



Heritage Lake Park Community Development District

May 4, 2026 Meeting

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



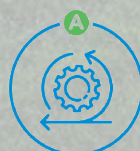
COLLABORATION



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
- Janice Swade, Administrative Assistant

**Agenda
Monday, May 4, 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 March 2026 Financial Report.....Page 3
 - B. District Engineer
 - C. District Counsel
 - i. Discussion of Rate Adjustment.....Page 21
 - D. Landscape Update
 - E. District Manager
 - i. SOLitude Service Report.....Page 23
 - ii. Report on Number of Registered Voters (418).....Page 24
 - iii. Action Items List
- 6. Business Items**
 - A. Discussion of Security RFP
 - B. Consideration of Sales Order #SOPTC27186 From Leaders for Purchase of Pool Furniture.....Page 25
 - C. Ratification of Turner Pest Control Contract for Trapping Raccoons.....Page 27
 - D. Distribution of the Proposed Fiscal Year 2027 Budget and Consideration of Resolution 2026-06, Approving Budget & Setting Public Hearing.....Page 31
- 7. Business Administration**
 - A. Consideration of the Meeting Minutes of the April 6, 2026 Regular Meeting & April 20, 2026 Continued Meeting.....Page 53
 - B. 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, June 8, 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

March 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 - 14

**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

March 31, 2026

Balance Sheet
March 31, 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	\$ 2,013,015	\$ -	\$ 2,013,015
Cash On Hand/Petty Cash	800	-	800
Accounts Receivable	60	-	60
Due From Other Gov'tl Units	57	-	57
Due From Other Funds	-	4,172	4,172
Investments:			
Money Market Account	216,732	-	216,732
Reserve Fund	-	86,032	86,032
Revenue Fund	-	229,035	229,035
Prepaid Items	6,719	-	6,719
TOTAL ASSETS	\$ 2,237,383	\$ 319,239	\$ 2,556,622
<u>LIABILITIES</u>			
Accounts Payable	\$ 417,614	\$ -	\$ 417,614
Accrued Expenses	2,630	-	2,630
Due to Other	185	-	185
Sales Tax Payable	38	-	38
Due To Other Funds	4,172	-	4,172
TOTAL LIABILITIES	424,639	-	424,639
<u>FUND BALANCES</u>			
<u>Nonspendable:</u>			
Prepaid Items	6,719	-	6,719
<u>Restricted for:</u>			
Debt Service	-	319,239	319,239
<u>Assigned to:</u>			
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	(387,484)	-	(387,484)
Unassigned:	1,388,296	-	1,388,296
TOTAL FUND BALANCES	\$ 1,812,744	\$ 319,239	\$ 2,131,983
TOTAL LIABILITIES & FUND BALANCES	\$ 2,237,383	\$ 319,239	\$ 2,556,622

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 25,000	\$ 38,801	155.20%	\$ 6,668
Recreational Activity Fees	5,000	730	14.60%	68
Interest - Tax Collector	-	703	0.00%	-
Special Assmnts- Tax Collector	789,458	723,234	91.61%	16,501
Special Assmnts- Discounts	(31,578)	(27,785)	87.99%	(198)
Other Miscellaneous Revenues	500	-	0.00%	-
Gate Bar Code/Remotes	3,000	2,074	69.13%	201
TOTAL REVENUES	791,380	737,757	93.22%	23,240
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	13,200	6,000	45.45%	1,000
FICA Taxes	1,010	383	37.92%	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%	-
ProfServ-Mgmt Consulting	68,066	34,033	50.00%	5,672
ProfServ-Trustee Fees	4,771	4,971	104.19%	-
ProfServ-Web Site Maintenance	1,482	741	50.00%	124
Auditing Services	3,900	4,400	112.82%	-
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	530	26.50%	107
Misc-Bank Charges	100	111	111.00%	19
Misc-Records Storage	-	50	0.00%	8
Misc-Assessment Collection Cost	15,789	13,909	88.09%	326
Payroll Services	100	253	253.00%	131
Website Expense	-	3,750	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	154,973	93,839	60.55%	7,464

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<u>Field</u>				
ProfServ-Field Management	6,641	3,321	50.01%	553
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	5,500	50.00%	917
Contracts-Landscape	77,445	38,535	49.76%	6,454
Contracts-Irrigation	12,730	6,180	48.55%	1,030
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	1,932	20.13%	678
R&M-Irrigation	40,000	7,987	19.97%	1,661
R&M-Lake	5,000	-	0.00%	-
R&M-Mulch	7,200	17,200	238.89%	-
R&M-Sidewalks	3,000	1,978	65.93%	-
R&M-Trees and Trimming	5,996	11,165	186.21%	-
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	-	0.00%	-
Misc-Contingency	28,580	35,895	125.59%	13,020
Total Field	228,562	129,693	56.74%	24,313
<u>Utilities</u>				
Communication - Telephone	900	1,181	131.22%	199
Electricity - General	6,000	3,370	56.17%	413
Internet Services	3,400	701	20.62%	30
Total Utilities	10,300	5,252	50.99%	642
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	70,040	35,172	50.22%	5,921
Electricity - General	3,000	858	28.60%	126
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	6,843	228.10%	336
Misc-Contingency	5,000	6,061	121.22%	1,365
Total Gatehouse	82,870	48,934	59.05%	7,748
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	13,222	50.85%	2,233
Payroll-Maintenance	24,440	12,639	51.71%	2,054
Payroll Taxes	3,859	1,978	51.26%	328
Workers' Compensation	1,778	1,500	84.36%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
Fire Alarm Monitoring	600	300	50.00%	-
Contracts-Fountain	700	350	50.00%	-
Contracts-Security Camera	5,000	-	0.00%	-
Contracts-Pools	15,374	3,952	25.71%	676
Contracts-HVAC	1,968	2,865	145.58%	-
Contracts-Pest Control	1,800	1,199	66.61%	-
Contracts-Security System	11,104	5,552	50.00%	925
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,564	12,365	66.61%	1,442
Utility - Refuse Removal	3,292	1,818	55.22%	303
Utility - Water & Sewer	6,500	3,476	53.48%	496
Insurance - Property	26,011	25,298	97.26%	-
R&M-General	4,000	1,059	26.48%	12
R&M-Fountain	500	2,487	497.40%	-
R&M-Pools	8,694	5,417	62.31%	-
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	1,205	93.70%	198
Misc-Clubhouse Activities	4,800	2,453	51.10%	(290)
Misc-Contingency	10,000	-	0.00%	-
Office Supplies	3,000	858	28.60%	8
Cleaning Supplies	2,600	356	13.69%	155
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	43,760	15,000	34.28%	-
Total Clubhouse and Recreation	244,404	116,520	47.68%	8,540
Reserves				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	-	0.00%	-
Reserve - Tennis Court	10,000	-	0.00%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	836,158	394,238	47.15%	48,707
Excess (deficiency) of revenues				
Over (under) expenditures	(44,778)	343,519	n/a	(25,467)
Net change in fund balance	\$ (44,778)	\$ 343,519	n/a	\$ (25,467)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,469,225	1,469,225		
FUND BALANCE, ENDING	\$ 1,424,447	\$ 1,812,744		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 3,975	397.50%	\$ 780
Interest - Tax Collector	-	161	0.00%	-
Special Assmnts- Tax Collector	180,800	166,808	92.26%	4,309
Special Assmnts- Discounts	(7,232)	(6,424)	88.83%	(52)
TOTAL REVENUES	174,568	164,520	94.24%	5,037
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	3,208	88.72%	85
Total Administration	3,616	3,208	88.72%	85
<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	47,978	31.33%	85
Excess (deficiency) of revenues Over (under) expenditures	21,412	116,542	n/a	4,952
Net change in fund balance	\$ 21,412	\$ 116,542	n/a	\$ 4,952
FUND BALANCE, BEGINNING (OCT 1, 2025)	202,697	202,697		
FUND BALANCE, ENDING	\$ 224,109	\$ 319,239		

**Heritage Lake Park
Community Development District**

Supporting Schedules

March 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
02/06/26	23,155	482	473	24,110	19,801	4,309
03/05/26	20,149	250	411	20,810	16,501	4,309
TOTAL	\$ 838,717	\$ 34,209	\$ 17,117	\$ 890,042	\$ 723,234	\$ 166,808
% COLLECTED				91.73%	91.61%	92.26%
TOTAL OUTSTANDING				\$ 80,220	\$ 66,228	\$ 13,992

**Cash and Investment Balances
March 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%	\$ 770
Government Interest	Checking	Valley National Bank	3.56%	2,012,245
			Subtotal	<u>\$2,013,015</u>
Cash On Hand/Petty Cash				800
Public Funds	Money Market	BankUnited	3.40%	216,732
DEBT SERVICE FUND				
Series 2005 Reserve Fund		U.S. Bank	3.27%	86,032
Series 2005 Revenue Fund		U.S. Bank	3.27%	229,035
			Subtotal	<u>\$ 315,066 (1)</u>
			Total	<u><u>\$2,545,613</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. 03-26

Statement Date 03/31/2026

G/L Account No. 101002 Balance	770.47	Statement Balance	770.47
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	770.47
Subtotal	770.47	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	770.47
Ending G/L Balance	770.47		

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

Bank Account Statement

Heritage Lake Park CDD

Bank Account No. 2415
Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101003 Balance	2,012,244.57	Statement Balance	2,018,731.91
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	2,012,244.57	Subtotal	2,018,731.91
Negative Adjustments	0.00	Outstanding Checks	-6,487.34
Ending G/L Balance	2,012,244.57	Ending Balance	2,012,244.57

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	100229	GRAU & ASSOCIATES	Inv: 28602			-4,400.00
03/12/2026	Payment	100245	PEST ELIMINATORS, INC	Inv: 35369, Inv: 35368			-1,199.00
03/09/2026	Payment	300095	CHARLOTTE COUNTY UTILITIES	Inv: 031926-5125-ACH			-465.34
Total Outstanding Checks							-6,487.34

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(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 # 100230								
001	03/02/26	ACTION AUTOMATIC DOOR CO	330211202	GATE REPAIRS	R&M-Gate	546034-53904	\$303.98	
							Check Total	<u>\$303.98</u>
CHECK # 100231								
001	03/02/26	INFRAMARK LLC	171456	JAN 2026 POSTAGE	Postage and Freight	541006-51301	\$8.14	
							Check Total	<u>\$8.14</u>
CHECK # 100232								
001	03/02/26	ENVERA SYSTEMS	764966	MAR 2026 SVCS	Prepaid Items	155000-53904	\$6,832.08	
							Check Total	<u>\$6,832.08</u>
CHECK # 100233								
001	03/02/26	JUNIPER LANDSCAPING OF FLORIDA LLC	383016	MULCH INSTALL	R&M-Mulch	546059-53901	\$16,900.00	
001	03/02/26	JUNIPER LANDSCAPING OF FLORIDA LLC	382588	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$580.00	
001	03/02/26	JUNIPER LANDSCAPING OF FLORIDA LLC	383308	15 BAGS RIVER ROCK-ISLAND GATE	R&M-Mulch	546059-53901	\$299.98	
							Check Total	<u>\$17,779.98</u>
CHECK # 100234								
001	03/06/26	GRANDE AIRE SERVICES, INC.	672244705	ICE MACHINE REPAIR	R&M-General	546001-57212	\$541.72	
							Check Total	<u>\$541.72</u>
CHECK # 100235								
001	03/09/26	SOLITUDE LAKE MANAGEMENT	PSI240962	MAR 2026 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$412.00	
001	03/09/26	SOLITUDE LAKE MANAGEMENT	PSI240888	MAR 2026 WETLAND MAINT	R&M-Lake	546042-53901	\$504.70	
							Check Total	<u>\$916.70</u>
CHECK # 100236								
001	03/09/26	KAST POOL COMPANY	91334104	MAR 2026 POOL MAINT	Contracts-Pools	534078-57212	\$676.00	
							Check Total	<u>\$676.00</u>
CHECK # 100237								
001	03/09/26	INFRAMARK LLC	172974	MAR 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,672.17	
001	03/09/26	INFRAMARK LLC	172974	MAR 2026 MGMT SVCS	ProfServ-Field Management	531016-53901	\$553.42	
001	03/09/26	INFRAMARK LLC	172974	MAR 2026 MGMT SVCS	Misc-Records Storage	549069-51301	\$8.33	
001	03/09/26	INFRAMARK LLC	172974	MAR 2026 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$123.50	
							Check Total	<u>\$6,357.42</u>
CHECK # 100238								
001	03/09/26	ENVERA SYSTEMS	INV000009052	GATE DECAL STICKERS	Misc-Contingency	549900-53904	\$1,185.00	
001	03/09/26	ENVERA SYSTEMS	766026	APR 2026 SVCS	Prepaid Items	155000	\$6,614.70	
							Check Total	<u>\$7,799.70</u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100239							
001	03/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	385911	DEAD TREE REMOVAL/STUMP GRIND/PALM INSTALL	R&M-Trees and Trimming	546099-53901	\$1,791.49
001	03/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	385910	MAMMEY CROTON -BEHIND CLUBHSE	R&M-General	546001-53901	\$208.61
001	03/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	385165	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$311.74
001	03/09/26	JUNIPER LANDSCAPING OF FLORIDA LLC	385909	TALL PALM TRIMMING	R&M-Trees and Trimming	546099-53901	\$2,035.00
Check Total							\$4,346.84
CHECK # 100240							
001	03/09/26	CALKINS LP GAS	1022529	TANK RENT	Misc-Contingency	549900-53901	\$75.00
Check Total							\$75.00
CHECK # 100241							
001	03/12/26	INNERSYNC STUDIO LTD	INV-SN-1230	QTRLY ADA WEBSITE SVCS	Contract-Website Hosting	534384-51301	\$388.13
Check Total							\$388.13
CHECK # 100242							
001	03/12/26	PEACOCK PAINTING SERVICES, INC	2026-00118	PAYMENT #1 - DEPOSIT	Misc-Contingency	549900-53901	\$12,800.00
Check Total							\$12,800.00
CHECK # 100243							
001	03/12/26	PERSSON, COHEN & MOONEY, P.A.	6795	FEB 2026 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$1,930.40
Check Total							\$1,930.40
CHECK # 100244							
001	03/12/26	ENVERA SYSTEMS	766891	ADD'L UNITS	Contracts-Security System	534145-53904	\$14.32
Check Total							\$14.32
CHECK # 100245							
001	03/12/26	PEST ELIMINATORS, INC	35369	PEST CONTROL	Contracts-Pest Control	534125-57212	\$799.00
001	03/12/26	PEST ELIMINATORS, INC	35368	PEST CONTROL CLUBHOUSE ONLY	Contracts-Pest Control	534125-57212	\$400.00
Check Total							\$1,199.00
CHECK # 100246							
001	03/12/26	SUNSHINE ACE HARDWARE, INC.	128581/9	CHALK POWDER	R&M-General	546001-53901	\$4.59
001	03/12/26	SUNSHINE ACE HARDWARE, INC.	128720/9	MISC MAINT ITEMS	R&M-General	546001-53901	\$59.85
Check Total							\$64.44
CHECK # 100247							
001	03/12/26	JUNIPER LANDSCAPING OF FLORIDA LLC	386724	MAR 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,453.80
Check Total							\$6,453.80
CHECK # 100248							
001	03/23/26	JUNIPER LANDSCAPING OF FLORIDA LLC	386982	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$324.37
001	03/23/26	JUNIPER LANDSCAPING OF FLORIDA LLC	386838	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$1,024.39
001	03/23/26	JUNIPER LANDSCAPING OF FLORIDA LLC	386730	MAR 2026 IRRIG	R&M-Irrigation	546041-53901	\$1,030.00
Check Total							\$2,378.76

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 11364							
001	03/13/26	HERITAGE LAKE PARK CDD	02162026-9900-A	TRSF FUNDS FR SYNOVUS TO VALLEY	Cash with Fiscal Agent	103000	\$4,000.00
Check Total							<u>\$4,000.00</u>
CHECK # 300088							
001	03/04/26	WASTE MANAGEMENT INC OF FLORIDA	0094664-0336-8	MAR 2026 REFUSE REMOVAL	Utility - Refuse Removal	543020-57212	\$303.00
Check Total							<u>\$303.00</u>
CHECK # 300089							
001	03/06/26	COMCAST - ACH	022326-3872	SVC PRD 3/06-04/05/26	Internet Services	549031-53903	\$103.95
Check Total							<u>\$103.95</u>
CHECK # 300091							
001	03/10/26	CHARLOTTE COUNTY UTILITIES	021926-1310	BILL PRD 1/20/26-02/17/26	Utility - Water & Sewer	543021-57212	\$76.38
001	03/10/26	CHARLOTTE COUNTY UTILITIES	021926-1310	BILL PRD 1/20/26-02/17/26	Utility - Water & Sewer	543021-57212	(\$74.71)
Check Total							<u>\$1.67</u>
CHECK # 300092							
001	03/10/26	CHARLOTTE COUNTY UTILITIES	021926-5125	BILL PRD 1/20/26-02/17/26	Utility - Water & Sewer	543021-57212	\$544.12
001	03/10/26	CHARLOTTE COUNTY UTILITIES	021926-5125	BILL PRD 1/20/26-02/17/26	Utility - Water & Sewer	543021-57212	(\$517.22)
Check Total							<u>\$26.90</u>
CHECK # 300093							
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Cleaning Supplies	551003-57212	\$14.97
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	R&M-General	546001-57212	\$11.95
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$36.18
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$69.65
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Cleaning Supplies	551003-57212	\$5.12
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	\$18.04
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	R&M-General	546001-53901	\$5.00
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	R&M-General	546001-53901	\$2.00
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Cleaning Supplies	551003-57212	\$134.99
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	R&M-General	546001-53901	\$592.00
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	(\$13.66)
001	03/10/26	VALLEY NATIONAL BANK - ACH	022826-5466	FEB 2026 PURCHASES	Office Supplies	551002-57212	\$8.25
Check Total							<u>\$884.49</u>
CHECK # 300094							
001	03/27/26	COMCAST - ACH	030626-2663-ACH	SVC PRD 3/19-4/18/26	Misc-Cable TV Expenses	549039-57212	\$197.57
001	03/27/26	COMCAST - ACH	030626-2663-ACH	SVC PRD 3/19-4/18/26	Internet Services	549031-53903	\$30.19
001	03/27/26	COMCAST - ACH	030626-2663-ACH	SVC PRD 3/19-4/18/26	Communication - Telephone	541003-53903	\$198.52
Check Total							<u>\$426.28</u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300095							
001	03/09/26	CHARLOTTE COUNTY UTILITIES	031926-5125-ACH	BILL PRD 02/17/2026 -03/17/2026	Utility - Water & Sewer	543021-57212	\$492.24
001	03/09/26	CHARLOTTE COUNTY UTILITIES	031926-5125-ACH	BILL PRD 02/17/2026 -03/17/2026	Utility - Water & Sewer	543021-57212	(\$26.90)
Check Total							<u>\$465.34</u>
CHECK # 300096							
001	03/31/26	FPL SUMMARY BILLING	3/12/2026-ACH	BILL PRD 02/11/26-03/12/26	Electricity - General	543006-53903	\$513.00
001	03/31/26	FPL SUMMARY BILLING	3/12/2026-ACH	BILL PRD 02/11/26-03/12/26	Electricity - General	543006-53904	\$135.96
001	03/31/26	FPL SUMMARY BILLING	3/12/2026-ACH	BILL PRD 02/11/26-03/12/26	Electricity - General	543006-57212	\$2,042.33
Check Total							<u>\$2,691.29</u>
CHECK # 907							
001	03/06/26	HERITAGE LAKE PARK CDD	02162026-9900	TRSF FUNDS	Cash with Fiscal Agent	103000	\$4,000.00
Check Total							<u>\$4,000.00</u>
Fund Total							<u>\$83,769.33</u>

SERIES 2005 DEBT SERVICE FUND - 202

CHECK # 906							
202	03/06/26	HERITAGE LAKE PARK- C/O US BANK N.A	02252026-2005	TRSF TAX COLLECTIONS 2025-2026	Cash with Fiscal Agent	103000	\$4,299.07
Check Total							<u>\$4,299.07</u>
Fund Total							<u>\$4,299.07</u>

Total Checks Paid	\$88,068.40
--------------------------	--------------------



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

* Board Certified City, County and Local Government Law
** Retired

Reply to: Venice

April 8, 2026

Mark Vega
Inframark IMS
11555 Heron Bay Blvd., Ste 201
Coral Springs, FL 33076

RE: CPI Attorney Fees – Heritage Lake Park Community Development District

Dear Mark:

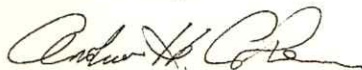
Pursuant to our fee agreement with the Heritage Lake Park Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index (“CPI”) established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District’s next year’s budget. The applicable CPI for this year’s adjustment is 2.4%. The adjusted hourly rate we are requesting is as follows: \$311.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew H. Cohen

Signed electronically

AHC:mk

cc: James DeFilippo, Chairman



Work Order	00950927	Account	Heritage Lake Park CDD
Work Order	00950927	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	4/17/2026		

Work Details

Specialist	On April 16, the following lakes were treated for	Prepared By	JONATHAN VELASCO
Comments to	unwanted invasive weeds (1, 2, 3, 4,5), such as:		
Customer	bacopa, grasses, weeds, 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 April 16, the following lakes were treated for unwanted invasive weeds (1, 2, 3, 4,5), such as: bacopa, grasses, weeds, and torpedograss.

Good morning Janice,

The total # of registered voters for the requested districts are below.

Riverwood: 1,447 Registered Voters

Heritage Lake Park: 418 Registered Voters

If you have any further questions or need assistance, please feel free to contact us.

Sincerely,

Charlotte County Supervisor of Elections






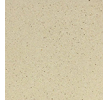



Public Records Department

04/16/2026

Bill To:
 Heritage Lake Park Community Dev
 District
 25635 Heritage Lake Blvd
 Punta Gorda FL 33983-6703
 United States
 (412) 877-0791

Ship To:
 Heritage Lake Park Community Dev
 District
 25635 Heritage Lake Blvd
 Punta Gorda FL 33983-6703
 United States

Terms	Delivery Method	Estimated Ready Date
Pay in Full Before Delivery	White Glove, Red Carpet Delivery	04/18/2026
Location	Sales Rep	Sales Rep 2
Port Charlotte Showroom	James Morrison	

Quantity	Item	Brand	Item	Options	Each	Amount
3	UMBR-BA50,WHT 50 lb Cast Aluminum Umbrella Base with Art Deco Design, WHT - White Finish Color, Umbrella Base			 White Finish	\$170.99	\$512.97
3	WIND-T4718GU,SAND 47 inch Round Dining Table with Umbrella Hole, SAND - Sandea Frame Finish, Glass Tables			 Sandea	\$413.99	\$1,241.97
3	UMBR-UCT9,SWV,WHT,4826 9 foot Crank Tilt Market Umbrella, Single Wind Vent, WHT/4826 - White Pole, Sky Canopy (100% Solution Dyed Polyester) Color, Crank Tilt			 White Pole	\$251.99	\$755.97

Thank you for the opportunity. Most of our products are handcrafted and will have slight unique variation. You have 7 days to return unaltered stock merchandise for a full refund. Special orders require a 50% deposit. Canceled special orders will be charged a 25% restocking fee. All merchandise must be paid in full before delivery. Debit and credit card transactions can be refunded in the store. All other methods of payment will be refunded by a mailed check within 15 business days. If you choose to pick up at a Leader's Casual Furniture® retail store you acknowledge that the store staff is not required to have packing materials and may not be physically able to help you load your purchase. You take full responsibility for the safety of the load and any damage that may result to your personal property including your vehicle. A happy customer this first time is our primary goal. Please contact us if we can help in any way. leaders@leadersfurniture.com.



SOPTC27186

Order Notes: Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$2,510.91
Discount	
Tax (7%)	\$175.76
Shipping Cost	\$149.00
Total	\$2,835.67
Amount Paid	\$1,435.67
Total Due	\$1,400.00

Customer Approved: _____

Thank you for the opportunity. Most of our products are handcrafted and will have slight unique variation. You have 7 days to return unaltered stock merchandise for a full refund. Special orders require a 50% deposit. Canceled special orders will be charged a 25% restocking fee. All merchandise must be paid in full before delivery. Debit and credit card transactions can be refunded in the store. All other methods of payment will be refunded by a mailed check within 15 business days. If you choose to pick up at a Leader's Casual Furniture® retail store you acknowledge that the store staff is not required to have packing materials and may not be physically able to help you load your purchase. You take full responsibility for the safety of the load and any damage that may result to your personal property including your vehicle. A happy customer this first time is our primary goal. Please contact us if we can help in any way. leaders@leadersfurniture.com.












SOPTC27186

04/16/2026

Bill To:
 Heritage Lake Park Community Dev
 District
 25635 Heritage Lake Blvd
 Punta Gorda FL 33983-6703
 United States
 (412) 877-0791

Ship To:
 Heritage Lake Park Community Dev
 District
 25635 Heritage Lake Blvd
 Punta Gorda FL 33983-6703
 United States

Terms	Delivery Method	Estimated Ready Date
Pay in Full Before Delivery	White Glove, Red Carpet Delivery	07/31/2026
Physical Location	Sales Rep	Sales Rep 2
Port Charlotte Showroom	James Morrison	

Quantity	Item	Brand	Item	Options	Each	Amount
3	UMBR-BA50,WHT 50 lb Cast Aluminum Umbrella Base with Art Deco Design, WHT - White Finish Color, Umbrella Base			 White Finish	\$170.99	\$512.97
3	WIND-T4718GU,SAND 47 inch Round Dining Table with Umbrella Hole, SAND - Sandea Frame Finish, Glass Tables			 Sandea	\$413.99	\$1,241.97
3	UMBR-UCT9,SWV,WHT,4826 9 foot Crank Tilt Market Umbrella, Single Wind Vent, WHT/4826 - White Pole, Sky Canopy (100% Solution Dyed Polyester) Color, Crank Tilt			 White Pole	\$251.99	\$755.97

Thank you for the opportunity. Most of our products are handcrafted and will have slight unique variation. You have 7 days to return unaltered stock merchandise for a full refund. Special orders require a 50% deposit. Canceled special orders will be charged a 25% restocking fee. All merchandise must be paid in full before delivery. Debit and credit card transactions can be refunded in the store. All other methods of payment will be refunded by a mailed check within 15 business days. If you choose to pick up at a Leader's Casual Furniture® retail store you acknowledge that the store staff is not required to have packing materials and may not be physically able to help you load your purchase. You take full responsibility for the safety of the load and any damage that may result to your personal property including your vehicle. A happy customer this first time is our primary goal. Please contact us if we can help in any way. leaders@leadersfurniture.com.



SOPTC27186

04/16/2026

Order Notes: Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$2,510.91
Discount	
Tax (0%)	\$0.00
Shipping / Delivery Cost	\$149.00
Total	\$2,659.91
Amount Paid	\$1,435.67
Total Due	\$1,224.24

Customer Approved: _____

Thank you for the opportunity. Most of our products are handcrafted and will have slight unique variation. You have 7 days to return unaltered stock merchandise for a full refund. Special orders require a 50% deposit. Canceled special orders will be charged a 25% restocking fee. All merchandise must be paid in full before delivery. Debit and credit card transactions can be refunded in the store. All other methods of payment will be refunded by a mailed check within 15 business days. If you choose to pick up at a Leader's Casual Furniture® retail store you acknowledge that the store staff is not required to have packing materials and may not be physically able to help you load your purchase. You take full responsibility for the safety of the load and any damage that may result to your personal property including your vehicle. A happy customer this first time is our primary goal. Please contact us if we can help in any way. leaders@leadersfurniture.com.



SOPTC27186

Nuisance Wildlife Control / Exclusion Program

CONTACT INFORMATION

Account #: Owners Name:

Covered Structure Address & Description:

Billing Address (if different):

Phone:

Alternate Phone:

Email Address:

Valid email address is required for web portal access

Preferred Notification Method:

Email

Phone

Turner Pest Control will provide Nuisance Wildlife Control Service(s) for the above address in accordance with State and Local Regulations, following the terms and conditions of this agreement; and as long as the account remains current. Service excludes turf pests, termites, and/or wood destroying organisms.

- | TARGET PEST | TYPE OF SERVICE | ADDITIONAL MATERIALS | AREAS TO BE SERVICED |
|--|--|--|--|
| <input type="checkbox"/> Armadillo
<input type="checkbox"/> Bats
<input type="checkbox"/> Birds
<input type="checkbox"/> Opossums
<input checked="" type="checkbox"/> Raccoons
<input type="checkbox"/> Rodents
<input type="checkbox"/> Squirrels
<input type="checkbox"/> | <input type="checkbox"/> One Time
<input checked="" type="checkbox"/> Trapping Only
<input type="checkbox"/> Exclusion | <input type="checkbox"/> Wildlife 1 Way
<input type="checkbox"/> Bat net/Cone
<input checked="" type="checkbox"/> Wildlife Traps # 5
<input type="checkbox"/> Snake/Glue Board
<input type="checkbox"/> Center underave
<input type="checkbox"/> Vents Vinyl Lattice
<input type="checkbox"/> Door Sweeps Garage
<input type="checkbox"/> Door Sweeps
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> | <input type="checkbox"/> Gable Vents
<input type="checkbox"/> Crawlspace
<input type="checkbox"/> Gutter System
<input type="checkbox"/> Attic
<input type="checkbox"/> Chimney
<input type="checkbox"/> Foundation Vents
<input type="checkbox"/> Foundation
<input type="checkbox"/> Crawl Doors
<input type="checkbox"/> Roof Pipe
<input type="checkbox"/> Roof Return
<input type="checkbox"/> Soffit
<input type="checkbox"/>
<input type="checkbox"/> |

INSTRUCTIONS:
(See Attached Photos on Account)

A total of five (5) wild life traps will be strategically placed, with one trap on the north side of the building, one on the south side, two in the rear near the lake, and one in the front by the trash can. The traps will be active for a total of five (5) service days, during which a technician will inspect them daily, remove any captures from the property, and reset or reposition traps as needed to maintain effectiveness. No trapping services will be conducted on weekends; if the service period overlaps a weekend, all traps will be removed prior to the break and reinstalled on the following Monday to complete the remaining service days until the full five (5) active trapping days are fulfilled. On the final service day, all traps will be removed from the property. Clients are asked to avoid disturbing traps. There are no guarantees with this service. Call Jim before each service 412-877-0791

		Service Fees	Renewal Payment
COST OF SERVICE	<input type="checkbox"/>	Exclusion Services (this is a 1 year warranty)	\$ 0
	Select one payment option:		
	<input type="checkbox"/> ACH Check	Add on	\$ -
	<input type="checkbox"/> Credit Card	Add on	\$ -
	<input type="checkbox"/> PO#	<input type="checkbox"/> Wildlife Trapping: (Onetime service)	\$ 750
	<input checked="" type="checkbox"/> Tax Exempt ID	Add on	\$ -
	<input type="checkbox"/> Exclusion with No Warranty Coverage: (One time service)	\$ -	
	TOTAL	\$ 750	\$ 0

CUSTOMER AGREEMENT	<p>Right to Cancel: You, the Customer, have the right to cancel this transaction at any time prior to midnight of the third business day after the date of this transaction date of your signature below. Customer's signature below signifies agreement to fulfill all Customer's obligations in this Agreement.</p>			
	<i>Nickolas Wetmiller</i>	2026-04-27	2026-04-27	
	TURNER REPRESENTATIVE	Nickolas Wetmiller	DATE	CUSTOMER
			DATE	

- | | | |
|------------------|--|--|
| SERVICE LOCATION | <input type="checkbox"/> Jacksonville - 10255 Fortune Parkway, Suite 140, Jacksonville, FL 32256
<input type="checkbox"/> Jacksonville - 8400 Baymeadows Way, Suite 12, Jacksonville, FL 32256
<input type="checkbox"/> Jacksonville - 8565 Mallory Rd., Jacksonville, FL 32220
<input type="checkbox"/> Daytona - 830 Jimmy Ann Dr., Dayton Beach, FL 32217
<input type="checkbox"/> Orlando - 4512 Parkbreeze Ct, Orlando, FL 32808
<input type="checkbox"/> Ocala - 924 NE 24TH St., Ocala, FL 34470 | <input type="checkbox"/> Fort Myers - 12271 Towne Lake Dr. Fort Myers, FL 33913
<input type="checkbox"/> Gainesville - 4454 SW 41st Blvd., Gainesville, FL 32608
<input type="checkbox"/> Tampa - 14175 Icot Blvd., Suite 100, Clearwater, FL 33760
<input checked="" type="checkbox"/> Sarasota - 2155 12th St., Sarasota, FL 34237
<input type="checkbox"/> West Palm - 2223 2nd Ave N, Unit 124, Lake Worth, FL 33461
<input type="checkbox"/> Melbourne - 636 Eyester Blvd., Rockledge, FL 32955
<input type="checkbox"/> Georgia - 1201 Shadowlawn Dr, Unit 113, St Marys, GA 31558 |
|------------------|--|--|

TERMS AND CONDITIONS

This Agreement includes all the terms and conditions on the first page above and as set forth below on the Hyperlink.

https://www.turnerpest.com/tpctc/#Business__Commercial_Terms__Conditions




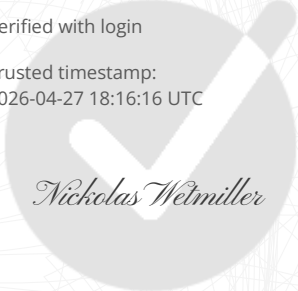
Signature Certificate

Document name:
Raccoon Trapping

Unique document ID:
63d5308e-6e75-4e83-9976-188cf3b5c5e7

Document fingerprint:
**35dcab1c43cabd748e5013be8921902ec3466381aa7c03f57f544441d3eb3ca8d71c57ac8b1addcbf
bf1fad1992c127b78bb8d1fbf66d4caab8c94537efac0b1**

Signatories

 <p>Jim Defilippo Email: jdefilippo@hlp-cdd.com Device: Safari 26.4 on iPhone iOS 18.7 (smartphone) IP number: 174.58.94.42</p>	<p>Trusted timestamp: 2026-04-27 18:41:29 UTC</p> 
 <p>Nickolas Wetmiller Turner Pest Control Email: nwetmiller@turnerpest.com Device: Chrome 147.0.0.0 on Unknown Windows 10.0 (desktop) IP number:</p>	<p>Verified with login Trusted timestamp: 2026-04-27 18:16:16 UTC</p> 

This document was completed by all parties on:
2026-04-27 18:41:29 UTC



Audit log

Trusted timestamp

2026-04-27 18:41:29 UTC

Event with collected audit data

Document was signed by Jim Defilippo (jdefilippo@hlp-cdd.com)
Device: Safari 26.4 on iPhone iOS 18.7 (smartphone)
IP number: 174.58.94.42 - IP Location: Port Charlotte, United States

2026-04-27 18:41:17 UTC

Document was verified via handwritten signature by Jim Defilippo (jdefilippo@hlp-cdd.com)
Device: Safari 26.4 on iPhone iOS 18.7 (smartphone)
IP number: 174.58.94.42 - IP Location: Port Charlotte, United States

2026-04-27 18:40:33 UTC

Document was opened by Jim Defilippo (jdefilippo@hlp-cdd.com)
Device: Safari 26.4 on iPhone iOS 18.7 (smartphone)
IP number: 174.58.94.42 - IP Location: Port Charlotte, United States

2026-04-27 18:20:19 UTC

Document was sent to Jim Defilippo (jdefilippo@hlp-cdd.com)
Device: ()

2026-04-27 18:16:21 UTC

Document was sealed by Nickolas Wetmiller (nwetmiller@turnerpest.com)
Device: Chrome 147.0.0.0 on Unknown Windows 10.0 (computer)
IP number: 165.225.222.103 - IP Location: Miami, United States

2026-04-27 18:16:16 UTC

Document was signed by Nickolas Wetmiller (nwetmiller@turnerpest.com)
Device: Chrome 147.0.0.0 on Unknown Windows 10.0 (computer)

2026-04-27 18:16:16 UTC

Document was verified via handwritten signature by Nickolas Wetmiller (nwetmiller@turnerpest.com)
Device: Chrome 147.0.0.0 on Unknown Windows 10.0 (computer)

2026-04-27 17:45:10 UTC

Document was created by Nickolas Wetmiller (nwetmiller@turnerpest.com)
Device: Chrome 147.0.0.0 on Unknown Windows 10.0 (computer)
IP number: 165.225.222.103 - IP Location: Miami, United States





*Heritage Lake Park
Community Development District*

FISCAL YEAR 2027

Proposed Budget

May 4, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Heritage Lake Park
Community Development District

Operating Budget
FY 2027

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	
<u>DEBT SERVICE BUDGETS</u>	
Series 2005	
Summary of Revenues, Expenditures and Changes in Fund Balances	
Amortization Schedule	
Budget Narrative	
<u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	February-	PROJECTED	BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$25,000.00	\$25,876.00	\$51,539.90	\$77,415.90	\$35,000.00
Recreational Activity Fees	\$5,000.00	\$452.00	\$4,548.00	\$5,000.00	\$5,000.00
Interest - Tax Collector	\$0.00	\$703.00	\$0.00	\$703.00	\$0.00
Special Assmnts- Tax Collector	\$789,458.00	\$686,932.00	\$102,526.00	\$789,458.00	\$816,661.78
Special Assmnts- Discounts	-\$31,578.00	-\$27,191.00	-\$1,025.26	-\$28,216.26	-\$32,666.47
Other Miscellaneous Revenues	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00
Gate Bar Code/Remotes	\$3,000.00	\$1,713.00	\$1,287.00	\$3,000.00	\$3,000.00
TOTAL REVENUES	\$791,380.00	\$688,485.00	\$159,375.64	\$847,860.64	\$826,995.31

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$13,200.00	\$4,000.00	\$9,200.00	\$13,200.00	\$13,200.00
FICA Taxes	\$1,010.00	\$230.00	\$0.00	\$230.00	\$1,009.80
ProfServ-Arbitrage Rebate	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
ProfServ-Dissemination Agent	\$1,306.00	\$1,306.00	\$0.00	\$1,306.00	\$1,306.00
ProfServ-Engineering	\$4,000.00	\$3,419.00	\$581.00	\$4,000.00	\$4,000.00
ProfServ-Legal Services	\$24,844.00	\$3,663.00	\$21,181.00	\$24,844.00	\$15,000.00
ProfServ-Mgmt Consulting	\$68,066.00	\$22,689.00	\$45,377.00	\$68,066.00	\$70,107.98
ProfServ-Trustee Fees	\$4,771.00	\$4,971.00	\$0.00	\$4,971.00	\$5,120.00
ProfServ-Web Site Maintenance	\$1,482.00	\$494.00	\$988.00	\$1,482.00	\$1,526.00
Auditing Services	\$3,900.00	\$0.00	\$3,900.00	\$3,900.00	\$3,900.00
Contract-Website Hosting	\$0.00	\$776.00	\$0.00	\$776.00	\$2,398.00
Postage and Freight	\$600.00	\$54.00	\$546.00	\$600.00	\$600.00
Insurance - General Liability	\$12,980.00	\$13,384.00	\$0.00	\$13,384.00	\$13,786.00
Printing and Binding	\$50.00	\$0.00	\$50.00	\$50.00	\$50.00
Legal Advertising	\$2,000.00	\$423.00	\$1,577.00	\$2,000.00	\$2,000.00
Misc-Bank Charges	\$100.00	\$72.00	\$28.00	\$100.00	\$250.00
Misc-Assessment Collection Cost	\$15,789.00	\$13,195.00	\$2,050.52	\$15,245.52	\$16,333.24
Payroll Services	\$100.00	\$112.00	\$0.00	\$112.00	\$460.00
Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Misc-Records Storage	\$0.00	\$33.00	\$0.00	\$33.00	\$0.00
Website Expense	\$0.00	\$3,751.00	\$0.00	\$3,751.00	\$3,751.00
Total Administrative	\$154,973.00	\$72,747.00	\$85,578.52	\$158,325.52	\$155,073.02

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Field					
ProfServ-Field Management	\$6,641.00	\$2,214.00	\$4,427.00	\$6,641.00	\$6,906.64
ProfServ-Mgmt Consulting	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
ProfServ-Wetlands	\$11,000.00	\$3,667.00	\$7,333.00	\$11,000.00	\$11,000.00
Contracts-Landscape	\$77,445.00	\$25,627.00	\$51,818.00	\$77,445.00	\$79,768.35
Contracts-Irrigation	\$12,730.00	\$4,120.00	\$8,610.00	\$12,730.00	\$13,112.00
Contracts-Buffer Wall	\$4,370.00	\$0.00	\$4,370.00	\$4,370.00	\$0.00
R&M-General	\$9,600.00	\$954.00	\$8,646.00	\$9,600.00	\$9,600.00
R&M-Irrigation	\$40,000.00	\$5,746.00	\$34,254.00	\$40,000.00	\$30,000.00
R&M-Lake	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
R&M-Mulch	\$7,200.00	\$0.00	\$7,200.00	\$7,200.00	\$17,000.00
R&M-Sidewalks	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
R&M-Trees and Trimming	\$5,996.00	\$7,338.00	\$0.00	\$7,338.00	\$8,000.00
R&M-Lights	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
R&M-Wall	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
Misc-Contingency	\$28,580.00	\$10,919.00	\$17,661.00	\$28,580.00	\$30,000.00
Total Field	\$228,562.00	\$60,585.00	\$169,319.00	\$229,904.00	\$225,386.99
Utilities					
Communication - Telephone	\$900.00	\$814.00	\$1,621.33	\$2,435.33	\$2,442.00
Electricity - General	\$6,000.00	\$2,357.00	\$4,694.68	\$7,051.68	\$7,425.00
Internet Services	\$3,400.00	\$352.00	\$701.11	\$1,053.11	\$2,000.00
Utility - Water & Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$1,749.00
Total Utilities	\$10,300.00	\$3,523.00	\$7,017.12	\$10,540.12	\$13,616.00
Gatehouse					
Towing Services	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00
Contracts-Gates	\$1,080.00	\$104.00	\$976.00	\$1,080.00	\$1,200.00
Contracts-Security System	\$70,040.00	\$23,220.00	\$46,820.00	\$70,040.00	\$75,000.00
Electricity - General	\$3,000.00	\$592.00	\$1,179.15	\$1,771.15	\$2,000.00
R&M-Buildings	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
R&M-Gate	\$3,000.00	\$6,013.00	\$0.00	\$6,013.00	\$4,000.00
Misc-Contingency	\$5,000.00	\$3,511.00	\$1,489.00	\$5,000.00	\$20,000.00
Total Gatehouse	\$82,870.00	\$33,440.00	\$51,214.15	\$84,654.15	\$102,700.00
Clubhouse and Recreation					
Payroll-Salaries	\$26,000.00	\$8,833.00	\$17,167.00	\$26,000.00	\$27,000.00
Payroll-Maintenance	\$24,440.00	\$8,593.00	\$15,847.00	\$24,440.00	\$28,000.00
Payroll Taxes	\$3,859.00	\$1,333.00	\$2,526.00	\$3,859.00	\$5,891.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	February-	PROJECTED	BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	FY 2027
Workers' Compensation	\$1,778.00	\$1,500.00	\$0.00	\$1,500.00	\$2,200.00
Fire Alarm Monitoring	\$600.00	\$150.00	\$450.00	\$600.00	\$600.00
Contracts-Fountain	\$700.00	\$175.10	\$524.90	\$700.00	\$700.00
Contracts-Security Camera	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Contracts-Pools	\$15,374.00	\$2,600.00	\$12,774.00	\$15,374.00	\$15,835.00
Contracts-HVAC	\$1,968.00	\$2,865.00	\$0.00	\$2,865.00	\$2,865.00
Contracts-Pest Control	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$2,000.00
Contracts-Security System	\$11,104.00	\$3,701.00	\$7,403.00	\$11,104.00	\$11,493.00
Pest Control - Bldg/Gnds	\$1,620.00	\$0.00	\$1,620.00	\$1,620.00	\$0.00
Electricity - General	\$18,564.00	\$8,322.00	\$16,575.79	\$24,897.79	\$26,214.30
Utility - Refuse Removal	\$3,292.00	\$1,212.00	\$2,414.07	\$3,626.07	\$3,820.00
Utility - Water & Sewer	\$6,500.00	\$2,358.00	\$4,696.67	\$7,054.67	\$7,428.00
Insurance - Property	\$26,011.00	\$25,298.00	\$713.00	\$26,011.00	\$26,011.00
R&M-General	\$4,000.00	\$1,047.00	\$2,953.00	\$4,000.00	\$4,000.00
R&M-Fountain	\$500.00	\$2,487.00	\$4,953.61	\$7,440.61	\$500.00
R&M-Pools	\$8,694.00	\$5,157.00	\$3,537.00	\$8,694.00	\$8,694.00
R&M-Tennis Courts	\$1,000.00	\$846.00	\$154.00	\$1,000.00	\$1,500.00
R&M-Fitness Equipment	\$2,800.00	\$325.00	\$2,475.00	\$2,800.00	\$2,800.00
R&M-Fitness Center	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
R&M-Security Cameras	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$1,500.00
R&M-Backflow Inspection	\$154.00	\$0.00	\$154.00	\$154.00	\$250.00
Fire Ext Inspection & Repairs	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
R&M-Fire Alarm	\$500.00	\$0.00	\$500.00	\$500.00	\$500.00
Fire Alarm Inspection	\$200.00	\$0.00	\$200.00	\$200.00	\$310.00
R&M-Fire Sprinklers	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
R&M - Computer/Internet	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Misc-Cable TV Expenses	\$1,286.00	\$852.00	\$434.00	\$1,286.00	\$2,600.00
Misc-Clubhouse Activities	\$4,800.00	\$1,346.00	\$3,454.00	\$4,800.00	\$3,500.00
Misc-Contingency	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$20,000.00
Office Supplies	\$3,000.00	\$842.00	\$2,158.00	\$3,000.00	\$3,000.00
Cleaning Supplies	\$2,600.00	\$121.00	\$2,479.00	\$2,600.00	\$2,600.00
Cleaning Services	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
Cap Outlay - Other	\$43,760.00	\$0.00	\$43,760.00	\$43,760.00	\$0.00
Total Clubhouse and Recreation	\$244,404.00	\$79,963.10	\$173,723.04	\$253,686.14	\$218,811.30
Reserves					
Reserves - Irrigation System	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$15,555.00
Reserve - Roadways	\$32,394.00	\$0.00	\$32,394.00	\$32,394.00	\$33,593.00
Reserve-Stormwater System	\$29,220.00	\$0.00	\$29,220.00	\$29,220.00	\$30,301.00
Reserve - Tennis Court	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,370.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Reserves - Wall	\$28,435.00	\$0.00	\$28,435.00	\$28,435.00	\$29,487.00
Total Reserves	\$115,049.00	\$0.00	\$115,049.00	\$115,049.00	\$119,306.00
TOTAL EXPENDITURES	\$836,158.00	\$250,258.10	\$601,900.83	\$852,158.93	\$834,893.31
Excess (deficiency) of revenues					
Over (under) expenditures	-\$44,778.00	\$438,226.90	-\$442,525.19	-\$4,298.29	-\$7,898.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance	\$0.00	\$438,226.90	-\$442,525.19	-\$4,298.29	-\$7,898.00
FUND BALANCE, BEGINNING	\$1,885,144.00	\$1,885,144.00	-	1,885,144	\$1,880,845.71
FUND BALANCE, ENDING	\$1,840,366.00	\$2,323,370.90	-\$442,525.19	\$1,880,845.71	\$1,872,947.71

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Fiscal Year 2027	\$ 1,872,948
Net Change in Fund Balance - Fiscal Year 2027	(7,898)
Reserves - Fiscal Year 2027 Additions	119,306
Total Funds Available (Estimated) - 9/30/2027	\$ 1,984,356

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
<u>Assigned Fund Balance</u>	
Operating Reserve - Operating Capital	\$ 89,417
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	15,555 <u>75,555</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	33,593 <u>416,343</u>
Reserves - Stormwater System (Prior Years)	162,849
Reserves - Stormwater System FY 2026	29,220
Reserves - Stormwater System FY 2027	30,301 <u>222,370</u>
Reserves - Tennis (Prior Years)	30,000
Reserves - Tennis FY 2026	10,000
Reserves - Tennis FY 2027	10,370 <u>50,370</u>
Reserves - Wall (Prior Years)	28,435
Reserves - Wall FY 2026	28,435
Reserves - Wall FY 2027	29,487 <u>86,357</u>
Subtotal	<u>931,326</u>
Total Allocation of Available Funds	1,020,743
<u>Total Unassigned (undesignated) Cash</u>	<u>\$ 963,612</u>

Notes

(1) Represents approximately 3 months of Operating Expenditures less Capital Outlay - Other and Total Reserves

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest in its operating accounts.

Recreational Activity Fees

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

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Gate Bar Code/Remotes

Revenue received from the sales of gate remotes.

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending fourteen meetings.

ProfServ-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

ProfServ-Engineering

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

ProfServ-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

ProfServ-Mgmt Consulting

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

ProfServ-Trustee Fees

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

District Name

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**Financial and Administrative** (continued)**ProfServ-Website Maintenance**

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

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Contract-Website Hosting

The District has a contract with a company for quarterly ADA website services.

Postage and Freight

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the District.

Insurance - General Liability

The District has a General Liability & Public Officials liability insurance policy with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.

Printing and Binding

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Misc-Bank Charges

This represents the cost of bank charges and other related expenses that are incurred during the year.

Misc-Assessment Collection Cost

Service includes all functions necessary for the timely billing and collection and reporting of District assessments to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on properties.

Payroll Services

ADP payroll fees.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Website Expense

District email renewals and GODADDY.

Field

ProfServ-Field Management

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

ProfServ-Wetlands

The District contract with a company for lake and waterways management. Included are algae & aquatic weed control; border grass and brush control; water testing; monthly management report; aquatic consultation; and triploid grass carp with F.G.G.W.C. permit approval.

Contracts-Landscape

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

Contracts-Irrigation

The District contracted to provide service for irrigation maintenance.

R&M-General

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

R&M-Irrigation

Repairs and maintenance of the irrigation systems throughout the Community are not part of the Landscape Maintenance Contract.

R&M-Lake

Unscheduled lake maintenance is not included in the contract.

R&M-Mulch

Mulch needed for District property.

R&M-Sidewalks

Maintenance of District sidewalks.

R&M-Trees and Trimming

The District has contracted for tree trimming services.

R&M-Lights

Maintenance and repairs of streetlights throughout the Community.

R&M-Wall

Repairs and maintenance of walls surrounding the District.

Misc-Cotingency

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

District Name
Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2027

Utilities

Communication – Telephone

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

Electricity – General

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

Internet Services

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

Utility – Water & Sewer

This represents the estimated cost from Charlotte County Utilities for water and sewer utility charges.

Gatehouse

Contracts-Gate

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

Contracts-Security System

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

Electricity-General

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

R&M Buildings

General maintenance cost related to the gatehouse.

R&M-Gate

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

Misc-Contingency

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

Clubhouse and Recreation

Payroll-Salaries

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

Payroll-Maintenance

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

Payroll Taxes

Payroll taxes on staff salaries. The budgeted amount for the fiscal year is calculated at 7.65% of the total personnel's payroll expenditure.

Workers' Compensation

Workers' compensation for office personnel's compensation.

Fire Alarm Monitoring

The District has a contract with Wenzel Electric to monitor the fire alarm.

Contracts-Fountain

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

Budget Narrative
Fiscal Year 2027

Clubhouse and Recreation (continued)

Contracts-Pools

The District has a contract for pool maintenance.

Contracts-HVAC

The District has a contract for HVAC systems in the clubhouse, fitness center, and gatehouse along with the clubhouse ice machine.

Contracts-Pest Control

Monthly pest control service.

Contracts-Security System

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

Electricity – General

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

Utility – Refuse Removal

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

Utility – Water & Sewer

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

Insurance – Property

The District has property insurance policy with an agency that specializes in providing insurance coverage to governmental agencies. The coverage includes property and inland marine; general liability; and auto.

R&M-General

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

R&M-Fountain

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

R&M-Pools

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

R&M-Tennis Courts

Miscellaneous maintenance costs for the tennis courts.

R&M-Fitness Equipment

Repairs and maintenance of fitness equipment.

R&M-Fitness Center

Fitness center floor renovation.

R&M-Security Cameras

Miscellaneous repairs to security cameras.

Budget Narrative
Fiscal Year 2027

Clubhouse and Recreation (continued)

R&M-Backflow Inspection

Expenses for backflow inspections.

Fire Ext Inspection & Repairs

Required fire extinguisher inspections and repairs for the District building by Lifeguard Security.

R&M-Fire Alarm

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

Fire Alarm Inspection

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

R&M-Fire Sprinklers

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

R&M-Computer/Internet

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

Misc-Cable TV Expenses

Cable Television services from Comcast for the clubhouse and gatehouse.

Misc-Clubhouse Activities

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

Misc-Contingency

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

Office Supplies

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

Cleaning Supplies

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

Reserves

Reserves – Irrigation System

Reserves for the District irrigation system.

Reserve – Roadways

Reserves for the District roadways.

Reserve – Stormwater System

Reserves for the District stormwater system.

Reserve – Tennis Court

Reserves for the District tennis courts.

Reserve – Walls

Reserves for the District exterior wall.

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	\$2,396.00	\$4,772.36	\$7,168.36	617%	\$0.00
Interest - Tax Collector	\$0.00	\$161.00	\$0.00	\$161.00	0%	\$0.00
Special Assmnts- Tax Collector	\$180,800.00	\$158,190.00	\$22,610.00	\$180,800.00	0%	\$180,799.86
Special Assmnts- Discounts	-\$7,232.00	-\$6,286.00	-\$226.10	-\$6,512.10	-10%	-\$7,231.99
TOTAL REVENUES	\$174,568.00	\$154,461.00	\$27,156.26	\$181,617.26	4%	\$173,567.87
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$3,616.00	\$3,038.00	\$452.20	\$3,490.20	-3%	\$3,616.00
Total Administrative	\$3,616.00	\$3,038.00	\$452.20	\$3,490.20	-3%	\$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	\$34,770.00	\$34,770.00	\$69,540.00	0%	\$64,980.00
Principal Prepayment	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	\$0.00
Total Debt Service	\$149,540.00	\$44,770.00	\$114,770.00	\$159,540.00	7%	\$149,980.00
TOTAL EXPENDITURES	\$153,156.00	\$47,808.00	\$115,222.20	\$163,030.20		\$153,596.00
Excess (deficiency) of revenues Over (under) expenditures	\$21,412.00	\$106,653.00	-\$88,065.94	\$18,587.06	-13%	\$19,971.87
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$21,412.00	\$106,653.00	-\$88,065.94	\$18,587.06	-13%	\$19,971.87
FUND BALANCE, BEGINNING	\$202,697.00	\$202,697.00	\$0.00	\$202,697.00	0%	\$221,284.06
FUND BALANCE, ENDING	\$224,109.00	\$309,350.00	-\$88,065.94	\$221,284.06	-1%	\$241,255.93
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
11/01/2026	\$1,140,000.00	5.70%			\$32,490.00	\$32,490.00
5/01/2027	\$1,140,000.00	5.70%	\$85,000.00		\$32,490.00	\$117,490.00
11/01/2027	\$1,055,000.00	5.70%			\$30,067.50	\$30,067.50
5/01/2028	\$1,055,000.00	5.70%	\$90,000.00		\$30,067.50	\$120,067.50
11/01/2028	\$965,000.00	5.70%			\$27,502.50	\$27,502.50
5/01/2029	\$965,000.00	5.70%	\$100,000.00		\$27,502.50	\$127,502.50
11/01/2029	\$865,000.00	5.70%			\$24,652.50	\$24,652.50
5/01/2030	\$865,000.00	5.70%	\$105,000.00		\$24,652.50	\$129,652.50
11/01/2030	\$760,000.00	5.70%			\$21,660.00	\$21,660.00
5/01/2031	\$760,000.00	5.70%	\$110,000.00		\$21,660.00	\$131,660.00
11/01/2031	\$650,000.00	5.70%			\$18,525.00	\$18,525.00
5/01/2032	\$650,000.00	5.70%	\$115,000.00		\$18,525.00	\$133,525.00
11/01/2032	\$535,000.00	5.70%			\$15,247.50	\$15,247.50
5/01/2033	\$535,000.00	5.70%	\$125,000.00		\$15,247.50	\$140,247.50
11/01/2033	\$410,000.00	5.70%			\$11,685.00	\$11,685.00
5/01/2034	\$410,000.00	5.70%	\$130,000.00		\$11,685.00	\$141,685.00
11/01/2034	\$280,000.00	5.70%			\$7,980.00	\$7,980.00
5/01/2035	\$280,000.00	5.70%	\$135,000.00		\$7,980.00	\$142,980.00
11/01/2035	\$145,000.00	5.70%			\$6,412.50	\$6,412.50
5/01/2036	\$145,000.00	5.70%	\$145,000.00		\$6,412.50	\$151,412.50
			\$1,220,000.00		\$461,985.00	\$1,681,985.00

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assmnts - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc.-Assessment Collection Cost

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for all collection costs is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

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

Interest Expense

The District Pays interest Expenses on the debt twice a year.

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	\$1,706.87	\$1,650.11	3.4%	\$422.43	\$422.43	0.0%	\$2,129.30	\$2,072.54	\$56.76	2.7%
Park Villa	116.00	1	116.00	0	\$1,706.87	\$1,650.11	3.4%	\$422.43	\$422.43	0.0%	\$2,129.30	\$2,072.54	\$56.76	2.7%
Park Villa Prepaid	40.00	1	40.00	0	\$1,706.87	\$1,650.11	3.4%	\$0.00	\$0.00	0.0%	\$1,706.87	\$1,650.11	\$56.76	3.4%
Luxury Villa	60.00	1	60.00	0	\$1,706.87	\$1,650.11	3.4%	\$464.67	\$464.67	0.0%	\$2,171.54	\$2,114.78	\$56.76	2.7%
	462.00		462.00	0										
Commercial	14.16	3.77	53.38	0	\$526.11	\$507.86	3.6%	\$0.00	\$0.00	0.0%	\$526.11	\$507.86	\$18.25	3.6%
Total	476.16		515.38	0										

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Lake Park Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a Public Hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A Public Hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Monday, August 3, 2026
HOUR: 10:00 a.m.
LOCATION: Heritage Lake Park Clubhouse
25635 Heritage Lake Boulevard
Punta Gorda, Florida 33983

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Charlotte County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this Public Hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF MAY 2026.

ATTEST:

**HERITAGE LAKE PARK
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

James DeFilippo
Chairperson

Exhibit A: Approved Proposed Budget for Fiscal Year 2026/2027

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

1
2
3
4
5
6 The regular meeting of the Board of Supervisors of the Heritage Lake Park Community
7 Development District was held Monday, April 6, 2026, and called to order at 10:06 a.m. at the
8 Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida
9 33983.

10
11
12 Present and constituting a quorum were:

- | | | |
|----|------------------|---------------------|
| 13 | | |
| 14 | James DeFilippo | Chairperson |
| 15 | Greg Krauss | Vice Chairperson |
| 16 | Robert Delagi | Assistant Secretary |
| 17 | Elizabeth Shella | Assistant Secretary |
| 18 | Niles Waring | Assistant Secretary |
| 19 | | |

20 Also present either in person or via electronic communications were:

- | | | |
|----|------------------|--------------------------|
| 21 | | |
| 22 | Mark Vega | Senior District Manager |
| 23 | Robert Giro | Field Inspection Manager |
| 24 | Audience Members | |
| 25 | | |

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

29
30 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
31 Mr. Vega called the meeting to order and called the roll. A quorum was established.

32
33 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**
34 The Pledge of Allegiance was recited.

35
36 **THIRD ORDER OF BUSINESS** **Motion to Approve Agenda**

37
38 On MOTION by Mr. Waring, seconded by Ms. Shella, with all in
39 favor, the agenda was approved as amended adding 6. D. Security
40 RFP Process and 6. E. Designating Greg Krauss signatory on
41 Property Purchase Closing. (5-0)

Heritage Lake Park CDD
April 6, 2026 Meeting

42 **FOURTH ORDER OF BUSINESS** **Audience Comments – Three (3) Minute**
43 **Time Limit**

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

45
46 **FIFTH ORDER OF BUSINESS** **Staff Reports**

47 **A. District Accountant**
48 **i. Acceptance of the February 2026 Financial Report**

49 Mr. Vega stated a Journal Entry will be made to code the road project correctly, and Wenzel
50 for Alarm to be coded Misc-Contingency.

51
52 On MOTION by Mr. Waring, seconded by Ms. Shella, with all in
53 favor, the February 2026 Financial Report was accepted. (5-0)

54
55 **B. District Engineer**

56 There was no District Engineer present. However, Mr. DeFilippo informed the Board that
57 the CPH is actively working to correct the CPH invoice to match Work Authorization 3.

58 **C. District Counsel**

59 This item will be discussed under 6. E.

60 **D. Landscape Update**

61 Mr. Waring presented the report to the Board.

62
63 **E. District Manager**

64 **i. SOLitude Service Report**

65 Discussion ensued. Mr. Vega stated the Pond 3 structure has growth in it, and SOLitude
66 will address the matter.

67 **ii. Action Item List**

68 Mr. Vega stated he will coordinate with Ms. Swade and get all contracts on the website
69 under Agreements by the next meeting.

70
71 **SIXTH ORDER OF BUSINESS** **Business Items**

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

73
74 On MOTION by Ms. Shella, seconded by Mr. Krauss, with all in
75 favor, the Proposed Budget was accepted as amended. (5-0)

76
77

78 **B. Discussion of Event Host Guidelines**

79

80 On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all
81 in favor, the Event Host Guidelines with a capacity of 100 was
82 accepted, as amended, pending legal review. (5-0)

83

84 **C. Consideration of Envera Contract Extension**

85

86 On MOTION by Ms. Shella, seconded by Mr. Krauss, with all in
87 favor, the Envera Contract Extension was accepted. (5-0)

88

89 **D. Security RFP Process**

90 Discussion ensued on the Security RFP presentations; it was determined to continue the
91 meeting to April 20, 2026 at 9:00 a.m. for presentations.

92

93 **E. Designating Greg Krauss Signatory on Property Purchase Closing**

94

95 On MOTION by Mr. Waring, seconded by Ms. Shella, with all in
96 favor, Designation of Greg Krauss as signatory on Property
97 Purchase Closing was accepted. (5-0)

98

99

100 **SEVENTH ORDER OF BUSINESS Business Administration**

101 **A. Consideration of the Regular Meeting Minutes of the March 2, 2026 Meeting**

102 There being no additions, corrections or deletions,

103

104 On MOTION by Mr. Waring, seconded by Mr. DeFilippo, with all
105 in favor, the March 2, 2026 Regular Meeting Minutes were
106 approved. (5-0)

107

108 **B. Consideration of Resolution 2026-05, For the Fiscal Year 2026 General
109 Election**

110

111 On MOTION by Mr. Krause, seconded by Ms. Shella, with all in
112 favor, Resolution 2026-05, Implementing Section 190.006(3),
113 Florida Statutes, and Requesting that the Charlotte County
114 Supervisor of Elections Conduct the District's General Elections;
115 Providing for Compensation; Setting Forth the Terms of Office;
116 Authorizing Notice of the Qualifying Period; and Providing for
117 Severability and an Effective Date, was adopted. (5-0)

118

Heritage Lake Park CDD
April 6, 2026 Meeting

119 **C. Ratification of Items Approved Under Resolution 2024-04**
120 There being no comments or questions, the next order of business followed.

121
122 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
123 Mr. Waring stated the two Juniper proposals was not included the agenda and should be
124 tabled to the next meeting.

125 Mr. Delagi requested vendors to be moved forward on the agenda.
126 Mr. Krauss asked if Inframark can create a hidden vendor contact list on the website.

127 Ms. Shella stated she will revise the Event Host Guidelines.

128
129 **NINTH ORDER OF BUSINESS** **Chairperson’s Comment**
130 Mr. DeFilippo updated the Board that he is working with a vendor to raise the paver
131 sidewalk so that it does not flood with water.

132
133 **TENTH ORDER OF BUSINESS** **Audience Comments – Three (3) Minute**
134 **Time Limit**
135 There being no audience comments, the next order of business followed.

136
137 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
138 There being no further business,

139
140

On MOTION by Mr. Krauss, seconded by Mr. DeFilippo, with all 141 in favor, the meeting was Continued to April 20, 2026 at 9:00 a.m. 142 at the current location. (5-0)
--

143
144
145
146
147
148
149
150

Chairperson/Vice Chairperson