

Heritage Springs Community Development District

March 16, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Steven Wertovitch, Chairman
Joe DePompa, Vice Chairman
Robert Johnstone, Assistant Secretary
Gary Rider, Assistant Secretary
Richard Waugh, Assistant Secretary

Staff:

Wesley Elias, District Manager
Cari Webster, District Counsel
Robert Dvorak, District Engineer
Howard Neal, Field Manager
Sandra MacGregor, Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA

Monday, March 16, 2026 – 2:30 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments** – *Three- (3) Minute Time Limit*
3. **Business Administration**
 - A. Approval of the Regular Meeting Minutes held on February 16, 2026.....Page 3
4. **Staff Reports**
 - A. District Accountant
 - i. Consideration of Opening a New Valley Bank Account for US Bank Trust Funds (Series 2006 Bonds)
 - ii. Acceptance of February 2026 Financial Statements.....Page 7
 - B. District Engineer
 - C. District Manager
5. **Business Items**
 - A. Consideration of D&D Grates Proposal.....Page 19
 - B. Discussion of Pond Bank Reclamation Projects.....Page 20
6. **Maintenance Items**
7. **Board of Supervisors' Requests or Comments**
8. **Adjournment**

The next meeting is scheduled for Monday, April 13, 2026, at 2:30 p.m.

District Office:

Inframark c/o Heritage Springs CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location

Heritage Springs Community Clubhouse
11345 Robert Trent Jones Parkway
New Port Richey, FL 34655

40 On MOTION by Mr. Waugh, seconded by Mr. DePompa
41 with all in favor, the Meeting Minutes for January 19, 2026,
42 was approved. 4-0

43
44 **FOURTH ORDER OF BUSINESS**

Staff Reports

45 **A. District Accountant**

46 **i. Consideration of Opening a New Bank Account at Valley Bank**

47 The Board discussed changing banking institutions from Bank United to Valley Bank
48 in order to obtain a better interest rate and discussed the timing of the transition.
49

50 On MOTION by Mr. Wertovitch, seconded by Mr.
51 DePompa with all in favor, authorization was granted to
52 allow the Chairman to execute the transfer of District funds
53 from Bank United to Valley Bank, pending confirmation that
54 no financial or loss of accrued interest would be incurred.

55
56 **ii. Acceptance of January 2026 Financial Statements**

57 The Board noted the improvements in Invoice Coding under Mr. Elias' tenure.

58 Discussion ensued regarding the Early Bond Payoff initiated by the Trustee.

59 Ms. MacGregor and Ms. Burgess provided an explanation of the Pre-Payment
60 Account and the forthcoming reimbursement to residents.

61 The Board discussed W-2 versus 1099 classification for Supervisor compensation,
62 with all four Supervisors in attendance agreeing to remain classified as W-2. Ms.
63 Goldyn was directed to contact Mr. Johnstone regarding his preference.
64

65 Discussion also occurred regarding the appropriate address for contractor invoice
66 submissions. Ms. Goldyn advised that she would provide the Board with the correct
67 mailing information via email.
68

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70 **B. District Engineer**

71 Mr. Dvorak provided that the proposal for the 3 Ponds was sent to 5 contractors, with 2
72 responses received Under Separate Cover (USC #2). Discussion ensued regarding
73 logistics, site access, equipment staging, vendor capabilities, and whether to use one
74 vendor for all ponds or split the work between vendors (191E and 161A to one vendor
75 and 161F to another vendor).
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On MOTION by Mr. DePompa, seconded by Mr. Rider with all in favor, awarding 191E and 161A to CLS in the amount of \$182,891.46, was approved. 4-0

On MOTION by Mr. DePompa, seconded by Mr. Waugh with all in favor, awarding 161F to Finn Outdoor in the amount of \$141,120, PLUS Survey Work, Not-To-Exceed \$151,000, was approved. 4-0

C. District Manager

Mr. Rider inquired about the status of Grate Replacement Proposals from vendors based on the provided specification sheet and using Hot-Dipped Galvanized Grates.

Ms. Goldyn presented one quote Under Separate Cover (USC #3).

After discussion, the Board tabled the item until further quotes are obtained.

FIFTH ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Maintenance Items**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Board of Supervisors' Requests or Comments**

- Mr. Wertovitch presented Under Separate Cover (USC #4).

On MOTION by Mr. DePompa, seconded by Mr. Rider with all in favor, the proposal from Finn Outdoor to repair Inlet Boxes and Pipe Connections in the amount of \$2,600, was approved. 4-0

- Mr. DePompa noted the invoice is to be coded to Infrastructure Repair (Code B).
- Additionally, Mr. Wertovitch asked about the start date for Joe Bates Concrete to repair Yellow Fish Hole #13 in the amount of \$850.
- Mr. Wertovitch also discussed a street depression located at Winding Willow and Sweet Jasmine, as Pasco County has indicated it is not a sewer issue.
- Mr. Wertovitch presented the Waterway Inspection Report.

116 **EIGHTH ORDER OF BUSINESS**
117 There being no further business,
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Adjournment

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On MOTION by Mr. Waugh, seconded by Mr. Rider, with all in favor, the meeting was adjourned at 4:32 p.m. 4-0

Steven Wertovitch
Chairperson

*Heritage Springs
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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**Heritage Springs
Community Development District**

Financial Statements

(Unaudited)

February 28, 2026

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 176,962	\$ -	\$ 176,962
Due From Other Funds	-	2,686	2,686
Investments:			
Money Market Account	1,067,442	-	1,067,442
Interest Account A	-	11	11
Prepayment Account A	-	322	322
Reserve Fund	-	56,444	56,444
Revenue Fund	-	153,524	153,524
TOTAL ASSETS	\$ 1,244,404	\$ 212,987	\$ 1,457,391
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	4,000	-	4,000
Due To Other Funds	2,686	-	2,686
TOTAL LIABILITIES	6,686	-	6,686
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	212,987	212,987
Assigned to:			
Operating Reserves	136,346	-	136,346
Reserves - Ponds	805,206	-	805,206
Unassigned:	296,166	-	296,166
TOTAL FUND BALANCES	\$ 1,237,718	\$ 212,987	\$ 1,450,705
TOTAL LIABILITIES & FUND BALANCES	\$ 1,244,404	\$ 212,987	\$ 1,457,391

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 40,000	\$ 16,667	\$ 16,810	\$ 143	42.03%
Interest - Tax Collector	-	-	480	480	0.00%
Special Assmnts- Tax Collector	526,441	526,441	499,453	(26,988)	94.87%
Special Assmnts- Discounts	(21,058)	(21,058)	(19,678)	1,380	93.45%
TOTAL REVENUES	545,383	522,050	497,065	(24,985)	91.14%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	4,583	3,600	983	32.73%
FICA Taxes	842	351	230	121	27.32%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	55,000	22,917	28,065	(5,148)	51.03%
ProfServ-Legal Services	5,000	2,083	1,077	1,006	21.54%
ProfServ-Mgmt Consulting	39,202	16,334	16,334	-	41.67%
ProfServ-Property Appraiser	150	-	-	-	0.00%
ProfServ-Special Assessment	7,500	7,500	7,500	-	100.00%
ProfServ-Trustee Fees	4,971	4,971	-	4,971	0.00%
ProfServ-Web Site Maintenance	750	750	-	750	0.00%
Auditing Services	5,800	2,900	5,700	(2,800)	98.28%
Postage and Freight	400	167	128	39	32.00%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	250	360	(110)	60.00%
Legal Advertising	1,600	400	-	400	0.00%
Miscellaneous Services	1,900	792	164	628	8.63%
Misc-Assessment Collection Cost	10,528	10,528	9,596	932	91.15%
Office Supplies	100	42	-	42	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	81,743	80,595	1,148	52.50%
Field					
Contracts-Lakes	45,000	18,750	18,702	48	41.56%
Electricity - Streetlights	46,600	19,417	20,338	(921)	43.64%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	15,190	-	15,190	0.00%
Misc-Contingency	5,600	2,333	-	2,333	0.00%
Infrastructure Repair	60,000	25,000	4,250	20,750	7.08%
Pond Bank Repairs & Maintenance	193,210	80,504	-	80,504	0.00%
Total Field	391,865	166,194	43,290	122,904	11.05%
TOTAL EXPENDITURES	545,383	247,937	123,885	124,052	22.72%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	274,113	373,180	99,067	0.00%
Net change in fund balance	\$ -	\$ 274,113	\$ 373,180	\$ 99,067	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	864,538	864,538	864,538		
FUND BALANCE, ENDING	\$ 864,538	\$ 1,138,651	\$ 1,237,718		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 2,020	\$ 2,020	0.00%
Special Assmnts- Tax Collector	141,027	141,027	133,796	(7,231)	94.87%
Special Assmnts- Discounts	(5,641)	(5,641)	(5,271)	370	93.44%
TOTAL REVENUES	135,386	135,386	130,545	(4,841)	96.42%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,821	2,821	2,570	251	91.10%
Total Administration	2,821	2,821	2,570	251	91.10%
Debt Service					
Debt Retirement Series A	105,000	105,000	110,000	(5,000)	104.76%
Interest Expense Series A	5,513	2,888	2,888	-	52.39%
Total Debt Service	110,513	107,888	112,888	(5,000)	102.15%
TOTAL EXPENDITURES	113,334	110,709	115,458	(4,749)	101.87%
Excess (deficiency) of revenues Over (under) expenditures	22,052	24,677	15,087	(9,590)	68.42%
Net change in fund balance	\$ 22,052	\$ 24,677	\$ 15,087	\$ (9,590)	68.42%
FUND BALANCE, BEGINNING (OCT 1, 2025)	197,900	197,900	197,900		
FUND BALANCE, ENDING	\$ 219,952	\$ 222,577	\$ 212,987		

**Heritage Springs
Community Development District**

Supporting Schedules

February 28, 2026

HERITAGE SPRINGS

Community Development District

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2006 Debt Service
Assessments Levied				\$ 667,471	\$ 526,444	\$ 141,027
Allocation %				100%	79%	21%
11/06/25	\$ 17,024	\$ 964	\$ 347	\$ 18,335	\$ 14,461	\$ 3,874
11/14/25	\$ 108,170	\$ 4,599	\$ 2,208	\$ 114,976	\$ 90,684	\$ 24,293
11/20/25	\$ 95,952	\$ 4,080	\$ 1,958	\$ 101,990	\$ 80,441	\$ 21,549
11/26/25	\$ 47,989	\$ 2,036	\$ 979	\$ 51,004	\$ 40,228	\$ 10,776
12/05/25	\$ 229,545	\$ 9,760	\$ 4,685	\$ 243,989	\$ 192,438	\$ 51,551
12/11/25	\$ 44,246	\$ 1,854	\$ 903	\$ 47,003	\$ 37,072	\$ 9,931
12/18/25	\$ 19,618	\$ 715	\$ 400	\$ 20,733	\$ 16,352	\$ 4,380
01/09/26	\$ 20,878	\$ 655	\$ 426	\$ 21,959	\$ 17,320	\$ 4,640
02/11/26	\$ 12,713	\$ 287	\$ 259	\$ 13,260	\$ 10,458	\$ 2,802
TOTAL	\$ 596,134	\$ 24,949	\$ 12,166	\$ 633,249	\$ 499,453	\$ 133,796
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				\$ 34,222	\$ 26,991	\$ 7,231

Cash and Investment Report
February 28, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Gov't Interest Checking	n/a	3.56%	\$ 176,962
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%	1,067,442
GF Total					\$ 1,244,404

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2006 Interest A Fund	US Bank	Government Obligation Fund	n/a	3.30%	11
Series 2006 Prepayment A	US Bank	Government Obligation Fund	n/a	3.30%	322
Series 2006 Reserve Fund	US Bank	US Bank Open-End CP	5/1/2026	3.30%	56,444
Series 2006 Revenue Fund	US Bank	US Bank Open-End CP	5/1/2026	3.30%	153,524
DS Total					\$ 210,301

Total Cash & Investments **\$ 1,454,705**

Bank Account Statement

Heritage Springs CDD

Bank Account No. 0655
Statement No. 02-26

Statement Date 02/28/2026

G/L Account No. 101002 Balance	176,961.90	Statement Balance	177,083.58
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	176,961.90	Subtotal	177,083.58
Negative Adjustments	0.00	Outstanding Checks	-121.68
Ending G/L Balance	176,961.90	Ending Balance	176,961.90

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/28/2026	Payment	704	INFRAMARK LLC	Payment of Invoice 003408			-2.96
02/27/2026	Payment	100112	INFRAMARK LLC	Inv: 171458			-101.10
02/27/2026	Payment	100113	FEDEX	Inv: 9-181-00059			-17.62
Total Outstanding Checks							-121.68
Outstanding Deposits							
Total Outstanding Deposits							

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100109								
001	02/13/26	INFRAMARK LLC	170579	FEB 26 MGMT SERVICES	ProfServ-Mgmt Consulting	531027-51301	\$3,266.83	
							Check Total	<u>\$3,266.83</u>
CHECK # 100110								
001	02/13/26	BRLETIC DVORAK, INC	2283	JAN 26 ENGINEERING SERVICES	ProfServ-Engineering	531013-51301	\$11,460.00	
							Check Total	<u>\$11,460.00</u>
CHECK # 100111								
001	02/13/26	CLEARVUE ENVIRONMENTAL LLC	1124	FEB 26 POND MAINT	Contracts-Lakes	534084-53901	\$3,702.00	
							Check Total	<u>\$3,702.00</u>
CHECK # 100112								
001	02/27/26	INFRAMARK LLC	171458	Postage and Agenda Packages 2026	Postage and Freight	541006-51301	\$11.10	
001	02/27/26	INFRAMARK LLC	171458	Postage and Agenda Packages 2026	Printing and Binding	547001-51301	\$90.00	
							Check Total	<u>\$101.10</u>
CHECK # 100113								
001	02/27/26	FEDEX	9-181-00059	Postage for agendas feb 2026	Postage and Freight	541006-51301	\$17.62	
							Check Total	<u>\$17.62</u>
CHECK # 300024								
001	02/02/26	DUKE ENERGY - ACH	012025-7138-ACH	SRV PRD 12/12/25 - 01/14/26	Electricity - Streetlights	543013-53901	\$4,072.32	
							Check Total	<u>\$4,072.32</u>
CHECK # 300026								
001	02/20/26	DUKE ENERGY - ACH	013026-2604-ACH	SRV PRD 12/30/25-01/28/26	Electricity - Streetlights	543013-53901	\$33.24	
							Check Total	<u>\$33.24</u>
							Fund Total	<u><u>\$22,653.11</u></u>
							Total Checks Paid	\$22,653.11

D&D Grading, Inc
15816 Winner Ln
Hudson, FL 34667
+17275341391
dndgradinginc@gmail.com

Estimate

ADDRESS
Heritage Springs

ESTIMATE # 20-1492
DATE 03/02/2026

DESCRIPTION	AMOUNT
6 - cast iron grates 27.5 x 35.5 (\$450 each)	2,700.00
1 - cast iron grate 53 x 36	850.00
<hr/>	
TOTAL	\$3,550.00

Accepted By

Accepted Date

CDD POND BANK RECLAMATION PROJECTS – SPRING 2026

THE CDD IS STARTING THE SPRING 2026 POND BANK RECLAMATION PROJECTS. THIS YEAR 3 PONDS WILL HAVE PORTIONS OF THE POND BANK RESTORED TO THEIR ORIGINAL DESIGN PARAMETERS AND ARMORED TO HELP PREVENT FURTHER EROSION IN THE FUTURE. THE VILLAGES AFFECTED ARE LAKESTONE, EGRET LANDING AND GENTLE BREEZE. DETAILS OF THE WORK HAVE BEEN DISTRIBUTED TO THE VILLAGE HOA BOARDS FOR DISTRIBUTION TO THE RESIDENTS SHORTLY IF NOT ALREADY DONE.

THIS WORK WILL HAVE HEAVY MACHINERY, TRUCKS WITH SUPPLIES AND CONTRACTOR PERSONNEL OUT AND ABOUT IN HERITAGE SPRINGS. MACHINERY AND SUPPLIES WILL BE VISIBLE IN THE VILLAGES UNTIL THE WORK IS COMPLETED. ANTICIPATED TIME FROM ACTUAL START TO FINISH IS APPROXIMATELY 6 WEEKS, WEATHER AND GROUND CONDITIONS DEPENDENT.

THE CDD APPRECIATES AND THANKS YOU FOR YOUR PATIENCE AND COOPERATION DURING THIS CONSTRUCTION PERIOD WHICH KEEPS THE HERITAGE SPRINGS STORM WATER DRAINAGE SYSTEM HEALTHY, EFFECTIVE AND ATTRACTIVE.

THANKS

STEVE WERTOVITCH

CHAIRMAN HERITAGE SPRINGS CDD