



Heritage Lake Park Community Development District

June 1, 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
John Fowler, Field Service Inspector
Sergio Inguanzo, Accountant
Janice Swade, Administrative Assistant

Regular Meeting Agenda

Monday, June 1, 2026, at 10:00 a.m.

The Regular Meeting of the **Heritage Lake Park Community Development District** will be held on **Monday, June 1, 2026 at 10:00 a.m. at the Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida.**

Meeting ID: 242 646 886 903 8 Passcode: o2Vo3oV2

Dial-In By Phone: 646-838-1601 Pin: 119 754 097#

[Join the meeting now](#)

Following is the Agenda for the Meeting:

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. Landscape Update

- i. Proposal 399645 from Juniper for Bush Hog Removal
- ii. Proposal 399638 from Juniper for Removal of Trees
 - a. Proposal Options from Juniper for Pump #1 Repair
- iii. Proposal 27402 from Joshua Tree for Removal of Tree
- iv. Proposal 27403 from Joshua Tree for Canopy Elevation

B. District Counsel

- i. Discussion of Prosegur Agreement
- ii. Discussion of Envera Agreement

C. District Engineer

D. Field Manager

- i. Field Manager's Report (*To Be Sent Under Separate Cover*)

E. District Manager

- i. SOLitude Service Report
- ii. Reminder of Form 1 Filing Deadline
- iii. Action Items List

5. BUSINESS ITEMS

A. Follow-Up on the FIA Risk Services Site Visit

- i. Discussion of Clubhouse Rules Sign
- ii. Discussion of Safety Sign
- iii. Discussion of Lake Wildlife Sign

B. Review of the District's Emergency Management Plan

C. Distribution of the Proposed Budget for Fiscal Year 2026 and Consideration of Resolution 2026-06, Approving Budget & Setting Public Hearing

D. Discussion Regarding Replacement of Cellular Dialers by Wenzel Electrical Services, Inc.

E. Discussion of Estimate to Replace District's Golf Cart

6. CONSENT AGENDA

A. Approval of Minutes of the May 4, 2026 Meeting

B. Financial Report as of April 2026

C. Ratification of Items Approved Under Resolution 2024-04

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Meeting & Budget Public Hearing is scheduled to be held Monday, August 3, 2026 at 10:00 a.m.

There will be NO meeting in July.



Proposal

Proposal No.: 399645

Proposed Date: 05/12/26

PROPERTY:	FOR:
Heritage Lake Park CDD Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Bush Hog New area By Family Dollar Store

Project Location: Area adjacent to Family Dollar

Scope of Work

This proposal is for a one-time bush hogging service to address the overgrown vegetation and general cleanup of the area located near the Family Dollar property. The current condition of the site requires an initial bush hog service in order to properly clear the area and evaluate the property for future maintenance needs.

The proposed service will include:

- Bush hogging of overgrown grass, weeds, and light brush
- Initial clearing and cleanup of the designated area
- Improvement of site appearance, visibility, and accessibility
- Evaluation of the property conditions following cleanup

Purpose of Service

The purpose of this initial cleanup is to establish a baseline condition for the property so that an accurate and effective ongoing maintenance schedule can be developed. Due to the current overgrowth, a proper assessment cannot be completed until the area has been cleared.

Following completion of the one-time service, we would welcome the opportunity to discuss a recurring maintenance plan with the HOA to help maintain the property in a clean, safe, and presentable condition.

Proposed Service Type

- **One-Time Bush Hogging Service**
- Future recurring maintenance services may be discussed upon completion of the initial cleanup.

Thank you for the opportunity to submit this proposal. We appreciate your consideration and look forward to working with the HOA to improve and maintain the property.

SERVICE	TOTAL
Initial Bush ho clean up/New area by Dollar Family store	
Landscape Material	\$2,500.00
Fuel Surcharge 5.0%	\$125.00
Total	\$2,625.00

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



Proposal

Proposal No.: 399638
Proposed Date: 05/12/26

PROPERTY:	FOR:
Heritage Lake Park CDD Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Removal of 2 Pine trees and 1 Washingtonian

TREE REMOVAL PROPOSAL

Proposal submitted for the flush cutting and removal of the following trees:

- Two (2) pine trees
- One (1) Washingtonian palm tree

Scope of Work:

- Trees will be flush cut to ground level.
- All debris generated from the tree removal will be hauled away and properly disposed of.
- Work area will be cleaned upon completion.

Exclusions:

- Stump grinding is not included in this proposal.
- Replacement of the Washingtonian palm tree is not included in this proposal.

SERVICE	TOTAL
Removal of 2 Pine Trees and 1 Washingtonian	
Site Prep	\$0.00
Landscape Material	\$4,000.00
Mulch, Rock, Soil	\$0.00
Irrigation Renovation	\$0.00
Fuel Surcharge 5.0%	\$200.00



Proposal

Proposal No.: 400930

Proposed Date: 05/20/26

PROPERTY:	FOR:
Heritage Lake Park CDD - Irrigation Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Pump #1 Repair proposal (Option #1 removing fallen pieces from inside the well casing).

This proposal is to pull the pump to remove the left over well seal pieces that fell down the casing which can cause future problems as the pieces can get further wedged once the pump kicks and slowly torques. This also includes a new control box as the old one is rusty and the capacitors are blown. We will be resetting pump existing pump as long as no damage is seen once pulled will notify if concerns are found will be installed new drop pipe,wire, and well seal if pump has no issues.

Materials proposed (subcontractor supplied):

2" schedule 80 pvc Drop Pipe.
Per stick kwik set or m x m

114 4x2 cast iron well seal
Simmons

2" pvc fittings
Per fitting

2" union scd 80

12/3 double jacket sub cable
Per ft

1.25" pvc fittings
Per fitting

2" Galvanized Tee

3/4" brass pressure relief valve

3hp control box standard 3w
franklin electric

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$2,725.00
Well and Pump Diagnostic time	1.00	HR	\$175.00	\$175.00	
New Life well and Pump	1.00	EA	\$2,550.00	\$2,550.00	
				Total:	\$2,725.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 400954
Proposed Date: 05/20/26

PROPERTY:	FOR:
Heritage Lake Park CDD - Irrigation Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Irrigation Enhancement- Service Calls & Proposals

This proposal is to install a new well seal without pulling the pump and removing the pieces that fell down however those pieces if not removed can cause major issues down the road once the pump does need to be removed as over time they will further wedge beside the pump. This also includes installing a new control box due to blown capacitors and rusting of the box. Also includes repiping of the surface pipe that broke off.

Materials proposed (Subcontractor):

114 4x2 cast iron well seal
Simmons

2" Galvanized Tee

3/4" brass pressure relief valve

2" pvc fittings
Per fitting

2" union scd 80

1.25" pvc fittings
Per fitting

3hp control box standard 3w
franklin electric

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$1,675.00
Irrigation Diagnostic Labor	1.00	HR	\$175.00	\$175.00	
New Life Well and Pump Subcontractor	1.00	EA	\$1,500.00	\$1,500.00	
				Total:	\$1,675.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



ESTIMATE #27402

SENT ON:

May 19, 2026

RECIPIENT:

Heritage Lake Park - CDD

25635 Heritage Lake Boulevard
Punta Gorda, FL 33983

SENDER:

Joshua Tree, INC

18900 North Tamiami Trail
#6
North Fort Myers, Florida 33903

Phone: 239-888-6817

Email: jtooffice@myjoshuatree.com

Website: <https://myjoshuatree.com/>

Currently scheduling for the week of 6/22

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	<ul style="list-style-type: none"> Remove 2 dead Slash pines behind unit # 2025 Safe, precise removal by ISA-certified arborists using advanced equipment. Specializing in removals near structures, utilities, and sensitive landscapes with full site cleanup. 	2	\$550.00	\$1,100.00



ESTIMATE #27402

SENT ON:

May 19, 2026

Product/Service	Description	Qty.	Unit Price	Total
				Not included
Stump Removal	<ul style="list-style-type: none"> Grinds stumps below grade, removes debris, and levels ground for safety and landscaping readiness. Deeper grinding available upon request for planting or hardscaping. 811 will be contacted upon approval. <p>Please note: we always strive to haul away the debris as soon as possible, however, it may take up to 24-48 hours.</p> <p>Disclaimer: Our stump grinding service takes all necessary precautions to ensure safe and efficient removal of tree stumps from your property. However, please note that stump grinding involves the use of heavy machinery and may result in some damage to the surrounding area, such as: irrigation, grass, plants, or landscaping. Additionally, we are not responsible for any hidden obstacles, irrigation systems, or underground utilities that may be present in the stump removal area, and it is the responsibility of the property owner to locate and mark any such obstacles prior to our arrival. By hiring our service, you acknowledge and accept the terms here in.</p>	2	\$150.00	\$300.00
Palm Tree Removal	<p>Scope of Work</p> <ul style="list-style-type: none"> Safely remove designated palm tree(s) from the property using appropriate climbing or lift equipment. Cut and lower all sections in a controlled manner to prevent damage to surrounding structures or landscape. Grind stump to ground level Remove all generated debris from the site and leave the area clean and level. Please note: we always strive to haul away the debris as soon as possible, however, it may take up to 24-48 hours. 	1	\$684.65	\$684.65
			Total	\$1,784.65



ESTIMATE #27402

SENT ON:

May 19, 2026

Reviews

Chris S



I have 2, 24 y/o trees in my backyard. I just wanted to point and have some branches trimmed. Someone came right out the day after I inquired about work and the work was done shortly after. Everyone I encountered was friendly, professional and accommodating. I appreciated the work and how easy it was to communicate with everyone in this company. Every time I called someone answered and they never made me feel like I was a burden. Thank you! The trees look great
[?][?][?][?]

Leticia Monroig



Great company and crew. Super friendly, reliable, accurate, knowledgeable. Punctual. Respectful of my property. Full communication from beginning to end. I Will refer to everyone I know. Thank you so much!

P Carbone



Love working with you guys and letting you take care of our ministry properties, always worked out with the price we could afford and good clean work

Joshua Tree Inc. – Terms & Conditions

Thank you for choosing Joshua Tree Inc. We appreciate the opportunity to care for your trees and landscape. Below are a few important details to ensure a smooth experience:

Project Details

- Your quote is valid for 30 days and may be subject to change afterward.
- All work follows ANSI A300 Standards, with an Arborist on-site for quality assurance.
- We'll handle all debris removal, ensuring your property is left clean.

What to Expect

- Stump Grinding: While we take great care, we can't be responsible for underground utilities or irrigation affected by stump grinding.
- Property Care: Tree work involves equipment that may cause minor impact to turf, irrigation, or landscaping—we do our best to minimize this!
- Natural Variables: Trees are living things, and while we assess them carefully, we can't guarantee long-term stability or health due to unforeseen conditions.

Payment & Scheduling

- A 10% deposit is required to secure scheduling and is non-refundable.
- Payment is due upon project completion.
- A 1.5% monthly late fee (18% annually) applies to balances over 30 days.
- If a credit card was provided for a deposit, it may be used for the remaining balance.
- In the rare event of unpaid balances, legal and collection fees may apply.

We're here to make this process easy and stress-free. If you have any questions, please don't hesitate to reach out—we're happy to help!

(239) 888-6817 | jtoffice@myjoshuatree.com



ESTIMATE #27402

SENT ON:
May 19, 2026

Signature: _____ Date: _____



ESTIMATE #27403

SENT ON:

May 19, 2026

RECIPIENT:

Heritage Lake Park - CDD

25635 Heritage Lake Boulevard
Punta Gorda, FL 33983

SENDER:

Joshua Tree, INC

18900 North Tamiami Trail
#6
North Fort Myers, Florida 33903

Phone: 239-888-6817

Email: jtoffice@myjoshuatree.com

Website: <https://myjoshuatree.com/>

Currently scheduling for the week of 6/22

Product/Service	Description	Qty.	Unit Price	Total
Canopy Elevation	<ul style="list-style-type: none"> Removing the lower branches on the Oak trees to provide clearance for vehicles at main entrance Boulevard to 15 feet Bucket truck required Cart away all resulting debris 	22	\$165.00	\$3,630.00

Total	\$3,630.00
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ESTIMATE #27403

SENT ON:

May 19, 2026

Reviews

Chris S



I have 2, 24 y/o trees in my backyard. I just wanted to point and have some branches trimmed. Someone came right out the day after I inquired about work and the work was done shortly after. Everyone I encountered was friendly, professional and accommodating. I appreciated the work and how easy it was to communicate with everyone in this company. Every time I called someone answered and they never made me feel like I was a burden. Thank you! The trees look great
[?][?][?][?]

Leticia Monroig



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Project Details

- Your quote is valid for 30 days and may be subject to change afterward.
- All work follows ANSI A300 Standards, with an Arborist on-site for quality assurance.
- We'll handle all debris removal, ensuring your property is left clean.

What to Expect

- Stump Grinding: While we take great care, we can't be responsible for underground utilities or irrigation affected by stump grinding.
- Property Care: Tree work involves equipment that may cause minor impact to turf, irrigation, or landscaping—we do our best to minimize this!
- Natural Variables: Trees are living things, and while we assess them carefully, we can't guarantee long-term stability or health due to unforeseen conditions.

Payment & Scheduling

- A 10% deposit is required to secure scheduling and is non-refundable.
- Payment is due upon project completion.
- A 1.5% monthly late fee (18% annually) applies to balances over 30 days.
- If a credit card was provided for a deposit, it may be used for the remaining balance.
- In the rare event of unpaid balances, legal and collection fees may apply.

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(239) 888-6817 | jtoffice@myjoshuatree.com



ESTIMATE #27403

SENT ON:
May 19, 2026

Signature: _____ Date: _____

TO BE SENT UNDER SEPARATE COVER



Work Order	00960723	Account	Heritage Lake Park CDD
Work Order	00960723	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	5/14/2026		

Work Details

Specialist	Fountain was cleaned and panel was checked.	Prepared By	Miguel Alma
Comments to Customer	Upon inspection of timers we noticed the motor timer does not rotate when turned on so we will need to have that replaced because fountain will run 24/7 if it isn't changed. We spoke with Linda and there maintenance person will shut off and on when they want until we change timer.		
	Quotes will be sent out for replacement		

Work Order Assets

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

Service Parameters

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

2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

CLUBHOUSE RULES

The CDD is not responsible for any lost, missing, stolen, or damaged personal items. Please visit the CDD Website or contact the Office Manager for all clubhouse rules. All persons entering the Clubhouse must comply with all District rules, including those not posted here.

Owners of property in Heritage Lake Park are responsible for their guests and renters.

Use of facility is at your own risk.

There is NO SMOKING or vaping allowed in the Clubhouse. Smoking/vaping is only allowed outside in the designated area.

No glass or breakable material may be used in the Clubhouse. Food & beverages must remain in designated areas.

All trash generated must be disposed of per CDD Rules at the conclusion of an event.

Furniture and equipment are owned by the CDD and cannot be removed from its designated area without District approval.

Unsafe conditions or damaged equipment must be reported to a District Representative.

Disorderly conduct, excessive noise or inappropriate behavior is prohibited, and offenders are subject to removal from the premises.

WHEN USING A TREADMILL.....

BE AWARE OF YOUR SURROUNDINGS

&

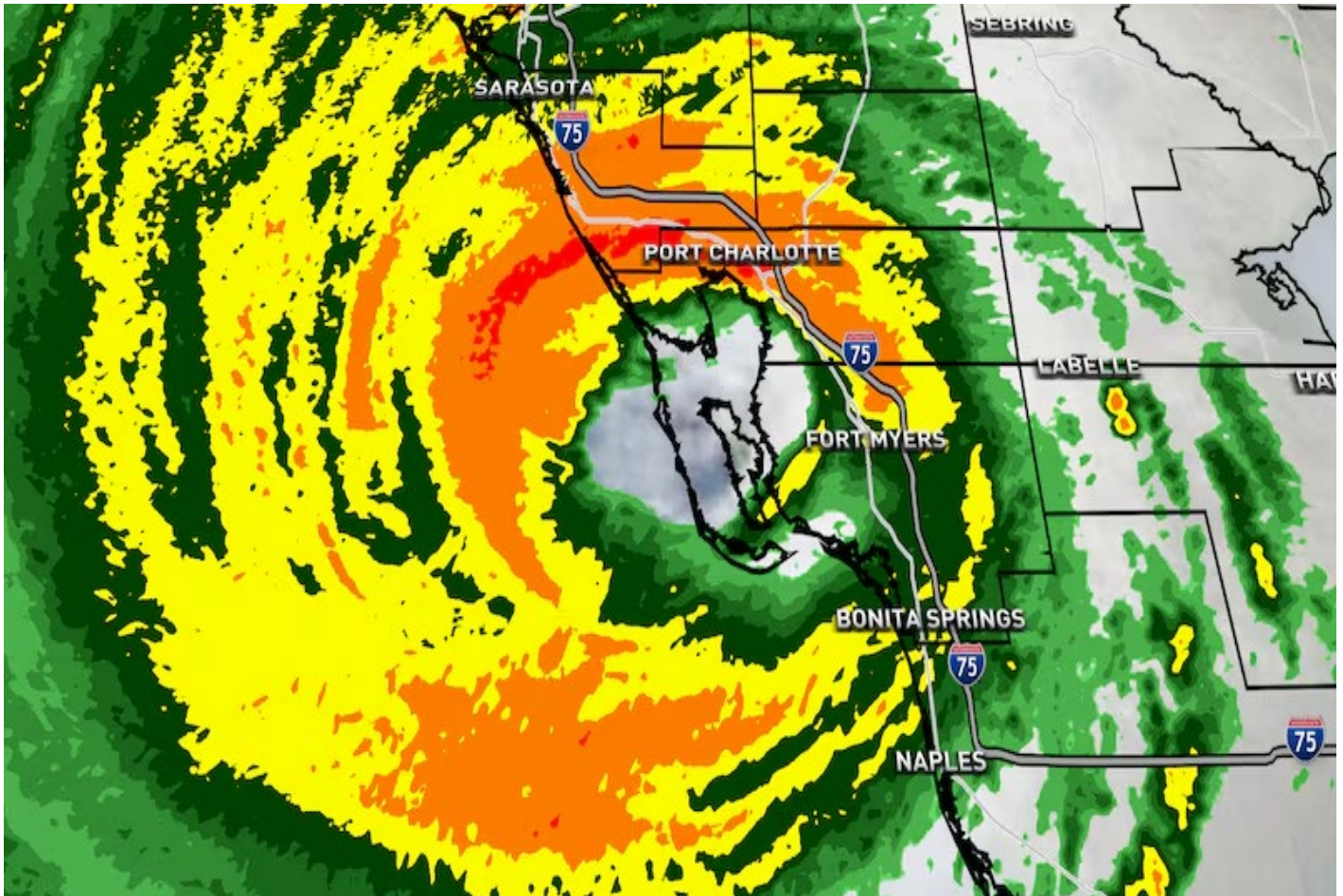
ALWAYS WEAR THE EMERGENCY SAFETY-STOP CLIP





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Heritage Lake Park Community Development District Disaster Management Plan



Adopted by the Community Development District
February 3, 2025

Heritage Lake Park Community Development District Disaster Management Plan

QUICK REFERENCE GUIDE

The CDD Board of Supervisors shall activate the HLP CDD Disaster Management Plan upon receipt of credible information that a severe weather event is expected to impact the Heritage Lake Park area. This Quick Reference Guide streamlines the process for ensuring that protective measures and communications are undertaken in enough time to prepare CDD properties and contacts. Given the relative uncertainty that comes predicting weather patterns, this Quick Reference Guide and its host document, the HLP CDD Disaster Management Plan, can be followed in whole, or in part, based on prevailing conditions and time frames.

SECURE THE PROPERTY

Prior to a storm, Board members and maintenance person will place a call for volunteers to assemble to walk the property and secure or have secured items that may move in a strong wind and create a potential hazard. This includes:

- Pool area: move lounges, tables, chairs, umbrellas/umbrella holders, plants, and pool safety equipment into the clubhouse
- Clubhouse deck – remove all rocking chairs into clubhouse
- Close dumpster gates with bungie cord
- Lock & close down until further notice exercise room, pool & clubhouse
- Gatehouse – remove and secure both front and rear gate poles
- Gatehouse – secure and protect security cameras
- Gatehouse – lower and secure American Flag
- Gatehouse - Ensure HLP Office laptop is in weather-proof case and re-located to the Gatehouse
- Turn off the circuit breaker for pool pump and the fountain
- Notify residents that amenities are temporarily closed until further notice
- Cut the bottom zip ties to tennis/pickleball court wind screens (if not already removed)

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

QUICK REFERENCE GUIDE – Page 2

ESTABLISH COMMUNICATIONS & COMMAND/CONTROL

- Establish line of communications, and chain command & control responsibility and authority, by telephone, email, and/or text messaging between members of the Board of Supervisors
- Determine which Supervisor(s) are on-site and which are off-site, establish the chain-of-succession, appoint an on-site coordinator and determine ongoing communications pathways
- Notify the District Manager to coordinate activities with outside vendors as needed
 - Insurance Company
 - Restoration Services
 - Various Vendors/Contractors
 - Others as Needed, based on demands of the event
- Monitor conditions and ensure communications throughout the event
- Hold decision-making meetings or communications as dictated by the nature of the event

POST-EVENT ACTIVITY

- Assemble Damage Assessment Team(s)
- Assemble Teams to begin to return CDD properties to pre-event condition as soon as it is safe to do so
- Work with the District Manager to ensure continuity of CDD Operations, restoration vendors/contractors and insurance company.
- Begin documenting damage to CDD facilities in accordance with strict FEMA-required written and photographic detail, ensure vendors gathering debris are aware
- Notify HLPCA/HOA/COA/Residents of the status of CDD facilities and the event's impact on amenities
- Monitor contracting with, and performance of, restoration vendors/contractors

End of the quick reference checklist – the complete detailed plan follows

Heritage Lake Park Community Development District Disaster Management Plan

INTRODUCTION

The Heritage Lake Park Community Development District (HLP CDD) is a local governmental unit that plans, funds and maintains amenities and other common use areas within the residential community. The HLP CDD is primarily responsible for the publicly owned physical property, buildings, grounds and community assets within its boundaries, and this Disaster Management Plan is limited in scope to those assets controlled by the HLP CDD. See Appendix 1 for the Contact List for the Board of Supervisors.

In order to appropriately prepare for, respond to, and recover from naturally occurring weather related disasters, the HLP CDD has developed this Disaster Management Plan to memorialize activities and responsibilities focused on the protection, and when indicated, repair or replacement of community owned assets. The scope of this document is limited to HLP CDD interests, recognizing that each Home Owner's Association (HOA) and Condominium Owners Association (COA) assumes responsibility for preparing for, responding to, and recovering from disasters that may affect properties within HLP.

Severe weather events in southwest Florida top the list of vulnerabilities, therefore, the HLP CDD follows the advice and timelines of the Charlotte County Office of Emergency Management through their partnership with local, state, and federal elected officials, to ensure that properties and residents are well informed.

This Disaster Management Plan serves as a template that while primarily focused on severe weather events, can be applied to any significant event that significantly damages HLP CDD properties. Such occurrences, include, but are not limited to: wildfire in adjacent areas; and critical infrastructure disruption, per Charlotte County Emergency Management Hazard Vulnerability Assessment (HVA).

DEFINITIONS

Advisory: Advisory messages are issued by the national Hurricane Center, giving information on all tropical depressions, tropical storms, and hurricanes.

Command & Control: A chain of command established to reduce confusion and conflicting orders and ensure effective communications.

Tropical Storm Watch: A tropical storm is similar, but smaller than a hurricane. Winds associated with these storms are less than 74 mph, but can still cause widespread damage and flooding. Tropical storm watches are made for specific coastal areas where tropical storm conditions pose possible threats within 48 hours.

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

Tropical Storm Warning: This warning means that tropical storm conditions, including possible sustained winds of 39-73 mph are expected in specific coastal areas within 36 hours.

Hurricane Watch: These watches are made for specific coastal areas. These are NOT warnings. These watches mean that a hurricane is close enough for everyone to listen to advisories and be prepared to take precautionary measures. Watches are usually issued 48 hours prior to landfall.

Hurricane Warning: This warning means that a hurricane is close enough to a specific coastal area that precautionary measures must be taken immediately. These warnings are usually issued 36 hours prior to landfall. However, if the hurricane's path is unusual, it may only be a few hours before landfall before the warning is issued.

Category 1: Sustained winds of 74-95 mph
 Category 2: Sustained winds of 96-110 mph
 Category 3: Sustained winds of 111-130 mph
 Category 4: Sustained winds of 131-155 mph
 Category 5: Sustained winds of 155 + mph

Storm Surge Watch: The possibility of life-threatening inundation from rising water moving inland from the shoreline, within 48 hours.

Storm Surge Warning: The danger of life-threatening inundation from rising water moving inland from the shoreline with 36 hours.

In order to meet its mission, the HLP has adopted the following policy statement:

In preparation for, responding to, and recovering from a disaster, the responsibilities of the Heritage Lake Park Community Development District (HLP CDD) Board of Supervisors (BOS) are to protect life and property and assure orderly transition for restoration and recovery. In order to fulfill these responsibilities in a timely, coordinated and fiscally prudent manner, the HLP BOS maintains this HLP CDD Disaster Management Plan, to be in effect as required by conditions preceding and following a disaster,

Therefore, the HLP BOS has approved this Disaster Management Plan, and its amendments, to be executed in the event of a hurricane or other disaster requiring immediate action to preserve and protect the property of HLP CDD.

The CDD shall, upon approval of the Disaster Plan, provide a copy of all available building plans to all designated and authorized person(s), who shall maintain this Disaster Management Plan and as applicable, such building plans in an off-site location other than Heritage Lake Park for immediate access in event of emergency.

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

AUTHORITY TO ACT:

In the event of a severe weather event or other disaster that results in potential or actual damage to HLP CDD properties the HLP CDD BOS delegates to the following Person(s) the line-of-succession authority to contract for security and emergency and / or restorative services, as may be required to execute the Disaster Plan:

The Chairman, or in his/her absence, the Vice-Chair; or in his/her absence the On-Site Assistant Secretaries in order of tenure; OR if no members of the Board of Supervisors are available; the Management Company.

UPON EXECUTION OF THE DISASTER PLAN THE FOLLOWING SHALL BE UNDERTAKEN BASED ON MONITORING WEATHER THROUGH LOCAL MEDIA OUTLETS AND ON THE ADVICE OF THE CHARLOTTE COUNTY OFFICE OF EMERGENCY MANAGEMENT:

I. PRE-EVENT ACTIVITY

Emergency Supplies The BOS will ensure small stock of select emergency supplies prior to hurricane season. See Appendix 2.

Authority to act. Recognizing that a quorum of the HLP CDD Board of Supervisors, may not be present during hurricane season, or at other times where a naturally occurring or man-made event that threatens the property, normal decision-making processes will not be possible. Understanding this, the afore mentioned line-of-succession shall be followed to make initial, and on-going emergency decisions within the framework of this Plan if regular communications are impossible or impractical, and authority shall be maintained until such time as a quorum of the Board of Supervisors can be established and maintained.

Actions 72-96 Hours (3-4 days) BEFORE the Storm

Typically, Emergency Management Officials follow a preparedness schedule that begins 72-96 hours before the event. Following the same schedule, the HLP CDD BOS is well positioned to monitor dynamic conditions and muster the assistance necessary to carry out the protective measures detailed in this plan. Therefore, the BOS shall activate the Plan when Emergency Management Officials and the National Hurricane Center issue a hurricane watch or warning, depending on storm tracking predictions, by taking the following steps.

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

ESTABLISH COMMUNICATION

The Chairman, or in his/her absence, the Vice-Chair, or other Supervisor present at HLP shall initiate communication among Board members by telephone, text or email, to determine who will be on-site during and/or immediately after a storm event. On-site BOS will be responsible for collecting information as the storm unfolds and after it passes. In the event that no BOS members are on-site, the line-of-succession shall be followed, assuming responsibility for enacting the plan, until such time as an in-person BOS can assume control of decision making.

Once the plan is activated, the BOS will send communications to the District Manager and residents, COA Board Officers, and the Board of the HLPCA through the approved email distribution lists informing them of the impending storm and the actions the CDD is taking, to heed warnings issued by local Emergency Management Officials, and take steps necessary to secure any items that may become projectiles and damage common elements.

SECURE THE PROPERTY

Prior to a storm, Board members and maintenance person will place a call for volunteers to assemble to walk the property and secure or have secured items that may move in a strong wind and create a potential hazard as noted.

Pool area: move lounges, tables, chairs, umbrellas/umbrella holders, plants, and pool safety equipment into the clubhouse.

Clubhouse deck – remove all rocking chairs into clubhouse

Remove flag at gatehouse

Close dumpster gates with bungee cord

Lock & close down until further notice exercise room, pool & clubhouse

Gatehouse – remove and secure both front and rear gate poles

Gatehouse – secure and protect security cameras

Gatehouse – lower and secure American Flag

Turn off the circuit breaker for pool pump and the fountain.

Notify residents that amenities are temporarily closed until further notice.

Cut the bottom zip ties to tennis/pickleball courts

ESTABLISH COMMUNICATION WITH THE DISTRICT MANAGER

Understand how we will communicate with the Property Management Company / District Manager, and at what location;

Confirm documents/files will be available; and

Identify which restoration/repair company(ies) will be utilized.

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

Contact Restoration/repair companies. The BOS will make a decision as to whether or not to contact one or more previously identified restoration companies and put them on-call for immediate action following the storm.

Contact Insurance Agent. BOS and/or District Manager will out the insurance company on notice that the emergency management plan has been implemented and ensure a chain-of-communication to be used during response and the recovery phases.

II. POST-EVENT ACTIVITY

IMMEDIATE ACTIVITY AFTER AN EVENT AS SOON AS IT IS DEEMED SAFE

It is imperative to remember that when conducting damage assessment surveys, 1) damage assessment teams must always be aware of and avoid damage cause by the storm that include, but are not limited to: slip/trip/fall hazards from downed tree limbs and other debris; unstable trees; electrical hazards; displaced, injured or deceased wildlife; localized flooding; unstable or potentially unstable structures; undermining of ground walkways and service pipes; and 2) that damage assessments must be done with the understanding that reimbursement from FEMA through local Emergency Management guidance is extraordinarily detail oriented to qualify for reimbursement.

As soon as it is safe to do so in the aftermath of a storm or other disaster, the BOS and / or other designated Authorized Person(s) will serve as a Damage Assessment Team, whose responsibilities include conducting and documenting a survey of the CDD property to determine the extent of the damage and authorize emergency services required to secure the property and prevent further damages. The on-site BOS or Authorized Person shall make a list of damages and take photographs. A separate list of locations that require “dry-in” shall be made to be used when 1st responder construction team arrives.

Initial assessment of site safety and facilities damage. BOS representative walks the grounds to assess level of damage. Photographs must be taken of damaged areas. Contact off-site Emergency Coordinator to give update.

Activate restoration/repair company. BOS determines if restoration services are needed. Physical damage that makes any portion of the property unsafe or subject to additional damage due to water entry, is sufficient reason to request restoration services from contractor.

If damage has occurred, inform insurance agent by providing as much detail as possible.

Turn off unnecessary electrical breakers(if substantial water damage, broken windows, doors, etc.) located Radio Room, Fitness Storage adjacent to pool rest rooms; Guard Gate Building, and Clubhouse?

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

Determine if any urgent, special measures are needed to secure the property. Special measures might include barricades to prevent unauthorized access to HLP and cordoning off areas where hazards exist such as partially downed trees or sections of buildings in danger of falling.

Establish a CDD Command Post to coordinate ongoing communications and restoration work. Suitable locations, depending on circumstances are: the Clubhouse; the Guardhouse; or a Virtual Command Post.

If Clubhouse secure consider this location for short term emergency sheltering if needed and due to destruction of residential property within HLP.

Recovery Actions following the storm - Commence As soon as possible and continue for the duration of the recovery process

BOS works with restoration contractor to set up temporary quarters on-site, if needed, and monitors progress with restoration efforts.

BOS discusses initial **site stabilization plan** with contractor.

BOS works with District Manager to ensure **payment mechanism** is in-place.

Stabilization plan, including restoration and debris removal is implemented and progress is monitored.

Insurance adjuster makes initial report of damage and contacts BOS with results.

Information is collected and filed with the Management Company in anticipation of a declared disaster with commensurate FEMA Public Assistance Application (PAA).

BOS communicates regularly with members of the HLP community, when necessary, through HOA/COA contact to keep them advised of progress and any other changes in conditions that affect access to the CDD controlled entities.

BOS and Management Company shall work with local, state and federal officials to monitor progress of application processing, monies received, and appeals if necessary.

Continued.

Heritage Lake Park Community Development District Disaster Management Plan

APPENDIX 1

2024-2025 Board of Supervisors

Alternate Email is not for publication and For Official Use Only (FOUO) and to be used only when primary contact information is not operational due to the damage caused by the event.

Jim DeFilippo, Chairman of the Board 25613 Heritage Lake Blvd. Punta Gorda, FL 33983 Alternate Email	jdefilippo@hlp-cdd.com 412-877-0791 jimdefilippo1@gmail.com
---	--

Greg Krauss 25515 Heritage Lake Blvd., Vice-Chair Punta Gorda, FL 33983 Alternate Email	gkrauss@hlp-cdd.com 517-888-3101 jgkrauss60@gmail.com
--	--

Niles Waring, Supervisor 2020 Willow Hammock Cir A-102 Punta Gorda, FL 33983 Alternate Email	nwaring@hlp-cdd.com 440-812-4971 waring@gmail.com
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Liz Shella, Supervisor 25611 Heritage Lake Blvd. Punta Gorda, FL 33983 Alternate Email	eshella@hlp-cdd.com 216-299-0828 lizshella@gmail.com
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Bob Delagi, Supervisor 2061 Willow Hammick Cir C-301 Punta Gorda, FL 33983 Alternate Email	bdelagi@hlp-cdd.com 516-972-9473 bobdelagi@gmail.com
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Clubhouse Office:

Clubhouse Phone Linda Ross Cell	941-624-4319 941-763-9577
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Management Companies:

Inframark Management District Manager (J. Faircloth) Gateway Management Palmer Property Management: Star Hospitality Management:	954-603-0033 239-785-0675 941-629-8190 941-875-9273 941-575-6764
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Heritage Lake Park Community Development District Disaster Management Plan

APPENDIX 2

Emergency Management Supplies

ITEM	QUANTITY	STORAGE LOCATION
Blue Tarps 12 x 24	2	Emergency Management Storage Bins Guard House
Heavy Duty Flashlights	8	Emergency Management Storage Bins Guard House
Spare Batteries AAA, AA, C, D, 6Volt, 9Volt	Assorted	Emergency Management Storage Bins Guard House
Industrial First Aid Kit	1	Emergency Management Storage Bins Guard House
Bungie Cords	Assorted	Emergency Management Storage Bins Guard House
Utility Rope	100'	Emergency Management Storage Bins Guard House
Battery Operated Walkie-Talkies	1 Set	Emergency Management Storage Bins Guard House
Yellow Caution Tape	5 Rolls	Emergency Management Storage Bins Guard House
Duct Tape	4 Pack	Emergency Management Storage Bins Guard House
Paper, Pads, Pens, Markers	Assorted	Emergency Management Storage Bins Guard House
Construction Grade Plastic Bags	90	Emergency Management Storage Bins Guard House
Rags	1 box / 350	Emergency Management Storage Bins Guard House
Collapsible Water Container 5 Gallon	2	Emergency Management Storage Bins Guard House
Safety Vests	12	Emergency Management Storage Bins Guard House
Safety Goggles	12 pair	Emergency Management Storage Bins Guard House
Safety Work Gloves	12 pair X/L	Emergency Management Storage Bins Guard House
Tool Bag	1	Emergency Management Storage Bins Guard House
Portable AM/FM/NOAA Weather Radio	1	Emergency Management Storage Bins Guard House
Hand Truck	1	Storage Shed
Ladder, 6-8 ft	1	Storage Shed
Utility Golf Cart	1	Storage Shed

END OF DOCUMENT

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT



HAZARD COMMUNICATION WRITTEN PROGRAM

Developed as a public service to ensure the safety and health of employees and residents
In accordance with the Occupational Safety and Health Administration 29CFR 1910.1200
Hazard Communication Standard

Version 1
Effective: November 15, 2024
Reviewed: January, 2026

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OBJECTIVE

The Heritage Lake Park Community Development District (HLPCDD) is a special purpose local government unit, whose duty is to finance, manage, and maintain community infrastructure and

services within its jurisdiction, as authorized by Chapter 190 of the Florida Statutes. While it is acknowledged that the rules and regulations of Federal Occupational Safety and Health Administration (OSHA), or any future state health and safety plan that may be created as the State of Florida transitions to a state plan, per Florida HB-5B (2021B), the Board of Supervisors of the H LPCDD maintains its position to ensure the safety and health of its employees and residents of the community. Therefore, this document is constructed to meet the expectations of 29CFR 1910.1200 *Hazard Communication Standard*, and the OSHA General Duty Clause, Section 5 (a) (1) requiring employers to provide a safe and healthy workplace for their employees.

The goal of the regulation, and this resultant program, is to ensure that employees have the “right-to-know” about the hazardous chemicals to which they may be exposed at the time of their initial assignment and whenever a new hazard is introduced into the workplace. The five (5) major areas covered by the regulation are: Hazard Classification; Written Program; Safety Data Sheets (SDS); Labels; and Training.

In effort to ensure that safety is paramount in all employee activity, this program also includes other potential risks that employees may be subject to during their normal work assignments.

HAZARD ANALYSIS & RISK ASSESSMENT

The H LPCDD operates a small staff of two (2) salaried part-time individuals: an Office Manager; and a Maintenance Man.

The Office Manager is in a minimal-risk position with consequences equal to that of those found daily life, performing secretarial duties in an office setting.

The Handy Man is in a low-risk position performing a variety of custodial and handyman-related tasks that include potential exposure to the following:

- Exposure to heat related illnesses;
- Ergonomics / increased risk due to working alone;
- Custodial building maintenance;
- Power tools;
- Ground Ladders (<=6'), slips, trips, falls;
- Electrical shock;
- Pool Chemicals, inhalation/dermal exposure;
- Paint, inhalation/dermal exposure; and
- Lawn and pest control chemicals, inhalation/dermal exposure.

-1-

ASSIGNMENT OF RESONSIBILLITY

At the regular meeting coinciding with the approval of this program document, and at its annual meetings thereafter, the President of the H LPCDD shall appoint a Supervisor as the Hazard Communication Officer (HCO). It shall be the responsibility of that Supervisor to ensure that the objectives of this Program are carried out, that the Program is supported, maintained, and revised

annually, or as necessary, and that the training of employees shall occur annually, or whenever a new hazard is introduced into the community.

PROGRAM

Hazardous Chemical List

The HCO shall maintain and update the list of hazardous chemicals used during HLPCDD activities. The list includes all substances that require a Safety Data Sheet (SDS).

Copies of the hazardous chemical list shall be located as an appendix in this program description, and made available to each employee and Supervisor.

Safety Data Sheets

SDS for applicable chemicals are provided by the manufacturer and contain significant information about the chemical's classification, physical properties and hazards, with recommendations for use of personal protective equipment, how to address small spills, fires, and emergency first aid procedures. The HCO shall keep SDSs in an organized fashion in the HLPCDD Office for employees to view at will and shall maintain and update the SDS binder and the Hazardous Chemical List as necessary.

Labeling and Globally Harmonized System (GHS) Pictograms

Appropriate labels shall be placed on all containers regardless of size. Portable containers do not require re-labeling if the material transferred from the labeled container is intended for immediate use by the employee who performs the transfer.

If the transferred material is not completely used by the employee, the employee shall ensure that the remaining material is returned to the original labeled container.

At no time shall an unlabeled container with material remaining be left in storage, or in common areas where residents may congregate.

Once empty, portable containers shall be cleaned to remove and residual material.

Training

The HCO shall provide initial training to employees upon inception of this program, and to future hires at time of appointment. Additional training shall be provided whenever a new hazard or risk is introduced. The Hazard Communication Officer shall ensure that refresher training is provided from time to time dependent on conditions.

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The following topics shall be covered in the training:

Chemicals, physical properties and hazards present in the workplace;

Other mechanical hazards based on work activity;

Labels and GHS Pictograms;

SDS formats, location and interpretation of information;

Chemicals employees may be exposed to;
Common control practices to prevent exposure;
Procedures following exposure;
Reporting procedures following exposure; and
Applicable Personal Protective Equipment (PPE).

Storage

All hazardous materials shall be secured in the assigned storage container, within the assigned storage area, in a manner that prevents accidental spillage or leak. Storage areas are controlled by lock and key, with accessibility limited to employees and Supervisors. The HCO will ensure that storage areas are maintained in an orderly fashion and old outdated chemicals/product containers shall be disposed of in the appropriate manner.

Non-Routine Tasks

Given the small number of employees and minimal/low-level risks associated with daily work duties, it is not likely that employees will encounter non-routine tasks. However, in the unlikely event that were to occur, or if a new job task requires the introduction of a new hazardous material or risk, the employee shall ensure that he/she receives the appropriate briefing regarding the specific chemical, required PPE, and protective measures that may be necessary to mitigate the risk, and emergency procedures.

Exposure / First Aid

Employees are expected to wear PPE appropriate to the task, when indicated. Chemicals can enter and harm the body through three (3) primary routes: Inhalation (breathing vapors); Absorption (skin / eye contact); and Injection (eating, splash). Damage can occur instantly (Acute Exposure), or over time (Chronic Exposure), depending on several variables.

Any employee who is accidentally exposed to a chemical shall immediately decontaminate the affected area with copious amounts of water. If the employee suffers from acute onset of respiratory difficulty or burning of the skin, evaluation by a medical professional is required by calling 911. General questions in a non-emergency situation can be obtained by calling CHEMTREC at 1-800-262-8200.

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Any exposure due to any cause shall be reported to the HCO and the CDD President, and an accident report shall be filed with the HLP Office Manager as soon as feasible, for review. Occupational exposures shall be tracked, with the goal of preventing future occurrences.

Contractors working on-site

Contractors working on-site performing duties pursuant to a work order issued by the HLPCDD shall be responsible for following all applicable industry-specific safety and health measures

required by their respective companies in accordance with their specific hazards and risks, and take all precautions to ensure the safety and health of community employees and residents.

Program Compliance

This Hazard Communication Program covers HLPCDD employees and the Board of Supervisors. Every effort will be made to ensure compliance with the goal of maintaining a safe work environment. Willful disregard after remedial efforts may result in disciplinary action.














Residents not employed by the HLPCDD are prohibited from performing maintenance tasks without necessary permission from, or authorization by the HLPCDD.

From time-to-time, the Board of Supervisors may seek the assistance of residents willing to volunteer to perform specific and authorized tasks. Should that occur, and if the tasks include the use of hazardous chemicals or risk to safety and health, the appropriate pre-task briefing shall be performed by a knowledgeable person.





**APPENDIX A
Chemical Inventory List**











All chemicals in the table below are stored in the small outside shed in a location not usually accessed by residents.

Chemical Name	Location	Quantity	DOT Classification	GHS Pictogram

Liquified Petroleum (LP) Gas	Storage Shed	(3) 20 lb. cylinders		
Gasoline	Storage Shed	(1) 5 gallon container		
Roundup Herbicide Weed Control	Storage Shed	(1) 1.33 gallon container		
Interior/Exterior Paint Containers	Storage Shed	(Multiple) 1 gallon and 5 gallon containers		
Drywall Compound	Storage Shed	(1) 5 gallon container	N/A	
WD 40	Storage Shed	(2) spray cans		
ACE Rust Stop	Storage Shed	(1) spray can		

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Chemical Name	Location	Quantity	DOT Classification	GHS Pictogram
Sodium Hypochlorite (Chlorine)**	Pool Outside Mechanical Area	(1) 55 gallon drum		
Muriatic Acid**	Pool Outside Mechanical Area	(1) 55 gallon drum		

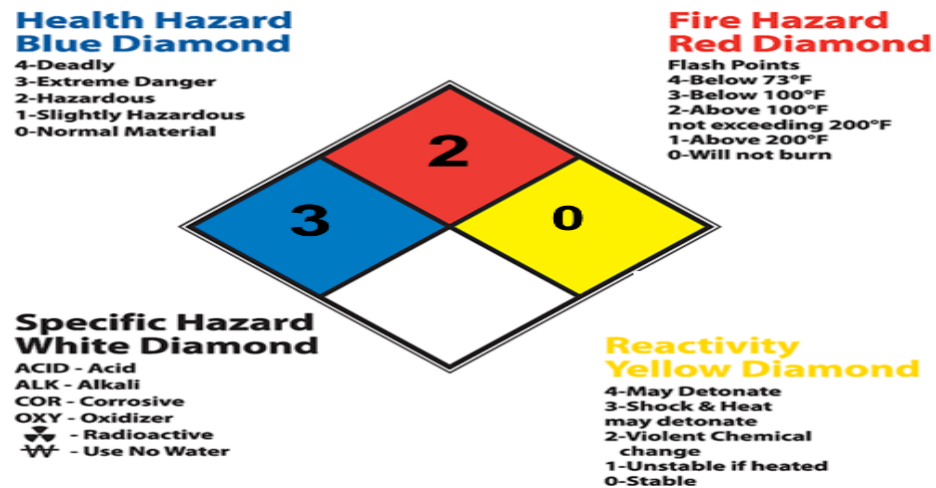
Krylon Color Master Paint-Primer	Storage Shed	(1) 12 oz aerosol spray can		
SURFACE Acrylic Crack Filler	Storage Shed	(1) 5 gallon container	N/A	
Liquid Nails	Storage Shed	Tube 10.fl oz.		
Jack's Magic The Pink Stuff	Storage Shed	(1) 5 gallon bucket		
Grout Haze Remover	Storage Shed	(1) 1 quart container		
Other Hazardous Item	Location	Quantity	DOT Classification	Symbol
KOBALT Lithium-ion Battery	Storage Shed	(3) 80 volt/2.5 amp	N/A	

** On-site for pool maintenance company use; but not typically handled by CDD Staff.

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APPENDIX B

**GHS Hazard Communication Program Pictograms
NFPA 704 Diamond
Dept of Transportation Placards**

<p>Health hazard</p>  <ul style="list-style-type: none"> • Carcinogen • Mutagenicity • Reproductive toxicity • Respiratory sensitizer • Target organ toxicity • Aspiration toxicity 	<p>Flame</p>  <ul style="list-style-type: none"> • Flammables • Pyrophorics • Self-heating • Emits flammable gas • Self-reactives • Organic peroxides 	<p>Exclamation mark</p>  <ul style="list-style-type: none"> • Irritant (skin and eye) • Skin sensitizer • Acute toxicity (harmful) • Narcotic effects • Respiratory tract irritant • Hazardous to ozone layer (non-mandatory)
<p>Gas cylinder</p>  <ul style="list-style-type: none"> • Gases under pressure 	<p>Corrosion</p>  <ul style="list-style-type: none"> • Skin corrosion / burns • Eye damage • Corrosive to metals 	<p>Exploding bomb</p>  <ul style="list-style-type: none"> • Explosives • Self-reactives • Organic peroxides



APPENDIX C
 Employee Training Outline

I PURPOSE

- Overview of 29CFR 1910.1200
- CDD Commitment to employee safety and creating a safe working environment
- Employee “Right-to-Know

II IDENTIFICATION OF HAZARDOUS CHEMICALS

- Markings, colorings, labels, GHS Pictograms NFPA 704 Diamond, DOT Placards
- Signal words: Danger / Warning / Caution

III HLP Chemical Inventory

- Physical Properties, Physical Hazards & Storage Location
- Safety Data Sheets (SDS)

IV Use and Limitations of PPE

IV Emergency Procedures/First Aid & Reporting

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Appendix D
Chemical Inventory SDS

Following Pages Available On-Site



*Heritage Lake Park
Community Development District*

FISCAL YEAR 2027

Proposed Budget

May 4, 2026

CLEAR PARTNERSHIPS



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	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	\$814,489.46
Special Assmnts- Discounts	-\$31,578.00	-\$27,191.00	-\$1,025.26	-\$28,216.26	-\$32,579.58
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	\$824,909.88

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	\$68,066.00
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	\$16,289.79
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	\$152,987.59

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
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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	February-	PROJECTED	BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	FY 2027
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
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	\$832,807.88

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
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	\$ 88,896
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><u>931,326</u></u>
Total Allocation of Available Funds	1,020,222
<u>Total Unassigned (undesignated) Cash</u>	<u>\$ 964,134</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.

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.

District Name
Community Development District

Debt Service Fund

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-Cotigency

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.

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

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	% +/-)	ANNUAL
	BUDGET	THRU	February-	PROJECTED		BUDGET
	FY 2026	1/31/2026	9/30/2026	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

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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	\$1,702.66	\$1,650.11	3.2%	\$422.43	\$422.43	0.0%	\$2,125.09	\$2,072.54	\$52.55	2.5%
Park Villa	116.00	1	116.00	0	\$1,702.66	\$1,650.11	3.2%	\$422.43	\$422.43	0.0%	\$2,125.09	\$2,072.54	\$52.55	2.5%
Park Villa Prepaid	40.00	1	40.00	0	\$1,702.66	\$1,650.11	3.2%	\$0.00	\$0.00	0.0%	\$1,702.66	\$1,650.11	\$52.55	3.2%
Luxury Villa	60.00	1	60.00	0	\$1,702.66	\$1,650.11	3.2%	\$464.67	\$464.67	0.0%	\$2,167.33	\$2,114.78	\$52.55	2.5%
	462.00		462.00	0										
Commercial	14.16	3.77	53.38	0	\$521.90	\$507.86	2.8%	\$0.00	\$0.00	0.0%	\$521.90	\$507.86	\$14.04	2.8%
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 1ST DAY OF JUNE 2026.

ATTEST:

**HERITAGE LAKE PARK
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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

May 18, 2026

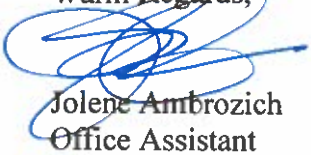
**Heritage Lake Park, CCD
c/o Inframark
313 Campus Street
Celebration FL 34747
Attn: Heather Jackson**

Dear Valued Customer

The fire alarm panel at **Heritage Lake Park Clubhouse & Fitness 25635 Heritage Lake Boulevard Punta Gorda, FL 33983** communicates using a cellular dialer that is currently being “phased out” and will soon need to be replaced. We would like to start replacing them, so that we can get them all replaced in a timely manner rather than having them all stop communicating all at once. If you would like to replace yours now, Wenzel would like to offer you a discounted price for a new cellular dialer of \$250 plus \$240 per hour labor. The current price for a new cellular dialer is \$450, so this would be a \$200 savings for you. If you would like to take our offer, please sign and return this notice or call us at (941)371.1599. This offer is good for 60 days.

Thank you for your business.

Warm Regards,



Jolene Ambrozich
Office Assistant

Wenzel Electrical Services, Inc.
6301 Tower Lane Suite 1
Sarasota, FL 34240
Office (941)371.1599
Fax (941)371.1756



Yes, I would like to take your offer to replace my fire alarm cellular dialer at the discounted rate of \$250.

X _____

Signature

Date

Print Name & Title: _____

Estimate

Affordable Carts 17521 N. Tamiami Tr. N. Ft. Myers, FL 33903 239-731-9500	Affordable Carts 10915 Enterprise Ave Bonita Springs, FL 34135 239-992-9500	Affordable Carts 4580 Tamiami Tr. Port Charlotte, FL 33980 941-764-6800
Affordable Carts 11200 Tamiami Tr. East Naples, FL 34113 239-530-9500	Affordable Carts 17120 San Carlos Blvd Fort Myers Bch, FL 33931 239-309-1121	Date 5/26/2026
		Estimate # 111768

Name / Address		Ship To	
Heritage Lake Park Community Development District 210 N University Dr, Ste 702 Coral Springs, FL 33071		Heritage Lake Park CDD 25635 Heritage Lake Blvd. Punta Gorda, FL 33983 941-624-4319 - Linda	
Customer Phone	941-624-4319 - Linda		

P.O. No.	Terms	Rep	Make, Model & Serial #
	Due on receipt	BP	Red DS ab0312266007

Item	Description	Site	Qty	U/M	Rate	Total
5529892	2020 Pre-Owned E-Z-Go RXV Fleet Elite 2.2 Lithium Vehicle in Green With Lights, Turn signal & Horn	PTC	1		4,012.24	4,012.24T
Fuel Surcharge RH-BOX-017	Fuel Surcharge Utility Box-Steel Utility Box w/ Mounting Kit, EZGO RXV(2008-up)	PTC	1		35.00	35.00
RH-ACC-1021	Mirrors-LARGE SIDE MIRROR SET (Universal Fit)	PTC	1		506.25	506.25T
Trade In Carts...	Used Golf Cart Make _____ club car _____ Model _____ S/N # _____	PTC	-1		100.00	-100.00T

Subtotal		\$4,483.14
Sales Tax (0.0%)		\$0.00
Total		\$4,483.14

Prices on estimates are good for 60
days from date of estimate

**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, May 4, 2026, and called to order at 10:09 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 (Via Teams)
Sergio Inguanzo	Accountant, Inframark
Joshua Mendez	Account Manager, Juniper
Michael Peters	ProSegur
Several Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. 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.

40 **THIRD ORDER OF BUSINESS**
41

Motion to Approve Agenda

42 On MOTION by Ms. Shella, seconded by Mr. Waring, with all in
43 favor, the agenda was approved as amended, adding 5. D. adding
44 two Juniper Proposals. (5-0)

45
46
47 **FOURTH ORDER OF BUSINESS**

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

48
49 One resident asked a question regarding the new fiber installation in the community.

50
51 **SIXTH ORDER OF BUSINESS**

Business Items

52 **A. Discussion of Security RFP**
53

54
55 On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in
56 favor, ProSegur was selected as the first choice to provide Security
57 Services, pending an agreement with Counsel, and if not agreeable,
58 Envera shall be selected as the second choice. (5-0)

59
60 **B. Consideration of Sales Order #SOPTC27186 From Leaders for Purchase of**
61 **Pool Furniture**
62

63
64 On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in
65 favor, Sales Order #SOPTC27186 from Leaders for purchase of
66 pool furniture in the amount of \$1,400.00 was approved. (5-0)

67
68 **C. Ratification of Turner Pest Control Contract for Trapping Raccoons**
69

70
71 On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in
72 favor, the Turner Pest Control Contract for trapping raccoons was
73 ratified. (5-0)

74
75
76 On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in
77 favor, extending the meeting to 12:30 p.m. was approved. (5-0)

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79 Discussion ensued.

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On MOTION by Mr. DeFilippo, seconded by Ms. Shella, with all in favor, extending the meeting to 2:00 p.m. was approved. (5-0)

- D. Distribution of the Proposed Fiscal Year 2027 Budget and Consideration of Resolution 2026-06, Approving Budget & Setting Public Hearing**
- This item was tabled to the next meeting.

SEVENTH ORDER OF BUSINESS **Business Administration**

- A. Consideration of the Meeting Minutes of the April 6, 2026 Regular Meeting & April 20, 2026 Continued Meeting**

On MOTION by Mr. Waring, seconded by Ms. Shella, with all in favor, the Minutes of the April 6, 2026 Regular Meeting & April 20, 2026 Continued Meeting were approved. (5-0)

- B. Ratification of Items Approved Under Resolution 2024-04**
- There being no items for ratification, the next order of business followed.

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Accountant**
 - i. Acceptance of the March 2026 Financial Report**

On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all in favor, the March 2026 Financial Report was accepted. (5-0)

- B. District Engineer**
- Mr. Vega stated we have not received their final invoice based on Work Authorization #3.
Mr. DeFilippo stated they did not do the surveys. Inframark will contact the engineer.

- C. District Counsel**
 - i. Discussion of District Counsel's Rate Adjustment**

On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in favor, increased rate adjustment from District Counsel was accepted. (5-0)

- D. Landscape Update**
- There being no update, the next item followed.

- 120 **E. District Manager**
- 121 **i. SOLitude Service Report**
- 122 Mr. Delagi stated Estimate 607 L.2, Estimate 608 L. 2, Estimate 610 L. 4 and Estimate 611
- 123 p.c. should be paid, and Estimate 609 L. 3 should be held.
- 124 Mr. Delagi stated Copeland did excellent work.
- 125 Staff should ask CHP to obtain Phase 4 drainage system diagram for the Board.
- 126 **ii. Report on Number of Registered Voters (418)**
- 127 This report is presented on an annual basis to the Board for informational purposes only.
- 128 **iii. Action Items List**
- 129 Ms. Janice Swade will have contracts added to the Website, under Agreements.
- 130

- 131 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
- 132 Mr. Waring noted that irrigation leaks were repaired, and an observation was made that two pumps
- 133 were shut off. Signage to be placed on the breaker box of authorized access
- 134 The green belt area on PB4 has two dead trees.
- 135 Mr. Delagi noted the T-Mobile event will take place on May 20, 2026, with food to be
- 136 provided by T-Mobile. Pricing will be extended to residents until January 2027.
- 137 Ms. Shella noted Counsel has not provided feedback on Event Host Guidelines.
- 138 Leasing of new fitness equipment from FitRev Leasing was discussed.

- 139
- 140 **NINTH ORDER OF BUSINESS** **Chairperson’s Comment**
- 141 Mr. DeFilippo updated the Board on Egis.

- 142
- 143 **TENTH ORDER OF BUSINESS** **Audience Comments – Three (3) Minute**
- 144 **Time Limit**
- 145 There being no audience comments, the next order of business followed.

- 146
- 147 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
- 148 There being no further business,

On MOTION by Mr. Delagi, seconded by Mr. Waring, with all in favor, the meeting was adjourned at 12:56 p.m. (5-0)

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Chairperson/Vice Chairperson

*Heritage Lake Park
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



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**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

April 30, 2026

Balance Sheet
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 1,325,264	\$ -	\$ 1,325,264
Cash On Hand/Petty Cash	800	-	800
Cash with Fiscal Agent	-	9,665	9,665
Accounts Receivable	65	-	65
Due From Other Gov'tl Units	57	-	57
Due From Other Funds	-	3,969	3,969
Investments:			
Money Market Account	217,328	-	217,328
Reserve Fund	-	86,032	86,032
Revenue Fund	-	229,908	229,908
Prepaid Items	6,904	-	6,904
TOTAL ASSETS	\$ 1,550,418	\$ 329,574	\$ 1,879,992
<u>LIABILITIES</u>			
Accounts Payable	\$ 41,676	\$ -	\$ 41,676
Accrued Expenses	2,330	-	2,330
Due to Other	185	-	185
Due To Other Funds	3,969	-	3,969
TOTAL LIABILITIES	48,160	-	48,160
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,904	-	6,904
Restricted for:			
Debt Service	-	329,574	329,574
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:	661,706	-	661,706
TOTAL FUND BALANCES	\$ 1,502,258	\$ 329,574	\$ 1,831,832
TOTAL LIABILITIES & FUND BALANCES	\$ 1,550,418	\$ 329,574	\$ 1,879,992

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 25,000	\$ 44,463	177.85%	\$ 5,658
Recreational Activity Fees	5,000	730	14.60%	-
Interest - Tax Collector	-	829	0.00%	126
Special Assmnts- Tax Collector	789,458	760,477	96.33%	37,243
Special Assmnts- Discounts	(31,578)	(28,020)	88.73%	(235)
Other Miscellaneous Revenues	500	-	0.00%	-
Gate Bar Code/Remotes	3,000	2,374	79.13%	300
TOTAL REVENUES	791,380	780,853	98.67%	43,092
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	13,200	7,000	53.03%	1,000
FICA Taxes	1,010	459	45.45%	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	9,698	39.04%	4,104
ProfServ-Mgmt Consulting	68,066	39,705	58.33%	5,672
ProfServ-Trustee Fees	4,771	4,971	104.19%	-
ProfServ-Web Site Maintenance	1,482	865	58.37%	124
Auditing Services	3,900	4,400	112.82%	-
Contract-Website Hosting	-	1,164	0.00%	388
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%	-
Misc-Bank Charges	100	129	129.00%	18
Misc-Records Storage	-	58	0.00%	8
Misc-Assessment Collection Cost	15,789	14,649	92.78%	740
Payroll Services	100	278	278.00%	24
Website Expense	-	3,750	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	154,973	105,994	68.40%	12,155

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
<u>Field</u>				
ProfServ-Field Management	6,641	3,874	58.33%	553
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	6,417	58.34%	917
Contracts-Landscape	77,445	44,989	58.09%	6,454
Contracts-Irrigation	12,730	7,210	56.64%	1,030
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	2,013	20.97%	81
R&M-Irrigation	40,000	9,201	23.00%	1,214
R&M-Lake	5,000	27,600	552.00%	27,600
R&M-Mulch	7,200	17,200	238.89%	-
R&M-Sidewalks	3,000	6,578	219.27%	4,600
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	48,695	170.38%	12,800
Total Field	228,562	184,942	80.92%	55,249
<u>Utilities</u>				
Communication - Telephone	900	1,469	163.22%	289
Electricity - General	6,000	3,659	60.98%	288
Internet Services	3,400	835	24.56%	134
Total Utilities	10,300	5,963	57.89%	711
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	70,040	40,905	58.40%	5,732
Electricity - General	3,000	990	33.00%	132
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	7,867	262.23%	1,024
Misc-Contingency	5,000	6,061	121.22%	-
Total Gatehouse	82,870	55,823	67.36%	6,888
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	15,422	59.32%	2,200
Payroll-Maintenance	24,440	14,248	58.30%	1,609
Payroll Taxes	3,859	2,270	58.82%	291
Workers' Compensation	1,778	1,500	84.36%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
Fire Alarm Monitoring	600	450	75.00%	150
Contracts-Fountain	700	350	50.00%	-
Contracts-Security Camera	5,000	-	0.00%	-
Contracts-Pools	15,374	4,628	30.10%	676
Contracts-HVAC	1,968	2,865	145.58%	-
Contracts-Pest Control	1,800	1,199	66.61%	-
Contracts-Security System	11,104	6,477	58.33%	925
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,564	13,918	74.97%	1,553
Utility - Refuse Removal	3,292	2,121	64.43%	303
Utility - Water & Sewer	6,500	4,204	64.68%	728
Insurance - Property	26,011	25,298	97.26%	-
R&M-General	4,000	2,628	65.70%	1,569
R&M-Fountain	500	2,487	497.40%	-
R&M-Pools	8,694	6,853	78.82%	1,436
R&M-Tennis Courts	1,000	846	84.60%	-
R&M-Fitness Equipment	2,800	650	23.21%	325
R&M-Fitness Center	2,000	120	6.00%	120
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	306	153.00%	306
R&M-Fire Sprinklers	2,000	-	0.00%	-
R&M - Computer/Internet	2,500	-	0.00%	-
Misc-Cable TV Expenses	1,286	1,403	109.10%	198
Misc-Clubhouse Activities	4,800	2,643	55.06%	189
Misc-Contingency	10,000	243	2.43%	243
Office Supplies	3,000	1,397	46.57%	539
Cleaning Supplies	2,600	740	28.46%	383
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	43,760	15,000	34.28%	-
Total Clubhouse and Recreation	244,404	130,266	53.30%	13,743
Reserves				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Other	-	264,832	0.00%	264,832
Reserve - Roadways	32,394	415,919	1283.94%	415,919
Reserve-Stormwater System	29,220	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	680,751	591.71%	680,751
TOTAL EXPENDITURES & RESERVES	836,158	1,163,739	139.18%	769,497
Excess (deficiency) of revenues Over (under) expenditures	(44,778)	(382,886)	n/a	(726,405)
Net change in fund balance	\$ (44,778)	\$ (382,886)	n/a	\$ (726,405)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,885,144	1,885,144		
FUND BALANCE, ENDING	\$ 1,840,366	\$ 1,502,258		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-26 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 4,847	484.70%	\$ 874
Interest - Tax Collector	-	194	0.00%	33
Special Assmnts- Tax Collector	180,800	176,491	97.62%	9,683
Special Assmnts- Discounts	(7,232)	(6,485)	89.67%	(61)
TOTAL REVENUES	174,568	175,047	100.27%	10,529
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	3,400	94.03%	192
Total Administration	3,616	3,400	94.03%	192
<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	48,170	31.45%	192
Excess (deficiency) of revenues Over (under) expenditures	21,412	126,877	n/a	10,337
Net change in fund balance	\$ 21,412	\$ 126,877	n/a	\$ 10,337
FUND BALANCE, BEGINNING (OCT 1, 2025)	202,697	202,697		
FUND BALANCE, ENDING	\$ 224,109	\$ 329,574		

**Heritage Lake Park
Community Development District**

Supporting Schedules

April 30, 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
April 30, 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%	\$ 909
Government Interest	Checking	Valley National Bank	3.56%	1,324,354
			Subtotal	\$1,325,264
Cash On Hand/Petty Cash				800
Public Funds	Money Market	BankUnited	3.40%	217,328
DEBT SERVICE FUND				
Series 2005 Reserve Fund		U.S. Bank	3.27%	86,032
Series 2005 Revenue Fund		U.S. Bank	3.27%	229,908
			Subtotal	\$ 315,940 (1)
			Total	<u>\$1,859,332</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. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	909.37	Statement Balance	909.37
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	909.37
Subtotal	909.37	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	909.37
Ending G/L Balance	909.37		

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. 04-26

Statement Date 04/30/2026

G/L Account No. 101003 Balance	1,324,354.37	Statement Balance	1,369,017.09
		Outstanding Deposits	103.95
Positive Adjustments	0.00		
Subtotal	1,324,354.37	Subtotal	1,369,121.04
Negative Adjustments	0.00	Outstanding Checks	-44,766.67
Ending G/L Balance	1,324,354.37	Ending Balance	1,324,354.37

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/08/2026	Payment	100251	BUSINESS OBSERVER INC	Inv: 26-00311T			-107.19
04/21/2026	Payment	914	SIGNS-R-US, LLC	Check for Vendor V00164			-592.00
04/29/2026	Payment	915	HERITAGE LAKE PARK- C/O US BANK N.A	Check for Vendor V00030			-9,664.92
04/29/2026	Payment	916	LINDA ROSS	Check for Vendor V00275			-127.66
04/30/2026	Payment	100255	INNERSYNC STUDIO LTD	Inv: INV-SN-1351			-388.13
04/30/2026	Payment	100256	PERSSON, COHEN & MOONEY, P.A.	Inv: 6886			-3,496.00
04/30/2026	Payment	100257	COPELAND SOUTHERN ENTERPRISES INC	Inv: 610			-6,275.00
04/30/2026	Payment	100258	SOLITUDE LAKE MANAGEMENT	Inv: PSI251622, Inv: PSI251807			-916.70
04/30/2026	Payment	100259	INFRAMARK LLC	Inv: 175371			-6,357.42
04/30/2026	Payment	100260	ENVERA SYSTEMS	Inv: 768095, Inv: 768094			-6,946.44
04/30/2026	Payment	100261	FITNESS SERVICES OF FLORIDA, INC	Inv: 30983			-325.00
04/30/2026	Payment	100262	SUNSHINE ACE HARDWARE, INC.	Inv: 129094/9			-80.53
04/30/2026	Payment	100263	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 391542, Inv: 391536			-7,483.81
04/30/2026	Payment	100264	ACTION AUTOMATIC DOOR CO	Inv: 330222099, Inv: 330228521			-1,023.87
04/30/2026	Payment	100265	WENZEL ELECTRICAL SERVICES INC	Inv: 262502			-306.00
04/30/2026	Payment	100266	KAST POOL COMPANY	Inv: 91334305			-676.00
Total Outstanding Checks							-44,766.67

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(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 # 100249								
001	04/08/26	ACTION AUTOMATIC DOOR CO	330218122	VISITOR ARM LIGHT	R&M-Gate	546034-53904	\$335.86	
							Check Total	\$335.86
CHECK # 100250								
001	04/08/26	WENZEL ELECTRICAL SERVICES INC	261872	APR-JUNE 2026 QTRLY ALARM MONITORING	Fire Alarm Monitoring	531082-57212	\$150.00	
							Check Total	\$150.00
CHECK # 100251								
001	04/08/26	BUSINESS OBSERVER INC	26-00311T	SECURITY SVCS RFP	Legal Advertising	548002-51301	\$107.19	
							Check Total	\$107.19
CHECK # 100252								
001	04/08/26	ENVERA SYSTEMS	INV000009120	WINDSHIELD STICKERS	Misc-Contingency	549900-53904	\$1,365.00	
							Check Total	\$1,365.00
CHECK # 100253								
001	04/08/26	NEW LIFE WELL AND PUMP INC	1245790891	REPLACE BLOWN CAPACITOR - CONTROL BX	Misc-Contingency	549900-53901	\$220.00	
							Check Total	\$220.00
CHECK # 100254								
001	04/10/26	SUNSHINE ACE HARDWARE, INC.	128853/9	PATCH STUCCO/NUTS/BOLTS/FASTENERS	R&M-General	546001-53901	\$19.31	
							Check Total	\$19.31
CHECK # 100255								
001	04/30/26	INNERSYNC STUDIO LTD	INV-SN-1351	QTRLY ADA WEBSITE SVCS	Contract-Website Hosting	534384-51301	\$388.13	
							Check Total	\$388.13
CHECK # 100256								
001	04/30/26	PERSSON, COHEN & MOONEY, P.A.	6886	MAR 2026 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$3,496.00	
							Check Total	\$3,496.00
CHECK # 100257								
001	04/30/26	COPELAND SOUTHERN ENTERPRISES INC 610		LAKE 4 MES EROSION & RIP RAP INSTALL	R&M-Lake	546042-53901	\$6,275.00	
							Check Total	\$6,275.00
CHECK # 100258								
001	04/30/26	SOLITUDE LAKE MANAGEMENT	PSI251622	APR 2026 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$504.70	
001	04/30/26	SOLITUDE LAKE MANAGEMENT	PSI251807	APR 2026 WETLAND MAINT	ProfServ-Wetlands	531048-53901	\$412.00	
							Check Total	\$916.70

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100259							
001	04/30/26	INFRAMARK LLC	175371	APR 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,672.17
001	04/30/26	INFRAMARK LLC	175371	APR 2026 MGMT SVCS	ProfServ-Field Management	531016-53901	\$553.42
001	04/30/26	INFRAMARK LLC	175371	APR 2026 MGMT SVCS	Misc-Records Storage	549069-51301	\$8.33
001	04/30/26	INFRAMARK LLC	175371	APR 2026 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$123.50
Check Total							\$6,357.42
CHECK # 100260							
001	04/30/26	ENVERA SYSTEMS	768095	ADD'L UNITS	Contracts-Security System	534145-53904	\$42.88
001	04/30/26	ENVERA SYSTEMS	768094	MAY 2026 MONITORING	Prepaid Items	155000	\$6,903.56
Check Total							\$6,946.44
CHECK # 100261							
001	04/30/26	FITNESS SERVICES OF FLORIDA, INC	30983	QTRLY PREVENTIVE MAINT	R&M-Fitness Equipment	546115-57212	\$325.00
Check Total							\$325.00
CHECK # 100262							
001	04/30/26	SUNSHINE ACE HARDWARE, INC.	129094/9	SUPPLIES	R&M-General	546001-53901	\$80.53
Check Total							\$80.53
CHECK # 100263							
001	04/30/26	JUNIPER LANDSCAPING OF FLORIDA LLC	391542	APR 2026 LANDSCAPE MAINT	R&M-Irrigation	546041-53901	\$1,030.00
001	04/30/26	JUNIPER LANDSCAPING OF FLORIDA LLC	391536	APR 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,453.81
Check Total							\$7,483.81
CHECK # 100264							
001	04/30/26	ACTION AUTOMATIC DOOR CO	330228521	PARTS	R&M-Gate	546034-53904	\$23.75
001	04/30/26	ACTION AUTOMATIC DOOR CO	330222099	GATE MOTOR REPLACEMENT	R&M-Gate	546034-53904	\$1,000.12
Check Total							\$1,023.87
CHECK # 100265							
001	04/30/26	WENZEL ELECTRICAL SERVICES INC	262502	FIRE ALARM INSPECTION	Fire Alarm Inspection	546464-57212	\$306.00
Check Total							\$306.00
CHECK # 100266							
001	04/30/26	KAST POOL COMPANY	91334305	APR 2026 POOL MAINT	Contracts-Pools	534078-57212	\$676.00
Check Total							\$676.00
CHECK # 300097							
001	04/09/26	CHARLOTTE COUNTY UTILITIES	031926-1310-ACH	BILL PRD 02/17/2026- 03/17/2026	Utility - Water & Sewer	543021-57212	\$76.38
001	04/09/26	CHARLOTTE COUNTY UTILITIES	031926-1310-ACH	BILL PRD 02/17/2026- 03/17/2026	Utility - Water & Sewer	543021-57212	(\$1.67)
Check Total							\$74.71

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300098								
001	04/14/26	COMCAST - ACH	032326-3872-ACH	SVC PRD 4/6/26-5/5/26	Internet Services	549031-53903	\$103.95	
							Check Total	\$103.95
CHECK # 300099								
001	04/17/26	FPL SUMMARY BILLING	041026-2144-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$81.74	
							Check Total	\$81.74
CHECK # 300100								
001	04/20/26	COMCAST - ACH	040626-2663-ACH	SVC PRD 4/19-5/18/26	Misc-Cable TV Expenses	549039-57212	\$197.77	
001	04/20/26	COMCAST - ACH	040626-2663-ACH	SVC PRD 4/19-5/18/26	Internet Services	549031-53903	\$30.22	
001	04/20/26	COMCAST - ACH	040626-2663-ACH	SVC PRD 4/19-5/18/26	Communication - Telephone	541003-53903	\$288.52	
							Check Total	\$516.51
CHECK # 300101								
001	04/21/26	FPL SUMMARY BILLING	041026-0461-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$93.15	
							Check Total	\$93.15
CHECK # 300102								
001	04/21/26	FPL SUMMARY BILLING	041026-2265	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$40.73	
							Check Total	\$40.73
CHECK # 300103								
001	04/21/26	FPL SUMMARY BILLING	041026-1249-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$36.23	
							Check Total	\$36.23
CHECK # 300104								
001	04/21/26	FPL SUMMARY BILLING	041026-6017-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$49.00	
							Check Total	\$49.00
CHECK # 300105								
001	04/21/26	FPL SUMMARY BILLING	041026-4090-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$49.42	
							Check Total	\$49.42
CHECK # 300106								
001	04/21/26	FPL SUMMARY BILLING	041026-1261-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53904	\$131.55	
							Check Total	\$131.55
CHECK # 300107								
001	04/21/26	FPL SUMMARY BILLING	041026-5533-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-53903	\$38.03	
							Check Total	\$38.03

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300108								
001	04/21/26	FPL SUMMARY BILLING	041026-4199-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-57212	\$121.09	
							Check Total	<u>\$121.09</u>
CHECK # 300109								
001	04/21/26	FPL SUMMARY BILLING	041026-4299-ACH	BILL PRD 03/12-04/10/26	Electricity - General	543006-57212	\$1,631.88	
							Check Total	<u>\$1,631.88</u>
CHECK # 300110								
001	04/24/26	WASTE MANAGEMENT INC OF FLORIDA	0098246-0336-0	APR 2026 REFUSE REMOVAL	Utility - Refuse Removal	543020-57212	\$303.00	
							Check Total	<u>\$303.00</u>
CHECK # 300111								
001	04/27/26	VALLEY NATIONAL BANK - ACH	033126-5466-ACH	MAR 2026 PURCHASES	R&M-General	546001-57212	\$1,569.43	
001	04/27/26	VALLEY NATIONAL BANK - ACH	033126-5466-ACH	MAR 2026 PURCHASES	Office Supplies	551002-57212	\$399.10	
001	04/27/26	VALLEY NATIONAL BANK - ACH	033126-5466-ACH	MAR 2026 PURCHASES	Cleaning Supplies	551003-57212	\$222.51	
							Check Total	<u>\$2,191.04</u>
CHECK # 909								
001	04/16/26	PAVEMENT MAINTENANCE LLC	12967	PAY APP #1 ROAD REPAIR	Reserves - Wall	283880-58100	\$415,918.50	
							Check Total	<u>\$415,918.50</u>
CHECK # 912								
001	04/21/26	THAYLON'S PAVERS PRO LLC	1694	FINAL PAYMENT	R&M-Sidewalks	546084-53901	\$4,600.00	
							Check Total	<u>\$4,600.00</u>
CHECK # 914								
001	04/21/26	SIGNS-R-US, LLC	12184	NEW SIGNS	R&M-General	546001-53901	\$592.00	
							Check Total	<u>\$592.00</u>
CHECK # 916								
001	04/29/26	LINDA ROSS	022826-PC	PETTY CASH REPLENISHMENT	Misc-Clubhouse Activities	549120-57212	\$127.66	
							Check Total	<u>\$127.66</u>
CHECK # WIRE								
001	04/17/26	MICHAEL T HANKIN, P.A.	041726	MICHAEL T HANKIN, P.A.	Reserve - Other	568114-58100	\$264,832.25	
							Check Total	<u>\$264,832.25</u>
							Fund Total	<u>\$728,004.70</u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2005 DEBT SERVICE FUND - 202

CHECK # 915

202	04/29/26	HERITAGE LAKE PARK- C/O US BANK N.A	04222026-2005	TRSF TAX COLLECTIONS 2025-2026	Cash with Fiscal Agent	103000	\$9,664.92	
							Check Total	<u>\$9,664.92</u>
							Fund Total	<u>\$9,664.92</u>

Total Checks Paid	\$737,669.62
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