| R&M-Fire Alarm                        | 500                         | -                      | 0.00%                                  | -                |
| Fire Alarm Inspection                 | 200                         | 306                    | 153.00%                                | -                |
| R&M-Fire Sprinklers                   | 500                         | -                      | 0.00%                                  | -                |
| R&M - Computer/Internet               | 5,000                       | 1,172                  | 23.44%                                 | -                |
| Misc-Cable TV Expenses                | 1,286                       | 1,903                  | 147.98%                                | 199              |
| Misc-Clubhouse Activities             | 4,800                       | 6,651                  | 138.56%                                | 371              |
| Misc-Contingency                      | 10,000                      | 4,125                  | 41.25%                                 | 192              |
| Office Supplies                       | 3,000                       | 3,576                  | 119.20%                                | 551              |
| Cleaning Supplies                     | 2,599                       | 695                    | 26.74%                                 | 158              |
| Cleaning Services                     | 500                         | -                      | 0.00%                                  | -                |
| Cap Outlay - Other                    | 43,760                      | 21,259                 | 48.58%                                 | -                |
| <b>Total Clubhouse and Recreation</b> | <b>241,630</b>              | <b>147,178</b>         | <b>60.91%</b>                          | <b>15,835</b>    |
| <b><u>Common Area/Recreation</u></b>  |                             |                        |  |                  |
| Contracts-Fountain                    | -                           | 175                    | 0.00%                                  | 175              |
| <b>Total Common Area/Recreation</b>   | <b>-</b>                    | <b>175</b>             | <b>0.00%</b>                           | <b>175</b>       |
| <b><u>Reserves</u></b>                |                             |                        |  |                  |
| Cap Outlay - Other                    | -                           | 21,913                 | 0.00%                                  | 21,913           |
| Reserves - Irrigation System          | 15,000                      | -                      | 0.00%                                  | -                |
| Reserve - Roadways                    | 32,394                      | -                      | 0.00%                                  | -                |
| Reserve-Stormwater System             | 29,220                      | -                      | 0.00%                                  | -                |
| Reserve - Tennis Court                | 10,000                      | -                      | 0.00%                                  | -                |

## Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending May 31, 2025

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAY-25<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| Reserves - Wall                              | 28,435                      | -                      | 0.00%                                  | -                |
| <b>Total Reserves</b>                        | <b>115,049</b>              | <b>21,913</b>          | <b>19.05%</b>                          | <b>21,913</b>    |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>794,380</b>              | <b>557,062</b>         | <b>70.13%</b>                          | <b>83,956</b>    |
| Excess (deficiency) of revenues              |                             |                        |  |                  |
| Over (under) expenditures                    | -                           | 289,411                | 0.00%                                  | (66,949)         |
| Net change in fund balance                   | \$ -                        | \$ 289,411             | 0.00%                                  | \$ (66,949)      |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> | <b>1,660,303</b>            | <b>1,660,303</b>       |  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 1,660,303</b>         | <b>\$ 1,949,714</b>    |  |                  |

## Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2005 Debt Service Fund  
For the Period Ending May 31, 2025

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | MAY-25<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>  |                             |                        |  |                  |
| Interest - Investments                                       | \$ 1,000                    | \$ 5,514               | 551.40%                                | \$ 957           |
| Interest - Tax Collector                                     | -                           | 286                    | 0.00%                                  | -                |
| Special Assmnts- Tax Collector                               | 180,800                     | 179,120                | 99.07%                                 | 2,154            |
| Special Assmnts- Discounts                                   | (7,232)                     | (6,383)                | 88.26%                                 | 52               |
| <b>TOTAL REVENUES</b>  | <b>174,568</b>              | <b>178,537</b>         | <b>102.27%</b>                         | <b>3,163</b>     |
| <b>EXPENDITURES</b>  |                             |                        |  |                  |
| <b>Administration</b>  |                             |                        |  |                  |
| Misc-Assessment Collection Cost                              | 3,616                       | 3,455                  | 95.55%                                 | 44               |
| <b>Total Administration</b>                                  | <b>3,616</b>                | <b>3,455</b>           | <b>95.55%</b>                          | <b>44</b>        |
| <b>Debt Service</b>  |                             |                        |  |                  |
| Principal Debt Retirement                                    | 80,000                      | 80,000                 | 100.00%                                | 80,000           |
| Principal Prepayments  | -                           | 5,000                  | 0.00%                                  | -                |
| Interest Expense   | 74,385                      | 74,243                 | 99.81%                                 | 37,050           |
| <b>Total Debt Service</b>                                    | <b>154,385</b>              | <b>159,243</b>         | <b>103.15%</b>                         | <b>117,050</b>   |
| <b>TOTAL EXPENDITURES</b>                                    | <b>158,001</b>              | <b>162,698</b>         | <b>102.97%</b>                         | <b>117,094</b>   |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 16,567                      | 15,839                 | 95.61%                                 | (113,931)        |
| Net change in fund balance                                   | \$ 16,567                   | \$ 15,839              | 95.61%                                 | \$ (113,931)     |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 | <b>179,972</b>              | <b>179,972</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 196,539</b>           | <b>\$ 195,811</b>      |  |                  |



**Heritage Lake Park  
Community Development District**

**Supporting Schedules**

**May 31, 2025**

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2025**

|  |                     |                               |                  |                   |                       | ALLOCATION BY FUND |                               |
|--|---------------------|-------------------------------|------------------|-------------------|-----------------------|--------------------|-------------------------------|
| Date Received                          | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Interest          | Gross Amount Received | General Fund       | Series 2005 Debt Service Fund |
| Assessments Levied                     |                     |                               |                  |                   | \$ 950,262            | \$ 769,462         | \$ 180,800                    |
| Allocation %                           |                     |                               |                  |                   | 100%                  | 81%                | 19%                           |
| <b>Real Estate Installment</b>         |                     |                               |                  |                   |                       |                    |                               |
| 11/07/24                               | \$ 11,180           | \$ 636                        | \$ 228           | \$ -              | \$ 12,044             | \$ 9,540           | \$ 2,505                      |
| 04/24/25                               | 14,512              | 218                           | 296              | -                 | 15,026                | 11,912             | 3,114                         |
|  |                     |                               |                  | -                 |                       |                    |                               |
| <b>Real Estate Current</b>             |                     |                               |                  |                   |                       |                    |                               |
| 11/14/24                               | 5,850               | 249                           | 119              | -                 | 6,218                 | 4,950              | 1,267                         |
| 11/21/24                               | 9,749               | 415                           | 199              | -                 | 10,363                | 8,251              | 2,112                         |
| 12/05/24                               | 84,082              | 3,575                         | 1,716            | -                 | 89,373                | 70,955             | 18,418                        |
| 12/12/24                               | 193,620             | 8,232                         | 3,951            | -                 | 205,804               | 177,416            | 28,387                        |
| 12/19/24                               | 349,960             | 14,880                        | 7,142            | -                 | 371,982               | 297,592            | 74,390                        |
| 01/09/25                               | 98,055              | 3,866                         | 2,001            | -                 | 103,923               | 82,506             | 21,417                        |
| 02/06/25                               | 33,878              | 790                           | 691              | -                 | 35,360                | 28,052             | 7,308                         |
| 03/07/25                               | 20,149              | 208                           | 411              | -                 | 20,768                | 16,501             | 4,267                         |
| 04/10/25                               | 44,938              | -                             | 917              | -                 | 45,855                | 38,885             | 6,970                         |
| 05/08/25                               | 10,442              | (250)                         | 213              | -                 | 10,405                | 8,251              | 2,154                         |
| <b>Real Estate Current/Installment</b> |                     |                               |                  |                   |                       |                    |                               |
| 11/27/24                               | 32,843              | 1,386                         | 670              | -                 | 34,900                | 28,089             | 6,811                         |
| <b>Quarterly Interest</b>              |                     |                               |                  |                   |                       |                    |                               |
| 01/16/25                               | 1,281               | -                             | -                | (1,281)           | -                     |                    |                               |
| 04/17/25                               | 236                 | -                             | -                | (236)             | -                     |                    |                               |
| <b>TOTAL</b>                           | <b>\$ 910,774</b>   | <b>\$ 34,205</b>              | <b>\$ 18,556</b> | <b>\$ (1,517)</b> | <b>\$ 962,018</b>     | <b>\$ 782,899</b>  | <b>\$ 179,120</b>             |
| <b>% COLLECTED</b>                     |                     |                               |                  |                   |                       | <b>101.24%</b>     | <b>101.75%</b>                |
|  |                     |                               |                  |                   |                       |                    | <b>99.07%</b>                 |

**Cash and Investment Balances  
May 31, 2025**

| <u>ACCOUNT NAME</u>            | <u>ACCOUNT TYPE</u> | <u>BANK NAME</u>     | <u>YIELD</u>    | <u>BALANCE</u>                   |
|--------------------------------|---------------------|----------------------|-----------------|----------------------------------|
| <b>GENERAL FUND</b>            |                     |                      |                 |                                  |
| Public Funds                   | Checking            | Synovus              | 0.00%           | \$ 1,658                         |
| Government Interest            | Checking            | Valley National Bank | 4.33%           | 1,451,356                        |
|                                |                     |                      | <b>Subtotal</b> | <b>\$1,453,014</b>               |
| Cash On Hand/Petty Cash        |                     |                      |                 | 800                              |
| Public Funds                   | Money Market        | BankUnited           | 4.06%           | 704,852                          |
| <b>DEBT SERVICE FUND</b>       |                     |                      |                 |                                  |
| Series 2005 Prepayment Account |                     | U.S. Bank            | 3.94%           | 1,159                            |
| Series 2005 Reserve Fund       |                     | U.S. Bank            | 3.94%           | 91,708                           |
| Series 2005 Revenue Fund       |                     | U.S. Bank            | 3.94%           | 102,944                          |
|                                |                     |                      | <b>Subtotal</b> | <b>\$ 195,810 (1)</b>            |
|                                |                     |                      | <b>Total</b>    | <b><u><u>\$2,354,477</u></u></b> |

Note 1 - Invested in U.S. Bank First American Government Obligation Fund

# Bank Account Statement

Heritage Lake Park CDD

**Bank Account No.** 9900  
**Statement No.** 05-25

**Statement Date** 05/31/2025

|                                       |          |                             |          |
|---------------------------------------|----------|-----------------------------|----------|
| <b>G/L Account No. 101002 Balance</b> | 1,658.11 | <b>Statement Balance</b>    | 1,658.11 |
|                                       |          | <b>Outstanding Deposits</b> | 0.00     |
| <b>Positive Adjustments</b>           | 0.00     |                             |          |
| <b>Subtotal</b>                       | 1,658.11 | <b>Subtotal</b>             | 1,658.11 |
| <b>Negative Adjustments</b>           | 0.00     | <b>Outstanding Checks</b>   | 0.00     |
| <b>Ending G/L Balance</b>             | 1,658.11 | <b>Ending Balance</b>       | 1,658.11 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|

# Bank Account Statement

Heritage Lake Park CDD

**Bank Account No.** 2415  
**Statement No.** 05-25

**Statement Date** 05/31/2025

|                                       |              |                             |              |
|---------------------------------------|--------------|-----------------------------|--------------|
| <b>G/L Account No. 101003 Balance</b> | 1,451,356.33 | <b>Statement Balance</b>    | 1,458,343.02 |
|                                       |              | <b>Outstanding Deposits</b> | 0.00         |
| <b>Positive Adjustments</b>           | 0.00         |                             |              |
| <b>Subtotal</b>                       | 1,451,356.33 | <b>Subtotal</b>             | 1,458,343.02 |
| <b>Negative Adjustments</b>           | 0.00         | <b>Outstanding Checks</b>   | -6,986.69    |
| <b>Ending G/L Balance</b>             | 1,451,356.33 | <b>Ending Balance</b>       | 1,451,356.33 |

| Posting Date                    | Document Type | Document No. | Vendor                         | Description               | Amount | Cleared Amount | Difference |
|---------------------------------|---------------|--------------|--------------------------------|---------------------------|--------|----------------|------------|
| <b>Outstanding Checks</b>       |               |              |                                |                           |        |                |            |
| 05/06/2025                      | Payment       | 100083       | SUNSHINE ACE HARDWARE, INC.    | Inv: E30287/9             |        |                | -14.36     |
| 05/21/2025                      | Payment       | 100088       | WENZEL ELECTRICAL SERVICES INC | Inv: 258060               |        |                | -306.00    |
| 05/28/2025                      | Payment       | 877          | TROWBRIDGE ENERGY GROUP INC    | Payment of Invoice 009988 |        |                | -493.75    |
| 05/30/2025                      | Payment       | 100091       | INFRAMARK LLC                  | Inv: 149023               |        |                | -6,172.58  |
| <b>Total Outstanding Checks</b> |               |              |                                |                           |        |                | -6,986.69  |

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

| Fund No.                  | Date     | Payee                             | Invoice No. | Payment Description   | Invoice / GL Description      | G/L Account # | Amount Paid        |
|---------------------------|----------|-----------------------------------|-------------|---|-------------------------------|---------------|--------------------|
| <b>GENERAL FUND - 001</b> |          |                                   |             |   |                               |               |                    |
| <b>CHECK # 100080</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/02/25 | TROWBRIDGE ENERGY GROUP INC       | TEGHLP1002  | IRRIG REPAIRS   | R&M-Irrigation                | 546041-53901  | \$9,655.20         |
| 001                       | 05/02/25 | TROWBRIDGE ENERGY GROUP INC       | TEGHLP101   | LIGHT REPAIRS   | R&M-Tennis Courts             | 546097-57212  | \$1,985.00         |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$11,640.20</b> |
| <b>CHECK # 100081</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/02/25 | LANDSCAPE MAINT PROFESSIONALS INC | 328123      | IRRIG REPAIRS   | R&M-Irrigation                | 546041-53901  | \$1,034.35         |
| 001                       | 05/02/25 | LANDSCAPE MAINT PROFESSIONALS INC | 308252      | 2 DEAD PALM REMOVAL   | Misc-Contingency              | 549900-53901  | \$1,966.75         |
| 001                       | 05/02/25 | LANDSCAPE MAINT PROFESSIONALS INC | 309953      | JAN 2025 LANDSCAPE MAINT  | Contracts-Landscape           | 534050-53901  | \$1,000.00         |
| 001                       | 05/02/25 | LANDSCAPE MAINT PROFESSIONALS INC | 309938      | JAN 2025 LANDSCAPE MAINT  | Contracts-Landscape           | 534050-53901  | \$6,083.00         |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$10,084.10</b> |
| <b>CHECK # 100082</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/02/25 | SUNSHINE ACE HARDWARE, INC.       | 125502/9    | CLIPS   | R&M-General                   | 546001-57212  | \$5.56             |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$5.56</b>      |
| <b>CHECK # 100084</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/06/25 | COMPLETE PLUMBING INC             | 147977      | PLUMBING REPAIRS  | R&M-General                   | 546001-57212  | \$292.03           |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$292.03</b>    |
| <b>CHECK # 100085</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/13/25 | COPELAND SOUTHERN ENTERPRISES INC | 528         | STORMWATER STRUCTURE GRATE REPLACEMENTS                             | Misc-Contingency              | 549900-53901  | \$24,675.00        |
| 001                       | 05/13/25 | COPELAND SOUTHERN ENTERPRISES INC | 530         | MES REPAIR LAKE 4 / NEW DRAIN INSTALL                               | Misc-Contingency              | 549900-53901  | \$8,450.00         |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$33,125.00</b> |
| <b>CHECK # 100086</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/21/25 | SOLITUDE LAKE MANAGEMENT          | PSI163327   | MAY-JULY 2025 FOUNTAIN MAINT  | Contracts-Fountain            | 534023-53901  | \$175.10           |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$175.10</b>    |
| <b>CHECK # 100087</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/21/25 | CPH                               | 165977      | MAR 2025 SVCS   | ProfServ-Engineering          | 531013-51501  | \$3,355.00         |
| 001                       | 05/21/25 | CPH                               | 166550      | APR 2025 SVCS   | ProfServ-Engineering          | 531013-51301  | \$1,285.00         |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$4,640.00</b>  |
| <b>CHECK # 100088</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/21/25 | WENZEL ELECTRICAL SERVICES INC    | 258060      | FIRE ALARM INSPECTION   | Fire Alarm Inspection         | 546464-57212  | \$306.00           |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$306.00</b>    |
| <b>CHECK # 100089</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/21/25 | LANDSCAPE MAINT PROFESSIONALS INC | 331112      | IRRIG REPAIRS   | R&M-Irrigation                | 546041-53901  | \$61.35            |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$61.35</b>     |
| <b>CHECK # 100090</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/28/25 | FEDEX                             | 8-859-63998 | FEDEX TO US MAIL SUPPLY INC   | Postage and Freight           | 541006-51301  | \$29.06            |
| 001                       | 05/28/25 | FEDEX                             | 8-851-85390 | FEDEX TO THAYLON'S PAVERS PRO; LEISURE AQUATIC PRODUCTS; LINDA ROSS | Postage and Freight           | 541006-51301  | \$24.14            |
| 001                       | 05/28/25 | FEDEX                             | 8-851-85390 | FEDEX TO THAYLON'S PAVERS PRO; LEISURE AQUATIC PRODUCTS; LINDA ROSS | Postage and Freight           | 541006-51301  | \$44.13            |
| 001                       | 05/28/25 | FEDEX                             | 8-851-85390 | FEDEX TO THAYLON'S PAVERS PRO; LEISURE AQUATIC PRODUCTS; LINDA ROSS | Postage and Freight           | 541006-51301  | \$30.09            |
| <b>Check Total</b>        |          |                                   |             |   |                               |               | <b>\$127.42</b>    |
| <b>CHECK # 100091</b>     |          |                                   |             |   |                               |               |                    |
| 001                       | 05/30/25 | INFRAMARK LLC                     | 149023      | May 2025 Inframark monthly services                                 | ProfServ-Mgmt Consulting      | 531027-51301  | \$5,507.00         |
| 001                       | 05/30/25 | INFRAMARK LLC                     | 149023      | May 2025 Inframark monthly services                                 | ProfServ-Field Management     | 531016-53901  | \$537.33           |
| 001                       | 05/30/25 | INFRAMARK LLC                     | 149023      | May 2025 Inframark monthly services                                 | ProfServ-Web Site Maintenance | 531094-51301  | \$119.92           |
| 001                       | 05/30/25 | INFRAMARK LLC                     | 149023      | May 2025 Inframark monthly services                                 | Misc-Contingency              | 549900-57212  | \$8.33             |

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

| Fund No.              | Date     | Payee                           | Invoice No.        | Payment Description                       | Invoice / GL Description  | G/L Account # | Amount Paid                    |
|-----------------------|----------|---------------------------------|--------------------|---|---------------------------|---------------|--------------------------------|
| <b>CHECK # 300016</b> |          |                                 |                    |   |                           |               | <b>Check Total</b> \$6,172.58  |
| 001                   | 05/01/25 | CHARLOTTE COUNTY UTILITIES      | 041825-125125 ACH  | BILL PRD 4/18-5/9/25                      | Utility - Water & Sewer   | 543021-57212  | \$431.71                       |
| <b>CHECK # 300017</b> |          |                                 |                    |   |                           |               | <b>Check Total</b> \$431.71    |
| 001                   | 05/01/25 | CHARLOTTE COUNTY UTILITIES      | 041825-121310 ACH  | BILL PRD 4/18-5/9/25                      | Utility - Water & Sewer   | 543021-57212  | \$74.71                        |
| <b>CHECK # 300022</b> |          |                                 |                    |   |                           |               | <b>Check Total</b> \$74.71     |
| 001                   | 05/19/25 | COMCAST - ACH                   | 042325-3872        | 5/6-6/5/25 SVCS                           | Misc-Cable TV Expenses    | 549039-57212  | \$63.31                        |
| 001                   | 05/19/25 | COMCAST - ACH                   | 042325-3872        | 5/6-6/5/25 SVCS                           | Internet Services         | 549031-53903  | \$30.34                        |
| 001                   | 05/19/25 | COMCAST - ACH                   | 042325-3872        | 5/6-6/5/25 SVCS                           | Communication - Telephone | 541003-53903  | \$38.25                        |
| <b>CHECK # 300023</b> |          |                                 |                    |   |                           |               | <b>Check Total</b> \$131.90    |
| 001                   | 05/23/25 | FPL SUMMARY BILLING             | 051225 ACH         | BILL PRD 4/10-5/12/25                     | Electricity - General     | 543006-53903  | \$618.19                       |
| 001                   | 05/23/25 | FPL SUMMARY BILLING             | 051225 ACH         | BILL PRD 4/10-5/12/25                     | Electricity - General     | 543006-53904  | \$149.04                       |
| 001                   | 05/23/25 | FPL SUMMARY BILLING             | 051225 ACH         | BILL PRD 4/10-5/12/25                     | Electricity - General     | 543006-57212  | \$1,421.29                     |
| <b>CHECK # 300024</b> |          |                                 |                    |   |                           |               | <b>Check Total</b> \$2,188.52  |
| 001                   | 05/27/25 | WASTE MANAGEMENT INC OF FLORIDA | 0055378-0336-2 ACH | MAY 2025 REFUSE REMOVAL                   | Utility - Refuse Removal  | 543020-57212  | \$292.52                       |
| <b>CHECK # 871</b>    |          |                                 |                    |   |                           |               | <b>Check Total</b> \$292.52    |
| 001                   | 05/01/25 | US MAIL SUPPLY INC              | 61320-DEPOSIT      | NEW MAILBOX KIOSK UNITS                   | Misc-Contingency          | 549900-53901  | \$24,154.50                    |
| <b>CHECK # 872</b>    |          |                                 |                    |   |                           |               | <b>Check Total</b> \$24,154.50 |
| 001                   | 05/16/25 | LEISURE AQUATIC PRODUCTS        | 85169              | POOL ADA CHAIR LIFT ARM                   | R&M-Pools                 | 546074-57212  | \$1,555.00                     |
| <b>CHECK # 873</b>    |          |                                 |                    |   |                           |               | <b>Check Total</b> \$1,555.00  |
| 001                   | 05/20/25 | LINDA ROSS                      | 043025-PC          | APR 2025 PETTY CASH                       | R&M-General               | 546001-57212  | \$30.50                        |
| 001                   | 05/20/25 | LINDA ROSS                      | 043025-PC          | APR 2025 PETTY CASH                       | Office Supplies           | 551002-57212  | \$14.36                        |
| <b>CHECK # 874</b>    |          |                                 |                    |   |                           |               | <b>Check Total</b> \$44.86     |
| 001                   | 05/20/25 | EGIS INSURANCE & RISK ADVISORS  | 27729              | POLICY WC5172025 5/17/25-5/17/26          | Workers' Compensation     | 524001-57212  | \$565.00                       |
| <b>CHECK # 875</b>    |          |                                 |                    |   |                           |               | <b>Check Total</b> \$565.00    |
| 001                   | 05/22/25 | TROWBRIDGE ENERGY GROUP INC     | TEGHLP007          | IRR REPAIRS                               | R&M-Irrigation            | 546041-53901  | \$4,984.00                     |
| <b>CHECK # 877</b>    |          |                                 |                    |   |                           |               | <b>Check Total</b> \$4,984.00  |
| 001                   | 05/28/25 | TROWBRIDGE ENERGY GROUP INC     | TEGHLP103-DEPOSIT  | TEG SURGE SUPRESSION PANEL LIGHTS DEPOSIT | R&M-Tennis Courts         | 546097-57212  | \$493.75                       |
| <b>CHECK # DD893</b>  |          |                                 |                    |   |                           |               | <b>Check Total</b> \$493.75    |
| 001                   | 05/15/25 | SAM'S CLUB DIRECT - ACH         | 042525-0424 ACH    | MARCH/APRIL PURCHASES                     | R&M-General               | 546001-57212  | \$26.38                        |
| 001                   | 05/15/25 | SAM'S CLUB DIRECT - ACH         | 042525-0424 ACH    | MARCH/APRIL PURCHASES                     | R&M-Tennis Courts         | 546097-57212  | \$52.98                        |
| 001                   | 05/15/25 | SAM'S CLUB DIRECT - ACH         | 042525-0424 ACH    | MARCH/APRIL PURCHASES                     | Office Supplies           | 551002-57212  | \$8.25                         |
| 001                   | 05/15/25 | SAM'S CLUB DIRECT - ACH         | 042525-0424 ACH    | MARCH/APRIL PURCHASES                     | Office Supplies           | 551002-57212  | \$96.99                        |
| 001                   | 05/15/25 | SAM'S CLUB DIRECT - ACH         | 042525-0424 ACH    | MARCH/APRIL PURCHASES                     | Cleaning Supplies         | 551003-57212  | \$44.81                        |

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

| Fund No.             | Date     | Payee                   | Invoice No.     | Payment Description   | Invoice / GL Description  | G/L Account # | Amount Paid         |
|----------------------|----------|-------------------------|-----------------|-----------------------|---------------------------|---------------|---------------------|
| 001                  | 05/15/25 | SAM'S CLUB DIRECT - ACH | 042525-0424 ACH | MARCH/APRIL PURCHASES | Office Supplies           | 551002-57212  | \$8.56              |
| 001                  | 05/15/25 | SAM'S CLUB DIRECT - ACH | 042525-0424 ACH | MARCH/APRIL PURCHASES | Office Supplies           | 551002-57212  | \$110.00            |
| 001                  | 05/15/25 | SAM'S CLUB DIRECT - ACH | 042525-0424 ACH | MARCH/APRIL PURCHASES | Office Supplies           | 551002-57212  | \$49.99             |
| <b>Check Total</b>   |          |                         |                 |                       |                           |               | <b>\$397.96</b>     |
| <b>CHECK # DD894</b> |          |                         |                 |                       |                           |               |                     |
| 001                  | 05/30/25 | COMCAST - ACH           | 050625-2663     | 5/19-6/18/25          | Misc-Cable TV Expenses    | 549039-57212  | \$199.05            |
| 001                  | 05/30/25 | COMCAST - ACH           | 050625-2663     | 5/19-6/18/25          | Internet Services         | 549031-53903  | \$30.15             |
| 001                  | 05/30/25 | COMCAST - ACH           | 050625-2663     | 5/19-6/18/25          | Communication - Telephone | 541003-53903  | \$192.26            |
| <b>Check Total</b>   |          |                         |                 |                       |                           |               | <b>\$421.46</b>     |
| <b>Fund Total</b>    |          |                         |                 |                       |                           |               | <b>\$102,365.23</b> |

**SERIES 2005 DEBT SERVICE FUND - 202**

**CHECK # 876**

|                    |          |                                     |               |                              |                        |        |                    |
|--------------------|----------|-------------------------------------|---------------|------------------------------|------------------------|--------|--------------------|
| 202                | 05/22/25 | HERITAGE LAKE PARK- C/O US BANK N.A | 05202025-2415 | TRSF TAX COLLECTIONS 2024/25 | Cash with Fiscal Agent | 103000 | \$12,047.98        |
| <b>Check Total</b> |          |                                     |               |                              |                        |        | <b>\$12,047.98</b> |
| <b>Fund Total</b>  |          |                                     |               |                              |                        |        | <b>\$12,047.98</b> |

|                          |                     |
|--------------------------|---------------------|
| <b>Total Checks Paid</b> | <b>\$114,413.21</b> |
|--------------------------|---------------------|



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**Heritage Lake Park  
Community Development District**

*Financial Report*

*June 30, 2025*



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**Heritage Lake Park  
Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2025**

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet Governmental Funds June 30, 2025

| ACCOUNT DESCRIPTION                          | GENERAL FUND        | SERIES 2005 DEBT<br>SERVICE FUND | TOTAL               |
|--|---------------------|----------------------------------|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                  |                     |
| Cash - Checking Account                      | \$ 1,400,470        | \$ -                             | \$ 1,400,470        |
| Cash On Hand/Petty Cash                      | 800                 | -                                | 800                 |
| Due From Other Gov'tl Units                  | 24                  | -                                | 24                  |
| Investments:                                 |                     |                                  |                     |
| Money Market Account                         | 707,169             | -                                | 707,169             |
| Prepayment Account                           | -                   | 1,159                            | 1,159               |
| Reserve Fund                                 | -                   | 91,708                           | 91,708              |
| Revenue Fund                                 | -                   | 103,558                          | 103,558             |
| <b>TOTAL ASSETS</b>                          | <b>\$ 2,108,463</b> | <b>\$ 196,425</b>                | <b>\$ 2,304,888</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                  |                     |
| Accounts Payable                             | \$ 75,989           | \$ -                             | \$ 75,989           |
| Accrued Expenses                             | 156,884             | -                                | 156,884             |
| Accounts Payable - Other                     | 1,513               | -                                | 1,513               |
| Due to Other                                 | 185                 | -                                | 185                 |
| Sales Tax Payable                            | 26                  | -                                | 26                  |
| <b>TOTAL LIABILITIES</b>                     | <b>234,597</b>      | <b>-</b>                         | <b>234,597</b>      |
| <b><u>FUND BALANCES</u></b>                  |                     |                                  |                     |
| <b>Restricted for:</b>                       |                     |                                  |                     |
| Debt Service                                 | -                   | 196,425                          | 196,425             |
| <b>Assigned to:</b>                          |                     |                                  |                     |
| Operating Reserves                           | 152,233             | -                                | 152,233             |
| Reserves - Capital Projects                  | 76,536              | -                                | 76,536              |
| Reserves - Irrigation System                 | 30,000              | -                                | 30,000              |
| Reserves - Legal                             | 3,792               | -                                | 3,792               |
| Reserves - Roadways                          | 317,962             | -                                | 317,962             |
| Reserves - Stormwater System                 | 133,629             | -                                | 133,629             |
| Reserves - Tennis Courts                     | 20,000              | -                                | 20,000              |
| <b>Unassigned:</b>                           | 1,139,714           | -                                | 1,139,714           |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 1,873,866</b> | <b>\$ 196,425</b>                | <b>\$ 2,070,291</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 2,108,463</b> | <b>\$ 196,425</b>                | <b>\$ 2,304,888</b> |

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2025

| ACCOUNT DESCRIPTION             | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUN-25<br>ACTUAL |
|---------------------------------|-----------------------------|------------------------|--|------------------|
| <b>REVENUES</b>                 |                             |                        |  |                  |
| Interest - Investments          | \$ 25,000                   | \$ 67,439              | 269.76%                                | \$ 7,288         |
| Recreational Activity Fees      | 8,000                       | 4,180                  | 52.25%                                 | -                |
| Interest - Tax Collector        | -                           | 1,231                  | 0.00%                                  | -                |
| Special Assmnts- Tax Collector  | 789,458                     | 782,899                | 99.17%                                 | -                |
| Special Assmnts- Discounts      | (31,578)                    | (27,822)               | 88.11%                                 | -                |
| Settlements                     | -                           | 19,211                 | 0.00%                                  | -                |
| Other Miscellaneous Revenues    | 500                         | 4,350                  | 870.00%                                | 100              |
| Gate Bar Code/Remotes           | 3,000                       | 2,607                  | 86.90%                                 | 234              |
| <b>TOTAL REVENUES</b>           | <b>794,380</b>              | <b>854,095</b>         | <b>107.52%</b>                         | <b>7,622</b>     |
| <b>EXPENDITURES</b>             |                             |                        |  |                  |
| <b>Administration</b>           |                             |                        |  |                  |
| P/R-Board of Supervisors        | 12,000                      | 9,000                  | 75.00%                                 | 1,000            |
| FICA Taxes                      | 918                         | 689                    | 75.05%                                 | 77               |
| ProfServ-Dissemination Agent    | 1,268                       | -                      | 0.00%                                  | -                |
| ProfServ-Engineering            | 4,000                       | 13,963                 | 349.08%                                | 6,100            |
| ProfServ-Legal Services         | 24,844                      | 11,568                 | 46.56%                                 | -                |
| ProfServ-Mgmt Consulting        | 66,084                      | 49,563                 | 75.00%                                 | 5,507            |
| ProfServ-Trustee Fees           | 4,771                       | 5,171                  | 108.38%                                | -                |
| ProfServ-Web Site Maintenance   | 1,439                       | 1,079                  | 74.98%                                 | 120              |
| Auditing Services               | 3,900                       | -                      | 0.00%                                  | -                |
| Contract-Website Hosting        | -                           | 776                    | 0.00%                                  | -                |
| Postage and Freight             | 600                         | 436                    | 72.67%                                 | 74               |
| Insurance - General Liability   | 12,980                      | 12,627                 | 97.28%                                 | -                |
| Printing and Binding            | 50                          | -                      | 0.00%                                  | -                |
| Legal Advertising               | 2,000                       | 366                    | 18.30%                                 | -                |
| Misc-Bank Charges               | 100                         | 197                    | 197.00%                                | 17               |
| Misc-Assessment Collection Cost | 15,789                      | 15,102                 | 95.65%                                 | -                |
| Payroll Services                | -                           | 367                    | 0.00%                                  | 23               |
| Website Expense                 | -                           | 160                    | 0.00%                                  | -                |
| Office Supplies                 | 100                         | -                      | 0.00%                                  | -                |
| Annual District Filing Fee      | 175                         | 175                    | 100.00%                                | -                |
| <b>Total Administration</b>     | <b>151,018</b>              | <b>121,239</b>         | <b>80.28%</b>                          | <b>12,918</b>    |

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

### General Fund

For the Period Ending June 30, 2025

| ACCOUNT DESCRIPTION                    | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUN-25<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>Field</u></b>                    |                             |                        |  |                  |
| ProfServ-Field Management              | 6,448                       | 4,836                  | 75.00%                                 | 537              |
| ProfServ-Mgmt Consulting               | 5,000                       | -                      | 0.00%                                  | -                |
| ProfServ-Wetlands                      | 11,000                      | 8,250                  | 75.00%                                 | 917              |
| Contracts-Landscape                    | 85,360                      | 65,450                 | 76.68%                                 | 8,786            |
| Contracts-Buffer Wall                  | 4,370                       | -                      | 0.00%                                  | -                |
| R&M-General                            | 9,600                       | 4,322                  | 45.02%                                 | -                |
| R&M-Irrigation                         | 12,000                      | 53,605                 | 446.71%                                | 601              |
| R&M-Lake                               | 5,000                       | 9,491                  | 189.82%                                | -                |
| R&M-Mulch                              | 7,200                       | 16,770                 | 232.92%                                | -                |
| R&M-Sidewalks                          | 3,000                       | 6,748                  | 224.93%                                | -                |
| R&M-Stormwater System                  | -                           | 24,675                 | 0.00%                                  | -                |
| R&M-Trees and Trimming                 | 5,995                       | 15,993                 | 266.77%                                | -                |
| R&M-Lights                             | 4,000                       | -                      | 0.00%                                  | -                |
| R&M-Wall                               | 8,000                       | -                      | 0.00%                                  | -                |
| Misc-Contingency                       | 28,580                      | 75                     | 0.26%                                  | -                |
| Cap Outlay - Mailboxes                 | -                           | 49,581                 | 0.00%                                  | 25,427           |
| <b>Total Field</b>                     | <b>195,553</b>              | <b>259,796</b>         | <b>132.85%</b>                         | <b>36,268</b>    |
| <b><u>Utilities</u></b>                |                             |                        |  |                  |
| Communication - Telephone              | 900                         | 1,365                  | 151.67%                                | 192              |
| Electricity - General                  | 6,000                       | 4,809                  | 80.15%                                 | 578              |
| Internet Services                      | 3,400                       | 1,063                  | 31.26%                                 | 121              |
| <b>Total Utilities</b>                 | <b>10,300</b>               | <b>7,237</b>           | <b>70.26%</b>                          | <b>891</b>       |
| <b><u>Gatehouse</u></b>                |                             |                        |  |                  |
| Towing Services                        | 250                         | -                      | 0.00%                                  | -                |
| Contracts-Gates                        | 1,080                       | -                      | 0.00%                                  | -                |
| Contracts-Security System              | 68,000                      | 46,559                 | 68.47%                                 | 5,941            |
| Electricity - General                  | 3,000                       | 1,223                  | 40.77%                                 | 150              |
| R&M-Buildings                          | 500                         | -                      | 0.00%                                  | -                |
| R&M-Gate                               | 3,000                       | 2,430                  | 81.00%                                 | -                |
| Misc-Contingency                       | 5,000                       | 5,389                  | 107.78%                                | -                |
| <b>Total Gatehouse</b>                 | <b>80,830</b>               | <b>55,601</b>          | <b>68.79%</b>                          | <b>6,091</b>     |
| <b><u>Clubhouse and Recreation</u></b> |                             |                        |  |                  |
| Payroll-Salaries                       | 26,000                      | 18,100                 | 69.62%                                 | 1,860            |
| Payroll-Maintenance                    | 24,440                      | 15,059                 | 61.62%                                 | 1,598            |
| Payroll Taxes                          | 3,859                       | 2,537                  | 65.74%                                 | 265              |

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

### General Fund

For the Period Ending June 30, 2025

| ACCOUNT DESCRIPTION                   | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUN-25<br>ACTUAL |
|---------------------------------------|-----------------------------|------------------------|--|------------------|
| Workers' Compensation                 | 1,778                       | 565                    | 31.78%                                 | -                |
| Fire Alarm Monitoring                 | 600                         | 450                    | 75.00%                                 | -                |
| Contracts-Fountain                    | 700                         | 525                    | 75.00%                                 | -                |
| Contracts-Security Camera             | 550                         | -                      | 0.00%                                  | -                |
| Contracts-Pools                       | 15,374                      | 4,550                  | 29.60%                                 | -                |
| Contracts-HVAC                        | 1,968                       | -                      | 0.00%                                  | -                |
| Contracts-Pest Control                | 1,800                       | -                      | 0.00%                                  | -                |
| Contracts-Security System             | 10,781                      | 7,924                  | 73.50%                                 | 737              |
| Pest Control - Bldg/Gnds              | 1,620                       | 1,199                  | 74.01%                                 | 799              |
| Electricity - General                 | 18,564                      | 14,317                 | 77.12%                                 | 1,187            |
| Utility - Refuse Removal              | 3,292                       | 2,683                  | 81.50%                                 | 293              |
| Utility - Water & Sewer               | 6,500                       | 8,079                  | 124.29%                                | 2,029            |
| Insurance - Property                  | 26,011                      | 23,970                 | 92.15%                                 | -                |
| R&M-General                           | 4,000                       | 5,301                  | 132.53%                                | 121              |
| R&M-Fountain                          | 500                         | 375                    | 75.00%                                 | -                |
| R&M-Pools                             | 8,694                       | 4,725                  | 54.35%                                 | -                |
| R&M-Tennis Courts                     | 6,000                       | 2,993                  | 49.88%                                 | -                |
| R&M-Fitness Equipment                 | 2,800                       | 1,210                  | 43.21%                                 | -                |
| R&M-Fitness Center                    | 2,000                       | 1,100                  | 55.00%                                 | -                |
| R&M-Emergency & Disaster Relief       | -                           | 225                    | 0.00%                                  | -                |
| R&M-Security Cameras                  | 1,000                       | 541                    | 54.10%                                 | -                |
| R&M-Backflow Inspection               | 154                         | 214                    | 138.96%                                | -                |
| Fire Ext Inspection & Repairs         | 500                         | -                      | 0.00%                                  | -                |
| R&M-Fire Alarm                        | 500                         | -                      | 0.00%                                  | -                |
| Fire Alarm Inspection                 | 200                         | 306                    | 153.00%                                | -                |
| R&M-Fire Sprinklers                   | 500                         | -                      | 0.00%                                  | -                |
| R&M - Computer/Internet               | 5,000                       | 1,172                  | 23.44%                                 | -                |
| Misc-Cable TV Expenses                | 1,286                       | 2,102                  | 163.45%                                | 199              |
| Misc-Clubhouse Activities             | 4,800                       | 6,785                  | 141.35%                                | 134              |
| Misc-Contingency                      | 10,000                      | 4,133                  | 41.33%                                 | 8                |
| Office Supplies                       | 3,000                       | 3,576                  | 119.20%                                | -                |
| Cleaning Supplies                     | 2,599                       | 695                    | 26.74%                                 | -                |
| Cleaning Services                     | 500                         | -                      | 0.00%                                  | -                |
| Cap Outlay - Other                    | 43,760                      | 39,335                 | 89.89%                                 | 18,076           |
| <b>Total Clubhouse and Recreation</b> | <b>241,630</b>              | <b>174,746</b>         | <b>72.32%</b>                          | <b>27,306</b>    |



# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending June 30, 2025

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUN-25<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>Reserves</u></b>                       |                             |                        |  |                  |
| Cap Outlay - Other                           | -                           | 21,913                 | 0.00%                                  | -                |
| Reserves - Irrigation System                 | 15,000                      | -                      | 0.00%                                  | -                |
| Reserve - Roadways                           | 32,394                      | -                      | 0.00%                                  | -                |
| Reserve-Stormwater System                    | 29,220                      | -                      | 0.00%                                  | -                |
| Reserve - Tennis Court                       | 10,000                      | -                      | 0.00%                                  | -                |
| Reserves - Wall                              | 28,435                      | -                      | 0.00%                                  | -                |
| <b>Total Reserves</b>                        | <b>115,049</b>              | <b>21,913</b>          | <b>19.05%</b>                          | <b>-</b>         |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>794,380</b>              | <b>640,532</b>         | <b>80.63%</b>                          | <b>83,474</b>    |
| Excess (deficiency) of revenues              |                             |                        |  |                  |
| Over (under) expenditures                    | -                           | 213,563                | 0.00%                                  | (75,852)         |
| Net change in fund balance                   | \$ -                        | \$ 213,563             | 0.00%                                  | \$ (75,852)      |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> | <b>1,660,303</b>            | <b>1,660,303</b>       |  |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 1,660,303</b>         | <b>\$ 1,873,866</b>    |  |                  |

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2005 Debt Service Fund  
For the Period Ending June 30, 2025

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUN-25<br>ACTUAL |
|--|-----------------------------|------------------------|--|------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |  |                  |
| Interest - Investments                                       | \$ 1,000                    | \$ 6,128               | 612.80%                                | \$ 614           |
| Interest - Tax Collector                                     | -                           | 286                    | 0.00%                                  | -                |
| Special Assmnts- Tax Collector                               | 180,800                     | 179,120                | 99.07%                                 | -                |
| Special Assmnts- Discounts                                   | (7,232)                     | (6,383)                | 88.26%                                 | -                |
| <b>TOTAL REVENUES</b>  | <b>174,568</b>              | <b>179,151</b>         | <b>102.63%</b>                         | <b>614</b>       |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |  |                  |
| <b><u>Administration</u></b>                                 |                             |                        |  |                  |
| Misc-Assessment Collection Cost                              | 3,616                       | 3,455                  | 95.55%                                 | -                |
| <b>Total Administration</b>                                  | <b>3,616</b>                | <b>3,455</b>           | <b>95.55%</b>                          | <b>-</b>         |
| <b><u>Debt Service</u></b>                                   |                             |                        |  |                  |
| Principal Debt Retirement                                    | 80,000                      | 80,000                 | 100.00%                                | -                |
| Principal Prepayments  | -                           | 5,000                  | 0.00%                                  | -                |
| Interest Expense   | 74,385                      | 74,243                 | 99.81%                                 | -                |
| <b>Total Debt Service</b>                                    | <b>154,385</b>              | <b>159,243</b>         | <b>103.15%</b>                         | <b>-</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>158,001</b>              | <b>162,698</b>         | <b>102.97%</b>                         | <b>-</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 16,567                      | 16,453                 | 99.31%                                 | 614              |
| Net change in fund balance                                   | \$ 16,567                   | \$ 16,453              | 99.31%                                 | \$ 614           |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 | <b>179,972</b>              | <b>179,972</b>         |  |                  |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 196,539</b>           | <b>\$ 196,425</b>      |  |                  |

**Heritage Lake Park  
Community Development District**

**Supporting Schedules**

**June 30, 2025**

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector  
 (Monthly Collection Distributions)  
 For the Fiscal Year Ending September 30, 2025**

|  |                     |                               |                  |                   |                       | ALLOCATION BY FUND |                               |
|--|---------------------|-------------------------------|------------------|-------------------|-----------------------|--------------------|-------------------------------|
| Date Received                          | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Interest          | Gross Amount Received | General Fund       | Series 2005 Debt Service Fund |
| Assessments Levied                     |                     |                               |                  |                   | \$ 950,262            | \$ 769,462         | \$ 180,800                    |
| Allocation %                           |                     |                               |                  |                   | 100%                  | 81%                | 19%                           |
| <b>Real Estate Installment</b>         |                     |                               |                  |                   |                       |                    |                               |
| 11/07/24                               | \$ 11,180           | \$ 636                        | \$ 228           | \$ -              | \$ 12,044             | \$ 9,540           | \$ 2,505                      |
| 04/24/25                               | 14,512              | 218                           | 296              | -                 | 15,026                | 11,912             | 3,114                         |
|  |                     |                               |                  | -                 |                       |                    |                               |
| <b>Real Estate Current</b>             |                     |                               |                  |                   |                       |                    |                               |
| 11/14/24                               | 5,850               | 249                           | 119              | -                 | 6,218                 | 4,950              | 1,267                         |
| 11/21/24                               | 9,749               | 415                           | 199              | -                 | 10,363                | 8,251              | 2,112                         |
| 12/05/24                               | 84,082              | 3,575                         | 1,716            | -                 | 89,373                | 70,955             | 18,418                        |
| 12/12/24                               | 193,620             | 8,232                         | 3,951            | -                 | 205,804               | 177,416            | 28,387                        |
| 12/19/24                               | 349,960             | 14,880                        | 7,142            | -                 | 371,982               | 297,592            | 74,390                        |
| 01/09/25                               | 98,055              | 3,866                         | 2,001            | -                 | 103,923               | 82,506             | 21,417                        |
| 02/06/25                               | 33,878              | 790                           | 691              | -                 | 35,360                | 28,052             | 7,308                         |
| 03/07/25                               | 20,149              | 208                           | 411              | -                 | 20,768                | 16,501             | 4,267                         |
| 04/10/25                               | 44,938              | -                             | 917              | -                 | 45,855                | 38,885             | 6,970                         |
| 05/08/25                               | 10,442              | (250)                         | 213              | -                 | 10,405                | 8,251              | 2,154                         |
| <b>Real Estate Current/Installment</b> |                     |                               |                  |                   |                       |                    |                               |
| 11/27/24                               | 32,843              | 1,386                         | 670              | -                 | 34,900                | 28,089             | 6,811                         |
| <b>Quarterly Interest</b>              |                     |                               |                  |                   |                       |                    |                               |
| 01/16/25                               | 1,281               | -                             | -                | (1,281)           | -                     | -                  | -                             |
| 04/17/25                               | 236                 | -                             | -                | (236)             | -                     | -                  | -                             |
| <b>TOTAL</b>                           | <b>\$ 910,774</b>   | <b>\$ 34,205</b>              | <b>\$ 18,556</b> | <b>\$ (1,517)</b> | <b>\$ 962,018</b>     | <b>\$ 782,899</b>  | <b>\$ 179,120</b>             |
| <b>% COLLECTED</b>                     |                     |                               |                  |                   |                       | 101.24%            | 101.75%                       |
| <b>TOTAL OUTSTANDING</b>               |                     |                               |                  |                   |                       | <b>\$ (11,756)</b> | <b>\$ (13,437)</b>            |
|  |                     |                               |                  |                   |                       |                    | <b>\$ 1,680</b>               |

**Cash and Investment Balances  
 June 30, 2025**

| <u>ACCOUNT NAME</u>            | <u>ACCOUNT TYPE</u> | <u>BANK NAME</u>     | <u>YIELD</u>    | <u>BALANCE</u>        |
|--------------------------------|---------------------|----------------------|-----------------|-----------------------|
| <b>GENERAL FUND</b>            |                     |                      |                 |                       |
| Public Funds                   | Checking            | Synovus              | 0.00%           | \$ 1,991              |
| Government Interest            | Checking            | Valley National Bank | 4.33%           | 1,398,479             |
|                                |                     |                      | <b>Subtotal</b> | <b>\$1,400,470</b>    |
| Cash On Hand/Petty Cash        |                     |                      |                 | 800                   |
| Public Funds                   | Money Market        | BankUnited           | 4.06%           | 707,169               |
| <b>DEBT SERVICE FUND</b>       |                     |                      |                 |                       |
| Series 2005 Prepayment Account |                     | U.S. Bank            | 3.96%           | 1,159                 |
| Series 2005 Reserve Fund       |                     | U.S. Bank            | 3.96%           | 91,708                |
| Series 2005 Revenue Fund       |                     | U.S. Bank            | 3.96%           | 103,558               |
|                                |                     |                      | <b>Subtotal</b> | <b>\$ 196,424 (1)</b> |
|                                |                     |                      | <b>Total</b>    | <b>\$2,304,862</b>    |

Note 1 - Invested in U.S. Bank First American Government Obligation Fund

# Bank Account Statement

Heritage Lake Park CDD

**Bank Account No.** 9900

**Statement No.** 06-25

**Statement Date** 06/30/2025

|                                       |          |                             |          |
|---------------------------------------|----------|-----------------------------|----------|
| <b>G/L Account No. 101002 Balance</b> | 1,991.04 | <b>Statement Balance</b>    | 1,991.04 |
|                                       |          | <b>Outstanding Deposits</b> | 0.00     |
| <b>Positive Adjustments</b>           | 0.00     |                             |          |
|                                       |          | <b>Subtotal</b>             | 1,991.04 |
| <b>Subtotal</b>                       | 1,991.04 | <b>Outstanding Checks</b>   | 0.00     |
| <b>Negative Adjustments</b>           | 0.00     |                             |          |
| <b>Ending G/L Balance</b>             | 1,991.04 | <b>Ending Balance</b>       | 1,991.04 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|--------|-------------|--------|----------------|------------|

# Bank Account Statement

Heritage Lake Park CDD

**Bank Account No.** 2415  
**Statement No.** 06-25

**Statement Date** 06/30/2025

|                                       |              |                             |              |
|---------------------------------------|--------------|-----------------------------|--------------|
| <b>G/L Account No. 101003 Balance</b> | 1,398,478.60 | <b>Statement Balance</b>    | 1,400,553.70 |
|                                       |              | <b>Outstanding Deposits</b> | 0.00         |
| <b>Positive Adjustments</b>           | 0.00         |                             |              |
| <b>Subtotal</b>                       | 1,398,478.60 | <b>Subtotal</b>             | 1,400,553.70 |
| <b>Negative Adjustments</b>           | 0.00         | <b>Outstanding Checks</b>   | -2,075.10    |
| <b>Ending G/L Balance</b>             | 1,398,478.60 | <b>Ending Balance</b>       | 1,398,478.60 |

| Posting Date                    | Document Type | Document No. | Vendor                      | Description                  | Amount | Cleared Amount | Difference |
|---------------------------------|---------------|--------------|-----------------------------|------------------------------|--------|----------------|------------|
| <b>Outstanding Checks</b>       |               |              |                             |                              |        |                |            |
| 06/20/2025                      | Payment       | 100099       | SUNSHINE ACE HARDWARE, INC. | Inv: 125704/9, Inv: 125836/9 |        |                | -89.52     |
| 06/20/2025                      | Payment       | 100100       | AUTOMATIC DOOR CO           | Inv: 330126168               |        |                | -280.00    |
| 06/20/2025                      | Payment       | 100101       | NEW IQ, LLC                 | Inv: 45941                   |        |                | -540.50    |
| 06/26/2025                      | Payment       | 100106       | PEST ELIMINATORS, INC       | Inv: 29046                   |        |                | -799.00    |
| 06/27/2025                      | Payment       | 100107       | SUNCOAST MEDIA GROUP        | Inv: 3959393                 |        |                | -366.08    |
| <b>Total Outstanding Checks</b> |               |              |                             |                              |        |                | -2,075.10  |

## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

| Fund No.                  | Date     | Payee                             | Invoice No. | Payment Description   | Invoice / GL Description | G/L Account # | Amount Paid        |
|---------------------------|----------|-----------------------------------|-------------|---|--------------------------|---------------|--------------------|
| <b>GENERAL FUND - 001</b> |          |                                   |             |   |                          |               |                    |
| <b>CHECK # 100092</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/03/25 | KAVALO LLC                        | K25-024     | STORMWATER STRUCTURE REPAIRS/IMPROVEMENTS                         | Cap Outlay - Other       | 564002-58100  | \$21,913.42        |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$21,913.42</b> |
| <b>CHECK # 100093</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/03/25 | INFRAMARK LLC                     | 150087      | APR 2025 IMS ZOOM/POSTAGE   | Misc-Contingency         | 549900-57212  | \$183.89           |
| 001                       | 06/03/25 | INFRAMARK LLC                     | 150087      | APR 2025 IMS ZOOM/POSTAGE   | Postage and Freight      | 541006-51301  | \$3.45             |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$187.34</b>    |
| <b>CHECK # 100094</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/03/25 | THAYLON'S PAVERS PRO LLC          | 628         | SIDEWALK REPAIRS/NEW INSTALL                                      | R&M-Sidewalks            | 546084-53901  | \$4,725.00         |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$4,725.00</b>  |
| <b>CHECK # 100095</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/06/25 | PERSSON, COHEN & MOONEY, P.A.     | 5950        | APR 2025 GEN MATTERS  | ProfServ-Legal Services  | 531023-51401  | \$1,841.40         |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$1,841.40</b>  |
| <b>CHECK # 100096</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/06/25 | SOLITUDE LAKE MANAGEMENT          | PSI166402   | MAY 2025 LAKE MGMT  | ProfServ-Wetlands        | 531048-53901  | \$504.70           |
| 001                       | 06/06/25 | SOLITUDE LAKE MANAGEMENT          | PSI166581   | MAY 2025 WETLAND MGMT   | ProfServ-Wetlands        | 531048-53901  | \$412.00           |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$916.70</b>    |
| <b>CHECK # 100097</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/06/25 | LANDSCAPE MAINT PROFESSIONALS INC | 331444      | MAY 2025 IRRIG MAINT  | Contracts-Landscape      | 534050-53901  | \$1,000.00         |
| 001                       | 06/06/25 | LANDSCAPE MAINT PROFESSIONALS INC | 331430      | MAY 2025 LANDSCAPE MAINT  | Contracts-Landscape      | 534050-53901  | \$6,083.00         |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$7,083.00</b>  |
| <b>CHECK # 100098</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/17/25 | FEDEX                             | 8-880-70430 | FEDEX TO THROWBRIDGE ENERGY GRP/LINDA ROSS                        | Postage and Freight      | 541006-51301  | \$44.47            |
| 001                       | 06/17/25 | FEDEX                             | 8-880-70430 | FEDEX TO THROWBRIDGE ENERGY GRP/LINDA ROSS                        | Postage and Freight      | 541006-51301  | \$29.68            |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$74.15</b>     |
| <b>CHECK # 100099</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/20/25 | SUNSHINE ACE HARDWARE, INC.       | 125704/9    | SUPPLIES  | R&M-General              | 546001-53901  | \$53.62            |
| 001                       | 06/20/25 | SUNSHINE ACE HARDWARE, INC.       | 125836/9    | SINGLE KEY CUT  | R&M-General              | 546001-57212  | \$35.90            |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$89.52</b>     |
| <b>CHECK # 100100</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/20/25 | ACTION AUTOMATIC DOOR CO          | 330126168   | GATE REPAIRS  | R&M-Gate                 | 546034-53904  | \$280.00           |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$280.00</b>    |
| <b>CHECK # 100101</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/20/25 | NEW IQ, LLC                       | 45941       | CAMERA REPAIRS  | R&M-Security Cameras     | 546345-57212  | \$540.50           |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$540.50</b>    |
| <b>CHECK # 100102</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/20/25 | FEDEX                             | 8-874-89239 | FEDEX TO LEISURE AQUATIC PRODUCTS/EGIS INS/THROWBRIDGE ENERGY GRP | Postage and Freight      | 541006-51301  | \$44.13            |
| 001                       | 06/20/25 | FEDEX                             | 8-874-89239 | FEDEX TO LEISURE AQUATIC PRODUCTS/EGIS INS/THROWBRIDGE ENERGY GRP | Postage and Freight      | 541006-51301  | \$27.43            |
| 001                       | 06/20/25 | FEDEX                             | 8-874-89239 | FEDEX TO LEISURE AQUATIC PRODUCTS/EGIS INS/THROWBRIDGE ENERGY GRP | Postage and Freight      | 541006-51501  | \$47.78            |
| <b>Check Total</b>        |          |                                   |             |   |                          |               | <b>\$119.34</b>    |
| <b>CHECK # 100103</b>     |          |                                   |             |   |                          |               |                    |
| 001                       | 06/26/25 | LANDSCAPE MAINT PROFESSIONALS INC | 334780      | TREE REMOVAL; STUMP GRINDING                                      | R&M-Trees and Trimming   | 546099-53901  | \$2,500.00         |
| 001                       | 06/26/25 | LANDSCAPE MAINT PROFESSIONALS INC | 334731      | IRRIG REPAIRS   | R&M-Irrigation           | 546041-53901  | \$453.39           |



## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

| Fund No.              | Date     | Payee                                    | Invoice No.        | Payment Description        | Invoice / GL Description  | G/L Account # | Amount Paid       |
|-----------------------|----------|--|--------------------|----------------------------|---------------------------|---------------|-------------------|
| 001                   | 06/26/25 | LANDSCAPE MAINT PROFESSIONALS INC        | 334792             | IRRIG REPAIRS              | R&M-Irrigation            | 546041-53901  | \$1,562.30        |
| 001                   | 06/26/25 | LANDSCAPE MAINT PROFESSIONALS INC        | 334781             | PALM TREE REMOVAL          | R&M-Trees and Trimming    | 546099-53901  | \$500.00          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$5,015.69</b> |
| <b>CHECK # 100104</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/26/25 | SOLITUDE LAKE MANAGEMENT                 | PSI174752          | JUNE 2025 LAKE MAINT       | ProfServ-Wetlands         | 531048-53901  | \$504.70          |
| 001                   | 06/26/25 | SOLITUDE LAKE MANAGEMENT                 | PSI174918          | JUNE 2025 WETLANDS MAINT   | ProfServ-Wetlands         | 531048-53901  | \$412.00          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$916.70</b>   |
| <b>CHECK # 100105</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/26/25 | ENVERA SYSTEMS                           | 755763             | ADD'L UNITS                | Contracts-Security System | 534145-53904  | \$21.70           |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$21.70</b>    |
| <b>CHECK # 100106</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/26/25 | PEST ELIMINATORS, INC                    | 29046              | QTRLY PEST CONTROL         | Pest Control - Bldg/Gnds  | 534355-57212  | \$799.00          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$799.00</b>   |
| <b>CHECK # 100107</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/27/25 | SUNCOAST MEDIA GROUP                     | 3959393            | LEGAL AD TO ADOPTED BUDGET | Legal Advertising         | 548002-51301  | \$366.08          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$366.08</b>   |
| <b>CHECK # 300027</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/18/25 | COMCAST - ACH                            | 052325-3872        | 6/6-7/5/25                 | Internet Services         | 549031-53903  | \$90.44           |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$90.44</b>    |
| <b>CHECK # 300028</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/18/25 | CHARLOTTE COUNTY UTILITIES               | 052025-5125        | 5/20/25 CCU - 4/16-5/16/25 | Utility - Water & Sewer   | 543021-57212  | \$798.78          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$798.78</b>   |
| <b>CHECK # 300029</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/18/25 | CHARLOTTE COUNTY UTILITIES               | 052025-1310        | 4/16-5/16/25               | Utility - Water & Sewer   | 543021-57212  | \$74.71           |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$74.71</b>    |
| <b>CHECK # 300030</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/26/25 | WASTE MANAGEMENT INC OF FLORIDA          | 0059047-0336-9     | 6/1-6/30/25 SVC            | Utility - Refuse Removal  | 543020-53903  | \$292.52          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$292.52</b>   |
| <b>CHECK # 300031</b> |          |  |                    |                            |                           |               |                   |
| 001                   | 06/27/25 | COMCAST - ACH                            | 060625-2663        | SVCS 6/19-7/18/25          | Misc-Cable TV Expenses    | 549039-57212  | \$199.06          |
| 001                   | 06/27/25 | COMCAST - ACH                            | 060625-2663        | SVCS 6/19-7/18/25          | Internet Services         | 549031-53903  | \$30.16           |
| 001                   | 06/27/25 | COMCAST - ACH                            | 060625-2663        | SVCS 6/19-7/18/25          | Communication - Telephone | 541003-53903  | \$192.27          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$421.49</b>   |
| <b>CHECK # DD892</b>  |          |  |                    |                            |                           |               |                   |
| 001                   | 06/04/25 | FLORIDA DEPT OF HEALTH IN CHARLOTTE CNTY | 08-BID-7837708 ACH | ANNUAL POOL PERMIT FEE     | R&M-Pools                 | 546074-57212  | \$375.35          |
| <b>Check Total</b>    |          |  |                    |                            |                           |               | <b>\$375.35</b>   |
| <b>CHECK # DD895</b>  |          |  |                    |                            |                           |               |                   |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | R&M-General               | 546001-57212  | \$39.99           |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | Office Supplies           | 551002-57212  | \$121.99          |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | R&M-General               | 546001-57212  | \$84.95           |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | R&M-General               | 546001-57212  | \$16.99           |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | R&M-General               | 546001-57212  | \$1,932.00        |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | Office Supplies           | 551002-57212  | (\$121.99)        |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | Cleaning Supplies         | 551003-57212  | \$41.98           |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | Misc-Clubhouse Activities | 549120-57212  | \$260.98          |
| 001                   | 06/25/25 | VALLEY NATIONAL BANK - ACH               | 053125-5466        | MAY 2025 PURCHASES         | Misc-Clubhouse Activities | 549120-57212  | \$70.20           |

## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

| Fund No.                 | Date     | Payee                      | Invoice No. | Payment Description  | Invoice / GL Description  | G/L Account # | Amount Paid        |
|--------------------------|----------|----------------------------|-------------|----------------------|---------------------------|---------------|--------------------|
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | Misc-Clubhouse Activities | 549120-57212  | \$39.98            |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | Office Supplies           | 551002-57212  | \$138.97           |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-57212  | \$82.16            |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-53901  | \$65.90            |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | Cleaning Supplies         | 551003-57212  | \$70.83            |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-57212  | \$54.99            |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | Office Supplies           | 551002-57212  | \$129.98           |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-57212  | \$410.33           |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | Office Supplies           | 551002-57212  | \$8.25             |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-57212  | \$389.97           |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-57212  | \$41.27            |
| 001                      | 06/25/25 | VALLEY NATIONAL BANK - ACH | 053125-5466 | MAY 2025 PURCHASES   | R&M-General               | 546001-57212  | \$14.43            |
| <b>Check Total</b>       |          |                            |             |                      |                           |               | <b>\$3,894.15</b>  |
| <b>CHECK # DD896</b>     |          |                            |             |                      |                           |               |                    |
| 001                      | 06/23/25 | FPL SUMMARY BILLING        | 061125 ACH  | SVC PER 5/12-6/11/25 | Electricity - General     | 543006-53903  | \$578.23           |
| 001                      | 06/23/25 | FPL SUMMARY BILLING        | 061125 ACH  | SVC PER 5/12-6/11/25 | Electricity - General     | 543006-53904  | \$149.69           |
| 001                      | 06/23/25 | FPL SUMMARY BILLING        | 061125 ACH  | SVC PER 5/12-6/11/25 | Electricity - General     | 543006-57212  | \$1,466.70         |
| <b>Check Total</b>       |          |                            |             |                      |                           |               | <b>\$2,194.62</b>  |
| <b>Fund Total</b>        |          |                            |             |                      |                           |               | <b>\$53,031.60</b> |
|                          |          |                            |             |                      |                           |               |                    |
| <b>Total Checks Paid</b> |          |                            |             |                      |                           |               | <b>\$53,031.60</b> |

**6Ci.**



Property Name      Heritage Lake Park CDD      Created Date      7/14/2025  
Quote Number      00013045

Prepared By      Paula Auldrige  
Email      paula.auldrige@solitudelake.com

| Product     | Quantity | Sales Price | Total Price |
|-------------|----------|-------------|-------------|
| Service Fee | 1.00     | \$150.00    | \$150.00    |

General Cost      Service Call-Fountain Lights  
Description

Taxes may be applicable      Total Price      \$150.00

Quote Acceptance Information

Signature \_\_\_\_\_  
Name      Justin Faircloth  
Title      District Manager      Per Resolution 2024-04  
Date      7/21/25

**6C.ii.**

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335279

| Bill To   |
|---|
| Heritage Lake Park CDD<br>c/o Inframark<br>11555 Heron Bay Blvd<br>Suite 201<br>Coral Springs, FL 33076 |

| Date          | Due Date  |
|---------------|-----------|
| 05/28/25      | 6/27/2025 |
| Account Owner | PO#       |
| SERGIO ROJAS  |           |

| Item | Qty/UOM | Rate | Ext. Price | Amount            |
|------|---------|------|------------|-------------------|
|      |         |      |            | <b>\$2,146.75</b> |

**#335083 - Areca behind guard shack was noted with Ganoderma and needs to be removed asap as Ganoderma spreads and causes mayhem to all palms near area.**

Complete removal of Areca recommended (root ball removal), adding command soil to correct ph. in area and installing 1 Powder puff and 2 Japanese Blueberries in area to add color and variety in plant bed. Mulch, irrigation adjustments, soil, and mulch for a completed and finished look.

Tree replacements are recommended as Ganoderma once in area will cause havoc for any new palms in area as it will spread out more if palms are in vicinity.

*Site Prep - 05/21/2025*

|  |          |          |            |
|--|----------|----------|------------|
| Bed Prep- Palm removal - Palm Debris Removal                             | 5.00HR   | \$60.00  | \$300.00   |
| Chocolate Mulch per bag  | 5.00Bag  | \$10.00  | \$50.00    |
| Command Soil   | 1.00Yard | \$149.99 | \$149.99   |
| Japanese Blueberry, Full To Ground, 07-10' x 3-4', 1.5-2" cal, FTG - 30G | 2.0030g  | \$520.35 | \$1,040.69 |
| Powder Puff, Standard, 10-12' x 4-5', 2-2.5" cal, STD - 30G              | 1.0030g  | \$520.36 | \$520.36   |

*Irrigation Renovation - 05/28/2025*

|                       |        |         |         |
|-----------------------|--------|---------|---------|
| Misc Irrigation Parts | 1.00EA | \$85.71 | \$85.71 |
|-----------------------|--------|---------|---------|

**Grand Total** **\$2,146.75**

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

| <b>1-30 Days</b> | <b>31-60 Days<br/>(Past Due)</b> | <b>61-90 Days<br/>(Past Due)</b> | <b>91-120 Days<br/>(Past Due)</b> | <b>121+ Days<br/>(Past Due)</b> |
|------------------|----------------------------------|----------------------------------|-----------------------------------|---------------------------------|
| \$11,229.75      | \$0.00                           | \$0.00                           | \$0.00                            | \$0.00                          |

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761

**6C.iii.**





## Proposal

**Proposal No.:** 344963

**Proposed Date:** 06/03/25

| PROPERTY:   | FOR:  |
|---|---|
| Heritage Lake Park CDD<br>Justin Faircloth<br>25614 Heritage Lake Blvd<br>Punta Gorda, FL 33983 | Small tree removal leaning on tree between the home and common area. (Area mentioned during recent meeting) |

Tree removal with stump. Leaning tree noted during a recent site visit. Leaning tree will be flush cut and then have the stump removed once debris is removed.

| ITEM   | QTY  | UOM | UNIT PRICE | EXT. PRICE | TOTAL           |
|--|------|-----|------------|------------|-----------------|
| <b>Small tree removal (flush cut) and stump removal.</b> |      |     |            |            |                 |
| <b>Site Prep-Tree removal and stump removal</b>          |      |     |            |            | <b>\$427.31</b> |
| Tree Removal - Small oak tree                            | 1.00 | CT  | \$277.31   | \$277.31   |                 |
| Stump Grinding - Small                                   | 1.00 | CT  | \$150.00   | \$150.00   |                 |
| <b>Total:</b>  |      |     |            |            | <b>\$427.31</b> |

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

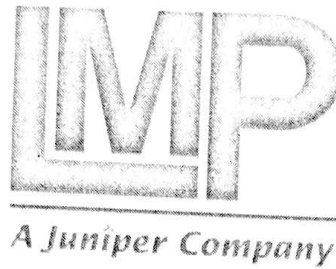
\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**6C.iv.**



# Proposal

Proposal No.: 352123

Proposed Date: 07/15/25

| PROPERTY   | FOR               |
|--|-------------------|
| Heritage Lake Park CDD - Irrigation<br>Justin Faircloth<br>25614 Heritage Lake Blvd<br>Punta Gorda, FL 33983 | Irrigation Repair |

Repair mainline leak on pump #4

Replace faulty decoder and solenoids controller #4 zone#2 (25580 & 25582 Heritage Lake Blvd)

| ITEM  | QTY  | UOM | UNIT PRICE | EXT PRICE | TOTAL           |
|---|------|-----|------------|-----------|-----------------|
| <b>Irrigation Renovation</b>                                |      |     |            |           |                 |
| <b>Lateral Components</b>                                   |      |     |            |           |                 |
| Irrigation Tech Labor                                       | 3.00 | HR  | \$70.00    | \$210.00  | \$241.52        |
| Sch 40 PVC Coupling 2 in. Socket                            | 2.00 | EA  | \$3.46     | \$6.92    |                 |
| Sch 40 PVC 90 Degree Elbow 2 in. Socket                     | 1.00 | EA  | \$5.80     | \$5.80    |                 |
| PVC Pipe 2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.) | 4.00 | FT  | \$4.70     | \$18.80   |                 |
| <b>Control Components</b>                                   |      |     |            |           |                 |
| Irrigation Tech Labor                                       | 1.50 | HR  | \$75.00    | \$112.50  | \$459.39        |
| Hunter ICD Decoder 1 station for use with ACC Controllers   | 1.00 | EA  | \$285.37   | \$285.37  |                 |
| Hunter AC Solenoid Assembly 24 VAC                          | 2.00 | EA  | \$30.76    | \$61.52   |                 |
| <b>Total:</b>   |      |     |            |           | <b>\$700.91</b> |


Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

  
Signature (Owner/Property Manager)

7/15/25  
Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

## **Seventh Order of Business**

**7B.**

## AUDITOR SELECTION EVALUATION CRITERIA

**1. Ability of Personnel. (20 Points)**

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

**2. Proposer's Experience. (20 Points)**

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

**3. Understanding of Scope of Work. (20 Points)**

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

**4. *Ability to Furnish the Required Services.* (20 Points)**

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

**5 Price. (20 Points)**

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



**7C**

**HERITAGE LAKE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025  
with an Option for Four (4) Additional Annual Renewals  
Charlotte County, Florida**

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Electronic proposals must be received no later than 11:00 a.m. on \_\_\_\_\_, \_\_\_\_\_, 2025 by the Offices of the District Manager, Inframark, Attention: Janice Swade at [Janice.Swade@inframark.com](mailto:Janice.Swade@inframark.com).

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit an electronic version of the Proposal Documents, and other requested attachments at the time and to the email address indicated herein. The email should be titled “Auditing Services – Heritage Lake Park Community Development District” on the subject line.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, Florida Statutes, or any other Statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, phone number and email address of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.
- E. Must perform the audit field work at the office where the District records are maintained.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the Offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

# **Eighth Order of Business**

**8Bi.**



2216 Altamont Avenue  
Ft. Myers, FL 33901  
Phone: 239.332.5499  
Fax: 239.332.2955

# Memo

**Date:** May 23<sup>th</sup>, 2025

**To:** Justin Faircloth, District Manager

**Organization:** Heritage Lakes Park, Community Development District

**From:** Albert Lopez

**Re:** Heritage Lake Park CDD - Stormwater Inspection (ERP # 43026404.00)

**CPH Job No.:** 2500507

---

## Background

CPH, Inc. performed a site visit and re-inspection of the existing master pond system located at Heritage Lake Park CDD in Charlotte County, FL for compliance with the Charlotte County Annual Inspection Certification of Stormwater System functionality. The following was noted during our inspection:

## Summary

### Pond 1:

- Noted minor cracks on MES structures



### Recommendation(s):

- Fill cracks using Sikadur Crack Fix

Pond 2:

- Noted minor cracks on MES structures

Recommendation(s):

- Fill cracks using Sikadur Crack Fix

Pond 3:

- Noted one of the downspouts is blocked by dirt.

Recommendation(s):

- Remove the dirt obstructing the downspout



Pond 4:

- No visual deficiencies observed

Pond C:

- Noted erosion on parts of northeast banks
- Noted littorals have been sprayed
- Noted a broken sign
- Noted the soil of MES structure has been heavily eroded







Recommendation(s):

- Replant any dead littorals to help prevent bank erosion issues
- Have the existing MES Structure backfilled
- Repair broken sign

**8Ci.**



|              |           |         |  |
|--------------|-----------|---------|--|
| Work Order   | 00800480  | Account | Heritage Lake Park CDD   |
| Work Order   | 00800480  | Contact | Justin Faircloth   |
| Number       |           | Address | 25614 Heritage Lake Blvd<br>Punta Gorda, FL 33983<br>United States |
| Created Date | 5/29/2025 |         |  |

#### Work Details

|             |   |             |             |
|-------------|---|-------------|-------------|
| Specialist  | Fountain has been maintained and is working | Prepared By | Alex Rivera |
| Comments to | properly upon departure.                    |             |             |
| Customer    |   |             |             |

#### Work Order Assets

| Asset                             | Status    | Product Work Type |
|-----------------------------------|-----------|-------------------|
| Heritage Lake Park CDD Fountain 1 | Inspected |                   |

#### Service Parameters

| Asset                             | Product Work Type                   | Specialist Comments to Customer |
|-----------------------------------|-------------------------------------|---------------------------------|
| Heritage Lake Park CDD Fountain 1 | CHECK POWER CABLE                   |                                 |
| Heritage Lake Park CDD Fountain 1 | PANEL COMPONENT CHECK               |                                 |
| Heritage Lake Park CDD Fountain 1 | LIGHTING INSPECTION (IF APPLICABLE) |                                 |
| Heritage Lake Park CDD Fountain 1 | FOUNTAIN FUNCTIONALITY              |                                 |
| Heritage Lake Park CDD Fountain 1 |                                     |                                 |



Work Order 00838035

Work Order 00838035  
Number

Created Date 7/15/2025

Account Heritage Lake Park CDD  
Contact Justin Faircloth  
Address 25614 Heritage Lake Blvd  
Punta Gorda, FL 33983  
United States

## Work Details

Specialist Treated sites for exotic invasive and nuisance  
Comments to species  
Customer

Prepared By BRYAN ENCARNACION

Specialist State  
License Number

## Work Order Assets

| Asset                           | Status    | Product Work Type |
|---------------------------------|-----------|-------------------|
| Heritage Lake Park Cdd Wetlands | Inspected |                   |

## Service Parameters

| Asset                           | Product Work Type | Specialist Comments to Customer |
|---------------------------------|-------------------|---------------------------------|
| Heritage Lake Park Cdd Wetlands | INVASIVES CONTROL |                                 |
| Heritage Lake Park Cdd Wetlands | LITTORAL SHELF    |                                 |
| Heritage Lake Park Cdd Wetlands |                   |                                 |



|              |           |         |  |
|--------------|-----------|---------|--|
| Work Order   | 00831768  | Account | Heritage Lake Park CDD   |
| Work Order   | 00831768  | Contact | Justin Faircloth   |
| Number       |           | Address | 25614 Heritage Lake Blvd<br>Punta Gorda, FL 33983<br>United States |
| Created Date | 7/24/2025 |         |  |

## Work Details

|             |   |             |                   |
|-------------|---|-------------|-------------------|
| Specialist  | Treated lakes 1, 2, 4 and 8 for shoreline grasses | Prepared By | Alyxandra Bourque |
| Comments to | and grasses inside the water. Treated lakes 4     |             |                   |
| Customer    | and 8 for algae. Picked up trash from all lakes.  |             |                   |
|             | Fountain working on lake 3. Wildlife observations |             |                   |
|             | were alligators, herrons, cranes and several fish |             |                   |
|             | species. Will monitor and treat accordingly.      |             |                   |

## Work Order Assets

| Asset                           | Status  | Product Work Type |
|---------------------------------|---------|-------------------|
| Heritage Lake Park Cdd LAKE ALL | Treated |                   |

## Service Parameters

| Asset                           | Product Work Type      | Specialist Comments to Customer |
|---------------------------------|------------------------|---------------------------------|
| Heritage Lake Park Cdd LAKE ALL | SHORELINE WEED CONTROL |                                 |
| Heritage Lake Park Cdd LAKE ALL | LAKE WEED CONTROL      |                                 |
| Heritage Lake Park Cdd LAKE ALL | ALGAE CONTROL          |                                 |
| Heritage Lake Park Cdd LAKE ALL |                        |                                 |

# **Ninth Order of Business**

**9A**



# Preventative Maintenance / Service Agreement

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6/26/2025

## Prepared For

Customer name HERITAGE LAKE PARK CDD  
Address 11555 HERON BAY BLVD SUITE #201 #C/O INFAMARK  
CORAL SPRINGS, FL 33076  
Phone (111) 111-1111

## Prepared By

Grande Aire  
1606 Faust St.  
Englewood, FL 34224  
(941)697-4884

## Agreement Summary

Commercial Refrigeration Maintenance Contract for 1 Ice Machine

## Service Locations

Service Locations:  
HERITAGE LAKE PARK  
25635 HERITAGE LAKE BLVD  
PUNTA GORDA, FL 33983 United States

## Agreement Period

The term of this agreement will begin on **8/23/2025** and will continue through **8/22/2026**.

This agreement will continue in effect from year to year thereafter unless either party gives written notice to the other of intention not to renew.

## Pricing

The agreement price is **\$472.00**. This agreement price does not include tax. The agreement is payable on a **Upfront** billing schedule.



# Service Schedule

## HERITAGE LAKE PARK

| Visit Name | Visit Date           |
|------------|----------------------|
| Full PM    | 9/1/2025 - 9/30/2025 |
| Full PM    | 3/1/2026 - 3/31/2026 |

## Authorization

**Offered By:** Grande Aire Services

**Approved By:** HERITAGE LAKE PARK CDD

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date