

Heritage Springs Community Development District

May 18, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1
EXCELLENCE



ACCOUNTABILITY



RESPECT

Heritage Springs Community Development District

Board of Supervisors

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

District Staff

Howard Neal, District Manager
Cari Webster, District Counsel Robert
Dvorak, District Engineer
Jason Liggett, Field Service Manager
Sandra MacGregor, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

Monday, May 18, 2026, at 2:30 p.m.

The Regular Meeting of the Heritage Springs Community Development District will be held on May 18, 2026, at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, FL, 34655 at 2:30 p.m. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

- A. Presentation of Bond Payoff Process (Series 2008).....Page 3
- B. Approval of the Regular Meeting Minutes held on April 20, 2026.....Page 5
- C. Consideration of Resolution 2026-04; Approving Proposed Budget and Setting Public Hearing.....Page 9
- D. Announcing of the Registered Voter Count.....Page 10

4. STAFF REPORTS

- A. District Accountant
 - i. Approval of April 2026 Financial Statements.....Page 11
- B. District Engineer
- C. District Manager

5. MAINTENANCE ITEMS

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

The next meeting is scheduled for June 15, 2026, at 2:30 p.m.



Heritage Springs CDD

SERIES 2008 BONDS

Presented by Inframark, Finance

Summary of Series 2008 Bonds

- ▶ The bonds matured May 1, 2021.
- ▶ No early paydowns or prepayments caused the bonds to mature prior to May 1, 2021.
- ▶ Annual debt assessments were initially levied at \$168.54 per parcel to 598 properties, 40 of which paid off early.
- ▶ Fiscal year 2021, annual debt assessments were reduced to \$77.06.
- ▶ The remaining balance in the trust account after the final payments were made on May 1, 2021: \$5,697
 - ▶ This amount earned a bit of interest between payoff and fund transfer.
 - ▶ \$5,782 was transferred to the operating account (general fund), as shown in the adopted budget for fiscal year 2022.

39 **FOURTH ORDER OF BUSINESS**

Staff Reports

40 **A. District Accountant**

41 **i. Acceptance of March 2026 Financial Statements**

42 The Accountant reported that approximately 96% of Assessments have been
43 collected. The district had utilized up 46% of the Fiscal Year 2026 budget through
44 the current reporting period.

45
46 On MOTION by Mr. Johnstone, seconded by Mr. Waugh
47 with all in favor, the March 2026 Financial Statement was
48 approved. 5-0
49
50

51 **B. District Engineer**

52 Mr. Wagner provided updates on current projects. Discussion ensued regarding Pond
53 161-F, including pond elevation levels and matching visible rock placement.

54 Discussion ensued regarding Pond 161-C, where a canal located behind the Heritage
55 Springs Community was reported to be causing a depression area. Mr. Wagner stated
56 follow-up would be conducted.

57 Regarding Pond 191-E, discussion was held on the scope of work and differing
58 benchmarks.

59 Further discussion was held regarding Pond 161-A and the need for additional stones on
60 the East end. Mr. Wertovitch presented a change order to the scope of work for pond
61 161-A in the amount of \$14,901.68.

62
63 On MOTION by Mr. Wertovitch, seconded by Mr.
64 Johnstone with all in favor, the change order for Pond 161-
65 A in the amount of \$14,901.68 was approved. 5-0
66

67 **C. District Manager**

68 Mr. Elias informed the Board that an invoice had been reclassified to the appropriate
69 category. Follow-up with Duke Energy regarding the current lease agreement was also
70 discussed.

71 Mr. Elias reminded the Board that the regular meeting will be on Monday, May 18,
72 2026, at 2:30 p.m.

73
74 **FIFTH ORDER OF BUSINESS**

Business Items

75 **A. Presentation of Bond Payoff Process (Series 2016)**

76 Presentation regarding the Bond payoff process and the determination to pay Bonds
77 early. Discussion ensued regarding whether the same process could be utilized for
78 other Bond series. The Board advised future notifications would be provided in
79 advance.

80 **B. Presentation of the Fiscal Year 2027 Proposed Budget**

81 A preliminary Fiscal Year 2027 Budget discussion was held. Sample budget scenarios
82 were presented, including a slight increase to ensure future projects are adequately
83 funded and District reserves remain sufficient for anticipated expenses.

84 Board consensus supported the sample budget scenario as presented with a \$10 annual
85 increase per homeowner. The Board also requested an updated pond assessment from
86 BDI.

87 **SIXTH ORDER OF BUSINESS**

Maintenance Items

88 Mr. DePompa provided an update regarding ongoing maintenance projects and projected
89 expenses. Several areas requiring attention were discussed, including Area 151-L, where
90 substantial cleanup was needed.

91
92

On MOTION by Mr. DePompa, seconded by Mr. Johnstone 93 with all in favor, an amount not-to-exceed of \$10,000 for 94 cleanup of Area 151-L was approved. 5-0
--

95
96 **SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests or
97 Comments**

98 Mr. Wertovitch updated the Board regarding correspondence received from real estate
99 agents. The Board also noted the District website was missing meeting minutes after
100 September 2024, and District Management was directed to follow up and ensure the
101 website records were updated accordingly.

102 Mr. Elias was further directed to follow up regarding reimbursement to Mr. Wertovitch.
103

104 **EIGHTH ORDER OF BUSINESS**

Adjournment

105 There being no further business,

106

107

On MOTION by Mr. Johnstone, seconded by Mr. Waugh, with all
108 in favor, the meeting was adjourned at 5:58 p.m. 5-0

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Steven Wertovitch
Chairperson

RESOLUTION 2026-04

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

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Springs Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, August 17, 2026, at 2:30 p.m. at the Heritage Springs Community Clubhouse located at 11345 Robert Trent Jones Parkway, New Port Richey, Florida 34655.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 18, 2026.

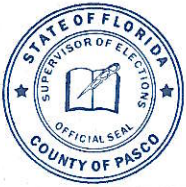
Attested By:

**Heritage Springs
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300



1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Diana Kapatsyna
District Administrative Assistant III
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Diana Kapatsyna:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Heritage Springs Community Development District 2,016

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

*Heritage Springs
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



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**Heritage Springs
Community Development District**

Financial Statements

(Unaudited)

April 30, 2026

Balance Sheet
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 104,682	\$ 8,337	\$ 113,019
Investments:			
Money Market Account	963,072	-	963,072
Interest Account A	-	13	13
Prepayment Account A	-	323	323
Reserve Fund	-	56,444	56,444
Revenue Fund	-	154,618	154,618
TOTAL ASSETS	\$ 1,067,754	\$ 219,735	\$ 1,287,489
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	4,000	-	4,000
TOTAL LIABILITIES	4,000	-	4,000
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	219,735	219,735
Assigned to:			
Operating Reserves	136,346	-	136,346
Reserves - Ponds	805,206	-	805,206
Unassigned:	122,202	-	122,202
TOTAL FUND BALANCES	\$ 1,063,754	\$ 219,735	\$ 1,283,489
TOTAL LIABILITIES & FUND BALANCES	\$ 1,067,754	\$ 219,735	\$ 1,287,489

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 23,333	\$ 23,441	\$ 108	58.60%
Interest - Tax Collector	-	-	553	553	0.00%
Special Assmnts- Tax Collector	526,441	526,441	521,034	(5,407)	98.97%
Special Assmnts- Discounts	(21,058)	(21,058)	(19,742)	1,316	93.75%
TOTAL REVENUES	545,383	528,716	525,286	(3,430)	96.32%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	6,417	6,600	(183)	60.00%
FICA Taxes	842	491	444	47	52.73%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	55,000	32,083	36,615	(4,532)	66.57%
ProfServ-Legal Services	5,000	2,917	2,472	445	49.44%
ProfServ-Mgmt Consulting	39,202	22,868	22,868	-	58.33%
ProfServ-Property Appraiser	150	150	-	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	5,800	5,700	100	98.28%
Postage and Freight	400	233	156	77	39.00%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	350	540	(190)	90.00%
Legal Advertising	1,600	800	-	800	0.00%
Miscellaneous Services	1,900	1,108	381	727	20.05%
Misc-Assessment Collection Cost	10,528	10,528	10,026	502	95.23%
Office Supplies	100	58	-	58	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	104,199	101,143	3,056	65.88%
Field					
Contracts-Lakes	45,000	26,250	26,106	144	58.01%
Electricity - Streetlights	46,600	27,183	28,228	(1,045)	60.58%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	21,265	-	21,265	0.00%
Misc-Contingency	5,600	3,267	-	3,267	0.00%
Infrastructure Repair	60,000	35,000	7,800	27,200	13.00%
Pond Bank Repairs & Maintenance	193,210	112,706	162,793	(50,087)	84.26%
Total Field	391,865	230,671	224,927	5,744	57.40%
TOTAL EXPENDITURES	545,383	334,870	326,070	8,800	59.79%

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues Over (under) expenditures	-	193,846	199,216	5,370	0.00%
Net change in fund balance	\$ -	\$ 193,846	\$ 199,216	\$ 5,370	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	864,538	864,538	864,538		
FUND BALANCE, ENDING	\$ 864,538	\$ 1,058,384	\$ 1,063,754		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ -	\$ 3,120	\$ 3,120	0.00%
Special Assmnts- Tax Collector	141,027	141,027	139,578	(1,449)	98.97%
Special Assmnts- Discounts	(5,641)	(5,641)	(5,289)	352	93.76%
TOTAL REVENUES	135,386	135,386	137,409	2,023	101.49%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,821	2,821	2,686	135	95.21%
Total Administration	2,821	2,821	2,686	135	95.21%
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	115,574	(4,865)	101.98%
Excess (deficiency) of revenues Over (under) expenditures	22,052	24,677	21,835	(2,842)	99.02%
Net change in fund balance	\$ 22,052	\$ 24,677	\$ 21,835	\$ (2,842)	99.02%
FUND BALANCE, BEGINNING (OCT 1, 2025)	197,900	197,900	197,900		
FUND BALANCE, ENDING	\$ 219,952	\$ 222,577	\$ 219,735		

**Heritage Springs
Community Development District**

Supporting Schedules

April 30, 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
03/12/26	\$ 7,314	\$ 75	\$ 149	\$ 7,538	\$ 5,946	\$ 1,593
04/09/26	\$ 19,423	\$ 6	\$ 396	\$ 19,825	\$ 15,636	\$ 4,189
TOTAL	\$ 622,870	\$ 25,030	\$ 12,712	\$ 660,612	\$ 521,034	\$ 139,578
% COLLECTED				99%	99%	99%
TOTAL OUTSTANDING				\$ 6,859	\$ 5,410	\$ 1,449

Cash and Investment Report
April 30, 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%	\$ 104,682
Checking Acct - Trust	Valley Bank	Gov't Interest Checking	n/a	3.56%	\$ 8,337
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%	963,072
GF Total					\$ 1,076,091

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	3.27%	13
Series 2006 Prepayment A	US Bank	Government Obligation Fund	n/a	3.27%	323
Series 2006 Reserve Fund	US Bank	US Bank Open-End CP	5/1/2026	3.27%	56,444
Series 2006 Revenue Fund	US Bank	US Bank Open-End CP	5/1/2026	3.27%	154,618
DS Total					\$ 211,398

Total Cash & Investments **\$ 1,287,489**

Bank Account Statement

Heritage Springs CDD

Bank Account No. 0655
Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	104,681.99	Statement Balance	161,896.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	104,681.99	Subtotal	161,896.59
Negative Adjustments	0.00	Outstanding Checks	-57,214.60
Ending G/L Balance	104,681.99	Ending Balance	104,681.99

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/15/2026	Payment	100123	BRLETIC DVORAK, INC	Inv: 2378			-5,445.00
04/29/2026	Payment	100126	FINN OUTDOOR	Inv: 3011			-48,219.60
04/29/2026	Payment	100127	D & D GRADING INC	Inv: 3779			-3,550.00
Total Outstanding Checks							-57,214.60
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Heritage Springs CDD

Saturday, May 2, 2026

Page 1

SMACGREGOR

Bank Account No. 6307

Statement No. 04-26

Statement Date

04/30/2026

G/L Account No. 101005 Balance	8,336.75	Statement Balance	8,336.75
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	8,336.75
Subtotal	8,336.75	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	8,336.75
Ending G/L Balance	8,336.75		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

Heritage Springs CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BRLETIC DVORAK, INC	3/31/2026	2378	\$5,445.00			Engineering services for Pond Erosion assessment / RFP FOR VENDORS 2026
CLEARVUE ENVIRONMENTAL LLC	4/1/2026	1180	\$3,702.00			April 2026 Monthly service
D & D GRADING INC	4/6/2026	3779	\$3,550.00			7 Cast iron grates replacement
DUKE ENERGY	3/16/2026	031626-7138-ACH	\$3,911.94			BILL PRD 02/12 - 03/12/26
DUKE ENERGY	3/31/2026	033125-2604-ACH	\$33.25		\$3,945.19	02/26-03/27/26
FINN OUTDOOR	4/21/2026	3011	\$48,219.60			Pond Bank 161 F Restoration 33% 2nd payment
HERITAGE SPRINGS CDD	4/29/2026	APR2926- SERIES 2006	\$8,335.15			Transfer FY26 Assesments to Valley Bank Trust Fund
INFRAMARK LLC	4/1/2026	175373	\$3,266.83			APR 26 MGMT SERVICES
INFRAMARK LLC	4/20/2026	177136	\$5.18			Postage March 2026
INFRAMARK LLC	4/20/2026	177136	\$90.00	\$95.18	\$3,362.01	agenda packages March 2026
STRALEY ROBIN VERICKER	3/18/2026	27995	\$976.00			FEB 26 LEGAL SERVICES
STRALEY ROBIN VERICKER	4/17/2026	28222	\$297.00		\$1,273.00	March Legal Serivces 2026
Miscellaneous Subtotal			\$77,831.95			
TOTAL			\$77,831.95			

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO

Heritage Springs CDD
c/o Inframark IMS
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2378
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME

Heritage Springs CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[March 02 - March 31]	19:30	210.00	4,095.00
Field Manager	[March 02 - March 24]	10:00	135.00	1,350.00

BALANCE DUE

\$5,445.00

Pay invoice



HERITAGE SPRINGS CDD
March 2026

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, and workshops, communication with DM, and board, etc.	3/16 - 3/30	6.00	\$210	R. Dvorak	\$1,260.00
Miscellaneous - site visit with Steve to review depressions and other various areas.	3/23	3.50	\$210	R. Dvorak	\$735.00
		0.00	\$180	J. Whited	\$0.00
Offsite Drainage Map -		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$150	S. Brletic	\$0.00
		0.00	\$100	S. Ferguson	\$0.00
		0.00	\$80	S. Ferguson	\$0.00
2026 Pond Restoration Project - includes pre- construction meetings with contractors, follow-up site visits, communication with contractors on schedules.	3/2 - 3/23	10.00	\$210	R. Dvorak	\$2,100.00
		0.00	\$150	S. Brletic	\$0.00
		10.00	\$135	K. Wagner	\$1,350.00
		<u>0.00</u>	\$120	S. Ferguson	<u>\$0.00</u>
INVOICE TOTAL		29.50			\$5,445.00



INVOICE

Clearvue Environmental LLC
P.O. BOX 270675
Tampa, Florida 33688
United States

Phone: 1-813-540-0590
Mobile: 1-813-210-1203

BILL TO
Heritage Springs CDD
Steven Wertovitch
11345 Robert Trent Jones Parkway
Trinity, Florida 34655
United States

727-389-8406/727-375-0852
inframarkcms@payableslockbox.com

Invoice Number: 1180
Invoice Date: April 1, 2026
Payment Due: May 1, 2026

Amount Due (USD): \$3,702.00

[Pay Securely Online](#)

Services	Quantity	Price	Amount
Lake and Pond Service	1	\$3,702.00	\$3,702.00

Total: \$3,702.00

Amount Due (USD): \$3,702.00

[Pay Securely Online](#)

link.waveapps.com/e8ccrb-aw47f2

Notes / Terms

Clearvue would like to apologize. We had a glitch in our invoicing system last month. The mailing address was wrong. We have since corrected the issue. Our apologies for any inconvenience this may have caused.

D&D Grading, Inc

15816 Winner Ln
Hudson, FL 34667
+17275341391
dndgradinginc@gmail.com

INVOICE

BILL TO
Heritage Springs

INVOICE 3779
DATE 04/06/2026
TERMS Due on receipt
DUE DATE 04/06/2026

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/>	
BALANCE DUE	\$3,550.00



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
 Automatically from your bank account duke-energy.com/automatic-draft
 Speedpay (fee applies) duke-energy.com/pay-now
 800.700.8744

By mail payable to Duke Energy P.O. Box 1094
 Charlotte, NC 28201-1094

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
 Home duke-energy.com/manage-home
 Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
 Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
 Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
 For hearing impaired TDD/TTY 711
 International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 14

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

fb_def/duke.bills.20260316212539.27.atp-61722-000000944



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 12 - Mar 12		
Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	2	34 kWh
54W MITCH LED PT CLR	1	19 kWh
50 MTCH III 3K F	2	38 kWh
50 MTCHR V 3K RBM	1	19 kWh
50MTCHTR III3K THRBM	2	38 kWh
60W BISC LED BK MVL T	1	21 kWh
150W MH BISCAYNE P	19	1,235 kWh
SV RW 9500	2	84 kWh
SV FLAGLER ACR 9500L	84	4,116 kWh
Total	114	5,604 kWh

Billing details - Lighting

Billing Period - Feb 12 26 to Mar 12 26	
Customer Charge	\$1.92
Energy Charge	
5,604.000 kWh @ 4.188c	234.70
Fuel Charge	
5,604.000 kWh @ 4.325c	242.37
Asset Securitization Charge	
5,604.000 kWh @ 0.054c	3.03
Fixture Charge	
SV RW 9500	8.30
SV FLAGLER ACR 9500L	1,337.28
150W MH BISCAYNE P	266.57
54W MITCH LED PT CLR	16.98
60W BISC LED BK MVL T	15.56
50 WATT LED OCAL 3000K TY V BL	17.46
50 MTCH III 3K F	42.88
50MTCHTR III3K THRBM	33.96
50 MTCHR V 3K RBM	16.98
Maintenance Charge	
SV RW 9500	5.74
SV FLAGLER ACR 9500L	241.08
150W MH BISCAYNE P	90.44
54W MITCH LED PT CLR	2.04
60W BISC LED BK MVL T	2.04
50 WATT LED OCAL 3000K TY V BL	4.08
50 MTCH III 3K F	4.08
50MTCHTR III3K THRBM	4.08

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

fb.def.duke.bills.20260316212539.27.aip-61723-000000944





Billing details - Lighting continued

50 MTCHR V 3K RBM	\$2.04
Pole Charge	
WOOD 30/35	
2 Pole(s) @ \$3.600	7.20
16 DEC CNCRT W/DEC BS/WSHNGTN	
111 Pole(s) @ \$11.670	1,295.37
Total Current Charges	\$3,896.18

Billing details - Taxes

Regulatory Assessment Fee	\$3.39
Gross Receipts Tax	12.37
Total Taxes	\$15.76

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 St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 28

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

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Your usage snapshot - Continued

Current electric usage for meter number 3601813	
Actual reading on Mar 27	8371
Previous reading on Feb 26	- 8314
<hr/>	
Energy Used	57 kWh
Billed kWh	57.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Feb 26 26 to Mar 27 26	
Meter - 3601813	
Customer Charge	\$17.92
Energy Charge	
57.000 kWh @ 9.566c	5.45
Fuel Charge	
57.000 kWh @ 4.422c	2.52
Asset Securitization Charge	
57.000 kWh @ 0.195c	0.11
Minimum Bill Adjustment	4.00
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$2.15
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.30
<hr/>	
Total Taxes	\$3.25



INVOICE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Heritage Springs CDD

Invoice details

Invoice no.: 3011
Terms: Due on receipt
Invoice date: 04/21/2026
Due date: 04/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond 161F - 33% Second payment (of \$146,120 total)	1	\$48,219.60	\$48,219.60

Total **\$48,219.60**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

175373

DATE

4/1/2026

BILL TO

Heritage Springs CDD
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

CUSTOMER ID

C1308

NET TERMS

Due On Receipt

PO#**DUE DATE**

4/1/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	3,266.83		3,266.83
Subtotal					3,266.83

Subtotal	\$3,266.83
Tax	\$0.00
Total Due	\$3,266.83

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

177136

DATE

4/20/2026

BILL TO

Heritage Springs CDD
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

CUSTOMER ID

C1308

NET TERMS

Due On Receipt

PO#**DUE DATE**

4/20/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	6	Ea	15.00		90.00
Postage	7	Ea	0.74		5.18
Subtotal					95.18

Subtotal	\$95.18
Tax	\$0.00
Total Due	\$95.18

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Heritage Springs CDD
ATTN: INFRAMARK - ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

March 18, 2026

Client: 001045

Matter: 000001

Invoice #: 27995

Page: 1

RE: General Matters

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/13/2026	CAW	REVIEW AGENDA FOR FEBRUARY MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00
2/20/2026	CAW	PREPARE POND RESTORATION AGREEMENT WITH CLS; PREPARE POND RESTORATION AGREEMENT WITH FINN OUTDOOR; UPDATE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	2.5	\$762.50
2/26/2026	CAW	REVISE POND REPAIR AGREEMENT WITH CLS TO INCORPORATE NEW TERMS.	0.3	\$91.50
Total Professional Services			3.2	\$976.00

March 18, 2026
Client: 001045
Matter: 000001
Invoice #: 27995

Page: 2

Total Services	\$976.00	
Total Disbursements	\$0.00	
Total Current Charges		\$976.00
Previous Balance		\$122.00
PAY THIS AMOUNT		\$1,098.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27958	February 28, 2026	\$122.00	\$0.00	\$0.00	\$0.00	\$1,098.00
Total Remaining Balance Due						\$1,098.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,098.00	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Heritage Springs CDD
ATTN: INFRAMARK - ACCTS PAYABLE
210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FL 33071

April 17, 2026

Client: 001045

Matter: 000001

Invoice #: 28222

Page: 1

RE: General Matters

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/13/2026	CAW	REVIEW AGENDA FOR MARCH BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00
3/23/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
Total Professional Services			1.4	\$297.00

April 17, 2026
Client: 001045
Matter: 000001
Invoice #: 28222

Page: 2

Total Services	\$297.00	
Total Disbursements	\$0.00	
Total Current Charges		\$297.00
Previous Balance		\$1,098.00
Less Payments		(\$122.00)
PAY THIS AMOUNT		\$1,273.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27995	March 18, 2026	\$976.00	\$0.00	\$0.00	\$0.00	\$1,273.00
Total Remaining Balance Due						\$1,273.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,273.00	\$0.00	\$0.00	\$0.00