INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Lake Park Community Development District

August 3, 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, August 3, 2026, at 10:00 a.m.

The Regular Meeting & Budget Public Hearing of the **Heritage Lake Park Community Development District** will be held on **Monday, August 3, 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. **PUBLIC HEARING FOR ADOPTION OF THE FISCAL YEAR 2027 BUDGET**
   A. Open Public Hearing
   B. Close Public Hearing
   C. Consideration of Resolution 2026-07, Adopting Fiscal Year 2027 Budget
   D. Consideration of Resolution 2026-08, Levying Assessments for Fiscal Year 2027
5. **STAFF REPORTS**
   A. Landscape Update
   B. District Counsel
   C. District Engineer
   D. Field Manager
      i. Field Manager's Report
   E. District Manager
      i. SOLitude Service Report

ii. Action Items List

6. BUSINESS ITEMS

A. Discussion of Preventive Maintenance (PM) Price Increase

B. Consideration of Resolution 2026-09, Adopting Fiscal Year 2027 Meeting Schedule

C. Consideration of Resolution 2026-10, Goals & Objectives

7. CONSENT AGENDA

A. Approval of Minutes of June 1, 2026, Meeting

B. Financial Report as of May 2026

C. Approval of Proposal from Trowbridge Energy Group for Gate Security

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

The next regular Board meeting is scheduled to be held on Monday, September 7, 2026, at 10:00 a.m.

Heritage Lake Park
Community Development District

FISCAL YEAR 2027

Proposed Budget

June 1, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Heritage Lake Park

Community Development District

Operating Budget

FY 2027

Table of Contents

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET 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	$818,992.65
Special Assmnts- Discounts	-$31,578.00	-$27,191.00	-$1,025.26	-$28,216.26	-$32,759.71
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**	**$829,232.94**
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	$16,379.85
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**	**$153,077.65**

Heritage Lake Park
Community Development District

General Fund

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	$16,335.00
Total Gatehouse	**$82,870.00**	**$33,440.00**	**$51,214.15**	**$84,654.15**	**$99,035.00**
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 BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET 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**	**$829,232.94**

Heritage Lake Park
Community Development District

General Fund

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	$0.00
Net change in fund balance	$0.00	$438,226.90	-$442,525.19	-$4,298.29	$0.00
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**	**$1,880,845.71**

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

<u>Financial and Administrative</u>

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

<u>Financial and Administrative</u> (continued)

ProfServ-Website Maintenance

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

Auditing Services

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

Contract-Website Hosting

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

Postage and Freight

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

Insurance - General Liability

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

Printing and Binding

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

Legal Advertising

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

Misc-Bank Charges

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

Misc-Assessment Collection Cost

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

Payroll Services

ADP payroll fees.

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Website Expense
District email renewals and GODADDY.

Field

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

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

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

Contracts-Irrigation
The District contracted to provide service for irrigation maintenance.

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

R&M-Irrigation
Repairs and maintenance of the irrigation systems throughout the Community are not part of the Landscape Maintenance Contract.

R&M-Lake
Unscheduled lake maintenance is not included in the contract.

R&M-Mulch
Mulch needed for District property.

R&M-Sidewalks
Maintenance of District sidewalks.

R&M-Trees and Trimming
The District has contracted for tree trimming services.

R&M-Lights
Maintenance and repairs of streetlights throughout the Community.

R&M-Wall
Repairs and maintenance of walls surrounding the District.

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

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 BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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						
Administrative						
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**
Debt Service						
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
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. Remdmpt	INTEREST	TOTAL
11/01/2026	$1,140,000.00	5.70%			$32,490.00	$32,490.00
5/01/2027	$1,140,000.00	5.70%	$85,000.00		$32,490.00	$117,490.00
11/01/2027	$1,055,000.00	5.70%			$30,067.50	$30,067.50
5/01/2028	$1,055,000.00	5.70%	$90,000.00		$30,067.50	$120,067.50
11/01/2028	$965,000.00	5.70%			$27,502.50	$27,502.50
5/01/2029	$965,000.00	5.70%	$100,000.00		$27,502.50	$127,502.50
11/01/2029	$865,000.00	5.70%			$24,652.50	$24,652.50
5/01/2030	$865,000.00	5.70%	$105,000.00		$24,652.50	$129,652.50
11/01/2030	$760,000.00	5.70%			$21,660.00	$21,660.00
5/01/2031	$760,000.00	5.70%	$110,000.00		$21,660.00	$131,660.00
11/01/2031	$650,000.00	5.70%			$18,525.00	$18,525.00
5/01/2032	$650,000.00	5.70%	$115,000.00		$18,525.00	$133,525.00
11/01/2032	$535,000.00	5.70%			$15,247.50	$15,247.50
5/01/2033	$535,000.00	5.70%	$125,000.00		$15,247.50	$140,247.50
11/01/2033	$410,000.00	5.70%			$11,685.00	$11,685.00
5/01/2034	$410,000.00	5.70%	$130,000.00		$11,685.00	$141,685.00
11/01/2034	$280,000.00	5.70%			$7,980.00	$7,980.00
5/01/2035	$280,000.00	5.70%	$135,000.00		$7,980.00	$142,980.00
11/01/2035	$145,000.00	5.70%			$6,412.50	$6,412.50
5/01/2036	$145,000.00	5.70%	$145,000.00		$6,412.50	$151,412.50
			$1,220,000.00		**$461,985.00**	**$1,681,985.00**

Budget Narrative
Fiscal Year 2027

REVENUES

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

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

EXPENDITURES

Administrative

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

Debt Service

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

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

Heritage Lake Park

Community Development District

Supporting Budget Schedule

FY 2027

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

Product	Total Units/Acres	ERU Per Unit	On-Roll ERUs	Off-Roll Units	FY 2027 O & M Per Unit	FY 2026 O & M Per Unit	Percent Change	FY 2027 Debt Svc Per Unit	FY 2026 Debt Svc Per Unit	Percent Change	FY 2027 Total Per Unit	FY 2026 Total Per Unit	Dollar Change	Percent Change
Condo	246.00	1	246.00	0	$1,703.00	$1,650.11	3.2%	$422.43	$422.43	0.0%	$2,125.43	$2,072.54	$52.89	2.6%
Park Villa	116.00	1	116.00	0	$1,703.00	$1,650.11	3.2%	$422.43	$422.43	0.0%	$2,125.43	$2,072.54	$52.89	2.6%
Park Villa Prepaid	40.00	1	40.00	0	$1,703.00	$1,650.11	3.2%	$0.00	$0.00	0.0%	$1,703.00	$1,650.11	$52.89	3.2%
Luxury Villa	60.00	1	60.00	0	$1,703.00	$1,650.11	3.2%	$464.67	$464.67	0.0%	$2,167.67	$2,114.78	$52.89	2.5%
	462.00		**462.00**	**0**										
Commercial	11.99	3.77	45.20	0	$530.50	$507.86	4.5%	$0.00	$0.00	0.0%	$530.50	$507.86	$22.64	4.5%
Total	473.99		507.20	0										

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Heritage Lake Park Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the Office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Lake Park Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$__________________
TOTAL RESERVE FUND	$__________________
DEBT SERVICE – SERIES _____	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF August 2026.

ATTEST:	**HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Lake Park Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Charlotte County, Florida (the "County"); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Heritage Lake Park Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "A" and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. **Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the Fiscal Year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Lake Park Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Lake Park Community Development District.

PASSED AND ADOPTED this 3rd day of August 2026.

ATTEST:

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________
Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

Awaiting Report

SOLITUDE LAKE MANAGEMENT

		Account	Heritage Lake Park CDD
Work Order	00981642	Contact	Justin Faircloth
Work Order Number	00981642	Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	6/30/2026		

Work Details

Specialist Comments to Customer	Treated lakes for torpedo grasses, weeds, and broad leaf vegetation. Treated the largest lake on the property for surface algae. Will continue to monitor and treat accordingly on next visit as well.	Prepared By	Ricky Azuaje

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd LAKE ALL	SHORELINE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	LAKE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	ALGAE CONTROL	
Heritage Lake Park Cdd LAKE ALL		Treated lakes for torpedo grasses, weeds, and broad leaf vegetation. Treated the largest lake on the property for surface algae. Will continue to monitor and treat accordingly on next visit as well.

SOLITUDE LAKE MANAGEMENT

Account	Heritage Lake Park CDD
Work Order	00995755
Contact	Justin Faircloth
Work Order Number	00995755
Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	7/15/2026

Work Details

Specialist Comments to Customer	Treated sites for exotic invasive and nuisance species
Prepared By	BRYAN ENCARNACION
Specialist State License Number	

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd Wetlands	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd Wetlands	INVASIVES CONTROL	
Heritage Lake Park Cdd Wetlands	LITTORAL SHELF	
Heritage Lake Park Cdd Wetlands		Treated sites for exotic invasive and nuisance species

RESOLUTION 2026-09
A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, The District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings.

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

Section 1: The annual public meeting schedule of the Board of Supervisors for Fiscal Year 2027 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2: The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Charlotte County and the Department of Economic Opportunity.

Section 3: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

ATTEST:

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson/Vice Chairperson

EXHIBIT A

BOARD OF SUPERVISORS' MEETING DATES
HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

October 5, 2026	**10:00 a.m.**
November 2, 2026	**10:00 a.m.**
December 7, 2026	**10:00 a.m.**
January 4, 2027	**10:00 a.m.**
February 1, 2027	**10:00 a.m.**
March 1, 2027	**10:00 a.m.**
April 5, 2027	**10:00 a.m.**
May 3, 2027	**10:00 a.m.**
June 7, 2027	**10:00 a.m.**
July 2027 – No Meeting	
August 2, 2027	**10:00 a.m.**
September 6, 2027	**10:00 a.m.**

All Meetings will convene at:

Heritage Lake Park Clubhouse
25635 Heritage Lake Boulevard
Punta Gorda, Florida 33983

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Lake Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this **3RD DAY OF AUGUST 2026.**

ATTEST:

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 3, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:

Goals, Objectives, and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management Services Agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: _________________________________
Heritage Lake Park Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: _________________________________
Heritage Lake Park Community Development District

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, June 1, 2026, and called to order at 10:05 a.m. at the Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida 33983.

Present and constituting a quorum were:

James DeFilippo	Chairperson ***(Remotely)***
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:

Heather Jackson	District Manager
Sergio Inguanzo	Accountant, Inframark

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/Roll Call**

Mrs. Jackson called the meeting to order and called the roll. A quorum was established.

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comments**

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

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Update

i. Proposal 399645 from Juniper for Bush Hog Removal

On MOTION by Mr. Waring, seconded by Ms. Shella, with all in favor, Proposal 399645 from Juniper in the amount of $2,625 for bush hog removal, was approved. (5-0)

ii. Proposal 399638 from Juniper for Removal of Trees

This item was tabled.

a. Proposal Options from Juniper for Pump #1 Repair

On MOTION by Mr. Delagi, seconded by Ms. Shella, with all in favor, Proposal options from Juniper for Pump #1 repair were approved. (5-0)

iii. Proposal 27402 from Joshua Tree for Removal of Tree

On MOTION by Mr. Waring, seconded by Ms. Shella, with all in favor, Proposal 27402 from Joshua Tree in the amount of $1,100.00 for removal of tree was approved. (5-0)

iv. Proposal 27403 from Joshua Tree for Canopy Elevation

On MOTION by Ms. Shella, seconded by Mr. Delagi, with all in favor, Proposal 27403 from Joshua Tree in the amount of $3,630.00 for canopy elevation, was approved. (5-0)

B. District Counsel

District Counsel was not present.

i. Discussion of Prosegur Agreement

On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in favor, the Prosegur Agreement was approved. (5-0)

ii. Discussion of Envera Agreement

On MOTION by Mr. Delagi, seconded by Ms. Shella, with all in favor, District Counsel was authorized to send a Termination Letter to Envera. (5-0)

C. District Engineer

The District Engineer was not present.

D. Field Manager

i. Field Manager's Report

Mr. Fowler presented the Field Manager's Report, and discussion ensued.

E. District Manager

Mrs. Jackson informed the Board that there will be no meeting in July, and the next scheduled meeting is August 3, 2026 at 10:00 a.m.

i. SOLitude Service Report

The report was presented, and discussion ensued.

ii. Reminder of Form 1 Filing Deadline

Mrs. Jackson reminded the Board of the Form 1 filing deadline.

iii. Action Items List

Mrs. Jackson will provide an Action Item List in the next agenda.

FIFTH ORDER OF BUSINESS Business Items

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

i. Discussion of Clubhouse Rules Sign

ii. Discussion of Safety Sign Discussion of Lake Wildlife Sign

Discussion ensued on the items listed above.

B. Review of the District's Emergency Management Plan

Discussion ensued.

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

On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in favor, Resolution 2026-06, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Monday, August 3, 2026 at 10:00 a.m. at the Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida 33983; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted. (5-0)

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

On MOTION by Ms. Shella, seconded by Mr. Delagi, with all in favor, replacement of cellular dialers by Wenzel Electrical Services, Inc. was approved. (5-0)

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

On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in favor, Estimate #111768 from Affordable Carts in the amount of $4,483.14 for replacement of District's golf cart, was approved. (5-0)

F. Approval of JR Rescreen Proposal #1536

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, Proposal #1536 from JR Rescreen in the amount of $1,500.00 was approved. (5-0)

G. Approval of Proposal from SOLitude Lake Management Proposal

On MOTION by Mr. Delagi, seconded by Ms. Shella, with all in favor, Proposal #0017036 from SOLitude Lake Management in the amount of $313.25 was approved. (5-0)

SIXTH ORDER OF BUSINESS Consent Agenda

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

There being no additions, corrections or deletions, On MOTION by Mr. Waring, seconded by Ms. Shella, with all in favor, the Minutes of the May 4, 2026 Meeting were approved. (5-0)

B. Financial Report as of April 2026

On MOTION by Mr. Krauss, seconded by Ms. Shella, with all in favor the Financial Report as of April 2026 was approved. (5-0)

C. Ratification of Items Approved Under Resolution 2024-04

No action was taken on this item.

SEVENTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

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

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Krauss, seconded by Mr. Delagi, with all in favor, the meeting was adjourned at 11:35 a.m. (5-0)

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Chairperson/Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Lake Park Community Development District

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

FINANCIAL STATEMENTS

SUPPORTING SCHEDULES

Heritage Lake Park
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 1,255,076	$ -	$ 1,255,076
Cash On Hand/Petty Cash	800	-	800
Accounts Receivable	83	-	83
Due From Other Gov'tl Units	57	-	57
Due From Other Funds	-	5,291	5,291
Investments:			
Money Market Account	217,946	-	217,946
Reserve Fund	-	86,032	86,032
Revenue Fund	-	125,937	125,937
Prepaid Items	6,929	-	6,929
TOTAL ASSETS	**$ 1,480,891**	**$ 217,260**	**$ 1,698,151**
LIABILITIES			
Accounts Payable	$ 7,296	$ -	$ 7,296
Sales Tax Payable	22	-	22
Deposits	100	-	100
Due To Other Funds	5,291	-	5,291
TOTAL LIABILITIES	**12,709**	**-**	**12,709**
FUND BALANCES			
Nonspendable:			
Prepaid Items	6,929	-	6,929
Restricted for:			
Debt Service	-	217,260	217,260
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:	627,605	-	627,605
TOTAL FUND BALANCES	**$ 1,468,182**	**$ 217,260**	**$ 1,685,442**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,480,891**	**$ 217,260**	**$ 1,698,151**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ 25,000	$ 48,987	195.95%	$ 4,532
Clubhouse Rentals	-	275	0.00%	275
Recreational Activity Fees	5,000	746	14.92%	16
Interest - Tax Collector	-	829	0.00%	-
Special Assmnts- Tax Collector	789,458	777,911	98.54%	17,434
Special Assmnts- Discounts	(31,578)	(27,497)	87.08%	523
Other Miscellaneous Revenues	500	185	37.00%	185
Gate Bar Code/Remotes	3,000	2,678	89.27%	304
TOTAL REVENUES	**791,380**	**804,114**	**101.61%**	**23,269**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	13,200	9,000	68.18%	2,000
FICA Taxes	1,010	612	60.59%	153
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	15,754	63.41%	6,056
ProfServ-Mgmt Consulting	68,066	45,377	66.67%	5,672
ProfServ-Trustee Fees	4,771	4,971	104.19%	-
ProfServ-Web Site Maintenance	1,482	988	66.67%	124
Auditing Services	3,900	4,400	112.82%	-
Contract-Website Hosting	-	1,164	0.00%	-
Postage and Freight	600	90	15.00%	36
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	146	146.00%	17
Misc-Records Storage	-	67	0.00%	8
Misc-Assessment Collection Cost	15,789	15,008	95.05%	359
Payroll Services	100	302	302.00%	24
Website Expense	-	3,750	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	154,973	120,443	77.72%	14,449

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
Field				
ProfServ-Field Management	6,641	4,427	66.66%	553
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	7,334	66.67%	917
Contracts-Landscape	77,445	51,442	66.42%	6,454
Contracts-Irrigation	12,730	8,240	64.73%	1,030
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	2,013	20.97%	-
R&M-Irrigation	40,000	9,943	24.86%	742
R&M-Lake	5,000	-	0.00%	(27,600)
R&M-Mulch	7,200	17,200	238.89%	-
R&M-Sidewalks	3,000	6,578	219.27%	-
R&M-Trees and Trimming	5,996	21,933	365.79%	10,769
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	-	0.00%	-
Misc-Contingency	28,580	38,475	134.62%	(10,220)
Total Field	228,562	167,585	73.32%	(17,355)
Utilities				
Communication - Telephone	900	1,758	195.33%	289
Electricity - General	6,000	3,702	61.70%	43
Internet Services	3,400	1,073	31.56%	238
Total Utilities	10,300	6,533	63.43%	570
Gatehouse				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	70,040	46,905	66.97%	6,001
Electricity - General	3,000	1,014	33.80%	25
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	6,288	209.60%	(1,579)
Misc-Contingency	5,000	6,061	121.22%	-
Total Gatehouse	82,870	60,268	72.73%	4,447
Clubhouse and Recreation				
Payroll-Salaries	26,000	17,215	66.21%	1,793
Payroll-Maintenance	24,440	16,426	67.21%	2,178
Payroll Taxes	3,859	2,573	66.68%	304
Workers' Compensation	1,778	1,500	84.36%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
Fire Alarm Monitoring	600	450	75.00%	-
Contracts-Fountain	700	525	75.00%	175
Contracts-Security Camera	5,000	-	0.00%	-
Contracts-Pools	15,374	5,304	34.50%	676
Contracts-HVAC	1,968	2,865	145.58%	-
Contracts-Pest Control	1,800	1,199	66.61%	-
Contracts-Security System	11,104	7,403	66.67%	925
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,564	13,877	74.75%	(40)
Utility - Refuse Removal	3,292	2,424	73.63%	303
Utility - Water & Sewer	6,500	4,318	66.43%	114
Insurance - Property	26,011	25,298	97.26%	-
R&M-General	4,000	2,736	68.40%	108
R&M-Fountain	500	2,487	497.40%	-
R&M-Pools	8,694	8,121	93.41%	1,269
R&M-Tennis Courts	1,000	846	84.60%	-
R&M-Fitness Equipment	2,800	650	23.21%	-
R&M-Fitness Center	2,000	120	6.00%	-
R&M-Security Cameras	5,000	-	0.00%	-
R&M-Backflow Inspection	154	-	0.00%	-
Fire Ext Inspection & Repairs	500	203	40.60%	203
R&M-Fire Alarm	500	-	0.00%	-
Fire Alarm Inspection	200	306	153.00%	-
R&M-Fire Sprinklers	2,000	-	0.00%	-
R&M - Computer/Internet	2,500	-	0.00%	-
Misc-Cable TV Expenses	1,286	1,600	124.42%	198
Misc-Clubhouse Activities	4,800	2,951	61.48%	309
Misc-Contingency	10,000	243	2.43%	-
Office Supplies	3,000	1,397	46.57%	-
Cleaning Supplies	2,600	740	28.46%	-
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	43,760	-	0.00%	(15,000)
Total Clubhouse and Recreation	244,404	123,777	50.64%	(6,485)
Reserves				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Other	-	279,832	0.00%	15,000
Reserve - Roadways	32,394	431,163	1331.00%	15,245
Reserve-Stormwater System	29,220	31,475	107.72%	31,475

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	742,470	645.35%	61,720
TOTAL EXPENDITURES & RESERVES	**836,158**	**1,221,076**	**146.03%**	**57,346**
Excess (deficiency) of revenues Over (under) expenditures	(44,778)	(416,962)	n/a	(34,077)
Net change in fund balance	$ (44,778)	$ (416,962)	n/a	$ (34,077)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,885,144**	**1,885,144**		
FUND BALANCE, ENDING	**$ 1,840,366**	**$ 1,468,182**		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ 1,000	$ 5,696	569.60%	$ 849
Interest - Tax Collector	-	194	0.00%	-
Special Assmnts- Tax Collector	180,800	177,801	98.34%	1,310
Special Assmnts- Discounts	(7,232)	(6,446)	89.13%	39
TOTAL REVENUES	**174,568**	**177,245**	**101.53%**	**2,198**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3,616	3,427	94.77%	27
Total Administration	3,616	3,427	94.77%	27
Debt Service				
Principal Debt Retirement	80,000	80,000	100.00%	80,000
Principal Prepayments	-	10,000	0.00%	-
Interest Expense	69,540	69,255	99.59%	34,485
Total Debt Service	149,540	159,255	106.50%	114,485
TOTAL EXPENDITURES	**153,156**	**162,682**	**106.22%**	**114,512**
Excess (deficiency) of revenues Over (under) expenditures	21,412	14,563	68.01%	(112,314)
Net change in fund balance	$ 21,412	$ 14,563	68.01%	$ (112,314)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**202,697**	**202,697**		
FUND BALANCE, ENDING	**$ 224,109**	**$ 217,260**		

Heritage Lake Park
Community Development District

Supporting Schedules

May 31, 2026

HERITAGE LAKE PARK

Community Development District

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
04/23/26	19,231	276	392	19,899	15,792	4,107
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
04/09/26	26,467	21	540	27,028	21,451	5,576
05/08/26	18,919	(562)	386	18,743	17,434	1,310
TOTAL	$ 903,334	$ 33,943	$ 18,435	$ 955,712	$ 777,911	$ 177,801
% COLLECTED				98.50%	98.54%	98.34%
TOTAL OUTSTANDING				**$ 14,550**	**$ 11,551**	**$ 2,999**

HERITAGE LAKE PARK
Community Development District

Cash and Investment Balances
May 31, 2026

ACCOUNT NAME	ACCOUNT TYPE	BANK NAME	YIELD	BALANCE	
GENERAL FUND					
Public Funds	Checking	Synovus	0.00%	$ 1,105	
Government Interest	Checking	Valley National Bank	3.56%	1,253,972	
			Subtotal	$1,255,076	
Cash On Hand/Petty Cash				800	
Public Funds	Money Market	BankUnited	3.32%	217,946	
DEBT SERVICE FUND					
Series 2005 Reserve Fund		U.S. Bank	3.26%	86,032	
Series 2005 Revenue Fund		U.S. Bank	3.26%	125,937	
			Subtotal	**$ 211,969**	(1)
			Total	**$1,685,791**	

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.	05-26
Statement Date	05/31/2026

G/L Account No. 101002 Balance	1,104.53
Positive Adjustments	0.00
Subtotal	1,104.53
Negative Adjustments	0.00
Ending G/L Balance	1,104.53

Statement Balance	1,104.53
Outstanding Deposits	0.00
Subtotal	1,104.53
Outstanding Checks	0.00
Ending Balance	1,104.53

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

Bank Account Statement

Heritage Lake Park CDD

Bank Account No.	2415		
Statement No.	05-26	**Statement Date**	05/31/2026

G/L Account No. 101003 Balance	1,253,971.84	**Statement Balance**	1,256,866.29
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,256,866.29
Subtotal	1,253,971.84	**Outstanding Checks**	-2,894.45
Negative Adjustments	0.00	**Ending Balance**	1,253,971.84
Ending G/L Balance	1,253,971.84		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/21/2026	Payment	914	SIGNS-R-US, LLC	Check for Vendor V00164			-592.00
05/26/2026	Payment	921	LINDA ROSS	Check for Vendor V00275			-125.00
05/26/2026	Payment	100269	PERSSON, COHEN & MOONEY, P.A.	Inv: 6968			-608.00
05/26/2026	Payment	100273	KAST POOL COMPANY	Inv: 91334514			-676.00
05/27/2026	Payment	100275	KAST POOL COMPANY	Inv: 91334594			-893.45
Total Outstanding Checks							-2,894.45

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100267							
001	05/04/26	PEACOCK PAINTING SERVICES, INC	2026-00129	PAYMENT #2	Misc-Contingency	549900-53901	$12,800.00
						Check Total	*$12,800.00*
CHECK # 100268							
001	05/14/26	INFRAMARK LLC	178412	MAY 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	$5,672.17
001	05/14/26	INFRAMARK LLC	178412	MAY 2026 MGMT SVCS	ProfServ-Field Management	531016-53901	$553.42
001	05/14/26	INFRAMARK LLC	178412	MAY 2026 MGMT SVCS	Misc-Records Storage	549069-51301	$8.33
001	05/14/26	INFRAMARK LLC	178412	MAY 2026 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	$123.50
						Check Total	*$6,357.42*
CHECK # 100269							
001	05/26/26	PERSSON, COHEN & MOONEY, P.A.	6968	APRIL 2026 GEN MATTERS	ProfServ-Legal Services	531023-51401	$608.00
						Check Total	*$608.00*
CHECK # 100270							
001	05/26/26	SOLITUDE LAKE MANAGEMENT	PSI261167	MAY 2026 WETLAND MAINT	ProfServ-Wetlands	531048-53901	$504.70
001	05/26/26	SOLITUDE LAKE MANAGEMENT	PSI261364	MAY 2026 WESTLAND MAINT	ProfServ-Wetlands	531048-53901	$412.00
001	05/26/26	SOLITUDE LAKE MANAGEMENT	PSI265301	QTRLY FOUNTAIN MAINT	Contracts-Fountain	534023-57212	$175.10
						Check Total	*$1,091.80*
CHECK # 100271							
001	05/26/26	ENVERA SYSTEMS	768310	JUNE 2026 SEC SYSTEM	Prepaid Items	155000	$6,928.56
						Check Total	*$6,928.56*
CHECK # 100272							
001	05/26/26	JUNIPER LANDSCAPING OF FLORIDA LLC	393781	IRRIG REPAIRS	R&M-Irrigation	546041-53901	$154.54
001	05/26/26	JUNIPER LANDSCAPING OF FLORIDA LLC	394329	IRRIG REPAIRS	R&M-Irrigation	546041-53901	$1,059.93
001	05/26/26	JUNIPER LANDSCAPING OF FLORIDA LLC	396207	MAY 2026 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	$6,453.80
001	05/26/26	JUNIPER LANDSCAPING OF FLORIDA LLC	396213	IRRIG REPAIRS	Contracts-Irrigation	534073-53901	$1,030.00
						Check Total	*$8,698.27*
CHECK # 100273							
001	05/26/26	KAST POOL COMPANY	91334514	MAY 2026 POOL MAINT	Contracts-Pools	534078-57212	$676.00
						Check Total	*$676.00*
CHECK # 100274							
001	05/27/26	FEDEX	9-273-00644	FEDEX TO THAYLONS PAVERS PRO	Postage and Freight	541006-51301	$36.12
						Check Total	*$36.12*
CHECK # 100275							
001	05/27/26	KAST POOL COMPANY	91334594	HEALTH INSPECTION REPAIRS	R&M-Pools	546074-57212	$893.45
						Check Total	*$893.45*

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100276							
001	05/27/26	SUNSHINE ACE HARDWARE, INC.	129428/9	SUPPLIES	R&M-General	546001-57212	$107.95
						Check Total	*$107.95*
CHECK # 100277							
001	05/27/26	CINTAS CORPORATION NO. 2	0F24607037	FIRE EXT INSPECTION	Fire Ext Inspection & Repairs	546462-57212	$202.66
						Check Total	*$202.66*
CHECK # 100278							
001	05/27/26	JUNIPER LANDSCAPING OF FLORIDA LLC	397606	IRRIG REPAIRS	R&M-Irrigation	546041-53901	$303.92
						Check Total	*$303.92*
CHECK # 300112							
001	05/11/26	CHARLOTTE COUNTY UTILITIES	042026-1310-ACH	SVC PRD 3/17-4/16/26	Utility - Water & Sewer	543021-57212	$76.38
001	05/11/26	CHARLOTTE COUNTY UTILITIES	042026-1310-ACH	SVC PRD 3/17-4/16/26	Utility - Water & Sewer	543021-57212	($74.71)
						Check Total	*$1.67*
CHECK # 300113							
001	05/11/26	CHARLOTTE COUNTY UTILITIES	042026-5125-ACH	BILLING PRD 3/17-4/16/26	Utility - Water & Sewer	543021-57212	$575.21
001	05/11/26	CHARLOTTE COUNTY UTILITIES	042026-5125-ACH	BILLING PRD 3/17-4/16/26	Utility - Water & Sewer	543021-57212	($465.34)
						Check Total	*$109.87*
CHECK # 300114							
001	05/18/26	COMCAST - ACH	042326-3872-ACH	SVC PRD 5/6-6/5/26	Internet Services	549031-53903	$103.95
						Check Total	*$103.95*
CHECK # 300115							
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Office Supplies	551002-51301	$49.99
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Cleaning Supplies	551003-57212	$99.98
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Misc-Contingency	549900-57212	$75.00
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Misc-Contingency	549900-57212	($31.52)
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	R&M-Pools	546074-57212	$1,435.67
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Office Supplies	551002-57212	$51.42
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Office Supplies	551002-57212	$21.46
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Office Supplies	551002-57212	$8.66
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Cleaning Supplies	551003-57212	$60.96
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	R&M-Fitness Center	546137-57212	$120.37
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Misc-Clubhouse Activities	549120-57212	$25.99
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Misc-Contingency	549900-57212	$110.00
001	05/18/26	VALLEY NATIONAL BANK - ACH	043026-5466-ACH	APRIL 2026 PURCHASES	Office Supplies	551002-57212	$7.98
						Check Total	*$2,035.96*
CHECK # 918							
001	05/01/26	GRAU & ASSOCIATES	28602	FY 2025 AUDIT	Auditing Services	532002-51301	$4,400.00
						Check Total	*$4,400.00*

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

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For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 920							
001	05/20/26	COPELAND SOUTHERN ENTERPRISES INC	611	MES REPAIR LAKE	R&M-Lake	546042-53901	$7,975.00
001	05/20/26	COPELAND SOUTHERN ENTERPRISES INC	609	LAKE 3 MES EROSION & RIP RAP INSTALL	R&M-Lake	546042-53901	$4,375.00
001	05/20/26	COPELAND SOUTHERN ENTERPRISES INC	607	LAKE 1 MES EROSION & RIP RAP INSTALL	R&M-Lake	546042-53901	$8,975.00
001	05/20/26	COPELAND SOUTHERN ENTERPRISES INC	608	LAKE 2 MES 61 FT CRACK REPAIR	R&M-Lake	546042-53901	$3,875.00
						Check Total	*$25,200.00*
CHECK # 921							
001	05/26/26	LINDA ROSS	043026-PC	APR 2026 PETTY CASH	Misc-Clubhouse Activities	549120-57212	$25.50
001	05/26/26	LINDA ROSS	043026-PC	APR 2026 PETTY CASH	Misc-Clubhouse Activities	549120-57212	$9.99
001	05/26/26	LINDA ROSS	043026-PC	APR 2026 PETTY CASH	Misc-Contingency	549900-57212	$89.51
						Check Total	*$125.00*
CHECK # 922							
001	05/26/26	PEACOCK PAINTING SERVICES, INC	2026-00132	PAYMENT #3	Misc-Contingency	549900-53901	$12,800.00
						Check Total	*$12,800.00*
CHECK # DD901							
001	05/25/26	FPL SUMMARY BILLING	051226-1249-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-53903	$36.61
						Check Total	*$36.61*
CHECK # DD902							
001	05/25/26	FPL SUMMARY BILLING	051226-6017-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-53903	$178.60
						Check Total	*$178.60*
CHECK # DD903							
001	05/25/26	FPL SUMMARY BILLING	051226-0461-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-53903	$49.84
						Check Total	*$49.84*
CHECK # DD904							
001	05/25/26	FPL SUMMARY BILLING	051226-2265-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-53903	$43.64
						Check Total	*$43.64*
CHECK # DD905							
001	05/25/26	FPL SUMMARY BILLING	051226-2144-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-53903	$81.74
						Check Total	*$81.74*
CHECK # DD906							
001	05/25/26	FPL SUMMARY BILLING	051226-4090-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-57212	$85.32
						Check Total	*$85.32*
CHECK # DD907							
001	05/25/26	FPL SUMMARY BILLING	051226-5533-ACH	BILL PRD 4/10-5/12/26	Electricity - General	543006-53903	$52.86
						Check Total	*$52.86*
CHECK # DD908							
001	05/25/26	FPL SUMMARY BILLING	051226-1261-ACH	BILL PRD 4/10-5/12/26	Electricity - General	543006-53904	$154.53
						Check Total	*$154.53*

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD909							
001	05/25/26	FPL SUMMARY BILLING	051226-4199-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-57212	$156.05
						Check Total	*$156.05*
CHECK # DD910							
001	05/25/26	FPL SUMMARY BILLING	051226-4299-ACH	SVC PRD 4/10-5/12/26	Electricity - General	543006-57212	$1,518.24
						Check Total	*$1,518.24*
CHECK # DD911							
001	05/26/26	COMCAST - ACH	050626-2663-ACH	SVC PRD 5/19-6/18/26	Misc-Cable TV Expenses	549039-57212	$197.77
001	05/26/26	COMCAST - ACH	050626-2663-ACH	SVC PRD 5/19-6/18/26	Internet Services	549031-53903	$30.22
001	05/26/26	COMCAST - ACH	050626-2663-ACH	SVC PRD 5/19-6/18/26	Communication - Telephone	541003-53903	$288.52
						Check Total	*$516.51*
CHECK # DD912							
001	05/26/26	WASTE MANAGEMENT INC OF FLORIDA	0101701-0336-9-ACH	MAY 2026 REFUSE REMOVAL	Utility - Refuse Removal	543020-57212	$303.00
						Check Total	*$303.00*
CHECK # DD913							
001	05/26/26	FLORIDA DEPT OF HEALTH IN CHARLOTTE CNTY	08-BID-8506443-ACH	POOL PERMIT	R&M-Pools	546074-57212	$375.35
						Check Total	*$375.35*
						Fund Total	**$87,032.89**

Total Checks Paid	**$87,032.89**

Trowbridge Energy Group Inc.
33430 Walnut Drive
Punta Gorda, Florida 33982
Phone 610-675-9748

Date: Jul 27, 2026
Invoice: TEGHLP1003

Bill To:
Heritage Lake Park

Shi| Job Site:
Heritage Lake Park
Punta Gorda, FL 33983

Project	Scope of Work	Total
Installation of Dedicated 20-Amp GFCI Receptacle	• Furnish and install one (1) dedicated 20 amp 120-volt GFCI-protected receptacle. • Install receptacle in one (1) four-gang, outdoor-rated metal bell box with a lockable security cover. • Install approximately 60 feet of ¾-inch conduit from the existing electrical panel to the new receptacle location in an outdoor wet location. • Furnish and install required conductors, fittings, connectors, and associated materials. • Install one (1) new 20-amp circuit breaker compatible with the existing electrical panel. • Test the completed installation to verify proper operation and GFCI protection. • Label the new circuit at the electrical panel.	$1,425.00
Exclusions	• Drywal, concrete, stucco, landscaping, or painting repairs. • Repairs to concealed or pre-existing electrical deficiencies not visible at the time. • Any work outside the scope listed above will be communcated and we will discuss options.	

Tax	Exempt*
Shipping and Handling	N/A
Total	**$1,425.00**

Make check payable Trowbridge Energy Group, Inc.
Please contact Jim Trowbridge if you have any questions
* HLP to provide Tax Exemption Certificate