

Heritage Lake Park Community Development District

March 2, 2026

Revised Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 252 487 676 369 25

PASSCODE: bq676dx9

Join: <https://teams.microsoft.com/meet/2524876763925?p=fNaE7SNUcP5ivXn7d9>

CALL-IN INFORMATION

PHONE #: 646-838-1601 **ID#:** 883 271 003#

11555 HERON BAY
SUITE 201
CORAL SPRINGS, FLORIDA 33076

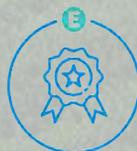
CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**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

District Staff:

- Heather Jackson, District Manager
- Andrew Cohen, District Counsel
- Jeffrey Satfield, District Engineer
- Howard Neal, Field Services Director
- Sergio Inguanzo, Accountant
- Crystal Yem, Administrative Assistant

**Revised Final Agenda
Monday, March 2, 2026 – 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 Accountant
 - i. Acceptance of the January 2026 Financial Report.....Page 3
 - B. District Engineer
 - C. District Counsel
 - D. Landscape Update
 - i. Juniper Site Audit Report.....Page 20
 - ii. Juniper Project Schedule Update.....Page 44
 - iii. Consideration of Irrigation Leak Proposal.....Page 47
 - E. District Manager
 - i. SOLitude Service Report.....Page 49
- 6. Business Items**
 - A. Discussion of Fiscal Year 2026-2027 Proposed Budget.....Page 51
 - B. Discussion of PMI and CPH
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes of the January 5, 2026 Meeting.....Page 52
 - B. Consideration of the Regular Meeting Minutes of the February 2, 2026 Meeting.....Page 56
 - C. Ratification of Items Approved Under Resolution 2024-04
- 8. Supervisor Requests**
- 9. Chairperson’s Comment**
- 10. Audience Comments – Three (3) Time Limit**
- 11. Adjournment**

The next Meeting is scheduled to be held on Monday, April 6, 2026, 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

*Heritage Lake Park
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds Page 1

Statement of Revenues, Expenditures and Changes in Fund Balance

 General Fund Pages 2 - 5

 Debt Service Fund Page 6

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments Page 7

Cash and Investment Report Page 8

Bank Reconciliations Pages 9 - 10

Payment Register by Fund Pages 11 - 13

Heritage Lake Park
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 2,157,636	\$ -	\$ 2,157,636
Cash On Hand/Petty Cash	800	-	800
Cash with Fiscal Agent	-	22,331	22,331
Accounts Receivable	6,510	-	6,510
Due From Other Gov'tl Units	24	-	24
Due From Other Funds	-	161	161
Investments:			
Money Market Account	215,564	-	215,564
Reserve Fund	-	86,032	86,032
Revenue Fund	-	200,826	200,826
Prepaid Items	7,218	-	7,218
TOTAL ASSETS	\$ 2,387,752	\$ 309,350	\$ 2,697,102
<u>LIABILITIES</u>			
Accounts Payable	\$ 60,553	\$ -	\$ 60,553
Accrued Expenses	3,458	-	3,458
Due to Other	185	-	185
Sales Tax Payable	24	-	24
Due To Other Funds	161	-	161
TOTAL LIABILITIES	64,381	-	64,381
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	7,218	-	7,218
Restricted for:			
Debt Service	-	309,350	309,350
Assigned to:			
Operating Reserves	158,593	-	158,593
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:	1,482,505	-	1,482,505
TOTAL FUND BALANCES	\$ 2,323,371	\$ 309,350	\$ 2,632,721
TOTAL LIABILITIES & FUND BALANCES	\$ 2,387,752	\$ 309,350	\$ 2,697,102

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
REVENUES				
Interest - Investments	\$ 25,000	\$ 25,876	103.50%	\$ 7,078
Recreational Activity Fees	5,000	452	9.04%	135
Interest - Tax Collector	-	703	0.00%	703
Special Assmnts- Tax Collector	789,458	686,932	87.01%	124,331
Special Assmnts- Discounts	(31,578)	(27,191)	86.11%	(4,555)
Other Miscellaneous Revenues	500	-	0.00%	-
Gate Bar Code/Remotes	3,000	1,713	57.10%	356
TOTAL REVENUES	791,380	688,485	87.00%	128,048
EXPENDITURES				
Administration				
P/R-Board of Supervisors	13,200	4,000	30.30%	1,000
FICA Taxes	1,010	230	22.77%	-
ProfServ-Arbitrage Rebate	500	-	0.00%	-
ProfServ-Dissemination Agent	1,306	1,306	100.00%	-
ProfServ-Engineering	4,000	3,419	85.48%	1,896
ProfServ-Legal Services	24,844	3,663	14.74%	1,003
ProfServ-Mgmt Consulting	68,066	22,689	33.33%	5,672
ProfServ-Trustee Fees	4,771	4,971	104.19%	-
ProfServ-Web Site Maintenance	1,482	494	33.33%	124
Auditing Services	3,900	-	0.00%	-
Contract-Website Hosting	-	776	0.00%	388
Postage and Freight	600	54	9.00%	8
Insurance - General Liability	12,980	13,384	103.11%	-
R&M - Computer/Internet	-	1,380	0.00%	-
Printing and Binding	50	-	0.00%	-
Legal Advertising	2,000	423	21.15%	90
Misc-Bank Charges	100	72	72.00%	18
Misc-Records Storage	-	33	0.00%	8
Misc-Assessment Collection Cost	15,789	13,195	83.57%	2,396
Payroll Services	100	112	112.00%	43
Website Expense	-	2,371	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	154,973	72,747	46.94%	12,646

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
<u>Field</u>				
ProfServ-Field Management	6,641	2,214	33.34%	553
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	3,667	33.34%	917
Contracts-Landscape	77,445	25,627	33.09%	6,454
Contracts-Irrigation	12,730	4,120	32.36%	1,030
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	954	9.94%	133
R&M-Irrigation	40,000	5,746	14.37%	-
R&M-Lake	5,000	-	0.00%	-
R&M-Mulch	7,200	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Trees and Trimming	5,996	7,338	122.38%	-
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	-	0.00%	-
Misc-Contingency	28,580	10,919	38.21%	150
Total Field	228,562	60,585	26.51%	9,237
<u>Utilities</u>				
Communication - Telephone	900	814	90.44%	200
Electricity - General	6,000	2,357	39.28%	687
Utility - Water & Sewer	-	583	0.00%	659
Internet Services	3,400	352	10.35%	30
Total Utilities	10,300	4,106	39.86%	1,576
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	104	9.63%	18
Contracts-Security System	70,040	23,220	33.15%	5,817
Electricity - General	3,000	592	19.73%	164
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	6,013	200.43%	5,317
Misc-Contingency	5,000	3,511	70.22%	-
Total Gatehouse	82,870	33,440	40.35%	11,316
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	8,833	33.97%	2,090
Payroll-Maintenance	24,440	8,593	35.16%	1,881
Payroll Taxes	3,859	1,333	34.54%	304

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
Workers' Compensation	1,778	1,500	84.36%	-
Fire Alarm Monitoring	600	150	25.00%	-
Contracts-Fountain	700	175	25.00%	-
Contracts-Security Camera	5,000	-	0.00%	-
Contracts-Pools	15,374	2,600	16.91%	650
Contracts-HVAC	1,968	2,865	145.58%	-
Contracts-Pest Control	1,800	-	0.00%	-
Contracts-Security System	11,104	3,701	33.33%	925
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,564	8,322	44.83%	3,049
Utility - Refuse Removal	3,292	1,212	36.82%	303
Utility - Water & Sewer	6,500	1,775	27.31%	69
Insurance - Property	26,011	25,298	97.26%	-
R&M-General	4,000	1,047	26.18%	1,046
R&M-Fountain	500	2,487	497.40%	2,487
R&M-Pools	8,694	5,157	59.32%	1,195
R&M-Tennis Courts	1,000	846	84.60%	423
R&M-Fitness Equipment	2,800	325	11.61%	-
R&M-Fitness Center	2,000	-	0.00%	-
R&M-Security Cameras	5,000	-	0.00%	-
R&M-Backflow Inspection	154	-	0.00%	-
Fire Ext Inspection & Repairs	500	-	0.00%	-
R&M-Fire Alarm	500	-	0.00%	-
Fire Alarm Inspection	200	-	0.00%	-
R&M-Fire Sprinklers	2,000	-	0.00%	-
R&M - Computer/Internet	2,500	-	0.00%	-
Misc-Cable TV Expenses	1,286	852	66.25%	204
Misc-Clubhouse Activities	4,800	1,346	28.04%	864
Misc-Contingency	10,000	-	0.00%	-
Office Supplies	3,000	842	28.07%	686
Cleaning Supplies	2,600	121	4.65%	121
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	43,760	-	0.00%	-
Total Clubhouse and Recreation	244,404	79,380	32.48%	16,297
Reserves				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	836,158	250,258	29.93%	51,072
Excess (deficiency) of revenues Over (under) expenditures	(44,778)	438,227	n/a	76,976
Net change in fund balance	\$ (44,778)	\$ 438,227	n/a	\$ 76,976
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,885,144	1,885,144		
FUND BALANCE, ENDING	\$ 1,840,366	\$ 2,323,371		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 2,396	239.60%	\$ 643
Interest - Tax Collector	-	161	0.00%	161
Special Assmnts- Tax Collector	180,800	158,190	87.49%	23,656
Special Assmnts- Discounts	(7,232)	(6,286)	86.92%	(869)
TOTAL REVENUES	174,568	154,461	88.48%	23,591
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	3,038	84.02%	456
Total Administration	3,616	3,038	84.02%	456
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	0.00%	-
Principal Prepayments	-	10,000	0.00%	-
Interest Expense	69,540	34,770	50.00%	-
Total Debt Service	149,540	44,770	29.94%	-
TOTAL EXPENDITURES	153,156	47,808	31.22%	456
Excess (deficiency) of revenues Over (under) expenditures	21,412	106,653	n/a	23,135
Net change in fund balance	\$ 21,412	\$ 106,653	n/a	\$ 23,135
FUND BALANCE, BEGINNING (OCT 1, 2025)	202,697	202,697		
FUND BALANCE, ENDING	\$ 224,109	\$ 309,350		

Heritage Lake Park
Community Development District

Supporting Schedules

January 31, 2026

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2005 Debt Service Fund
Assessments Levied				\$ 970,262	\$ 789,462	\$ 180,800
Allocation %				100%	81%	19%
Real Estate Installment						
11/06/25	\$ 16,331	\$ 869	\$ 333	\$ 17,533	\$ 13,910	\$ 3,623
Real Estate Current						
11/13/25	9,749	415	199	10,363	8,251	2,112
11/20/25	9,789	416	200	10,405	8,251	2,154
11/26/25	57,502	2,445	1,174	61,120	49,503	11,617
12/04/25	91,206	3,878	1,861	96,945	77,555	19,390
12/11/25	419,862	17,851	8,569	446,282	360,486	85,795
12/18/25	51,262	2,180	1,046	54,488	44,645	9,843
01/08/26	139,712	5,424	2,851	147,987	124,331	23,656
TOTAL	\$ 795,412	\$ 33,477	\$ 16,233	\$ 845,122	\$ 686,932	\$ 158,190
% COLLECTED				87.10%	87.01%	87.49%
TOTAL OUTSTANDING				\$ 125,140	\$ 102,530	\$ 22,610

**Cash and Investment Balances
January 31, 2026**

<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%	\$ 4,280
Government Interest	Checking	Valley National Bank	3.59%	2,153,356
			Subtotal	<u>\$2,157,636</u>
Cash On Hand/Petty Cash				800
Public Funds	Money Market	BankUnited	3.40%	215,564
DEBT SERVICE FUND				
Series 2005 Reserve Fund		U.S. Bank	3.30%	86,032
Series 2005 Revenue Fund		U.S. Bank	3.30%	200,826
			Subtotal	<u>\$ 286,857 (1)</u>
			Total	<u><u>\$2,660,858</u></u>

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

Bank Account Statement

Heritage Lake Park CDD

Monday, February 16, 2026

Page 1

SINGUANZO2

Bank Account No. 9900
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101002 Balance	4,280.03	Statement Balance	4,280.03
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	4,280.03
Subtotal	4,280.03	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	4,280.03
Ending G/L Balance	4,280.03		

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

Bank Account Statement

Heritage Lake Park CDD

Tuesday, February 24, 2026

Page 1

SINGUANZO2

Bank Account No. 2415

Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101003 Balance	2,153,356.25	Statement Balance	2,176,443.21
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	2,176,443.21
Subtotal	2,153,356.25	Outstanding Checks	-23,086.96
Negative Adjustments	0.00	Ending Balance	2,153,356.25
Ending G/L Balance	2,153,356.25		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/17/2025	Payment	887	JEFF KRICK	Payment of Invoice 010165			-400.00
01/15/2026	Payment	901	HERITAGE LAKE PARK- C/O US BANK N.A	Payment of Invoice 010395			-22,331.31
01/23/2026	Payment	902	LINDA ROSS	Payment of Invoice 010427			-52.65
01/30/2026	Payment	300081	WASTE MANAGEMENT INC OF FLORIDA	Inv: 0087499-0336-8-ACH			-303.00
Total Outstanding Checks							-23,086.96

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100197							
001	01/15/26	SUNCOAST MEDIA GROUP	3967114	LEGAL AD 08/22/25	Legal Advertising	548002-51301	\$94.38
001	01/15/26	SUNCOAST MEDIA GROUP	3969996	LEGAL AD 09.14.25	Legal Advertising	548002-51301	\$125.84
001	01/15/26	SUNCOAST MEDIA GROUP	3970124	LEGAL AD 09.17.25	Legal Advertising	548002-51301	\$112.97
Check Total							\$333.19
CHECK # 100198							
001	01/15/26	CPH	173054	DEC 2025 SVCS	ProfServ-Engineering	531013-51501	\$1,522.50
Check Total							\$1,522.50
CHECK # 100199							
001	01/15/26	PARADISE OUTDOOR LIGHTING 2 LCC	021367	LIGHTS INSTALL	Misc-Contingency	549900-53904	\$3,510.69
Check Total							\$3,510.69
CHECK # 100200							
001	01/15/26	KAST POOL COMPANY	91333513	HEATER REPAIR	R&M-Pools	546074-57212	\$354.03
Check Total							\$354.03
CHECK # 100201							
001	01/15/26	JUNIPER LANDSCAPING OF FLORIDA LLC	373420	IRRIG ENHANCEMENT-INSTALL NEW CONTROL ZONE VALVE R&M-Irrigation		546041-53901	\$4,646.26
Check Total							\$4,646.26
CHECK # 100202							
001	01/15/26	JOSHUA J RAGAN	INV064068	BAL DUE REMOVING 6 SHADE SCREENS FR TENNIS CTS	R&M-Tennis Courts	546097-57212	\$423.00
Check Total							\$423.00
CHECK # 100203							
001	01/15/26	LINDA ROSS	113025-PC	11/30/25 HLPCCD PETTY CASH REPORT - ACTIVITIES	Misc-Clubhouse Activities	549120-57212	\$148.11
Check Total							\$148.11
CHECK # 300073							
001	01/12/26	CHARLOTTE COUNTY UTILITIES	122025-1310-ACH	BILL PRD 11/18-12/17/25	Utility - Water & Sewer	543021-53903	\$76.38
001	01/12/26	CHARLOTTE COUNTY UTILITIES	122025-1310-ACH	BILL PRD 11/18-12/17/25	Utility - Water & Sewer	543021-53903	(\$74.71)
Check Total							\$1.67
CHECK # 300074							
001	01/12/26	CHARLOTTE COUNTY UTILITIES	122025-5125-ACH	BILL PRD 11/18-12/17/25	Utility - Water & Sewer	543021-53903	\$505.21
001	01/12/26	CHARLOTTE COUNTY UTILITIES	122025-5125-ACH	BILL PRD 11/18-12/17/25	Utility - Water & Sewer	543021-53903	(\$439.40)
Check Total							\$65.81
CHECK # 300075							
001	01/14/26	COMCAST - ACH	010626-2663-ACH	SVC PRD 01/06-02/18/26	Misc-Cable TV Expenses	549039-57212	\$204.00
001	01/14/26	COMCAST - ACH	010626-2663-ACH	SVC PRD 01/06-02/18/26	Internet Services	549031-53903	\$29.95
001	01/14/26	COMCAST - ACH	010626-2663-ACH	SVC PRD 01/06-02/18/26	Communication - Telephone	541003-53903	\$200.33
Check Total							\$434.28

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 300078							
001	01/23/26	VALLEY NATIONAL BANK - ACH	123125-5466-ACH	DEC 2025 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$94.89
001	01/23/26	VALLEY NATIONAL BANK - ACH	123125-5466-ACH	DEC 2025 PURCHASES	Office Supplies	551002-57212	\$294.28
001	01/23/26	VALLEY NATIONAL BANK - ACH	123125-5466-ACH	DEC 2025 PURCHASES	Cleaning Supplies	551003-57212	\$27.19
Check Total							\$416.36
CHECK # 300079							
001	01/23/26	VALLEY NATIONAL BANK - ACH	113025-5466-ACH	NOV 2025 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$353.74
001	01/23/26	VALLEY NATIONAL BANK - ACH	113025-5466-ACH	NOV 2025 PURCHASES	Office Supplies	551002-57212	\$388.63
001	01/23/26	VALLEY NATIONAL BANK - ACH	113025-5466-ACH	NOV 2025 PURCHASES	Cleaning Supplies	551003-57212	\$94.04
Check Total							\$836.41
CHECK # 300080							
001	01/30/26	WASTE MANAGEMENT INC OF FLORIDA	0091083-0336-4	FEB 2026 REFUSE REMOVAL	Utility - Refuse Removal	543020-57212	\$303.00
Check Total							\$303.00
CHECK # 300081							
001	01/30/26	WASTE MANAGEMENT INC OF FLORIDA	0087499-0336-8-ACH	JAN 2026 REFUSE REMOVAL	Utility - Refuse Removal	543020-57212	\$303.00
Check Total							\$303.00
CHECK # 300082							
001	01/20/26	FPL SUMMARY BILLING	011026-ACH	BILL PRD 12/10/25-01/10/26	Electricity - General	543006-53903	\$621.36
001	01/20/26	FPL SUMMARY BILLING	011026-ACH	BILL PRD 12/10/25-01/10/26	Electricity - General	543006-53904	\$149.73
001	01/20/26	FPL SUMMARY BILLING	011026-ACH	BILL PRD 12/10/25-01/10/26	Electricity - General	543006-57212	\$2,170.61
Check Total							\$2,941.70
CHECK # 902							
001	01/23/26	LINDA ROSS	123025-PC	PETTY CASH REPLENISHMENT	Misc-Clubhouse Activities	549120-57212	\$15.75
001	01/23/26	LINDA ROSS	123025-PC	PETTY CASH REPLENISHMENT	R&M-General	546001-53901	\$8.00
001	01/23/26	LINDA ROSS	123025-PC	PETTY CASH REPLENISHMENT	Office Supplies	551002-57212	\$3.40
001	01/23/26	LINDA ROSS	123025-PC	PETTY CASH REPLENISHMENT	R&M-General	546001-53901	\$25.50
Check Total							\$52.65
Fund Total							\$16,292.66

SERIES 2005 DEBT SERVICE FUND - 202

CHECK # 901

202	01/15/26	HERITAGE LAKE PARK- C/O US BANK N.A	01132026-2005	TRSF TAX COLLECTIONS 2025-2026	Cash with Fiscal Agent	103000	\$22,331.31
Check Total							\$22,331.31
Fund Total							\$22,331.31

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

Total Checks Paid	\$38,623.97
--------------------------	--------------------



Juniper

Property Evaluation Report

02/11/26

Heritage Lake Park CDD

JOSUE MENDEZ

josue.mendez@juniperlandscaping.com

Evaluation Grade

2.2

Flower Beds

1

- Dead plants on Main Entry need replacement



- Front entry crotons mamey need replace to enhance entry area

Turf Condition - Common Grounds

3

- Turf is dry do to frost



Heritage Lake Park CDD



Heritage Lake Park CDD



Shrub Bed Condition - Common Ground

2

- Lots of dead Plants do to frost



Heritage Lake Park CDD



Heritage Lake Park CDD



Amenity Areas

3

- Club house area and tennis court areas can benefit with some plant on diferrent areas



Heritage Lake Park CDD



Lake Areas / Conservation areas

2

- Commons Areas and Perimeter wall trim and mow only one area we still working on in order to finish perimeter trimming



Heritage Lake Park CDD



Trees - Common Ground

2

- Two Washingtonians on Main road area needs removal



Community Enhancements

1

- Main entry area its in need of new plants lots of dead Plants do to Frost



Heritage Lake Park CDD





Juniper

DESIGN | BUILD | MAINTAIN



Property Evaluation Report

02/24/26

Heritage Lake Park CDD

JOSUE MENDEZ

josue.mendez@juniperlandscaping.com

Evaluation Grade

Heritage Lake Park CDD

Turf Condition - Common Grounds

- Some areas still suffer from weather still dormant



Heritage Lake Park CDD



Shrub Bed Condition - Common Ground

- As we can see we have multiple areas that we will need to do some planting some other areas plants did not suffer as much



Heritage Lake Park CDD



Heritage Lake Park CDD



Amenity Areas

- Tennis court and Pool area are free of weeds and minimum plant damage



Heritage Lake Park CDD



Lake Areas / Conservation areas



Heritage Lake Park CDD



Heritage Lake Park

CDD



Fertilization & Pest Control

- The IPM is schedule for the end of this month

Trees - Common Ground

- The Palm trimming its schedule for 2/27

Overall Maintenance Condition

- we had make some changes on our crews to insured a higher quality of work
- i feel we are heading on the right direction with the in house changes with our crew members

Heritage Lake Park CDD

Town Homes

- on this area we can see the club house and the main entry we recommend to change the plants i will be sending some estimates by areas and plant quantities



Heritage Lake Park CDD



Heritage Lake Park CDD





Juniper

DESIGN | BUILD | MAINTAIN

Yem, Crystal

From: Jackson, Heather <hjackson@inframark.com>
Sent: Saturday, February 14, 2026 10:12 AM
To: Yem, Crystal
Cc: Vega, Mark
Subject: H LPCDD- FW: Project Schedule Update – Proposals

Crystal,

Please make sure to add under landscape in Heritage Lake Park Agenda for next month. 😊

Thank you,

Heather Jackson | District Manager



313 Campus Street Celebration, FL 34747

Email: Hjson@inframark.com

(M) (656) 258-5166 | www.inframark.com

***Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

 **Go Green: Please do not print this e-mail unless you really need to!**

From: Josue Mendez <josue.mendez@juniperlandscaping.com>
Sent: Friday, February 13, 2026 11:53 AM
To: Jackson, Heather <hjackson@inframark.com>; Vega, Mark <mark.vega@inframark.com>; Yem, Crystal <crystal.yem@inframark.com>; Anthony Scappatura <AScappatura@juniperlandscaping.com>; Kyle J. Leverette <kylejames@juniperlandscaping.com>
Subject: Project Schedule Update – Proposals

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good Morning,

I hope you're doing well. I wanted to provide a full update on our current projects and scheduled services.

Proposal #362349 – Mulch Installation has been completed.

Proposal #381036 – Rock Installation and **Proposal #377662 – Island Beautification** are scheduled to take place on **2/16**.

Proposal #377661 – Palm Tree Trimming is scheduled for **2/13**.

The **Washingtonian removal** is scheduled for **2/27**.

Our **irrigation team** is scheduled for the **last week of the month** to complete the monthly irrigation wet check. As we transition to our new Canvas program, this will create a better understanding and an easier way to submit the monthly irrigation reports. Brian, our Irrigation Manager, will send the irrigation report by the **first week of the following month**.

The **IPM service** is also scheduled for the **last week of the month** for a complete treatment.

As I walked the community this week, I inspected the perimeter trimming along the wall. We are currently **85% complete** and I am confident it will be fully completed by the end of next week.

I also noticed a number of plants that have suffered from the recent freezing temperatures, and some may not recover. I will be putting together additional information and working with Nile on a possible future beautification project, starting with high-traffic areas for the benefit of the community.

Additionally, I will be preparing a full description by area, including photos, to present at next month's meeting. This will include updates on turf, plants, and a calendar outlining next month's scheduled services.

Please let me know if you have any questions or need any additional details.

Best regards,

Josue Mendez

Account Manager

Venice Branch

O | (239) 561-5980 ext 1003

D | (239) 469-9280

E | josue.mendez@juniperlandscaping.com

Visit us at www.junipercares.com





Proposal

Proposal No.: 387539
Proposed Date: 02/25/26

PROPERTY:	FOR:
Heritage Lake Park CDD - Irrigation Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Irrigation Proposal - Leak at Pump #4

Pump #4 leak when the pump runs a zone

Proposal is to track and excavate the leak area to determine the cause. One technician estimated at 20 hours T&M at \$70 per man hour. This is an estimated number of hours; only actual time used will be billed as T&M.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation					
Repair					\$1,400.00
Irrigation Technician Labor	20.00	HR	\$70.00	\$1,400.00	
				Total:	\$1,400.00

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: Juniper 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 Juniper 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. Juniper 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



Work Order	00932455	Account	Heritage Lake Park CDD
Work Order	00932455	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	2/10/2026		

Work Details

Specialist	Two vertex lights were installed and are working	Prepared By	Alex Rivera
Comments to	properly upon departure.		
Customer			

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park CDD Fountain 1	Included	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park CDD Fountain 1		



Work Order	00925554	Account	Heritage Lake Park CDD
Work Order	00925554	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	2/10/2026		

Work Details

Specialist	Fountain was cleaned and checked for	Prepared By	Alex Rivera
Comments to	functionality. Motor is running within amp range .		
Customer	Both vertex lights are working.		

Work Order Assets

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

Service Parameters

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

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE HERITAGE LAKE PARK COMMUNITY
DEVELOPMENT DISTRICT APPROVING THE BUDGET
FOR FISCAL YEAR 2026-2027 AND SETTING A
PUBLIC HEARING THEREON PURSUANT TO
FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2026-2027; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2026-2027 is approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour, and place:

Date: **Monday, May 4, 2026**
Hour: **10:00 a.m.**
Place: **Heritage Lake Park Clubhouse
25635 Heritage Lake Blvd.
Punta Gorda, Florida 33983**

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 2nd day of March 2026.

James DeFilippo, Chairman

Mark Vega, Assistant Secretary

1 **MINUTES OF MEETING**
2 **HERITAGE LAKE PARK**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4
5

6 The regular meeting of the Board of Supervisors of the Heritage Lake Park Community
7 Development District was held on Monday, January 5, 2026, at 10:00 a.m. at the Heritage Lake
8 Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida 33983.

9
10
11 Present and constituting a quorum were:

12 James DeFilippo	Chairperson
13 Greg Krauss	Vice Chairperson
14 Robert Delagi	Assistant Secretary
15 Elizabeth Shella	Assistant Secretary
16 Niles Waring	Assistant Secretary

17
18
19 Also present were:

20 Heather Jackson	District Manager
21 Mark Vega	Senior District Manager
22 Various Residents	

23
24
25 *This is not a certified or verbatim transcript but rather represents the context and*
26 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
27 *the District Office for any related costs for an audio copy.*

28
29 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

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

31
32 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

33 The Pledge of Allegiance was recited.

34
35 **THIRD ORDER OF BUSINESS**

Approval of Agenda

36
37

On MOTION by Mr. Waring, seconded by Mr. DeFilippo, with all 38 in favor, the agenda was approved. (5-0)

39
40 **FOURTH ORDER OF BUSINESS**

Audience Comments on Agenda Items

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

42 **FIFTH ORDER OF BUSINESS** **Staff Reports**

43 **A. District Accountant**
44 Not Present- No Report.

45
46 **B. District Engineer**
47 Not Present- No Report.

48
49 **C. District Counsel**
50 Not Present- No Report.

51
52 **D. District Manager**
53 **i. SOLitude Service Reports**
54 No report from SOLitude.

55
56 **ii. LMP Monthly Inspection Report**
57 No report. District Management will work with Mr. Waring to start making
58 sure LMP is providing their reports.

59
60 **iii. Update on Follow-Up Actions**
61 Report not included. Mr. DeFilippo stated that everything was handled in
62 the report.

63
64 **SIXTH ORDER OF BUSINESS** **Business Items**

65 **A. Consideration of Resolution 2026-02, Removing and Replacing Treasurer**

66
67 On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in
68 favor, the Board adopted Resolution 2026-02, Removing and
69 Replacing the Treasurer. (5-0)

70
71 **B. Discussion of Preliminary Fiscal Year 2027 Budget**
72 Discussed and ensued. The meeting date for June will need to be changed from June
73 1st, 2026, to June 8th, 2026. Advertising will need to be completed.

74
75 On MOTION by Mr. Delagi, seconded by Ms. DeFilippo, with all
76 in favor, the Board would like to reschedule the June 1, 2026
77 meeting, to June 8, 2026. (5-0)

78
79 **C. Discussion of Reserve Study**
80 Discussed and ensued. Mr. Vega will work on having the mail kiosk removed from
81 the reserve study, as it has already been completed.

82
83 **D. Consideration of Painting Proposal from Peacock Painting Services**

for Painting of Amenity Facilities

On MOTION by Ms. Shella, seconded by Mr. Delagi, with all in favor, the Board approved the Painting Proposal from Peacock Painting Services for the Painting of Amenity Facilities. (5-0)

E. Consideration of Proposal 377661 from Juniper for Tall Palm Tree Trimming

On MOTION by Mr. Waring, seconded by Mr. Krauss, with all in favor, the Board approved Proposal 377661 from Juniper for the Tall Palm Tree Trimming. (5-0)

F. Consideration of Proposal 377662 for Island Beautification

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, the Board approved Proposal 377662 for Island Beautification. (5-0)

G. Consideration of Proposal 337765 for Washington Tree Removal

On MOTION by Mr. Waring, seconded by Mr. DeFilippo, with all in favor, the Board approved Proposal 337765 for the Washington Tree Removal. (5-0)

H. Consideration of Property Purchase

Discussed and ensured in depth.

On MOTION by Mr. Krauss, seconded by Mr. Waring, with all in favor, the Board approved to move forward with a proposal to designate Greg Krauss to investigate the property purchase for Parcel A & B, with a not-to-exceed amount of \$350,000.

SEVENTH ORDER OF BUSINESS Business Administration

A. Minutes of the December 1, 2025 Regular Meeting

On MOTION by Mr. Waring, seconded by Ms. Shella, with all in favor, the Minutes of the December 1, 2025, Regular Meeting were approved. (5-0)

B. Acceptance of the November 2025 Financial Report

125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162

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

C. Ratification of Items Approved Under Resolution 2024-04

i. Proposal 375300 from Juniper for Irrigation Enhancement

On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in favor, the Board ratified Proposal 375300 from Juniper for Irrigation Enhancement.

ii. Estimate 2110900 from Paradise Outdoor Lights LLC for Gatehouse & Palm Tree Lighting

On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in favor, the Board ratified Estimate 2110900 from Paradise Outdoor Lights LLC for the Gatehouse and Palm Tree Lighting.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Shella- The pool vendor is not filling out the pool log testing daily. Ms. Jackson was instructed not to contact the vendor. Greg Krauss- Would like to investigate an RFP for security/camera services.

NINTH ORDER OF BUSINESS

Chairperson’s Comment

Mr. DeFilippo informed the Board that the lighting is all complete.

TENTH ORDER OF BUSINESS

Audience Comments – 3 Minute Time Limit

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

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 11:51 a.m. (5-0)

James DeFilippo
Chairperson

43 **FIFTH ORDER OF BUSINESS** **Staff Reports**

44 **A. District Accountant**
45 Not Present- No Report.

46
47 **B. District Engineer**
48 Not Present- No Report. Mr. DeFilippo states that PMI is missing the Density
49 Report for Asphalt to engineering.

50
51 **C. District Counsel**
52 Not Present- No Report.

53
54 **D. District Manager**
55 Ms. Jackson informed the Board regarding her Maternity leave and that Mr. Vega
56 will oversee the District while she is away. She reminded the Board to please start
57 copying Mr. Vega in all email correspondence.

58
59 **i. SOLitude Service Reports**
60 No report from SOLitude.

61
62 **ii. LMP Monthly Inspection Report**
63 No report. District Management will work with Mr. Waring to start making
64 sure LMP is providing their reports.

65
66 **SIXTH ORDER OF BUSINESS** **Business Items**

67 **A. Consideration of Light Pole Replacement Proposals**

68
69 On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all
70 in favor, the Board approved the Trowbridge Energy Group Inc, in
71 the amount of \$12,031.08.

72
73 **B. Consideration of One-Time Littoral Planting Proposal**

74
75 On MOTION by Mr. Delagi, seconded by Ms. Shella, with all in
76 favor, the Board approved the One-Time Littoral Planting Proposal.

77
78 **C. Discussion of Envera Replacement RFP**
79 Mr. Krauss discussed the Envera Replacement RFP. District counsel will prepare
80 an informal RFP.

81
82 **D. Discussion of Property Purchase Update**
83 Mr. Krauss discussed the issue.

84
85 On MOTION by Mr. Krauss, seconded by Mr. Delagi, with all in
86 favor, the Board approved to make a counteroffer at \$250,000.

87

88 **E. Discussion of Repairing the Paver Sidewalk to Remove the Puddles from**
89 **Forming Around the Sprinklers**

90 The funds will be coming out of the Capital Improvements/Reserve.
91

92 On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in
93 favor, the Board approved Estimate 5268 from Thaylons Pavers Pro,
94 LLC in the amount of \$6,578.

95
96 **SEVENTH ORDER OF BUSINESS Business Administration**

97 **A. Minutes of the January 5, 2026, Regular Meeting**

98 Tabled due to pending offer on Parcel A/B.
99

100 **B. Acceptance of the December 2025 Financial Report**

101
102 On MOTION by Ms. Shella, seconded by Mr. DeFilippo, with all in
103 favor, the December 2025 Financial Report was accepted. (5-0)

104
105 **C. Ratification of Items Approved Under Resolution 2024-04**

- 106 1. Ratification of the Replacement of the Bin for the Ice Machine
107 Proposal
108

109 On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in
110 favor, the Board ratified the Proposal of the Replacement of the Bin
111 for the Ice Machine.

- 112
113 2. Ratification of the Replacement of the Circuit Breaker Proposal
114

115 On MOTION by Ms. Shella, seconded by Mr. DeFilippo, with all in
116 favor, the Board ratified the Replacement of the Circuit Breaker
117 Proposal.

118
119
120 **EIGHTH ORDER OF BUSINESS Supervisor Requests**

121 Mr. Niles has an upcoming meeting with LMP on behind projects. Mr. Delagi proposed to
122 relocate the AED to the fitness center for two weeks while a cold front is present. The
123 Board agreed. Mr. Krauss- Will follow up with Envera regarding the credit from October
124 2025. Ms. Shella informed the board that the pool vendor is still not actively logging at the
125 pool.
126

127 **NINTH ORDER OF BUSINESS Chairperson’s Comment**

128 Mr. DeFilippo made a motion to stay a W2 District.
129
130

131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151

On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, the Board agreed to stay as a W2 District.

TENTH ORDER OF BUSINESS

Audience Comments – 3 Minute Time Limit

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

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, Adjournment: 11:55am Liz/Bob

On MOTION by Ms. Shella, seconded by Mr. Delagi, with all in favor, the meeting was adjourned at 11:55 a.m. (5-0)

James DeFilippo
Chairperson