



Heritage Lake Park Community Development District

April 6, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 646 886 903 8 PASSCODE: o2V030V2
[JOIN THE MEETING NOW](#)

CALL-IN INFORMATION

PHONE #: 646-838-1601 ID#: 119 754 097#

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

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
- Robert Giro, Field Service Inspector
- Sergio Inguanzo, Accountant
- Crystal Yem, Administrative Assistant

**Agenda
Monday, April 6, 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 February 2026 Financial Report.....Page 3
 - B. District Engineer
 - C. District Counsel
 - D. Landscape Update
 - E. District Manager
 - i. SOLitude Service Report.....Page 21
 - ii. Action Items List
- 6. Business Items**
 - A. Discussion of Fiscal Year 2026-2027 Proposed Budget.....Page 22
 - B. Discussion of Event Host Guidelines.....Page 36
 - C. Consideration of Envera Contract Extension.....Page 44
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes of the March 2, 2026 Meeting.....Page 45
 - B. Consideration of Resolution 2026-05, For the Fiscal Year 2026 General Election..... Page 49
 - 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, May 4, 2026, at 10:00 a.m.

District Office

Inframark, Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
239-367-4246

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

February 28, 2026

CLEAR PARTNERSHIPS



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**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

February 28, 2026

Balance Sheet
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2005 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 2,066,167	\$ -	\$ 2,066,167
Cash On Hand/Petty Cash	800	-	800
Cash with Fiscal Agent	4,000	4,299	8,299
Accounts Receivable	6,512	-	6,512
Due From Other Gov'tl Units	24	-	24
Due From Other Funds	-	4,299	4,299
Investments:			
Money Market Account	216,117	-	216,117
Reserve Fund	-	86,032	86,032
Revenue Fund	-	223,955	223,955
Prepaid Items	6,832	-	6,832
TOTAL ASSETS	\$ 2,300,452	\$ 318,585	\$ 2,619,037
<u>LIABILITIES</u>			
Accounts Payable	\$ 38,360	\$ 4,299	\$ 42,659
Accrued Expenses	3,444	-	3,444
Due to Other	185	-	185
Sales Tax Payable	35	-	35
Due To Other Funds	4,299	-	4,299
TOTAL LIABILITIES	46,323	4,299	50,622
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,832	-	6,832
Restricted for:			
Debt Service	-	314,286	314,286
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:	1,413,649	-	1,413,649
TOTAL FUND BALANCES	\$ 2,254,129	\$ 314,286	\$ 2,568,415
TOTAL LIABILITIES & FUND BALANCES	\$ 2,300,452	\$ 318,585	\$ 2,619,037

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 25,000	\$ 32,133	128.53%	\$ 6,259
Recreational Activity Fees	5,000	662	13.24%	210
Interest - Tax Collector	-	703	0.00%	-
Special Assmnts- Tax Collector	789,458	706,733	89.52%	19,801
Special Assmnts- Discounts	(31,578)	(27,587)	87.36%	(396)
Other Miscellaneous Revenues	500	-	0.00%	-
Gate Bar Code/Remotes	3,000	1,872	62.40%	159
TOTAL REVENUES	791,380	714,516	90.29%	26,033
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	13,200	5,000	37.88%	1,000
FICA Taxes	1,010	306	30.30%	77
ProfServ-Arbitrage Rebate	500	-	0.00%	-
ProfServ-Dissemination Agent	1,306	1,306	100.00%	-
ProfServ-Engineering	4,000	3,419	85.48%	-
ProfServ-Legal Services	24,844	5,594	22.52%	1,930
ProfServ-Mgmt Consulting	68,066	28,361	41.67%	5,672
ProfServ-Trustee Fees	4,771	4,971	104.19%	-
ProfServ-Web Site Maintenance	1,482	618	41.70%	124
Auditing Services	3,900	4,400	112.82%	4,400
Contract-Website Hosting	-	776	0.00%	-
Postage and Freight	600	54	9.00%	-
Insurance - General Liability	12,980	13,384	103.11%	-
Printing and Binding	50	-	0.00%	-
Legal Advertising	2,000	423	21.15%	-
Misc-Bank Charges	100	92	92.00%	20
Misc-Records Storage	-	42	0.00%	8
Misc-Assessment Collection Cost	15,789	13,583	86.03%	388
Payroll Services	100	123	123.00%	11
Website Expense	-	3,750	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	154,973	86,377	55.74%	13,630

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
<u>Field</u>				
ProfServ-Field Management	6,641	2,767	41.67%	553
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	4,584	41.67%	917
Contracts-Landscape	77,445	32,081	41.42%	6,454
Contracts-Irrigation	12,730	5,150	40.46%	1,030
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	1,254	13.06%	300
R&M-Irrigation	40,000	6,326	15.82%	580
R&M-Lake	5,000	-	0.00%	-
R&M-Mulch	7,200	17,200	238.89%	17,200
R&M-Sidewalks	3,000	1,978	65.93%	1,978
R&M-Trees and Trimming	5,996	11,165	186.21%	3,826
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	-	0.00%	-
Misc-Contingency	28,580	23,025	80.56%	12,106
Total Field	228,562	105,530	46.17%	44,944
<u>Utilities</u>				
Communication - Telephone	900	982	109.11%	198
Electricity - General	6,000	2,957	49.28%	600
Internet Services	3,400	670	19.71%	238
Total Utilities	10,300	4,609	44.75%	1,036
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	70,040	29,251	41.76%	5,928
Electricity - General	3,000	732	24.40%	140
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	6,507	216.90%	494
Misc-Contingency	5,000	4,696	93.92%	1,185
Total Gatehouse	82,870	41,186	49.70%	7,747
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	10,989	42.27%	2,156
Payroll-Maintenance	24,440	10,585	43.31%	1,992
Payroll Taxes	3,859	1,650	42.76%	317
Workers' Compensation	1,778	1,500	84.36%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
Fire Alarm Monitoring	600	150	25.00%	-
Contracts-Fountain	700	350	50.00%	175
Contracts-Security Camera	5,000	-	0.00%	-
Contracts-Pools	15,374	3,276	21.31%	676
Contracts-HVAC	1,968	2,865	145.58%	-
Contracts-Pest Control	1,800	1,199	66.61%	1,199
Contracts-Security System	11,104	4,627	41.67%	925
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,564	10,922	58.83%	2,600
Utility - Refuse Removal	3,292	1,515	46.02%	303
Utility - Water & Sewer	6,500	2,980	45.85%	623
Insurance - Property	26,011	25,298	97.26%	-
R&M-General	4,000	1,047	26.18%	-
R&M-Fountain	500	2,487	497.40%	-
R&M-Pools	8,694	5,417	62.31%	260
R&M-Tennis Courts	1,000	846	84.60%	-
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	1,007	78.30%	206
Misc-Clubhouse Activities	4,800	2,743	57.15%	1,397
Misc-Contingency	10,000	-	0.00%	-
Office Supplies	3,000	850	28.33%	8
Cleaning Supplies	2,600	201	7.73%	80
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	43,760	15,000	34.28%	15,000
Total Clubhouse and Recreation	244,404	107,829	44.12%	27,917

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
<u>Reserves</u>				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	-	0.00%	-
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	836,158	345,531	41.32%	95,274
Excess (deficiency) of revenues				
Over (under) expenditures	(44,778)	368,985	n/a	(69,241)
Net change in fund balance	\$ (44,778)	\$ 368,985	n/a	\$ (69,241)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,885,144	1,885,144		
FUND BALANCE, ENDING	\$ 1,840,366	\$ 2,254,129		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 3,194	319.40%	\$ 798
Interest - Tax Collector	-	161	0.00%	-
Special Assmnts- Tax Collector	180,800	162,499	89.88%	4,309
Special Assmnts- Discounts	(7,232)	(6,372)	88.11%	(86)
TOTAL REVENUES	174,568	159,482	91.36%	5,021
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	3,123	86.37%	84
Total Administration	3,616	3,123	86.37%	84
<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	47,893	31.27%	84
Excess (deficiency) of revenues Over (under) expenditures	21,412	111,589	n/a	4,937
Net change in fund balance	\$ 21,412	\$ 111,589	n/a	\$ 4,937
FUND BALANCE, BEGINNING (OCT 1, 2025)	202,697	202,697		
FUND BALANCE, ENDING	\$ 224,109	\$ 314,286		

**Heritage Lake Park
Community Development District**

Supporting Schedules

February 28, 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
02/06/26	23,155	482	473	24,110	19,801	4,309
TOTAL	\$ 818,568	\$ 33,959	\$ 16,705	\$ 869,232	\$ 706,733	\$ 162,499
% COLLECTED				89.59%	89.52%	89.88%
TOTAL OUTSTANDING				\$ 101,030	\$ 82,729	\$ 18,301

**Cash and Investment Balances
February 28, 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%	\$ 4,600
Government Interest	Checking	Valley National Bank	3.56%	2,061,567
			Subtotal	<u>\$2,066,167</u>
Cash On Hand/Petty Cash				800
Public Funds	Money Market	BankUnited	3.40%	216,117
DEBT SERVICE FUND				
Series 2005 Reserve Fund		U.S. Bank	3.30%	86,032
Series 2005 Revenue Fund		U.S. Bank	3.30%	223,955
			Subtotal	<u>\$ 309,987 (1)</u>
			Total	<u><u>\$2,593,071</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. 02-26

Statement Date 02/28/2026

G/L Account No. 101002 Balance	4,600.17	Statement Balance	4,600.17
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	4,600.17
Subtotal	4,600.17	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	4,600.17
Ending G/L Balance	4,600.17		

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. 02-26

Statement Date 02/28/2026

G/L Account No. 101003 Balance	2,061,566.54	Statement Balance	2,071,036.28
		Outstanding Deposits	103.95
Positive Adjustments	0.00		
Subtotal	2,061,566.54	Subtotal	2,071,140.23
Negative Adjustments	0.00	Outstanding Checks	-9,573.69
Ending G/L Balance	2,061,566.54	Ending Balance	2,061,566.54

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
02/09/2026	Payment	100208	JRRESCREEN LLC	Inv: INV064068			-423.00
02/24/2026	Payment	100219	PERSSON, COHEN & MOONEY, P.A.	Inv: 6696			-1,003.20
02/24/2026	Payment	100221	AUTOMATIC DOOR CO	Inv: 330205634			-190.00
02/24/2026	Payment	100222	LINDA ROSS	Inv: 013126-PC			-59.21
02/24/2026	Payment	100223	KAST POOL COMPANY	Inv: 91333898, Inv: 91333977			-936.00
02/24/2026	Payment	100227	THAYLON'S PAVERS PRO LLC	Inv: 1451			-1,978.00
02/24/2026	Payment	100229	GRAU & ASSOCIATES	Inv: 28602			-4,400.00
02/24/2026	Payment	300085	COMCAST - ACH WENZEL	Inv: 020626-2663-ACH			-434.28
02/25/2026	Payment	905	ELECTRICAL SERVICES INC	Payment of Invoice 010477			-150.00
Total Outstanding Checks							-9,573.69

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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 # 100204							
001	02/09/26	INFRAMARK LLC	167728	JAN 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,672.17
001	02/09/26	INFRAMARK LLC	167728	JAN 2026 MGMT SVCS	ProfServ-Field Management	531016-53901	\$553.42
001	02/09/26	INFRAMARK LLC	167728	JAN 2026 MGMT SVCS	Misc-Records Storage	549069-51301	\$8.33
001	02/09/26	INFRAMARK LLC	167728	JAN 2026 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$123.50
Check Total							\$6,357.42
CHECK # 100205							
001	02/09/26	ENVERA SYSTEMS	763850	FEB 2026 SVCS	Prepaid Items	155000	\$6,810.64
001	02/09/26	ENVERA SYSTEMS	764784	ADD RES 12/31/25	Contracts-Gates	534140-53904	\$17.88
Check Total							\$6,828.52
CHECK # 100206							
001	02/09/26	SUNSHINE ACE HARDWARE, INC.	128336/9	DEADBOLT	R&M-General	546001-53901	\$99.99
Check Total							\$99.99
CHECK # 100207							
001	02/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	377356	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$1,030.00
001	02/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	377351	JAN 2026 LAKE MAINT	Contracts-Landscape	534050-53901	\$6,453.80
001	02/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	370846	DEC 2025 IRRIG	Contracts-Irrigation	534073-53901	\$1,030.00
001	02/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	370839	DEC 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,453.80
Check Total							\$14,967.60
CHECK # 100208							
001	02/09/26	JRREScreen LLC	INV064068	SHADE SCREEN REMOVAL/INSTALL	R&M-Tennis Courts	546097-57212	\$423.00
Check Total							\$423.00
CHECK # 100209							
001	02/09/26	ACTION AUTOMATIC DOOR CO	330198974	LOOP INSTALL	R&M-Gate	546034-53904	\$3,213.72
001	02/09/26	ACTION AUTOMATIC DOOR CO	330201436	GATE REPAIRS	R&M-Gate	546034-53904	\$1,993.43
001	02/09/26	ACTION AUTOMATIC DOOR CO	330202669	GATE REPAIRS	R&M-Gate	546034-53904	\$110.00
Check Total							\$5,317.15
CHECK # 100210							
001	02/09/26	THE CPR SCHOOL LLC	2025110501	CPR SCHOOL	Misc-Clubhouse Activities	549120-57212	\$1,350.00
Check Total							\$1,350.00
CHECK # 100211							
001	02/09/26	KAST POOL COMPANY	91333653	JAN 2026 SVC	Contracts-Pools	534078-57212	\$650.00
001	02/09/26	KAST POOL COMPANY	91333304	ORP IN ALARM MODE	R&M-Pools	546074-57212	\$142.50
001	02/09/26	KAST POOL COMPANY	91333779	INSTALL FLOWMETER	R&M-Pools	546074-57212	\$181.50
001	02/09/26	KAST POOL COMPANY	91333795	BREAKER BX REMOVAL/INSTALL	R&M-Pools	546074-57212	\$1,013.54
Check Total							\$1,987.54

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100212							
001	02/09/26	LANDSCAPE MAINT PROFESSIONALS INC	370839	DEC 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,453.80
001	02/09/26	LANDSCAPE MAINT PROFESSIONALS INC	373418	ROYAL PALM CIRCLE INSTALL/MULCH	R&M-Trees and Trimming	546099-53901	\$6,910.81
Check Total							\$13,364.61
CHECK # 100213							
001	02/09/26	PAVCO FURNITURE LLC	A-153941	POOL FURNITURE	R&M-Pools	546074-57212	\$1,552.47
Check Total							\$1,552.47
CHECK # 100214							
001	02/09/26	SUNCOAST MEDIA GROUP	3979949	BOS MEETING AD	Legal Advertising	548002-51301	\$90.09
Check Total							\$90.09
CHECK # 100215							
001	02/09/26	PERSSON, COHEN & MOONEY, P.A.	6619	DEC 2025 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$896.80
001	02/09/26	PERSSON, COHEN & MOONEY, P.A.	6536	NOV 2025 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$532.00
Check Total							\$1,428.80
CHECK # 100216							
001	02/09/26	SOLITUDE LAKE MANAGEMENT	PSI227622	JAN 2026 LAKE MAINT	ProfServ-Wetlands	531048-53901	\$504.70
001	02/09/26	SOLITUDE LAKE MANAGEMENT	PSI227713	JAN 2026 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$412.00
001	02/09/26	SOLITUDE LAKE MANAGEMENT	PSI234279	FEB 2026 WESTLANDS MAINT	ProfServ-Wetlands	531048-53901	\$504.70
Check Total							\$1,421.40
CHECK # 100217							
001	02/09/26	CPH	173753	SVCS THRU 1/2/26	ProfServ-Engineering	531013-51501	\$1,896.25
Check Total							\$1,896.25
CHECK # 100218							
001	02/17/26	INFRAMARK LLC	170576	FEB 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,672.17
001	02/17/26	INFRAMARK LLC	170576	FEB 2026 MGMT SVCS	ProfServ-Field Management	531016-53901	\$553.42
001	02/17/26	INFRAMARK LLC	170576	FEB 2026 MGMT SVCS	Misc-Records Storage	549069-51301	\$8.33
001	02/17/26	INFRAMARK LLC	170576	FEB 2026 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$123.50
Check Total							\$6,357.42
CHECK # 100219							
001	02/24/26	PERSSON, COHEN & MOONEY, P.A.	6696	JAN 2026 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$1,003.20
Check Total							\$1,003.20
CHECK # 100220							
001	02/24/26	SOLITUDE LAKE MANAGEMENT	PSI234353	FEB 2026 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$412.00
001	02/24/26	SOLITUDE LAKE MANAGEMENT	PSI238411	QTRLY FOUNTAIN MAINT	Contracts-Fountain	534023-57212	\$175.10
001	02/24/26	SOLITUDE LAKE MANAGEMENT	PSI239983	FOUNTAIN LIGHT REPLACEMENT	R&M-Fountain	546032-57212	\$2,487.24
Check Total							\$3,074.34
CHECK # 100221							
001	02/24/26	ACTION AUTOMATIC DOOR CO	330205634	GATE REPAIRS	R&M-Gate	546034-53904	\$190.00
Check Total							\$190.00

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100222							
001	02/24/26	LINDA ROSS	013126-PC	PETTY CASH REPLENISHMENT	Misc-Clubhouse Activities	549120-57212	\$36.90
001	02/24/26	LINDA ROSS	013126-PC	PETTY CASH REPLENISHMENT	Misc-Clubhouse Activities	549120-57212	\$16.31
001	02/24/26	LINDA ROSS	013126-PC	PETTY CASH REPLENISHMENT	Misc-Clubhouse Activities	549120-57212	\$6.00
Check Total							<u>\$59.21</u>
CHECK # 100223							
001	02/24/26	KAST POOL COMPANY	91333898	FEB 2026 POOL MAINT	Contracts-Pools	534078-57212	\$676.00
001	02/24/26	KAST POOL COMPANY	91333977	FAULTY FLOW METER	R&M-Pools	546074-57212	\$260.00
Check Total							<u>\$936.00</u>
CHECK # 100224							
001	02/24/26	ENVERA SYSTEMS	765743	ADD'L UNITS	Contracts-Security System	534145-53904	\$42.88
Check Total							<u>\$42.88</u>
CHECK # 100225							
001	02/24/26	GRANDE AIRE SERVICES, INC.	669672595	HVAC REPAIR	R&M-General	546001-57212	\$360.00
001	02/24/26	GRANDE AIRE SERVICES, INC.	661579734	LABOR SVC CALL	R&M-General	546001-57212	\$144.00
Check Total							<u>\$504.00</u>
CHECK # 100226							
001	02/24/26	SUNSHINE ACE HARDWARE, INC.	128446/9	SINGLE KEY CUT	R&M-General	546001-53901	\$14.36
Check Total							<u>\$14.36</u>
CHECK # 100227							
001	02/24/26	THAYLON'S PAVERS PRO LLC	1451	DOWN PAYMENT 30%	R&M-Sidewalks	546084-53901	\$1,978.00
Check Total							<u>\$1,978.00</u>
CHECK # 100228							
001	02/24/26	JUNIPER LANDSCAPING OF FLORIDA LLC	382001	FEB 2026 IRRIG	Contracts-Irrigation	534073-53901	\$1,030.00
001	02/24/26	JUNIPER LANDSCAPING OF FLORIDA LLC	381995	FEB 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,453.81
Check Total							<u>\$7,483.81</u>
CHECK # 100229							
001	02/24/26	GRAU & ASSOCIATES	28602	FY 2025 AUDIT	Auditing Services	532002-51301	\$4,400.00
Check Total							<u>\$4,400.00</u>
CHECK # 300083							
001	02/11/26	CHARLOTTE COUNTY UTILITIES	012226-5125	BILL PRD 12/17/25-1/20/26	Utility - Water & Sewer	543021-53903	\$517.22
Check Total							<u>\$517.22</u>
CHECK # 300084							
001	02/11/26	CHARLOTTE COUNTY UTILITIES	012226-1310	BILL PRD 12/17/25-1/20/26	Utility - Water & Sewer	543021-53903	\$74.71
Check Total							<u>\$74.71</u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300085							
001	02/24/26	COMCAST - ACH	020626-2663-ACH	SVC PRD 02/19-03/16/26	Misc-Cable TV Expenses	549039-57212	\$205.61
001	02/24/26	COMCAST - ACH	020626-2663-ACH	SVC PRD 02/19-03/16/26	Internet Services	549031-53903	\$30.18
001	02/24/26	COMCAST - ACH	020626-2663-ACH	SVC PRD 02/19-03/16/26	Communication - Telephone	541003-53903	\$198.49
Check Total							\$434.28
CHECK # 300086							
001	02/13/26	COMCAST - ACH	012326-3872-ACH	SVC PRD 01/06-02/05/26	Internet Services	549031-53903	\$103.95
Check Total							\$103.95
CHECK # 300087							
001	02/27/26	FPL SUMMARY BILLING	2112026-ACH-1	BILL PRD 01/10/26-02/11/26	Electricity - General	543006-53903	\$630.91
001	02/27/26	FPL SUMMARY BILLING	2112026-ACH-1	BILL PRD 01/10/26-02/11/26	Electricity - General	543006-53904	\$149.60
001	02/27/26	FPL SUMMARY BILLING	2112026-ACH-1	BILL PRD 01/10/26-02/11/26	Electricity - General	543006-57212	\$2,677.93
Check Total							\$3,458.44
CHECK # 903							
001	02/13/26	HANKIN & HANKIN, P.A.	021226-HH	COMMERCIAL PROPERTY DEPOSIT CHECK	Cap Outlay - Other	564002-57212	\$15,000.00
Check Total							\$15,000.00
CHECK # 904							
001	02/18/26	TROWBRIDGE ENERGY GROUP INC	TEGHLP1001	Stress Crete Pole	Misc-Contingency	549900-53901	\$12,031.08
Check Total							\$12,031.08
CHECK # 905							
001	02/25/26	WENZEL ELECTRICAL SERVICES INC	260680	JAN-MAR 2026 QTRLY ALARM MONITORING	Misc-Contingency	549900-53901	\$150.00
Check Total							\$150.00
CHECK # DD900							
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	R&M-General	546001-53901	\$59.90
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	R&M-General	546001-53901	\$12.60
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	Cleaning Supplies	551003-57212	\$79.99
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$39.66
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$116.96
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	Office Supplies	551002-57212	\$8.25
001	02/26/26	VALLEY NATIONAL BANK - ACH	013126-5466	JAN 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	(\$169.00)
Check Total							\$148.36
Fund Total							\$115,046.10

Total Checks Paid | \$115,046.10



Work Order	00933979	Account	Heritage Lake Park CDD
Work Order	00933979	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	3/27/2026		

Work Details

Specialist	On March 21, the following lakes 1, 2, 3, and 4	Prepared By	JONATHAN VELASCO
Comments to	were treated for unwanted invasive vegetation,		
Customer	such as weeds, grasses, and torpedograss.		

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		On March 21, the following lakes 1, 2, 3, and 4 were treated for unwanted invasive vegetation, such as weeds, grasses, and torpedograss.



*Heritage Lake Park
Community Development District*

FISCAL YEAR 2027

Proposed Budget

February 27, 2026

CLEAR PARTNERSHIPS



Heritage Lake Park
Community Development District

Budget Overview

FY 2027

Heritage Lake Park
Community Development District

Operating Budget

FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 1/31/2026	February- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$ 25,000	\$ 25,876	\$ 0.00	\$25,876.00	4%	\$25,000.00
Recreational Activity Fees	5,000	452	\$4,548.00	\$5,000.00	0%	\$5,000.00
Interest - Tax Collector	-	703	\$0.00	\$703.00	0%	\$0.00
Special Assmnts- Tax Collector	789,458	686,932	\$102,526.00	\$789,458.00	0%	\$851,589.50
Special Assmnts- Discounts	(31,578)	(27,191)	\$0.00	-\$27,191.00	-14%	-\$34,063.58
Other Miscellaneous Revenues	500	-	\$500.00	\$500.00	0%	\$0.00
Gate Bar Code/Remotes	3,000	1,713	\$1,287.00	\$3,000.00	0%	\$3,000.00
TOTAL REVENUES	791,380	688,485	\$108,861.00	\$797,346.00	1%	\$850,525.92

EXPENDITURES

Administrative

P/R-Board of Supervisors	13,200	4,000	\$9,200.00	\$13,200.00	0%	\$13,200.00
FICA Taxes	1,010	230	\$780.00	\$1,010.00	0%	\$1,009.80
ProfServ-Arbitrage Rebate	500	-	\$500.00	\$500.00	0%	\$500.00
ProfServ-Dissemination Agent	1,306	1,306	\$0.00	\$1,306.00	0%	\$1,306.00
ProfServ-Engineering	4,000	3,419	\$581.00	\$4,000.00	0%	\$4,000.00
ProfServ-Legal Services	24,844	3,663	\$21,181.00	\$24,844.00	0%	\$24,844.00
ProfServ-Mgmt Consulting	68,066	22,689	\$45,377.00	\$68,066.00	0%	\$70,788.64
ProfServ-Trustee Fees	4,771	4,971	\$0.00	\$4,971.00	4%	\$4,771.00
ProfServ-Web Site Maintenance	1,482	494	\$988.00	\$1,482.00	0%	\$1,482.00
Auditing Services	3,900	-	\$3,900.00	\$3,900.00	0%	\$3,900.00
Postage and Freight	600	54	\$546.00	\$600.00	0%	\$600.00
Insurance - General Liability	12,980	13,384	\$0.00	\$13,384.00	3%	\$12,980.00
Printing and Binding	50	-	\$50.00	\$50.00	0%	\$50.00
Legal Advertising	2,000	423	\$1,577.00	\$2,000.00	0%	\$2,000.00
Misc-Bank Charges	100	72	\$28.00	\$100.00	0%	\$100.00
Misc-Assessment Collection Cost	15,789	13,195	\$2,594.00	\$15,789.00	0%	\$17,031.79
Payroll Services	100	112	\$0.00	\$112.00	12%	\$100.00
Office Supplies	100	-	\$100.00	\$100.00	0%	\$100.00
Annual District Filing Fee	175	175	\$0.00	\$175.00	0%	\$175.00
Total Administrative	154,973	68,187	\$87,402.00	\$155,589.00	0%	\$158,938.23

Field

ProfServ-Field Management	6,641	\$2,214.00	\$4,427.00	\$6,641.00	0%	\$6,906.64
ProfServ-Mgmt Consulting	5,000	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 1/31/2026	February- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
ProfServ-Wetlands	11,000	\$3,667.00	\$7,333.00	\$11,000.00	0%	\$11,000.00
Contracts-Landscape	77,445	\$25,627.00	\$51,818.00	\$77,445.00	0%	\$79,768.35
Contracts-Irrigation	12,730	\$4,120.00	\$8,610.00	\$12,730.00	0%	\$12,730.00
Contracts-Buffer Wall	4,370	\$0.00	\$4,370.00	\$4,370.00	0%	\$4,370.00
R&M-General	9,600	\$954.00	\$8,646.00	\$9,600.00	0%	\$9,600.00
R&M-Irrigation	40,000	\$5,746.00	\$34,254.00	\$40,000.00	0%	\$40,000.00
R&M-Lake	5,000	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Mulch	7,200	\$0.00	\$7,200.00	\$7,200.00	0%	\$7,200.00
R&M-Sidewalks	3,000	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
R&M-Trees and Trimming	5,996	\$7,338.00	\$0.00	\$7,338.00	22%	\$7,338.00
R&M-Lights	4,000	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
R&M-Wall	8,000	\$0.00	\$8,000.00	\$8,000.00	0%	\$8,000.00
Misc-Contingency	28,580	\$10,919.00	\$17,661.00	\$28,580.00	0%	\$28,580.00
Total Field	228,562	\$60,585.00	\$169,319.00	\$229,904.00	1%	\$232,492.99
Utilities						
Communication - Telephone	900	\$814.00	\$1,621.33	\$2,435.33	171%	\$2,436.00
Electricity - General	6,000	\$2,357.00	\$4,694.68	\$7,051.68	18%	\$7,052.00
Internet Services	3,400	\$188.22	\$374.90	\$563.12	-83%	\$3,400.00
Total Utilities	10,300	\$3,359.22	\$6,690.91	\$10,050.13	-2%	\$12,888.00
Gatehouse						
Towing Services	250	\$0.00	\$250.00	\$250.00	0%	\$250.00
Contracts-Gates	1,080	\$104.00	\$976.00	\$1,080.00	0%	\$1,080.00
Contracts-Security System	70,040	\$23,220.00	\$46,820.00	\$70,040.00	0%	\$70,040.00
Electricity - General	3,000	\$592.00	\$1,179.15	\$1,771.15	-41%	\$3,000.00
R&M-Buildings	500	\$0.00	\$500.00	\$500.00	0%	\$500.00
R&M-Gate	3,000	\$6,013.00	\$0.00	\$6,013.00	100%	\$3,000.00
Misc-Contingency	5,000	\$3,511.00	\$1,489.00	\$5,000.00	0%	\$5,000.00
Total Gatehouse	82,870	\$33,440.00	\$51,214.15	\$84,654.15	2%	\$82,870.00
Clubhouse and Recreation						
Payroll-Salaries	26,000	\$8,833.00	\$17,167.00	\$26,000.00	0%	\$26,000.00
Payroll-Maintenance	24,440	\$8,593.00	\$15,847.00	\$24,440.00	0%	\$24,440.00
Payroll Taxes	3,859	\$1,333.00	\$2,526.00	\$3,859.00	0%	\$3,859.00
Workers' Compensation	1,778	\$1,500.00	\$278.00	\$1,778.00	0%	\$1,778.00
Fire Alarm Monitoring	600	\$150.00	\$450.00	\$600.00	0%	\$600.00
Contracts-Fountain	700	\$175.10	\$524.90	\$700.00	0%	\$700.00
Contracts-Security Camera	5,000	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Contracts-Pools	15,374	\$2,600.00	\$12,774.00	\$15,374.00	0%	\$15,374.00
Contracts-HVAC	1,968	\$2,865.00	\$0.00	\$2,865.00	46%	\$1,968.00
Contracts-Pest Control	1,800	\$0.00	\$1,800.00	\$1,800.00	0%	\$1,800.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 1/31/2026	February- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Contracts-Security System	11,104	\$3,701.00	\$7,403.00	\$11,104.00	0%	\$11,104.00
Pest Control - Bldg/Gnds	1,620	\$0.00	\$1,620.00	\$1,620.00	0%	\$1,620.00
Electricity - General	18,564	\$8,322.00	\$16,575.79	\$24,897.79	34%	\$26,214.30
Utility - Refuse Removal	3,292	\$1,212.00	\$2,414.07	\$3,626.07	10%	\$3,818.00
Utility - Water & Sewer	6,500	\$2,358.00	\$4,696.67	\$7,054.67	9%	\$7,407.40
Insurance - Property	26,011	\$25,298.00	\$713.00	\$26,011.00	0%	\$26,011.00
R&M-General	4,000	\$1,047.00	\$2,953.00	\$4,000.00	0%	\$4,000.00
R&M-Fountain	500	\$2,487.00	\$4,953.61	\$7,440.61	1388%	\$500.00
R&M-Pools	8,694	\$5,157.00	\$3,537.00	\$8,694.00	0%	\$8,694.00
R&M-Tennis Courts	1,000	\$846.00	\$154.00	\$1,000.00	0%	\$1,000.00
R&M-Fitness Equipment	2,800	\$325.00	\$2,475.00	\$2,800.00	0%	\$2,800.00
R&M-Fitness Center	2,000	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
R&M-Security Cameras	5,000	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Backflow Inspection	154	\$0.00	\$154.00	\$154.00	0%	\$154.00
Fire Ext Inspection & Repairs	500	\$0.00	\$500.00	\$500.00	0%	\$500.00
R&M-Fire Alarm	500	\$0.00	\$500.00	\$500.00	0%	\$500.00
Fire Alarm Inspection	200	\$0.00	\$200.00	\$200.00	0%	\$200.00
R&M-Fire Sprinklers	2,000	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
R&M - Computer/Internet	2,500	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Misc-Cable TV Expenses	1,286	\$852.00	\$434.00	\$1,286.00	0%	\$1,286.00
Misc-Clubhouse Activities	4,800	\$1,346.00	\$3,454.00	\$4,800.00	0%	\$4,800.00
Misc-Contingency	10,000	\$0.00	\$10,000.00	\$10,000.00	0%	\$4,800.00
Office Supplies	3,000	\$842.00	\$2,158.00	\$3,000.00	0%	\$3,000.00
Cleaning Supplies	2,600	\$121.00	\$2,479.00	\$2,600.00	0%	\$2,600.00
Cleaning Services	500	\$0.00	\$500.00	\$500.00	0%	\$500.00
Cap Outlay - Other	43,760	\$0.00	\$43,760.00	\$43,760.00	0%	\$43,760.00
Total Clubhouse and Recreation	244,404	\$79,963.10	\$179,501.04	\$259,464.14	6%	\$248,287.70
Reserves						
Reserves - Irrigation System	15,000	\$0.00	\$15,000.00	\$15,000.00	0%	\$15,000.00
Reserve - Roadways	32,394	\$0.00	\$32,394.00	\$32,394.00	0%	\$32,394.00
Reserve-Stormwater System	29,220	\$0.00	\$29,220.00	\$29,220.00	0%	\$29,220.00
Reserve - Tennis Court	10,000	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Reserves - Wall	28,435	\$0.00	\$28,435.00	\$28,435.00	0%	\$28,435.00
Total Reserves	115,049	\$0.00	\$115,049.00	\$115,049.00	0%	\$115,049.00
TOTAL EXPENDITURES	836,158	\$245,534.32	\$609,176.09	\$854,710.41	2%	\$850,525.92
Excess (deficiency) of revenues						
Over (under) expenditures	(44,778)	\$442,950.68	-\$500,315.09	-\$57,364.41	28%	\$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	-	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$442,950.68	-\$500,315.09	-\$57,364.41	0%	\$0.00
FUND BALANCE, BEGINNING	1,869,532	\$1,869,532.00	\$0.00	\$1,869,532.00	0%	\$1,812,167.59
FUND BALANCE, ENDING	\$ 1,824,754	\$2,312,482.68	-\$500,315.09	\$1,812,167.59	-1%	\$1,812,167.59

Exhibit "A"
 Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/10/1/2026	\$ 1,812,168
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	1,869,532
Reserves - Fiscal Year 2027 Additions	115,049
Estimated Funds Available - 9/30/2026	\$ 3,796,749

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
<u>Assigned Fund Balance</u>	
Operating Reserve - Operating Capital	\$ 53,822
Reserves Capital Projects (Prior Years)	76,539 <u>76,539</u>
Reserves - Irrigation (Prior Years)	45,000
Reserves - Irrigation FY 2026	15,000
Reserves - Irrigation FY 2027	15,000 <u>75,000</u>
Reserves - Legal (Prior Years)	3,792 <u>3,792</u>
Reserves - Roadways (Prior Years)	350,356
Reserves - Roadways FY 2026	32,394
Reserves - Roadways FY 2027	32,394 <u>415,144</u>
Reserves - Stormwater System (Prior Years)	162,849
Reserves - Stormwater System FY 2026	29,220
Reserves - Stormwater System FY 2027	29,220 <u>221,289</u>
Reserves - Tennis (Prior Years)	30,000
Reserves - Tennis FY 2026	10,000
Reserves - Tennis FY 2027	10,000 <u>50,000</u>
Reserves - Wall (Prior Years)	28,435
Reserves - Wall FY 2026	28,435
Reserves - Wall FY 2027	28,435 <u>85,305</u>
Subtotal	<u>927,069</u>
Total Allocation of Available Funds	980,891
<u>Total Unassigned (undesignated) Cash</u>	<u>\$ 2,815,857</u>

Notes

(1) Represents approximately 3 months of Operating Expenditures

Heritage Lake Park
Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2005 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 1/31/2026	February- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$180,800.00	\$0.00	\$180,800.00	\$180,800.00	0%	\$180,799.86
Special Assmnts- Discounts	-\$7,232.00	\$0.00	\$0.00	\$0.00	-100%	-\$7,231.99
TOTAL REVENUES	\$174,568.00	\$0.00	\$181,800.00	\$181,800.00	4%	\$173,567.87
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$3,616.00	\$0.00	\$3,616.00	\$3,616.00	0%	\$3,616.00
Total Administrative	\$3,616.00	\$0.00	\$3,616.00	\$3,616.00	0%	\$3,616.00
<i>Debt Service</i>						
Principal Debt Retirement	\$80,000.00	\$0.00	\$80,000.00	\$80,000.00	0%	\$85,000.00
Interest Expense	\$69,540.00	\$0.00	\$69,540.00	\$69,540.00	0%	\$62,557.50
Total Debt Service	\$149,540.00	\$0.00	\$149,540.00	\$149,540.00	0%	\$147,557.50
TOTAL EXPENDITURES	\$153,156.00	\$0.00	\$153,156.00	\$153,156.00		\$151,173.50
Excess (deficiency) of revenues Over (under) expenditures	\$21,412.00	\$0.00	\$28,644.00	\$28,644.00	34%	\$22,394.37
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$0.00	\$28,644.00	\$28,644.00	0%	\$22,394.37
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$28,644.00
FUND BALANCE, ENDING	\$21,412.00	\$0.00	\$28,644.00	\$28,644.00	34%	\$51,038.37
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2005 Bonds	\$1,305,000.00	\$1,220,000.00	\$1,140,000.00			\$1,055,000.00

Series 2005 - Special Assessment Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	Extra. Remdmt	INTEREST	TOTAL
11/01/2005	\$2,700,000.00	5.70%	\$0.00		\$76,950.00	\$76,950.00
5/01/2006	\$2,700,000.00	5.70%	\$0.00		\$76,950.00	\$76,950.00
11/01/2006	\$2,700,000.00	5.70%	\$0.00		\$76,950.00	\$76,950.00
5/01/2007	\$2,700,000.00	5.70%	\$35,000.00		\$76,950.00	\$111,950.00
11/01/2007	\$2,665,000.00	5.70%	\$0.00		\$75,952.50	\$75,952.50
5/01/2008	\$2,665,000.00	5.70%	\$35,000.00		\$75,952.50	\$110,952.50
11/01/2008	\$2,630,000.00	5.70%	\$0.00		\$74,955.00	\$74,955.00
5/01/2009	\$2,630,000.00	5.70%	\$40,000.00		\$74,955.00	\$114,955.00
11/01/2009	\$2,590,000.00	5.70%	\$0.00		\$73,815.00	\$73,815.00
5/01/2010	\$2,590,000.00	5.70%	\$40,000.00		\$73,815.00	\$113,815.00
11/01/2010	\$2,550,000.00	5.70%	\$0.00		\$72,675.00	\$72,675.00
5/01/2011	\$2,550,000.00	5.70%	\$45,000.00		\$72,675.00	\$117,675.00
11/01/2011	\$2,505,000.00	5.70%	\$20,000.00		\$71,392.50	\$91,392.50
5/01/2012	\$2,485,000.00	5.70%	\$45,000.00		\$70,822.50	\$115,822.50
11/01/2012	\$2,440,000.00	5.70%	\$5,000.00		\$69,540.00	\$74,540.00
5/01/2013	\$2,435,000.00	5.70%	\$55,000.00		\$69,397.50	\$124,397.50
11/01/2013	\$2,380,000.00	5.70%	\$0.00		\$67,830.00	\$67,830.00
5/01/2014	\$2,380,000.00	5.70%	\$55,000.00		\$67,830.00	\$122,830.00
11/01/2014	\$2,325,000.00	5.70%	\$0.00		\$66,262.50	\$66,262.50
5/01/2015	\$2,325,000.00	5.70%	\$60,000.00		\$66,262.50	\$126,262.50
11/01/2015	\$2,265,000.00	5.70%	\$5,000.00		\$64,552.50	\$69,552.50
5/01/2016	\$2,260,000.00	5.70%	\$65,000.00		\$64,410.00	\$129,410.00
11/01/2016	\$2,195,000.00	5.70%	\$5,000.00		\$62,557.50	\$67,557.50
5/01/2017	\$2,190,000.00	5.70%	\$65,000.00		\$62,415.00	\$127,415.00
11/01/2017	\$2,125,000.00	5.70%	\$0.00		\$60,562.50	\$60,562.50
5/01/2018	\$2,125,000.00	5.70%	\$70,000.00	\$5,000.00	\$60,562.50	\$130,562.50
11/01/2018	\$2,050,000.00	5.70%	\$0.00	\$5,000.00	\$58,425.00	\$58,425.00
5/01/2019	\$2,045,000.00	5.70%	\$70,000.00		\$58,282.50	\$128,282.50
11/01/2019	\$1,975,000.00	5.70%	\$0.00	\$5,000.00	\$56,287.50	\$56,287.50
5/01/2020	\$1,970,000.00	5.70%	\$75,000.00		\$56,145.00	\$131,145.00
11/01/2020	\$1,895,000.00	5.70%	\$0.00	\$5,000.00	\$54,007.50	\$54,007.50
5/01/2021	\$1,890,000.00	5.70%	\$80,000.00		\$53,865.00	\$133,865.00
11/01/2021	\$1,810,000.00	5.70%	\$0.00	\$5,000.00	\$51,585.00	\$51,585.00
5/01/2022	\$1,805,000.00	5.70%	\$85,000.00		\$51,442.50	\$136,442.50
11/01/2022	\$1,720,000.00	5.70%	\$0.00	\$5,000.00	\$49,020.00	\$49,020.00
5/01/2023	\$1,715,000.00	5.70%	\$85,000.00	\$240,000.00	\$48,877.50	\$133,877.50
11/01/2023	\$1,390,000.00	5.70%	\$0.00	\$10,000.00	\$39,615.00	\$39,615.00
5/01/2024	\$1,380,000.00	5.70%	\$75,000.00		\$39,330.00	\$114,330.00
11/01/2024	\$1,305,000.00	5.70%	\$0.00	\$5,000.00	\$37,192.50	\$37,192.50
5/01/2025	\$1,300,000.00	5.70%	\$80,000.00		\$37,050.00	\$117,050.00
11/01/2025	\$1,220,000.00	5.70%	\$0.00		\$34,770.00	\$34,770.00
5/01/2026	\$1,220,000.00	5.70%	\$80,000.00		\$34,770.00	\$114,770.00
11/01/2026	\$1,140,000.00	5.70%	\$0.00		\$32,490.00	\$32,490.00
5/01/2027	\$1,140,000.00	5.70%	\$85,000.00		\$32,490.00	\$117,490.00
11/01/2027	\$1,055,000.00	5.70%	\$0.00		\$30,067.50	\$30,067.50
5/01/2028	\$1,055,000.00	5.70%	\$90,000.00		\$30,067.50	\$120,067.50
11/01/2028	\$965,000.00	5.70%	\$0.00		\$27,502.50	\$27,502.50
5/01/2029	\$965,000.00	5.70%	\$100,000.00		\$27,502.50	\$127,502.50
11/01/2029	\$865,000.00	5.70%	\$0.00		\$24,652.50	\$24,652.50
5/01/2030	\$865,000.00	5.70%	\$105,000.00		\$24,652.50	\$129,652.50
11/01/2030	\$760,000.00	5.70%	\$0.00		\$21,660.00	\$21,660.00
5/01/2031	\$760,000.00	5.70%	\$110,000.00		\$21,660.00	\$131,660.00
11/01/2031	\$650,000.00	5.70%	\$0.00		\$18,525.00	\$18,525.00
5/01/2032	\$650,000.00	5.70%	\$115,000.00		\$18,525.00	\$133,525.00
11/01/2032	\$535,000.00	5.70%	\$0.00		\$15,247.50	\$15,247.50
5/01/2033	\$535,000.00	5.70%	\$125,000.00		\$15,247.50	\$140,247.50
11/01/2033	\$410,000.00	5.70%	\$0.00		\$11,685.00	\$11,685.00
5/01/2034	\$410,000.00	5.70%	\$130,000.00		\$11,685.00	\$141,685.00
11/01/2034	\$280,000.00	5.70%	\$0.00		\$7,980.00	\$7,980.00
5/01/2035	\$280,000.00	5.70%	\$135,000.00		\$7,980.00	\$142,980.00
11/01/2035	\$145,000.00	5.70%	\$0.00		\$6,412.50	\$6,412.50
5/01/2036	\$145,000.00	5.70%	\$145,000.00		\$6,412.50	\$151,412.50
			\$1,220,000.00		\$461,985.00	\$1,681,985.00

Heritage Lake Park

Community Development District

Supporting Budget Schedule

FY 2027

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

Product	Total Units/Acres	ERU Per Unit	On-Roll ERUs	Off-Roll Units	FY 2027			FY 2026			FY 2027		FY 2026	
					O & M Per Unit	O & M Per Unit	Percent Change	Debt Svc Per Unit	Debt Svc Per Unit	Percent Change	Total Per Unit	Total Per Unit	Dollar Change	Percent Change
Condo	246.00	1	246.00	0	\$1,780.06	\$1,650.11	7.9%	\$422.43	\$422.43	0.0%	\$2,202.49	\$2,072.54	\$129.95	6.3%
Park Villa	116.00	1	116.00	0	\$1,780.06	\$1,650.11	7.9%	\$422.43	\$422.43	0.0%	\$2,202.49	\$2,072.54	\$129.95	6.3%
Park Villa Prepaid	40.00	1	40.00	0	\$1,780.06	\$1,650.11	7.9%	\$0.00	\$0.00	0.0%	\$1,780.06	\$1,650.11	\$129.95	7.9%
Luxury Villa	60.00	1	60.00	0	\$1,780.06	\$1,650.11	7.9%	\$464.67	\$464.67	0.0%	\$2,244.73	\$2,114.78	\$129.95	6.1%
	462.00		462.00	0										
Commercial	14.16	3.77	53.38	0	\$547.01	\$507.86	7.7%	\$0.00	\$0.00	0.0%	\$547.01	\$507.86	\$39.15	7.7%
Total	476.16		515.38	0										

Heritage Lake Park CDD Event Host Guidelines

Introduction: These Event Guidelines have been developed for those residents of the HLP Community who wish to host/coordinate activities in the Clubhouse and / or adjacent CDD Common Areas. This is companion document to the CDD's Rental Rules & Regulations Policy. These Event Guidelines are designed to facilitate uniformity and safety for events in the park. The CDD Board of Supervisors reserves the right to make changes and / or provide additional clarifications when applicable, and will serve as the arbiter of any conflicts that may arise. Interested parties must understand that the CDD is prohibited from engaging in events that generate an income.

It is expected that hosts and volunteers work with the HLP Office Manager to completely familiarize themselves with the CDD Rules & Regulations, which are available in the clubhouse or online at www.hlp-cdd.com so that all applicable rules and regulations are clearly understood before engaging in planning activities.

All areas within the walls of the HLP Clubhouse are considered a "smoke-free environment". The only Designated Smoking Area is located at the outside end of the clubhouse front entry canopy and/or parking lot areas. Observe all other outside areas which are posted "Non-Smoking Area". Those coordinating events of any kind shall ensure that attendees do not litter our grounds and/or facilities with smoking items.

Definitions:

- CDD-SANCTIONED EVENT

Activities are those where the host does not pay to rent the clubhouse and/or kitchen. Other common areas, such as the pool, fitness, pickleball/tennis courts are not included in any event of this type. Only residents of HLP may use the clubhouse for these events, and at the discretion of the host, and with the prior approval of the host and the Board of Supervisors, outside guests may be permitted to attend. When outside (non-resident) guests will attend an event, the host must add all guest names to their Envera visitor's list. Alternatively, the resident may request that the CDD inform Envera to "admit all" guest during specified hours. There are 2 types of CDD-Sanctioned Events: *A GOODWILL EVENT* - such as a pot luck dinner or other social gathering, at which attendees are not charged a fee to attend; and a *PAID EVENT* - at which attendees are charged a fee to attend.

Continued.

- **GOODWILL EVENT**
Events of this type are held on a first-come, first-served basis and must be opened to all HLP residents who wish to register within capacity limits and sign-up deadlines. No budget needs to be submitted and no expenses will be reimbursed. At its sole discretion, the Board of Supervisors may opt to expend funds on CDD-Sanctioned Goodwill events for the benefit of the community.
- **HOST**
Any individual that wishes to coordinate an activity or event at the clubhouse. The host is responsible for adhering to all applicable rules & regulations for organizing, setting up, running, and cleaning up, and for any volunteers who assist in the process.
- **OCCUPANCY**
The posted Occupancy Limit for the clubhouse is 167 people based on the square footage of an empty main room and lobby, and therefore cannot be used to determine safe capacity limits while an event is occurring, due to the space occupied by tables/chairs, equipment, displays, entertainment etc. The CDD Board of Supervisors retains the right to determine the maximum number of people who can attend any given event. *Based on consultation with the Fire Marshall, a maximum capacity of 80 people for a typical event, including tables/chairs/hosts/volunteers/etc. shall be set and the host shall be responsible for monitoring occupancy limits during the planning, sign-up, and event process.*
- **PAID EVENT**
Events for which attendees are charged a fee to attend.
- **PRIVATE HIRE EVENT**
Events that are not CDD-Sanctioned Events, and are hosted by an individual who pays to rent the clubhouse and/or kitchen. Only residents of HLP may host a private hire event and must contact the HLP Office Manager to coordinate required procedures.
- **VOLUNTEER**
Any individual who agrees to assist the host of an activity or event with planning, set-up and clean-up activities.

Continued.

**Heritage Lake Park CDD
Event Host Guidelines - Page 3.**

General Information CDD-Sanctioned GOODWILL EVENTS

- ✓ All CDD-Sanctioned Goodwill Events **MUST** have an identified host and enough volunteers to organize, set-up, run, and clean-up restoring the clubhouse to pre-event condition. The Host is responsible for assuring there are enough volunteers to assist in the process, and events may be cancelled if there are not enough volunteers.
- ✓ All CDD-Sanctioned Goodwill Events must be approved in advance, scheduled through the Office Manager; placed on the master Calendar, and have a sign-up sheet in the events binder in the clubhouse, even if there is no charge to attend the event or when sub-capacity attendance is expected. Hosts shall work with the Office Manager to assure this requirement is met.
- ✓ Any HLP resident must be able to have reasonable access to the clubhouse and amenities during normal hours of operation (6:00 AM - 10:00 PM) even when an event of any kind is underway. NOTE THAT the clubhouse cannot be closed to residents EXCEPT for the purposes of safety during set-up and clean-up, and only with advanced permission requested from, and approved by, the Board of Supervisors.
- ✓ No Event may serve or sell alcohol. All gatherings at which alcohol is consumed must be "BYOB" ONLY. No food or beverages are permitted inside the fenced pool area.
- ✓ Hosts for CDD-Sanctioned Goodwill Events may use all available decorations and non-disposable items from the kitchen, such as dishes/flatware/pots/pans/tablecloths, etc. All non-disposable items must be cleaned, returned, and properly stored after the event. Hosts may also use all available disposable kitchen items, such as paper plates/napkins/paper towels, etc. with prior approval. The host shall consult with the Office Manager or Board Chairman if supplies appear to be inadequate for a planned event. No special supplies should be purchased by the host and no expenses will be reimbursed.

Continued.

**Heritage Lake Park CDD
Event Host Guidelines - Page 4.**

General Information CDD-Sanctioned PAID EVENTS

- ✓ Hosts are responsible for reading the CDD Rental Rules & Regulations document and for

understanding their responsibilities for applicable deposits, cleaning fees, etc.

- ✓ All CDD-Sanctioned Paid Events **MUST** have an identified host and enough volunteers to organize, set-up, run, and clean-up restoring the clubhouse to pre-event condition. The Host is responsible for assuring there are enough volunteers to assist in the process, and events may be cancelled if there are not enough volunteers.
- ✓ Hosts are responsible for creating and submitting a budget to the HLP Office Manager. Timing of submission is as follows: a minimum of 45 days for most events; and a minimum of 60 days if deposits or pre-payments are needed.
- ✓ Hosts are responsible for the purchase of necessary items for the event and will be provided a CDD Tax-Exempt certificate to be utilized for all taxable purchases. For larger purchases, such as food, entertainment, etc. hosts should request deposits and final payments to be made directly by Inframark via check request, made through the HLP Office Manager no less than 45 days prior to the time that the payment is needed. A signed contract and W-9 form are required before (or at the time of) any check request.
- ✓ Hosts may be reimbursed from Petty Cash for minor budgeted expenses upon presentation of original itemized receipts to the HLP Office Manager. Alternatively, the host may pay the expenses and will be reimbursed once the event is completed and all receipts have been submitted to the HLP Office Manager. Reimbursements are generally issued approximately 30 days after submission. Original itemized vendor/store receipts must be submitted for reimbursements. Due to its Tax-Exempt status, the CDD cannot reimburse sales tax. Similarly, the CDD will not reimburse "tips" and all compensation and gratuities to vendors should be included in the contract. The CDD cannot reimburse charges included after an event has taken place, or for items not directly related to the event as budgeted. All surplus Paid Event Items that were purchased by the CDD, either through direct payment or reimbursement, become property of the CDD, placed into storage, and may be used for future events. At its sole discretion, the Board of Supervisors may opt to expend funds on CDD-Sanctioned Paid Events for the benefit of the community.

Continued.

**Heritage Lake Park CDD
Event Host Guidelines - Page 5.**

- ✓ Hosts may use all decorations available from the CDD. Any other decorations chosen by the host are the responsibility of the host to provide and must be included in the budgeted costs of the event. Disposable items such as paper plates/cups/napkins/plastic utensils, etc. are the responsibility of the host to provide and must be included in the budgeted costs of the event. Hosts may use all available non-disposable items from the kitchen, such as dishes/flatware/pots/pans/tablecloths, etc. All non-disposable items must be cleaned,

returned, and properly stored after the event, or a cleaning fee will be charged.

WORK ITEMS FOR PLANNING A AN EVENT

RESPONSIBILITY OF HOSTS - CDD-SANCTIONED GOODWILL EVENTS

- Create a theme or goal of the event.
- Recruit volunteers and assigning responsibilities to help with the event.
- Work with the HLP Office Manager to schedule and advertise the event through flyers, sign-up sheets, etc.
- Set up the event, hosting, and cleaning up after the event.

RESPONSIBILITY OF HOSTS - CDD-SANCTIONED PAID EVENTS

- Create a theme or goal of the event.
- Recruit volunteers and assigning responsibilities to help with the event.
- Work with the HLP Office Manager to schedule and advertise the event through flyers, sign-up sheets, etc.
- Create a budget and identifying per-person costs that include decorations, supplies, food, entertainment, etc.
- Submit the budget to the HLP Office Manager in a timely manner so that contracts, W-9 forms, and check requests can be processed at the earliest opportunity.
- Work with vendors to locate and schedule entertainment, food and other necessary resources.
- Purchase food, supplies, decorations and other necessities using CDD Tax Exempt forms.
- Work with the HLP Office Manager to execute and expedite contracts and W-9 forms for vendors.

Continued.

Heritage Lake Park CDD Event Host Guidelines - Page 6.

- Requesting final payments to vendors via check requests through the HLP Office Manager.
- Setting up, hosting, and cleaning up after the event.
- Submitting final expense receipts for reimbursement. NOTE THAT no reimbursement will be made without original itemized receipts, and for tips/gratuities/sales tax.

RESPONSIBILITY OF THE HLP OFFICE MANAGER

- Work with the CDD Board Chair, or designee & host to obtain approval of event..

- Schedule event on Master calendar
- Create & Distribute Event Flyer and make notifications.
- Create & monitor sign-up sheet and wait list, if applicable.
- Secure vendor contracts, W-9 form and insurance as applicable.
- Collect, record and deposit registration payments, when applicable.
- Monitor budget process as purchases are made.
- Assure clean-up is performed to satisfaction.
- Return any deposit due.
- Process reimbursements for event purchases, when applicable.
- Submit final receipts to Inframark for reimbursement.
- Prepare profit/loss statement for each event.
- Prepare annual profit/loss statement for all events.

REGISTRATION / SIGN-UP PROCESS

- ✓ ALL EVENTS must have a sign-up sheet, even if there is no charge to attend, or when sub-capacity (167 people) is expected, and a sign-up deadline must be established.
- ✓ For CDD-Sanctioned Goodwill events, sign-up sheets will be available in the Clubhouse Activities Area, and will be pulled by the HLP Office Manager if/when an event reaches maximum capacity for that event.
- ✓ For CDD-Sanctioned Paid Events, flyers and sign-up sheets must specify the per-person ticket price and sign-up deadline for the event, and attendees must register and pay at the Clubhouse Office during regular office hours. Registration is on a first-come, first-served basis and must be paid for in full, places cannot be "held." If a Paid Event sells out before the sign-up deadline, a *Wait List* may be created at the discretion of the HLP Office Manager.

Continued.

Heritage Lake Park CDD Event Host Guidelines – Page 7.

- ✓ ALL ATTENDEES of any CDD-Sanctioned Goodwill or Paid Event, including hosts, volunteers and spouses, must register, and when applicable, pay for the event and are counted towards the occupancy limits.
- ✓ For CDD-Sanctioned Paid Events with entertainment, it is permissible for the host to comp the performers' meal(s). Guests of performers should be expected to pay for their meals; however, this may be waived at the discretion of the host. NOTE THAT regardless of "pay status", performers and their guests shall be counted towards the occupancy limits and must be accounted for in the per-person ticket price of paying guests to

ensure adequate food, seating and supplies are budgeted for and available.

- ✓ Hosts should avoid walk-ins and other late additions even if an event is not sold out so as not to set a precedent for residents to bypass the sign-up process or create the potential for occupancy violations. If circumstances do result in late additions to paid events, funds need to be collected by the host at the time of admittance and turned into the HLP Office Manager the following business day.
- ✓ Authorized attendance at CDD-Sanctioned Events shall be monitored by the use of the sign-up sheet and unique identifiers, such as hand stamps, tickets, place cards or name tags, prepared in advance by the host.
- ✓ The Clubhouse is automatically locked by Envera at 10:00 PM. If it is anticipated that an event and clean-up will be later than 10:00 PM, the host must notify the HLP Office Manager and Envera must be given 7-day advanced notice for a late lock up. ALL EVENTS AND CLEAN-UP ACTIVITIES MUST CONCLUDE NO LATER THAT 11:00 PM.

CANCELLATIONS & WAIT LIST

- ✓ If a paid event is not sold out, or the sign-up date has not passed, a refund can be issued to a resident who wishes to cancel their reservation. Once an event sign-up deadline has passed, no refund can be issued. In this case, residents may "sell" their registrations privately if they can locate a purchaser.

Continued.

Heritage Lake Park CDD Event Host Guidelines - Page 8.

- ✓ If a paid event is sold out prior to the sign-up deadline a Wait List may be created at the HLP Office Manager's discretion. If a Wait List is created, the HLP Office Manager will attempt to contact individuals on the list, on a first-come, first-served basis, therefore no Wait-Listed individual can be guaranteed a space if there is a cancellation. If a registration can be re-sold by the HLP Office Manager prior to the registration deadline, the original purchaser will be refunded if they are not able to "sell" their registration privately.

PROCEEDS

- ✓ The budgetary goal of any CDD-Sanctioned Event is zero profit / zero loss, and cannot benefit from "fund-raisers" from which it would benefit. The CDD is a not-for-profit

entity and is not allowed to profit from community events and activities. Any surplus that is inadvertently created from an event will remain in the ACTIVITIES FUND and will be used for future community activities at the discretion of the Board of Supervisors.

- ✓ Individuals who host or volunteer at any event are not authorized to purchase non-essential or unrelated items from event proceeds.
- ✓ The Clubhouse cannot be used for commercial purposes or business functions.

February, 2026



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ENVERA SERVICES AGREEMENT CHANGE ORDER

"Client": Heritage Lake Park Community Development District
"Community": Heritage Lake Park
"Premises": 25635 Heritage Lake Blvd, Punta Gorda, Florida 33983
"Services" to be Added: None
"Services" to be Removed: None

Change Order Date: 3/18/2026
Agreement Number: 00001652
Quote Number: Q-18974

Client hereby authorizes and directs Envera to make change(s) to the above project as set forth on this Change Order and agrees to pay the additional amounts provided by this Change Order. The work contemplated by this Change Order shall be performed under the same terms and conditions as the Services set forth in the original Agreement between the parties.

EQUIPMENT TO BE ADDED OR REMOVED FROM PRIOR ORDER

Total Change in Installation Fee: \$0.00

50% Installation Deposit Due: \$0.00

EXTENSION OF TERM OF AGREEMENT

The last day of the current term of the Agreement is 5/11/2026. The parties agree that by execution of this Change Order the current term shall be extended through and until 8/11/2026, after which time the Agreement shall renew according to the terms contained therein.

INCREASES OR DECREASES TO SCHEDULE OF FEES

Effective beginning with invoice for services performed as of the activation date.

REPAIR & MAINTENANCE SERVICES: Monthly Service & Maintenance Plan Rates for standard services described in paragraphs 1 and 5 of the Agreement:
ACCEPTED

Total Change in Monthly Service Rates: \$0.00

0.00% Sales Tax: \$0.00

Total Change in Monthly Service Rates with Sales Tax: \$0.00

2 Month Pre-Payment Deposit Due: \$0.00

IN WITNESS WHEREOF, the parties have executed this Change Order on the dates written below.

CLIENT:

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: _____
Mark Vega
Name: _____
Secretary & District Manager
Title: _____
Date: _____

Signature: _____
Name: _____
Title: _____
Date: _____

**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, March 2, 2026, and called to order at 10:05 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 either in person or via electronic communications were:

Mark Vega	Senior District Manager
Heather Jackson	District Manager
Sergio Inguanzo	District Accountant
Audience Members	

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. Vega 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

Motion to Approve Agenda

There was Board concurrence to approve the agenda for the meeting, as presented.

40 **FOURTH ORDER OF BUSINESS** **Audience Comments – Three (3) Minute**
41 **Time Limit**

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

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

45 **A. District Accountant**
46 **i. Acceptance of the January 2026 Financial Report**

47 There being no comments or questions,

48
49

On MOTION by Mr. Waring, seconded by Ms. Shella, with all in 50 favor, the January 2026 Financial Report was accepted. (5-0)

51

52 **B. District Engineer**
53 There being no engineer present, the next item followed.

54 **C. District Counsel**
55 There was no District Counsel present. However, Mrs. Jackson informed the Board that
56 Counsel is actively working on the termination of the Envera contract and the RFP.

57 **D. Landscape Update**
58 **i. Juniper Site Audit Report**

59 Discussion ensued.

60 **ii. Juniper Project Schedule Update**
61 Discussion ensued.

62 **iii. Consideration of Irrigation Leak Proposal**

63

64
65

On MOTION by Mr. Waring, seconded by Ms. Shella, with all in 66 favor, the Proposal from Juniper for repair of irrigation leak in the 67 amount of \$1,400.00, was approved. (5-0)
--

68

69 **E. District Manager**
70 Mr. Vega presented his report for review by the Board.

71 **i. SOLitude Service Report**
72 Discussion ensued. Mr. Vega will contact SOLitude Lake Management to confirm whether
73 the price will be extended.

74

75

76 **SIXTH ORDER OF BUSINESS** **Business Items**

77 **A. Discussion of Fiscal Year 2026-2027 Proposed Budget**

78 Mr. Vega presented the Proposed budget to the Board, and several items and amounts were
 79 revised following their discussion.

80 **B. Discussion of PMI and CPH**

81 Mr. DeFilippo has expressed concerns about paying the PMI until the final inspection from
 82 the engineering team is completed. The engineering company also needs to reinstall and complete
 83 the survey pins that were removed during the milling of the roadway. Mrs. Jackson is currently
 84 awaiting a response to schedule the walk-through. Once the walk-through and final inspection are
 85 completed, the District will release the funds for payment.

86
 87 **SEVENTH ORDER OF BUSINESS** **Business Administration**

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

89 There being no additions, corrections or deletions,

90

91 On MOTION by Mr. Waring, seconded by Ms. Shella, with all in
 92 favor, the January 5, 2026 Regular Meeting Minutes were approved.
 93 (5-0)

94

95 **B. Consideration of the Regular Meeting Minutes of the February 2, 2026**
 96 **Meeting**

97 There being no additions, corrections or deletions,

98

99 On MOTION by Mr. Waring, seconded by Ms. Shella, with all in
 100 favor, the Regular Meeting Minutes of the February 2, 2026 meeting
 101 were approved. (5-0)

102

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

104 There being no comments or questions,

105

106 On MOTION by Mr. Waring, seconded by Ms. Shella, with all in
 107 favor, items approved under Resolution 2024-04 were ratified. (5-0)

108

109

110 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

111 Mr. Krauss will send a spreadsheet and financial questions to Mr. Vega. He informed the
 112 Board of the offer acceptance on the Parcel, which is currently in the diligence period and
 113 scheduled to close on April 20, 2026.

Heritage Lake Park CDD
March 3, 2026 Meeting

114 Mr. Waring noted that starting at midnight the watering restriction rules will be in effect.

115 Mr. Niles has a spreadsheet for watering rules and will send to Mr. Vega to upload to the website.

116 Ms. Shella informed the Board of the attendance of the last event going over HOA/CDD
117 by the HOA.

118

119 **NINTH ORDER OF BUSINESS**

Chairperson’s Comment

120 Mr. DeFilippo discussed the possibility of installing a temporary “slow” sign to remind
121 drivers to reduce their speed in the area.

122

123 **TENTH ORDER OF BUSINESS**

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

124

125

126 A resident asked about paying off assessments and Mr.Vega explained to the Board how
127 they can find this information, and to direct residents to Mr. Vega for assistance.

128

129 **ELEVENTH ORDER OF BUSINESS**

Adjournment

130 There being no further business,

131

132 On MOTION by Ms. Shella, seconded by Mr. Waring, with all in
133 favor, the meeting was adjourned at 12:50 p.m. (5-0)

134

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Chairperson/Vice Chairperson

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Heritage Lake Park Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Charlotte County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the General Election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Elizabeth Shella, Seat 2, currently held by James DeFilippo and Seat 3 currently held by Greg Krauss are scheduled for General Election on November 3, 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of April, 2026.

**HERITAGE LAKE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson/Vice Chairperson

ATTEST:

Secretary/Assistant Secretary

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Heritage Lake Park Community Development District (“District”) will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Charlotte County Supervisor of Elections located at 226 Taylor Street, Punta Gorda, Florida 33950; Ph: (941) 833-5400. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Heritage Lake Park Community Development District has three (3) Seats up for election, specifically Seats 1, 2 and 3. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Charlotte County Supervisor of Elections.