

***HERITAGE LAKE PARK
Community Development
District
November 3, 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

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Meeting ID: 242 646 886 903 8

Passcode: o2Vo3oV2

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[+1 646-838-1601, 119754097#](#) United States, New York City

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Phone conference ID: 119 754 097#



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, November 3, 2025 – 10:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to Approve Agenda**
- 4. Audience Comments - Three (3) Minute Time Limit**
- 5. Staff Reports**
 - A. District Engineer
 - i. Stormwater System Repair Proposal Request Update
 - a. Copeland Southern Enterprises, Inc. Lake 1 Proposal
 - b. Copeland Southern Enterprises, Inc. Lake 2 Proposal
 - c. Copeland Southern Enterprises, Inc. Lake 3/Pool Proposal
 - d. Copeland Southern Enterprises, Inc. Lake 4 Proposal
 - e. Copeland Southern Enterprises, Inc. Lake C Proposal
 - B. District Counsel
 - C. District Manager
 - i. SOLitude Service Reports
 - ii. LMP Monthly Inspection Report
 - a. LMP Proposal 368715
 - b. LMP Proposal 368739
 - iii. Update on Follow-Up Actions
 - a. Kast Pools Update
 - b. Discussion of Fiscal Year 2025 Goals & Objectives Report
- 6. Business Items**
 - A. Proposals to Repair/Replace Pool Furniture
 - i. Admiral Furniture Quote A-53940-00004972
 - ii. Admiral Furniture Quote A-53941-00004973
 - B. Installation of Bocce Ball Court Discussion
 - i. Sport Surfaces Proposal
 - C. CPR Annual Training Discussion
- 7. Business Administration**
 - A. Minutes of the September 15, 2025 and October 6, 2025 Regular Meeting
 - B. Acceptance of the September 2025 Financial Report
 - C. Motion to Assign Fund Balance FY2025
 - D. Consideration of the Grau & Associates Audit Engagement
 - E. Ratification of Items Approved Under Resolution 2024-04

District Office

Inframark, Infrastructure 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

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

8. Supervisor Requests

9. Chairperson's Comment

10. Audience Comments – *Three (3) Time Limit*

11. Adjournment

The next Meeting is scheduled to be held Monday, December 1, 2025 at 10:00 a.m.

District Office

Inframark, Infrastructure 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

Fifth Order of Business

5Ai.a

<p style="text-align: center;">Copeland Southern Enterprises, Inc. 1668 Many Road North Fort Myers, FL, 33903</p> <hr/> <p style="text-align: center;">PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND <u>Heritage Lake Park Community Development District</u></p> <hr/> <p style="text-align: center;">OWNER INFORMATION:</p> <hr/> <p>OWNER'S ADDRESS: 25635 Heritage Lake Blvd, Punta Gorda, FL 33983</p> <hr/> <p>BILL TO THE ATTENTION OF: Justin Faircloth, District Manager</p> <hr/> <p>PROJECT NAME: Lake 1 MES Erosion, Crack Repair & Rip Rap Installation Proposal</p> <hr/> <p>WORK DESCRIPTION: Crews will dig out damaged MES Slab & Haul away, Form and Pour 4000 PSI Concrete slab, Install High Flow Fabric with 6" anchor Pins and 6 to 12" Rip Rap in & around the MES 3 foot wide around structure as requested by CPH.</p> <hr/> <p>REMARKS: 1) MOT safety will be setup around work areas to ensure the safety of all during the project and removed once it's completed. 2) Crews will need a staging area in West Parking lot on site for the storage of equipment and supplies during the project. 3) CSEI will call in a dig ticket 72 hours before work commences to allow the underground utilities to be marked with in the work areas. 4) the Concrete pouring will have to be done during the dry season when the Lake water is low.</p>	<p>DATE: 10/18/2025</p> <p><u>OWNER INFORMATION:</u></p> <p>TELEPHONE NO.: (239) 245-7118 / 306 Fax No: (239) 245-7120</p> <p>E-MAIL: Justin.Faircloth@inframark.com</p> <p>PROJECT MANAGER: Scott Copeland copelandsei@aol.com</p> <p>FEE AND TYPE:</p> <p>Time & Materials based upon the Rate Schedule in effect at the time service is rendered. Estimated Fees: \$ _____</p> <p>Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered: \$ _____</p> <p>Lump Sum Fixed Fee: <u>\$ 8,975.00</u></p> <p>Total Fees: <u>\$ 8,975.00</u></p>
<p>Dear Justin Faircloth</p> <p>In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the erosion repairs, MES Slab Re-placement, MES Crack Caulking job & Rip Rap for the above-referenced project:</p> <p>SCOPE OF SERVICES (Limited to the following):</p> <ol style="list-style-type: none"> 1) MOT will be setup around work areas and removed once work has been completed. 2) Crews will dig out Damaged MES & haul away to county dump, form and pour 14'x 6.5' MES W/ 4000 PSI Concrete & lite broom finish. 3) Crews will lock in High Flow Fabric on all 4 sides and pin down to newly laid Base Rock Slope with 6" & 1 foot diamond patterns. 4) Crews will install 6 to 12" Rip Rap on top of the high flow fabric at least 1 foot deep to stop concave erosion. 5) Crews will re-grade Lake bank after Rip Rap has been repaired. 6) Crews will grind out 26' of large cracks in MES so the Sikadur Crack Fix can be installed and grip the newly ground concrete edges. 7) Work is estimated to take 3 days to complete. <p>Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.</p> <p>We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806. Fax 239-995-0058.</p>	
<p>OWNER AUTHORIZATION: I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.</p> <p>Authorized Signature: _____ Date: _____</p> <p>Typed Name & Title: _____</p>	

Lake 1 MES Repair & Rip Rap Installation Location Map.



5Ai.b

<p style="text-align: center;">Copeland Southern Enterprises, Inc. 1668 Many Road North Fort Myers, FL, 33903</p>	<p>DATE: 10/23/2025</p>
<p style="text-align: center;">PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND <u>Heritage Lake Park Community Development District</u></p>	<p><u>OWNER INFORMATION:</u></p> <p>TELEPHONE NO.: (239) 245-7118 / 306 Fax No: (239) 245-7120</p> <p>E-MAIL: Justin.Faircloth@inframark.com</p> <p>PROJECT MANAGER: Scott Copeland copelandsei@aol.com</p>
<p style="text-align: center;">OWNER INFORMATION:</p>	<p>FEE AND TYPE:</p>
<p>OWNER'S ADDRESS: 25635 Heritage Lake Blvd, Punta Gorda, FL 33983</p>	<p>Time & Materials based upon the Rate Schedule in effect at the time service is rendered.</p>
<p>BILL TO THE ATTENTION OF: Justin Faircloth, District Manager</p>	<p>Estimated Fees: \$ _____</p>
<p>PROJECT NAME: Lake 2 MES Crack Repair Proposal</p>	<p>Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered: \$ _____</p>
<p>WORK DESCRIPTION: Crews will grind out 61 feet of MES Concrete Cracks in 2 MES slabs, Clean & Seal with Sikadur Crack Fix Caulking.</p>	<p>Lump Sum Fixed Fee: <u>\$ 3,875.00</u></p>
<p>REMARKS: 1) MOT safety will be setup around work areas to ensure the safety of all during the project and removed once it's completed. 2) Crews will need a staging area in West Parking lot on site for the storage of equipment and supplies during the project. 3) There is No need for Rip Rap around both of the MES Slabs for there is no erosion, No undermining on either MES Structure, slopes with the Grass are in good condition and no undermining found.</p>	<p>Total Fees: <u>\$ 3,875.00</u></p>

Dear Justin Faircloth

In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the MES Concrete Crack Repair needed on both MES Crack Caulking for the above-referenced project:

SCOPE OF SERVICES (Limited to the following):

- 1) MOT will be setup around work areas and removed once work has been completed.
- 2) Crews will Diamond grind 61' of large cracks in MES and clean surface cracks so the Sikadur Crack Fix can be installed and grip the newly ground concrete edges.
- 3) Once Cracks have been repaired crews will police work areas and haul away Trash or Debris
- 4) Work is estimated to take 1 day to complete.

Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.

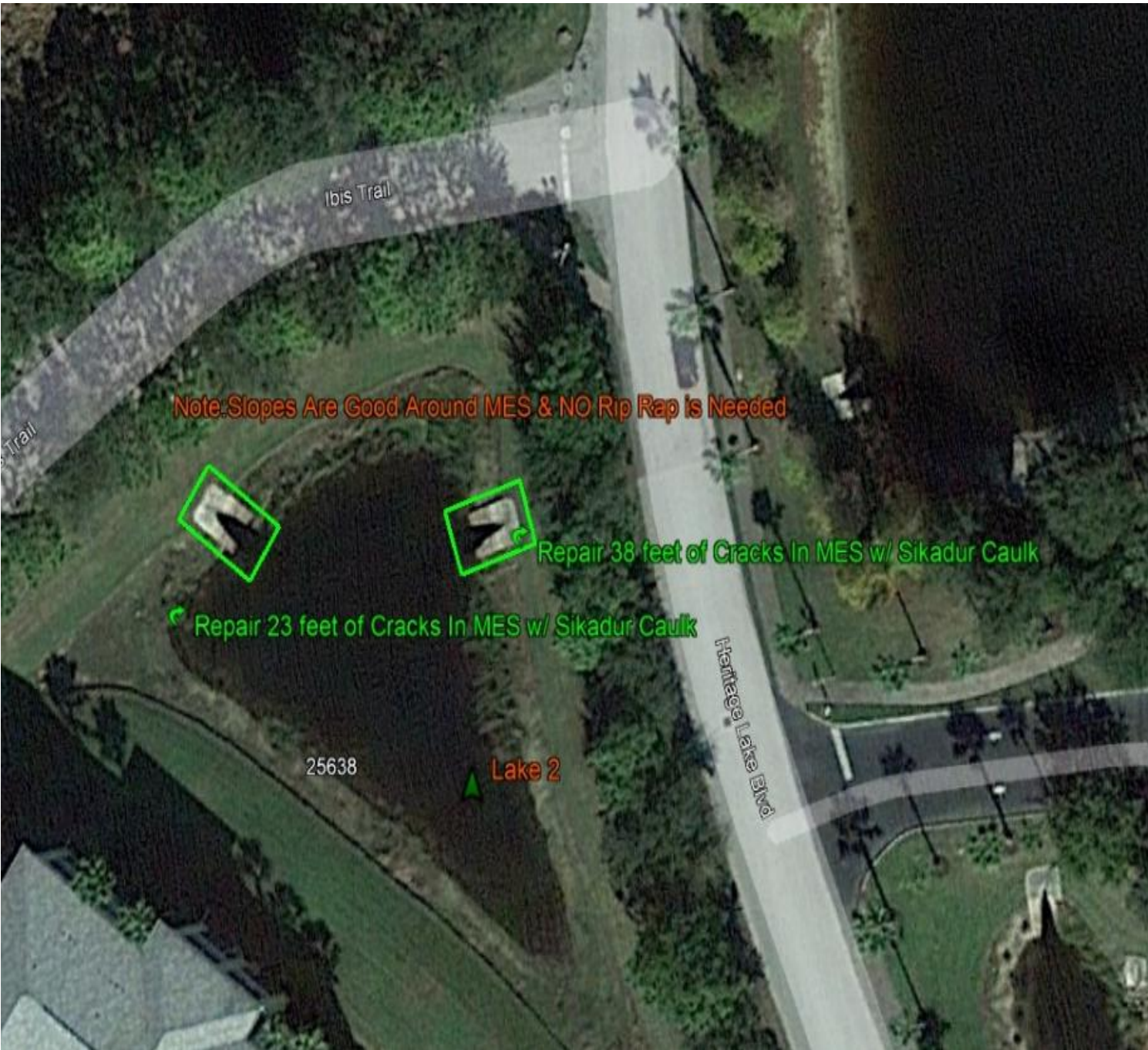
We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806.Fax 239-995-0058.

OWNER AUTHORIZATION: I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: _____ Date: _____

Typed Name & Title: _____

Lake 2 MES Crack Repair Location Map.



5Aic

<p style="text-align: center;">Copeland Southern Enterprises, Inc. 1668 Many Road North Fort Myers, FL, 33903</p>	<p>DATE: 10/23/2025</p>
<p style="text-align: center;">PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND <u>Heritage Lake Park Community Development District</u></p>	<p><u>OWNER INFORMATION:</u></p> <p>TELEPHONE NO.: (239) 245-7118 / 306 Fax No: (239) 245-7120</p> <p>E-MAIL: Justin.Faircloth@inframark.com</p> <p>PROJECT MANAGER: Scott Copeland copelandsei@aol.com</p>
<p style="text-align: center;">OWNER INFORMATION:</p>	<p>FEE AND TYPE:</p>
<p>OWNER'S ADDRESS: 25635 Heritage Lake Blvd, Punta Gorda, FL 33983</p>	<p>Time & Materials based upon the Rate Schedule in effect at the time service is rendered. Estimated Fees: \$ _____</p>
<p>BILL TO THE ATTENTION OF: Justin Faircloth, District Manager</p>	<p>Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered: \$ _____</p>
<p>PROJECT NAME: Lake 3 Clean Out 3 MES & Pool Retention Proposal</p>	<p>Lump Sum Fixed Fee: <u>\$ 4,375.00</u></p>
<p>WORK DESCRIPTION: Crews will dig out over grown vegetation clogging 2 MES and wetland discharge pipes on the S.W. Corner of Lake 3 and dig out and remove silting plaster sand in Pool Dry Retention area and re-set Rip Rap so proper flow can be restored.</p>	<p>Total Fees: <u>\$ 4,375.00</u></p>
<p>REMARKS: 1) MOT safety will be setup around work areas to ensure the safety of all during the project and removed once it's completed. 2) Crews will need a staging area in West Parking lot on site for the storage of equipment and supplies during the project.</p>	

Dear Justin Faircloth

In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the cleaning out of Vegetation clogging the Pipe Flow on 2 MES, Remove Discharge debris from wetland discharge pipe & Pool Retention area for the above-referenced project:

SCOPE OF SERVICES (Limited to the following):

- 1) MOT will be setup around work areas and removed once work has been completed.
- 2) Crews will Dig out over grown Vegetation growing in Flow Line of 3 MES Culverts and remove Silting on Wetland Discharge Culvert.
- 3) Dig out up to 14" of dumped sand and plaster in Pool Discharge Retention area as seen in exhibit below.
- 4) Crews will clean and re-install 3 to 6" with additional Rip Rap in to Pool Retention area after Plaster Silting has been removed.
- 5) Work is estimated to take 2 days to complete.

Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.

We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806. Fax 239-995-0058.

OWNER AUTHORIZATION: I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: _____ Date: _____

Typed Name & Title: _____

Lake 3, Clear Clogs on 2 MES & Pool Retention Restoration Location Map.



5Aid

Copeland Southern Enterprises, Inc. 1668 Many Road North Fort Myers, FL, 33903	DATE: 10/23/2025 OWNER INFORMATION:
PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND <u>Heritage Lake Park Community Development District</u>	TELEPHONE NO.: (239) 245-7118 / 306 Fax No: (239) 245-7120 E-MAIL: Justin.Faircloth@inframark.com
OWNER INFORMATION:	PROJECT MANAGER: Scott Copeland copelandsei@aol.com FEE AND TYPE:
OWNER'S ADDRESS: 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	
BILL TO THE ATTENTION OF: Justin Faircloth, District Manager	
PROJECT NAME: Lake 4 MES Erosion & Rip Rap Installation Proposal	Time & Materials based upon the Rate Schedule in effect at the time service is rendered.
WORK DESCRIPTION: Crews will dig out 3 foot wide around MES Slabs, Install High Flow Fabric with 6" anchor Pins and 6 to 12" Rip Rap around structure except at the top of Structure so Lawn Mower can still mow the lawn without damaging their equipment.	Estimated Fees: \$ _____
REMARKS: 1) MOT safety will be setup around work areas to ensure the safety of all during the project and removed once it's completed. 2) Crews will need a staging area in West Parking lot on site for the storage of equipment and supplies during the project. 3) CSEI will call in a dig ticket 72 hours before work commences to allow the underground utilities to be marked with in the work areas.	Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered: \$ _____ Lump Sum Fixed Fee: \$ <u>6,275.00</u> Total Fees: \$ <u>6,275.00</u>

Dear Justin Faircloth
 In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the Erosion Repairs, 6 to 12" Rip Rap Installed around 2 MES structures on Lake 4 for the above-referenced project:

SCOPE OF SERVICES (Limited to the following):

- 1) MOT will be setup around work areas and removed once work has been completed.
- 2) Crews will back fill and compact any Erosion under MES slab before installing the High Flow Fabric (HFF).
- 3) Crews will dig out around MES and Install High Flow Fabric with 6" Pins around both sides of the MES Including the Bottom 5'x5' Area.
- 4) Crews will install 6 to 12" Rip Rap on top of the high flow fabric at least 1 foot deep to stop concave erosion.
- 5) Crews will re-grade Lake bank after Rip Rap has been repaired to match Rip Rap Grade and Lay Matching Sod if needed.
- 6) Work is estimated to take 2.5 days to complete.

Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.

We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806.Fax 239-995-0058.

OWNER AUTHORIZATION: I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: _____ Date: _____
 Typed Name & Title: _____

Lake 4 MES with HFF & 6 - 12" Rip Rap Installation Location Map.



5Aie

<p style="text-align: center;">Copeland Southern Enterprises, Inc. 1668 Many Road North Fort Myers, FL, 33903</p>	<p>DATE: 10/23/2025</p>
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<p style="text-align: center;">OWNER INFORMATION:</p>	<p>Time & Materials based upon the Rate Schedule in effect at the time service is rendered. Estimated Fees: \$ _____</p>
<p>OWNER'S ADDRESS: 25635 Heritage Lake Blvd, Punta Gorda, FL 33983</p>	<p>Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered: \$ _____</p>
<p>BILL TO THE ATTENTION OF: Justin Faircloth, District Manager</p>	<p>Lump Sum Fixed Fee: <u>\$ 7,975.00</u></p>
<p>PROJECT NAME: Pond C MES Erosion, Crack Repair & Rip Rap Installation Proposal</p>	<p>Total Fees: <u>\$ 7,975.00</u></p>
<p>WORK DESCRIPTION: Crews will dig out & Back Fill Erosion under MES Install Base Rock, Install High Fabric with 6" anchor Pins and 6 to 12" Rip Rap installed around the MES 3 foot wide around structure on 3 sides as seen in exhibit below.</p>	
<p>REMARKS: 1) MOT safety will be setup around work areas to ensure the safety of all during the project and removed once it's completed. 2) Crews will need a staging area in West Parking lot on site for the storage of equipment and supplies during the project. 3) CSEI will call in a dig ticket 72 hours before work commences to allow the underground utilities to be marked with in the work areas.</p>	

Dear Justin Faircloth

In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the Erosion Repairs, HFF and 6 to 12" Rip Rap Installation, MES Crack Caulking Repair for the above-referenced project:

SCOPE OF SERVICES (Limited to the following):

- 1) MOT will be setup around work areas and removed once work has been completed.
- 2) Crews will dig out around MES and back fill eroded area under MES With Truck in Base Rock and Compacted.
- 3) Crews will Dig Out & lock in High Flow Fabric on 3 sides and pin down to newly laid Base Rock Slope with 6" & 1 foot diamond patterns.
- 4) Crews will install 6 to 12" Rip Rap on top of the high flow fabric at least 1 foot deep to stop concave erosion.
- 5) Crews will re-grade Lake bank after Rip Rap has been repaired and Matching Sod Installed.
- 6) Crews will grind out 6' of large cracks in MES so the Sikadur Crack caulk can be installed and grip the newly ground concrete edges.
- 7) Work is estimated to take 2.5 days to complete.

Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.

We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806. Fax 239-995-0058.

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<p>Authorized Signature: _____</p>	<p>Date: _____</p>
<p>Typed Name & Title: _____</p>	

Pond C MES Repair & Rip Rap Installation Location Map.



5Ci.



Work Order 00881352

Work Order 00881352
Number

Created Date 10/17/2025

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

Work Details

Specialist Comments to Customer
Treated lakes 1,2, 4, 8 and 9 for moderate grasses and brush. Also spot treated lake 8 for minor surface algae. Picked up debris and trash all lakes. Wetlands look great. Banks are showing all lakes but water levels seem normal. Littoral shelves looked good. Wildlife observations were alligators, cranes, and ducks. Will monitor and treat accordingly.

Prepared By Alyxandra Bourque

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		



Work Order 00880411

Work Order 00880411
Number

Created Date 10/28/2025

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	Treated	

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		Treated sites for exotic invasive and nuisance species

5Ciia



Proposal

Proposal No.: 368715

Proposed Date: 10/21/25

PROPERTY:	FOR:
Heritage Lake Park CDD Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Royal Turn circle tree install

Install 13 shady lady trees at the end of Royal Turn circle

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Install 13 shady lady trees					
Site Prep					\$0.00
Bed Prep - Plant, Sod, Debris Removal	0.00	HR	\$60.00	\$0.00	
Debris by the truck	0.00	1	\$350.00	\$0.00	
Landscape Material					\$6,910.81
Enhancement Labor	0.00	HR	\$60.00	\$0.00	
Shady Lady, 10-12' x 4-5', 2-2.5" cal - 30G	13.00	30g	\$520.45	\$6,765.82	
Bulk Mulch by the yard	2.00	CY	\$72.50	\$144.99	
Mulch, Rock, Soil					\$0.00
Mulch Sub	0.00	EA	\$0.00	\$0.00	
Enhancement Labor	0.00	HR	\$60.00	\$0.00	
Total:					\$6,910.81

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)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

5Ciib



Proposal

Proposal No.: 368739

Proposed Date: 10/21/25

PROPERTY:	FOR:
Heritage Lake Park CDD Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Palm Tree install

Remove and stump grind two dead washingtonia palms.

Install 8 triple christmas Palms along the Blvd. on the left side as you enter community

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Palm removal and install					
Site Prep					\$10,768.73
Bed Prep - Plant, Sod, Debris Removal	0.00	HR	\$60.00	\$0.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Tree Removal - Med (Flush Cut)	2.00	CT	\$415.97	\$831.94	
Stump Grinding - Med	2.00	CT	\$138.66	\$277.31	
Triple Christmas Palm, 10-12' oa - FGP1	8.00	FG	\$1,034.62	\$8,276.99	
Bulk Mulch by the yard	1.00	CY	\$72.49	\$72.49	
Enhancement Labor	16.00	HR	\$60.00	\$960.00	
Total:					\$10,768.73

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

5Ciii.b



Memorandum

To: Board of Supervisors

From: District Management

Date: 9/16/24

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Heritage Lake Park Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website and publishing in a local newspaper of general circulation.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper and District website).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and accessible to the public pursuant to applicable law by completing quarterly District website checks.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date as evidenced by District Management’s records.

Standard: 100% of quarterly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct a minimum of two inspections per year.

Measurement: Field manager and/or district manager visits were successfully completed as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget by September 15 each year.

Measurement: Proposed budget was approved by the Board by June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website (or link as permitted by applicable law) the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website (or linked) and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Heritage Lake Park Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Heritage Lake Park Community Development District

Sixth Order of Business

6Ai



Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-53940-00004972

Created Date 10/17/2025

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiralfurniture.com

Bill To HERITAGE LAKE PARK CDD
Bill to Address 25614 HERITAGE LAKE BLVD
PUNTA GORDA, FL 33983
US

Ship To HERITAGE LAKE PARK CDD
Ship to Address 25633 HERITAGE LAKE BOULEVARD
PUNTA GORDA, FL 33983
US

Bill to Contact Name JIM DEFILIPPO 412.877.0791
and Phone

Ship to Contact JIM DEFILIPPO 412.877.0791
Name and Phone

Bill to Email jdefilippo@hlp-cdd.com

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN

Carrier BEST WAY

Date Scheduled 11/10/2025

Product	Quote Line Item Details	Price	Quantity	Total Price
9972	LOUNGE SEAT REPLACEMENT SLING	\$73.68	35.00	\$2,578.80
9976	CHAIR SLING REPLACEMENT	\$94.74	6.00	\$568.44
9929 - TOOLKIT	SLING REPAIR TOOLKIT	\$108.95	1.00	\$108.95
SHIPPING - NT	SHIPPING (NON TAX)	\$200.00	1.00	\$200.00

Subtotal \$3,456.19
Sales Tax \$0.00
Total \$3,456.19

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____
By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.

A/P Contact: _____ Email: _____ Phone: _____



TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within one (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

6Aii



Company Address 707 SW 20th Street
Ocala, FL 34471
US

Quote # A-53941-00004973

Created Date 10/10/2025

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiralfurniture.com

Bill To HERITAGE LAKE PARK CDD
Bill to Address 25614 HERITAGE LAKE BLVD
PUNTA GORDA, FL 33983
US

Ship To HERITAGE LAKE PARK CDD
Ship to Address 25633 HERITAGE LAKE BOULEVARD
PUNTA GORDA, FL 33983
US

Bill to Contact Name JIM DEFILIPPO 412.877.0791
and Phone

Ship to Contact JIM DEFILIPPO 412.877.0791
Name and Phone

Bill to Email jdefilippo@hlp-cdd.com

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN

Carrier BEST WAY

Date Scheduled 11/10/2025

Product	Quote Line Item Details	Price	Quantity	Total Price
9972	LOUNGE SEAT REPLACEMENT SLING	\$73.68	36.00	\$2,652.48
9974	LOUNGE BACK REPLACEMENT SLING	\$57.89	36.00	\$2,084.04
9976	CHAIR SLING REPLACEMENT	\$94.74	12.00	\$1,136.88
9929 - TOOLKIT	SLING REPAIR TOOLKIT	\$108.95	1.00	\$108.95
31202SL	RELAXED SLING CHAISE LOUNGE	\$444.11	4.00	\$1,776.46
SHIPPING - NT	SHIPPING (NON TAX)	\$410.00	1.00	\$410.00

Subtotal \$8,168.80

Sales Tax \$0.00

Total \$8,168.80

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

Approved By: _____ Date: _____

By signing this quotation, you agree to our TERMS AND CONDITIONS below. Please verify billing and shipping addresses, quantities, model number and color selections.



A/P Contact: _____ Email: _____ Phone: _____

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards. All furniture remains the property of Admiral Furniture LLC until the invoice is paid in full.

Returns/Cancellations: No returns accepted without written authorization in advance and return freight prepaid. No cancellations accepted without written notice from purchaser within one (1) business day of purchase. Restocking charges apply.

Freight: All products are shipped FOB / Factory. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Purchaser must note any damage or missing items on the freight bill upon delivery and contact the seller within one (3) business days.

FREIGHT AND SALES TAX ARE ESTIMATES ONLY AND MAY BE SUBJECT TO CHANGE BASED ON FINAL DESTINATION AND DATE OF SHIPMENT. ADDITIONAL FREIGHT OR SALES TAX ARE THE RESPONSIBILITY OF THE PURCHASER AND SUBJECT TO CURRENT PAYMENT TERMS.

6B.i.



7011 Wilson Rd.

WPB FL 33413

561-964-2001 Fax: 561-964-5009

www.sportsurfaces.com

PROPOSAL/AGREEMENT

October 3, 2025

Heritage Lakes CDD

25635 Heritage Lake Park Blvd

Punta Gorda FL 33983

Agreement made between Sports Surfaces LLC. hereinafter called the Contractor and Heritage Lakes CDD, hereinafter called the Customer for the removal and construction of (1) bocce ball court with respect of the following terms and specifications.

CONCRETE

Court Size: 10'x50' (1) Bocce Court

The Customer will provide HOA approval and septic tank/well location if applicable.

The Customer will provide stable access to construction site. A minimum of 10' wide access required for equipment access. If equipment cannot access construction site an additional charge for manual labor installation of rock base and asphalt will apply. The Contractor will excavate grass. Tree/stump removal not included.

The Customer will remove existing sprinkler lines and cap off. The Contractor will remove sod and dispose off site.

The Contractor will form and pour up to 500 square feet of 3500 psi fiber mesh reinforced concrete bocce ball court base.

SURFACING OF SYNTHETIC GRASS BOCCE BALL COURT(S)

The Contractor will install a 4"x 6" or 2"x10"/12" #1 grade pressure treated pine border around the perimeter of court as bumper system. The Contractor will place/install/drill drainage/weep holes along the bumper system for court drainage. The Contractor will install next generation synthetic grass with 5mm foam rubber backing over entire surface. The Contractor will apply pitch lines and center line on the court border. The Contractor will install sand infill as needed to synthetic turf.

EQUIPMENT

The Contractor will supply and install a scoreboard next to the new bocce ball court.

The Contractor will supply and install one wooden ball holders at one end of the court.

The Contractor will supply the customer with a set of regulation bocce balls.

Set comes with:

- 8 Official Size Phenolic Plastic Bocce Balls 107mm (4.25" dia)

- 1 white Pallina 50mm (2" dia)

- 1 Nylon ball bag

Contractor will Provide (1) lute for raking surface

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of **TWENTY SEVEN THOUSAND NINE HUNDRED DOLLARS (\$27,900.00)**

October 3, 2025

Heritage Lakes CDD



7011 Wilson Rd.
WPB FL. 33413
561-964-2001 Fax: 561-964-5009
www.sportsurfaces.com

25635 Heritage Lake Park Blvd
Punta Gorda FL 33983

OPTIONAL – PLEASE INITIAL TO ORDER

Permits – Concrete/Turf Bocce Court Only: The Contractor will pull permit and bill all permit and runner fees to customer. Surveys and engineering documents/wind load calculations provided by customer or charged as an additional cost to Customer if ordered through Sport Surfaces LLC. Permit runner fees range between \$ 1,500.00-\$ 3,500.00 depending on county plus actual permit fees plus survey and/or engineering documents. A 20% administrative fee based on permit costs will be added to total of permit fees.

Permits provided by customer _____ Permit provided by Sport Surfaces _____

Waste Removal: Customer will provide dumpster for waste removal or agrees hereby to be billed for waste removal fees. Average Price per dumpster \$ 600-\$1,000.00 depending on location/service provider.

Dumpster provided by customer _____ Dumpster provided by Sport Surfaces _____

Manual Installation: The Contractor will charge this amount if access to work site is not able to accommodate large trucks and equipment. ADD \$4,500.00 _____

Composite Decking: The contractor will install composite decking along the sides and end of the courts.
ADD \$5,700 _____

PROVISIONS

The Customer agrees to pay a 33% due upon acceptance of proposal

The Customer agrees to pay a 33% due upon commencement

The Customer agrees to a pay balance upon completion of the above-proposed work.

GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

Respectfully submitted by: *Nick Chavez* - Sport Surfaces

Proposal accepted by: _____ Date: _____

6C

The CPR School, LLC

PROPOSAL

CPR, First Aid and AED Training | AED Sales

18040 Crown Quay Lane

Jupiter, Florida 33458

Phone (561) 762-0500 Fax (561) 741-8845

DATE:

October 20, 2025

CUSTOMER:

Heritage Lake Park

Bob Delagi - Community Board of Supervisors

25635 Heritage Lake Blvd

Punta Gorda, FL 33983

bdelagi@hlp-cdd.com

RESIDENT / MEMBER CLASS

PLEASE SIGN AND RETURN TO CONFIRM DATE

DESCRIPTION	QTY	RATE	AMOUNT
<u>CPR, AED & First Aid Informational Class</u> Informational Non-Certification Training Class Demonstration Class for Heritage Lake Park Staff / Residents Class size is for up to 50 people - open to all residents and staff - Class will cover "Hands Only CPR" - Class will cover AED Use on Adults, Children and Infants. - Heart Attack and Stroke Warning Signs - Choking Victim Management - NARCAN / Naloxone and overdose first aid treatment - Seizures & Allergic Reactions - Treatment for Bleeding / Advanced Bleeding Control - Treatment for Drowning - How and when to dial 911 - What you should have in your first aid kit (home and auto). - Legal Issues and the Good Samaritan Law - Universal Precautions and Proper Use of PPE - <i>Additional Students - \$25 per person</i>	1	\$ 1,350.00	\$ 1,350.00
<u>RESIDENT CLASS:</u> <u>Class Date:</u> TBD <u>Class Time:</u> 5pm - 6:30pm			
<u>AED INSPECTION</u> Inspection of AED, batteries and electrodes. Verify proper signage and other compliance issues Verify that AED was not recalled Verify that the unit is programmed to new AHA standards Verify that resuce ready kit is complete Residents can bring their personal AED to be checked for free also.	1	\$ 500.00	FREE

PAYMENT DUE ON THE DAY OF THE TRAINING.

Make all checks payable to The CPR School, LLC

Payment due on day of class - Thank you.

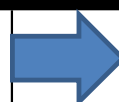
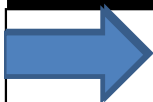
TOTAL

\$ 1,350.00

With Discount

\$500 Cancellation Fee Applies if class is canceled or rescheduled after booking.

Please sign & return to reserve class date



Please Sign Above - Authorized Signature

Date Accepted

THANK YOU FOR YOUR BUSINESS!

Seventh Order of Business

7A

**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, September 15, 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 (<i>Remotely</i>)
Robert Delagi	Assistant Secretary
Elizabeth Shella	Assistant Secretary
Niles Waring	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Linda Ross	Office Manager
Christopher Berry	LMP
Various Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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.

<p>On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, Mr. Krauss was authorized to attend and vote at this meeting remotely. (4-0)</p>
--

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

- Mr. Faircloth requested the addition of Item 6Aii – Action Automatic Door & Gate Proposal to the agenda.

On MOTION by Mr. Delagi, seconded by Mr. DeFilippo, with all in favor, the agenda was approved, as amended. (5-0)

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

- Mr. Faircloth noted he requested CPH update their stormwater report as noted at the last meeting, but he had not received it as of this date.

B. District Counsel

There being no report, the next item followed.

C. District Manager

i. SOLitude Service Reports

- Mr. Faircloth noted he had requested the littoral planting proposals from SOLitude and that a new account manager, Mr. Matthew Drake, had been hired.
- The Board requested Ms. Ross order any missing *No Fishing Signs* on the rear lakes.

ii. LMP Monthly Inspection Report

- Mr. Barry, inquired about proceeding with placement of mulch for the community. The Board was in agreement to proceed, and Mr. Faircloth noted LMP should bill according to the contract. Mr. Barry noted he would be the contact going forward and that Mr. Rojas was moved to another account.

a. LMP Proposal 355173

- Mr. Faircloth noted the proposal was approved per the District's Spending Resolution.

b. LMP Proposal 361392

On MOTION by Mr. Waring, seconded by Mr. Krauss, with all in favor, LMP Proposal 361392 in the amount of \$10,347.16, was approved, as presented. (5-0)

c. Quarterly Pump Inspection Report

- Mr. Waring discussed D.R. Horton irrigation needs and requested help from LMP as more buildings are added to the irrigation system.
- Mr. Krauss inquired about any suspension of mowing contracts with Juniper. Mr. Barry noted he was not aware of any such suspensions.
- Mr. Barry discussed a palm that needed to be removed as it appeared to be dying, and Mr. Faircloth requested LMP ensure that any appropriate permits are obtained by LMP from the County so no citations are issued by the County.

The record shall reflect Mr. Barry exited the meeting.

iii. Update on Follow-Up Actions**a. Reserve Study Update**

- Mr. Faircloth provided updates on follow up items, explained that Ms. Sandra Demarco had accepted a position that was offered to her on the east coast and would be leaving Inframark, so he would continue servicing the District.
- Mr. Faircloth noted the Reserve Study deposit invoice had been received and the study was in process.
- Mr. Faircloth requested Ms. Ross follow up on the Ray's Plumbing contract.

SIXTH ORDER OF BUSINESS**Business Items****A. Road Paving RFP**

- Mr. Faircloth provided an update noting that the District received no bids by the deadline, however, he noted he contacted the attorney and the attorney noted that the District could select a vendor of their choosing at this point.

i. Bid Opening Minutes

On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all in favor, the Bid Opening Minutes for the road paving RFP were approved, as presented. (5-0)

ii. Action Automatic Door & Gate Proposal

On MOTION by DeFilippo, seconded by Mr. Delagi, with all in favor, the Proposal from Action Automatic Door & Gate in the amount of \$960 to repair the main gate exit loop, was approved. (5-0)

B. Consideration of Agreement with Charlotte County Tax Collector

- Mr. Faircloth provided history on the agreement and noted that staff attempted to have the agreement adjusted at the recommendation of District Counsel, however, the County was not willing to make any changes. Mr. Faircloth noted that Mr. Cohen approved for the District to proceed with the agreement as written.

On MOTION by Ms. Shella, seconded by Mr. Waring, with all in favor, the Uniform Method Collection Agreement with the Charlotte County Tax Collector, was approved, as presented. (5-0)

C. Acceptance of Fiscal Year 2024 Audit

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, the Audit for the Fiscal Year Ended September 30, 2024 by Berger, Toombs, Elam, Gaines & Frank, was accepted, as presented. (5-0)

D. Consideration of Resolution 2025-06, Amending the FY 2025 Budget

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, Resolution 2025-06, Amending the District General Fund Budget for Fiscal Year 2025, was adopted. (5-0)

SEVENTH ORDER OF BUSINESS **Business Administration**

A. Minutes of the August 4, 2025 Regular Meeting

There being no additions, corrections or deletions,

On MOTION by Mr. Krauss, seconded by Mr. Waring, with all in favor, the Minutes of the August 4, 2025 Regular Meeting were approved, as presented. (5-0)

B. Acceptance of the July 2025 Financial Report

There being no comments or questions,

On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in favor, the July 2025 Financial Report was accepted, as presented. (5-0)

C. Ratification of Items Approved Under Resolution 2024-04

There being no items, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

- Mr. Waring commented on the mailbox installation.
- Ms. Shella commented on District guidelines and noted she would be working on those.

NINTH ORDER OF BUSINESS **Chairperson's Comment**

- Mr. DeFilippo commented on bocce ball in the community and the need to look for a place to develop a court.

TENTH ORDER OF BUSINESS **Audience Comments – *Three (3) Minute Time Limit***

- Residents commented on the pool.

179 **ELEVENTH ORDER OF BUSINESS**

Adjournment

180 There being no further business,

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182 On MOTION by Mr. Delagi, seconded by Ms. Shella, with all in
183 favor, the meeting was adjourned at 11:32 a.m. (5-0)

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James DeFilippo
Chairperson

**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, October 6, 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
Christopher Berry	LMP
Matthew Drake	SOLitude
Various Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in favor, the agenda was approved, as presented. (5-0)

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

- A resident commented on the roads.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer****i. Stormwater System Repair Proposal Request Update**

- Mr. Faircloth noted he requested CPH update the stormwater report, that it had been updated, and Mr. Copeland would review and provide proposals for the recommended items.

B. District Counsel

- Mr. Faircloth reminded the Board to complete the required ethics training and noted that discussions had been had with the attorney regarding the Envera contract.

C. District Manager**i. SOLitude Service Reports**

- Mr. Faircloth introduced Mr. Matthew Drake with SOLitude who would be the District's representative from SOLitude going forward.
- Discussion on the littoral planting proposal ensued. Mr. Faircloth inquired of when would be the best time to plant and noted that the District could possibly plant in the fall, but that most plantings occur in the Spring. Mr. Drake confirmed he agreed that the planting should occur in the Spring and that SOLitude would hold the pricing until the planting could be completed at that time.

a. Lake C Littoral Planting Proposal

On MOTION by Mr. DeFilippo seconded by Ms. Shella, with all in favor, the SOLitude Lake C littoral planting proposal in the amount of \$7,533.00 was approved. (5-0)
--

ii. LMP Monthly Inspection Report**iii. Update on Follow-Up Actions****a. FY 2026 Egis Insurance Update**

- Mr. Faircloth noted that the FY2026 insurance renewal had been completed, and the renewal documents were provided for review by the board. No changes in coverage were requested by the board.

b. Envera Contract Update

- Mr. Faircloth noted he would get with Mr. Krauss to discuss the current contract with Envera further and how Mr. Krauss would like staff to proceed.

SIXTH ORDER OF BUSINESS**Business Items****A. Road Paving RFP**

- Discussion of the road paving RFPs ensued. The Bboard requested staff obtain a proposal to have the roadway survey pins reinstalled if they would not be replaced per the RFP proposals.

i. Ajax Paving Industries of Florida LLC**ii. Bradanna, Inc.****iii. Pavement Maintenance, LLC****iv. Rose Paving LLC**

On MOTION by Mr. Krauss, seconded by Mr. DeFilippo, with all in favor, the proposal from PMI for the roadway paving project in the amount of \$425,918.50 was approved. (5-0)

B. Auditor Selection Committee Meeting**i. Presentation of Audit Proposals**

- The Board reviewed the proposals.

ii. Audit Ranking Recommendations

- The committee ranked the proposals with Berger, Toombs, Elam, Gaines & Frank receiving 566 points and Grau & Associates receiving 583 points.

SEVENTH ORDER OF BUSINESS**Business Administration****A. Minutes of the September 15, 2025 Regular Meeting**

This item tabled to the November meeting.

B. Acceptance of the August 2025 Financial Report

- The Board inquired about the duplicate Waste Management payment for the month of August in the financials. Mr. Faircloth noted that the second charge was an overfill fee assessed by Waste Management.

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, the August 2025 Financial Report was accepted, as presented. (5-0)

C. Ratification of Items Approved Under Resolution 2024-04

There being no items, the next order of business followed.

D. FY2025 Audit Recommendation & Authorization to Proceed

On MOTION by Mr Krauss seconded by Mr. DeFilippo, with all in favor, accepting the ranking of the Auditor Selection Committee with Grau & Associates as #1 and Berger, Toombs, Elam, Gaines & Frank as #2 and authorizing the District to enter into an audit engagement letter with Grau & Associates for the FY2025 audit and four optional one-year renewals was approved. (5-0)

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Delagi commented on signage.

NINTH ORDER OF BUSINESS

Chairperson's Comment

- Mr. DeFilippo on stop signs

TENTH ORDER OF BUSINESS

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

- Residents commented on roadway safety.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in favor, the meeting was adjourned at 11:32 a.m. (5-0)

James DeFilippo
Chairperson

7B.

**Heritage Lake Park
Community Development District**

*Financial Report
September 30, 2025*



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**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

September 30, 2025

Balance Sheet
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 1,695,383	\$ -	\$ 1,695,383
Cash On Hand/Petty Cash	800	-	800
Accounts Receivable	38	-	38
Due From Other Gov'tl Units	64	10	74
Investments:			
Money Market Account	213,039	-	213,039
Prepayment Account	-	6,834	6,834
Reserve Fund	-	86,032	86,032
Revenue Fund	-	107,241	107,241
Prepaid Items	550	-	550
Prepaid Insurance	40,182	-	40,182
TOTAL ASSETS	\$ 1,950,056	\$ 200,117	\$ 2,150,173
<u>LIABILITIES</u>			
Accounts Payable	\$ 50,858	\$ -	\$ 50,858
Accrued Expenses	26,023	-	26,023
Due to Other	185	-	185
Sales Tax Payable	16	-	16
TOTAL LIABILITIES	77,082	-	77,082
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	550	-	550
Prepaid Insurance	40,182	-	40,182
Restricted for:			
Debt Service	-	200,117	200,117
Assigned to:			
Operating Reserves	158,893	-	158,893
Reserves - Capital Projects	76,536	-	76,536
Reserves - Irrigation System	45,000	-	45,000
Reserves - Legal	3,792	-	3,792
Reserves - Roadways	350,356	-	350,356
Reserves - Stormwater System	140,936	-	140,936
Reserves - Tennis Courts	30,000	-	30,000
Reserves - Wall	28,435	-	28,435
Unassigned:	998,294	-	998,294
TOTAL FUND BALANCES	\$ 1,872,974	\$ 200,117	\$ 2,073,091
TOTAL LIABILITIES & FUND BALANCES	\$ 1,950,056	\$ 200,117	\$ 2,150,173

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	SEP-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 25,000	\$ 88,486	353.94%	\$ 6,676
Recreational Activity Fees	8,000	4,245	53.06%	-
Interest - Tax Collector	-	1,398	0.00%	40
Special Assmnts- Tax Collector	789,458	789,499	100.01%	-
Special Assmnts- Discounts	(31,578)	(27,624)	87.48%	-
Settlements	-	19,211	0.00%	-
Other Miscellaneous Revenues	500	4,350	870.00%	-
Gate Bar Code/Remotes	3,000	3,370	112.33%	239
TOTAL REVENUES	794,380	882,935	111.15%	6,955
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	10,800	90.00%	1,000
FICA Taxes	918	826	89.98%	77
ProfServ-Dissemination Agent	1,268	-	0.00%	-
ProfServ-Engineering	4,000	32,651	816.28%	3,786
ProfServ-Legal Services	24,844	13,603	54.75%	728
ProfServ-Mgmt Consulting	66,084	66,084	100.00%	5,507
ProfServ-Trustee Fees	4,771	5,171	108.38%	-
ProfServ-Reserve Study	-	2,900	0.00%	2,900
ProfServ-Web Site Maintenance	1,439	1,439	100.00%	120
Auditing Services	3,900	3,550	91.03%	3,550
Contract-Website Hosting	-	1,553	0.00%	776
Postage and Freight	600	437	72.83%	1
Insurance - General Liability	12,980	12,627	97.28%	-
Printing and Binding	50	-	0.00%	-
Legal Advertising	2,000	629	31.45%	96
Misc-Bank Charges	100	222	222.00%	18
Misc-Assessment Collection Cost	15,789	15,238	96.51%	-
Payroll Services	-	430	0.00%	10
Website Expense	-	160	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	151,018	168,495	111.57%	18,569

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	SEP-25 ACTUAL
<u>Field</u>				
ProfServ-Field Management	6,448	6,448	100.00%	537
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	11,000	100.00%	917
Contracts-Landscape	85,360	87,337	102.32%	7,296
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	7,902	82.31%	576
R&M-Irrigation	45,000	67,989	151.09%	10,412
R&M-Lake	20,000	19,266	96.33%	-
R&M-Mulch	7,200	16,770	232.92%	-
R&M-Sidewalks	3,000	6,748	224.93%	-
R&M-Stormwater System	25,000	24,675	98.70%	-
R&M-Trees and Trimming	10,995	16,602	151.00%	-
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	2,243	28.04%	-
Misc-Contingency	28,580	2,736	9.57%	-
Capital Outlay	-	15,651	0.00%	15,651
Cap Outlay - Mailboxes	50,000	49,581	99.16%	-
Total Field	323,553	334,948	103.52%	35,389
<u>Utilities</u>				
Communication - Telephone	900	1,972	219.11%	192
Electricity - General	6,000	5,972	99.53%	375
Internet Services	3,400	1,385	40.74%	134
Total Utilities	10,300	9,329	90.57%	701
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	1,298	120.19%	-
Contracts-Security System	68,000	63,625	93.57%	5,775
Electricity - General	3,000	1,728	57.60%	143
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	3,490	116.33%	1,060
Misc-Contingency	5,000	5,389	107.78%	-
Total Gatehouse	80,830	75,530	93.44%	6,978

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	SEP-25 ACTUAL
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	22,905	88.10%	1,695
Payroll-Maintenance	24,440	21,291	87.12%	1,699
Payroll Taxes	3,859	3,381	87.61%	260
Workers' Compensation	1,778	565	31.78%	-
Fire Alarm Monitoring	600	600	100.00%	-
Contracts-Fountain	700	700	100.00%	-
Contracts-Security Camera	550	-	0.00%	-
Contracts-Pools	15,374	7,800	50.74%	3,250
Contracts-HVAC	1,968	-	0.00%	-
Contracts-Pest Control	1,800	-	0.00%	-
Contracts-Security System	10,781	10,700	99.25%	925
Pest Control - Bldg/Gnds	1,620	1,199	74.01%	(800)
Electricity - General	18,564	18,905	101.84%	1,508
Utility - Refuse Removal	3,292	3,706	112.58%	293
Utility - Water & Sewer	6,500	9,940	152.92%	518
Insurance - Property	26,011	23,970	92.15%	-
R&M-General	4,000	5,444	136.10%	20
R&M-Fountain	500	375	75.00%	-
R&M-Pools	8,694	6,047	69.55%	10
R&M-Tennis Courts	6,000	4,646	77.43%	139
R&M-Fitness Equipment	2,800	2,689	96.04%	429
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	481	96.20%	-
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	2,750	213.84%	199
Misc-Clubhouse Activities	4,800	7,207	150.15%	277
Misc-Contingency	10,000	4,150	41.50%	8
Office Supplies	3,000	4,257	141.90%	123
Cleaning Supplies	2,599	974	37.48%	279
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	65,760	40,059	60.92%	-
Total Clubhouse and Recreation	263,630	208,299	79.01%	10,832

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF AMENDED BUD	SEP-25 ACTUAL
<u>Reserves</u>				
Cap Outlay - Other	-	-	0.00%	(21,913)
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	21,913	74.99%	21,913
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	<u>115,049</u>	<u>21,913</u>	<u>19.05%</u>	<u>-</u>
TOTAL EXPENDITURES & RESERVES	944,380	818,514	86.67%	72,469
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(150,000)</u>	<u>64,421</u>	<u>-42.95%</u>	<u>(65,514)</u>
Net change in fund balance	<u>\$ (150,000)</u>	<u>\$ 64,421</u>	<u>-42.95%</u>	<u>\$ (65,514)</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,808,553	1,808,553		
FUND BALANCE, ENDING	<u>\$ 1,658,553</u>	<u>\$ 1,872,974</u>		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 8,077	807.70%	\$ 663
Interest - Tax Collector	-	324	0.00%	10
Special Assmnts- Tax Collector	180,800	180,809	100.00%	-
Special Assmnts- Discounts	(7,232)	(6,332)	87.56%	-
TOTAL REVENUES	174,568	182,878	104.76%	673
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	3,490	96.52%	-
Total Administration	3,616	3,490	96.52%	-
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	100.00%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	74,385	74,243	99.81%	-
Total Debt Service	154,385	159,243	103.15%	-
TOTAL EXPENDITURES	158,001	162,733	102.99%	-
Excess (deficiency) of revenues Over (under) expenditures	16,567	20,145	n/a	673
Net change in fund balance	\$ 16,567	\$ 20,145	n/a	\$ 673
FUND BALANCE, BEGINNING (OCT 1, 2024)	179,972	179,972		
FUND BALANCE, ENDING	\$ 196,539	\$ 200,117		

**Heritage Lake Park
Community Development District**

Supporting Schedules

September 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					\$ 970,262	\$ 789,462	\$ 180,800
Allocation %					100%	81%	19%
Real Estate Installment							
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
Real Estate Current							
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
Real Estate Current/Installment							
11/27/24	32,843	1,386	670	-	34,900	28,089	6,811
Quarterly Interest							
01/16/25	1,281	-	-	(1,281)	-	-	-
04/17/25	236	-	-	(236)	-	-	-
07/17/25	154	-	-	(154)	-	-	-
Real Estate Delinquent							
07/10/25	8,368	(249)	171	-	8,290	6,600	1,690
TOTAL	\$ 919,296	\$ 33,956	\$ 18,727	\$ (1,671)	\$ 970,308	\$ 789,499	\$ 180,809

% COLLECTED

100.00%

100.00%

100.01%

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

<u>ACCOUNT NAME</u>	<u>ACCOUNT TYPE</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Public Funds	Checking	Synovus	0.00%	\$ 2,579
Government Interest	Checking	Valley National Bank	4.33%	1,692,805
			Subtotal	\$1,695,383
Cash On Hand/Petty Cash				800
Public Funds	Money Market	BankUnited	3.97%	213,039
DEBT SERVICE FUND				
Series 2005 Prepayment Account		U.S. Bank	3.73%	6,834
Series 2005 Reserve Fund		U.S. Bank	3.73%	86,032
Series 2005 Revenue Fund		U.S. Bank	3.73%	107,241
			Subtotal	\$ 200,107 (1)
			Total	<u><u>\$2,109,329</u></u>

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. 09-25

Statement Date 09/30/2025

G/L Account No. 101002 Balance	2,578.60	Statement Balance	2,578.60
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	2,578.60	Subtotal	2,578.60
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	2,578.60	Ending Balance	2,578.60

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Bank Account Statement

Heritage Lake Park CDD

Bank Account No. 2415
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101003 Balance	1,692,804.88	Statement Balance	1,700,186.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,692,804.88	Subtotal	1,700,186.59
Negative Adjustments	0.00	Outstanding Checks	-7,381.71
Ending G/L Balance	1,692,804.88	Ending Balance	1,692,804.88

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/16/2025	Payment	100144	ACTION AUTOMATIC DOOR CO	Inv: S33050525			-1,190.70
09/17/2025	Payment	887	JEFF KRICK	Payment of Invoice 010165			-400.00
09/19/2025	Payment	100148	BERGER, TOOMBS, E LAM	Inv: 373093			-3,550.00
09/19/2025	Payment	100149	WENZEL ELECTRICAL SERVICES INC	Inv: 259593			-150.00
09/22/2025	Payment	300050	FPL SUMMARY BILLING	Inv: 091125 ACH			-2,091.01
Total Outstanding Checks							-7,381.71

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100137							
001	09/04/25	PERSSON, COHEN & MOONEY, P.A.	6204	JULY 2025 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$742.50
Check Total							\$742.50
CHECK # 100138							
001	09/04/25	SOLITUDE LAKE MANAGEMENT	PSI191210	AUG 2025 LAKE MAINT	ProfServ-Wetlands	531048-53901	\$504.70
001	09/04/25	SOLITUDE LAKE MANAGEMENT	PSI191364	AUG 2025 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$412.00
Check Total							\$916.70
CHECK # 100139							
001	09/04/25	CPH	169026	SVCS THRU 7/18/25	ProfServ-Engineering	531013-51501	\$185.00
001	09/04/25	CPH	169806	SVCS THRU 8/8/25	ProfServ-Engineering	531013-51501	\$1,716.25
001	09/04/25	CPH	169030	THRU 7/18/25 FEES	ProfServ-Engineering	531013-51501	\$5,144.00
Check Total							\$7,045.25
CHECK # 100140							
001	09/04/25	INFRAMARK LLC	155259	AUG 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,507.00
001	09/04/25	INFRAMARK LLC	155259	AUG 2025 MGMT SVCS	ProfServ-Field Management	531016-53901	\$537.33
001	09/04/25	INFRAMARK LLC	155259	AUG 2025 MGMT SVCS	Misc-Contingency	549900-57212	\$8.33
001	09/04/25	INFRAMARK LLC	155259	AUG 2025 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$119.92
Check Total							\$6,172.58
CHECK # 100141							
001	09/04/25	ENVERA SYSTEMS	759151	AUG-SEPT 2025 ADD'L HOME SVC	Contracts-Security System	534145-53904	\$21.44
001	09/04/25	ENVERA SYSTEMS	758244	SEPT 2025 MONITORING	Contracts-Security System	534145-53904	\$5,710.21
001	09/04/25	ENVERA SYSTEMS	758244	SEPT 2025 MONITORING	Contracts-Security System	534145-57212	\$925.35
Check Total							\$6,657.00
CHECK # 100142							
001	09/04/25	FITNESS SERVICES OF FLORIDA, INC	30137	FITNESS REPAIRS	R&M-Fitness Equipment	546115-57212	\$725.00
Check Total							\$725.00
CHECK # 100143							
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	355860	SEPT 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$1,030.00
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	355858	SEPT 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,265.83
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	349790	AUG 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$1,030.00
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	349775	AUG 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,265.83
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	351670	FLOWER REPLACEMENT	Misc-Contingency	549900-53901	\$514.47
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	355462	CELLULAR SVC PLAN RENEWAL	R&M-Irrigation	546041-53901	\$1,365.00
001	09/16/25	LANDSCAPE MAINT PROFESSIONALS INC	346359	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$693.41
Check Total							\$17,164.54
CHECK # 100144							
001	09/16/25	ACTION AUTOMATIC DOOR CO	S33050525	ANNUAL GATE CONTRACT	Contracts-Gates	534140-53904	\$1,190.70
Check Total							\$1,190.70
CHECK # 100145							
001	09/16/25	KAST POOL COMPANY	95333825	STENNER PUMP HIGH PRESSURE INJECTOR / LABOR	R&M-Pools	546074-57212	\$130.69
001	09/16/25	KAST POOL COMPANY	95333842	STENNER PUMP / LABOR	R&M-Pools	546074-57212	\$796.78
Check Total							\$927.47

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100146							
001	09/16/25	SOLITUDE LAKE MANAGEMENT	PSI195665	QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-57212	\$175.10
Check Total							\$175.10
CHECK # 100147							
001	09/19/25	ACTION AUTOMATIC DOOR CO	330160725	GATE SVC CALL	R&M-Gate	546034-53904	\$100.00
Check Total							\$100.00
CHECK # 100148							
001	09/19/25	BERGER,TOOMBS,ELAM	373093	FY 2024 AUDIT SVCS	Auditing Services	532002-51301	\$3,550.00
Check Total							\$3,550.00
CHECK # 100149							
001	09/19/25	WENZEL ELECTRICAL SERVICES INC	259593	OCT-NOV 2025 QTRLY ALARM MONITORING	Prepaid Items	155000	\$150.00
Check Total							\$150.00
CHECK # 100150							
001	09/19/25	INFRAMARK LLC	158116	SEPT 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,507.00
001	09/19/25	INFRAMARK LLC	158116	SEPT 2025 MGMT SVCS	ProfServ-Field Management	531016-53901	\$537.33
001	09/19/25	INFRAMARK LLC	158116	SEPT 2025 MGMT SVCS	Misc-Contingency	549900-57212	\$8.33
001	09/19/25	INFRAMARK LLC	158116	SEPT 2025 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$119.92
001	09/19/25	INFRAMARK LLC	157163	JULY 2025 POSTAGE	Postage and Freight	541006-51301	\$1.43
Check Total							\$6,174.01
CHECK # 100151							
001	09/19/25	SUNSHINE ACE HARDWARE, INC.	126895/9	CONCRETE MIX/POOL SKIMMER POLE	R&M-Pools	546074-57212	\$9.99
001	09/19/25	SUNSHINE ACE HARDWARE, INC.	126895/9	CONCRETE MIX/POOL SKIMMER POLE	R&M-General	546001-53901	\$16.77
Check Total							\$26.76
CHECK # 100152							
001	09/19/25	RESERVE ADVISORS, LLC	S-INV007009	RETAINER	ProfServ-Reserve Study	531077-51301	\$2,900.00
Check Total							\$2,900.00
CHECK # 100153							
001	09/19/25	SOLITUDE LAKE MANAGEMENT	PSI199547	SEPT 2025 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$412.00
001	09/19/25	SOLITUDE LAKE MANAGEMENT	PSI199391	SEPT 2025 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$504.70
Check Total							\$916.70
CHECK # 300046							
001	09/15/25	COMCAST - ACH	082325-3872 ACH	INTERNET SVCS 9/6-/10/5/25	Internet Services	549031-53903	\$103.95
Check Total							\$103.95
CHECK # 300047							
001	09/25/25	WASTE MANAGEMENT INC OF FLORIDA	0070334-0336-6	SEPT 2025 SVC	Utility - Refuse Removal	543020-57212	\$292.52
Check Total							\$292.52
CHECK # 300048							
001	09/22/25	FPL SUMMARY BILLING	091125-ACH	BILL PRD 8/12-9/11/25	Electricity - General	543006-53903	\$424.78
001	09/22/25	FPL SUMMARY BILLING	091125-ACH	BILL PRD 8/12-9/11/25	Electricity - General	543006-53904	\$157.75
001	09/22/25	FPL SUMMARY BILLING	091125-ACH	BILL PRD 8/12-9/11/25	Electricity - General	543006-57212	\$1,508.48
Check Total							\$2,091.01

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300049							
001	09/29/25	COMCAST - ACH	090625-2663 ACH	9/19/-10/18/25	Misc-Cable TV Expenses	549039-57212	\$199.09
001	09/29/25	COMCAST - ACH	090625-2663 ACH	9/19/-10/18/25	Internet Services	549031-53903	\$30.16
001	09/29/25	COMCAST - ACH	090625-2663 ACH	9/19/-10/18/25	Communication - Telephone	541003-53903	\$192.29
Check Total							\$421.54
CHECK # 300051							
001	09/25/25	VALLEY NATIONAL BANK - ACH	083125-5466 ACH	AUG 2025 PURCHASES	R&M-Tennis Courts	546097-57212	\$104.46
001	09/25/25	VALLEY NATIONAL BANK - ACH	083125-5466 ACH	AUG 2025 PURCHASES	Office Supplies	551002-57212	\$56.06
001	09/25/25	VALLEY NATIONAL BANK - ACH	083125-5466 ACH	AUG 2025 PURCHASES	Cleaning Supplies	551003-57212	\$223.51
Check Total							\$384.03
CHECK # 886							
001	09/03/25	LINDA ROSS	073125-	7/31/25 H LPCDD Petty Cash Request - July 2025	Misc-Clubhouse Activities	549120-57212	\$110.91
001	09/03/25	LINDA ROSS	073125-	7/31/25 H LPCDD Petty Cash Request - July 2025	Misc-Clubhouse Activities	549120-57212	\$16.91
001	09/03/25	LINDA ROSS	073125-	7/31/25 H LPCDD Petty Cash Request - July 2025	Office Supplies	551002-57212	\$15.99
001	09/03/25	LINDA ROSS	073125-	7/31/25 H LPCDD Petty Cash Request - July 2025	Office Supplies	551002-57212	\$8.94
Check Total							\$152.75
CHECK # 887							
001	09/17/25	JEFF KRICK	011726-	1/17/26 OLDIES MUSIC	Prepaid Items	155000	\$400.00
Check Total							\$400.00
Fund Total							\$59,380.11

Total Checks Paid	\$59,380.11
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7C

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 9/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

Operating Reserves	\$158,593
Reserves - Capital Projects	\$ 76,536
Reserves - Irrigation	\$ 45,000
Reserves - Legal	\$ 3,792
Reserves - Roadways	\$350,356
Reserves - Stormwater System	\$140,936
Reserves - Tennis Courts	\$ 30,000
Reserves – Wall	\$ 28,435

7D.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 27, 2025

To Board of Supervisors
Heritage Lake Park Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Heritage Lake Park Community Development District, Charlotte County, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and the major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heritage Lake Park Community Development District as of and for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,400 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,500, \$4,600, \$4,700 and \$4,800 respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement,

the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Heritage Lake Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Heritage Lake Park Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791