

Heritage Springs Community Development District

June 15, 2026

Revised Agenda Package

11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS, FL 33076

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

Revised Regular Meeting Agenda

Monday, June 15, 2026, at 2:30 p.m.

The Regular Meeting of the Heritage Springs Community Development District will be held on June 15, 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. Approval of the Regular Meeting Minutes held on May 18, 2026.....Page 3
- B. Consideration of Resolution 2026-05; Removing and Redesignating New Secretary.....Page 10

4. STAFF REPORTS

- A. District Accountant
 - i. Approval of May 2026 Financial Statements.....Page 11
 - ii. Review of Cash Flow Analysis as of June 3, 2026.....Page 24
- B. District Engineer
- C. District Manager
 - i. Inframark Maintenance Solutions Overview.....Page 25

5. MAINTENANCE ITEMS

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

The next meeting is scheduled for July 20, 2026, at 2:30 p.m.

39 correspondence. The email stated that the remaining balance of \$211,965.45 in the trust accounts was
40 transferred to the Valley operating account on May 5, 2026. Of that amount, \$141,027.30 will be
41 refunded to the 710 property owners who paid the debt through the November tax bill. It was noted
42 that approximately seven property owners still have outstanding balances totaling about \$1,400,
43 which will be added to the \$211,965 once all payments have been collected. Finance cannot identify
44 the owners who made payments. At this time, finance must wait until the payments are 100%
45 collected before making reimbursements. The remaining balance of approximately \$70,000 in the
46 new Valley account may be used for any lawful District purpose. Mr. DePompa asked who would
47 receive the refunds, and Ms. Burgess explained that if ownership of a property had changed, the
48 current homeowner would receive the refund, as the debt is attached to the property.

49 On MOTION by Mr. Johnstone, seconded by Mr.
50 Wertovitch, with all in favor, the Board approved to refund
51 \$196.63 to the homeowner of record. 5-0

52
53 Mr. Wertovitch asked whether a process had been established for issuing the refunds, and Ms.
54 Burgess responded that checks would be mailed with a supporting cover letter, with Inframark
55 working alongside Mr. Wertovitch on the letter. Mr. Waugh commented that while bond payoffs had
56 been handled more effectively in the past, this process could have been managed better. Ms. Burgess
57 acknowledged that improvements could have been made, and further discussion followed. It was also
58 noted that approximately \$72,000 would return to the operating account.
59 Additional discussion took place regarding the status of the assessment collections, with Mr. Vega
60 reporting that 99% of the assessments had been collected.

61
62 **B. Approval of Regular Meeting Minutes held on April 20, 2026**

63 Mr. DePompa commented that on page 15 of the agenda, the accrued amount listed was
64 \$112,706, while the amount for the current month was \$162,793. Mr. Neal reviewed the Finn
65 Outdoor invoice with Mr. DePompa, which reflected the payments made to Finn Outdoor as well as
66 the remaining balance requested. Mr. Wertovitch stated that the Board should receive the bill first,
67 after which he would confirm payment, and Mr. Neal agreed to work with him on this process. Mr.
68 Johnstone and Mr. Wertovitch also requested that reimbursement records for certain Staples
69 purchases and hat purchases be reviewed, and Mr. Neal stated that follow-up would be conducted to
70 determine what reimbursements had already been processed.

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On MOTION by Mr. DePompa, seconded by Mr. Johnstone with all in favor, the April 2026 Financial Statement was approved. 5-0

B. District Engineer

Mr. Dvorak provided an update on the work being completed by Finn Outdoor. Mr. Rider commented that Finn had done an excellent job on a recent project, which led to further discussion regarding the work performed and the techniques utilized. Mr. Dvorak also discussed establishing a process for the Board to review projects before drawings are finalized and stated that he would bring the relevant materials to the next meeting for Board review.

Additional discussion followed regarding a pond assessment request focused only on the areas directly behind residents’ homes rather than the entire pond. Robert confirmed that photos would be taken of the remaining ponds to document the current conditions, particularly due to the unusually low water levels. Mr. Johnstone asked whether Mr. Dvorak had a cost estimate for completing the assessments, and he responded that each pond assessment would require approximately 2 to 2 and 1/2 hours to complete and should ideally be finished before the rainy season begins. Mr. Waugh suggested establishing a not-to-exceed amount for completing the assessments and photographs, while also recommending that efforts focus on areas that had not previously been documented. Mr. Dvorak estimated that the cost to obtain updated photos would be approximately \$3,000, which prompted additional discussion, including Mr. Wertovitch’s request for an aerial overlay. Mr. Waugh then questioned the overall importance of the photos, and Mr. Dvorak explained that the documentation becomes essential when additional repair or maintenance work is needed in the future.

On MOTION by Mr. Johnstone, seconded by Mr. Waugh with all in favor, the Board approved a NTE amount of \$3,000 for the photos in accordance with the pond evaluation and maintenance report. 5-0

Robert further stated that, in consideration of the current budget cycle, rates would remain unchanged through 2026, although he anticipated a 3% to 4% increase for Fiscal Year 2027. Additional discussion regarding ongoing repair work followed.

144 **C. District Manager**

145 Mr. Neal informed the Board that the next meeting was scheduled for June 15 at 2:30 p.m.
146 Mr. Johnstone requested that, going forward, a formal meeting invitation be sent to the Board
147 along with the agenda package rather than only distributing the information by email, allowing
148 Board members to respond directly to the meeting invite.
149 The Board also directed that the financial statements and invoices be removed from the agenda.
150 Additionally, Mr. Johnstone requested that the meeting schedule include a line indicating when
151 the agenda package will be distributed.

152
153 On MOTION by Mr. Rider, seconded by Mr. Johnstone with
154 all in favor, the Board approved the Ratification of Estimate
155 #1140 for Drain Repair that was completed last Wednesday
156 for \$850. 5-0
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159 **FIFTH ORDER OF BUSINESS** **Maintenance Items**

160 Mr. DePompa provided the Board with an update on maintenance items related to the ongoing
161 pond work, followed by Board discussion. During the discussion, Mr. Neal requested that Mr.
162 DePompa provide the data sheet referenced in his update. Mr. Wertovitch also requested that
163 Finn Outdoor provide a proposal for repair work to the gabion at Pond 161-B, noting that the
164 proposal had previously been requested but not yet received. Mr. Wertovitch recalled that the
165 estimated cost of the repair was approximately \$30,000, and additional discussion followed.

166
167 On MOTION by Mr. Johnstone, seconded by Mr. DePompa
168 with all in favor, the Board approved a NTE amount of
169 \$35,000 for repairs behind the gabion at Pond 161-B. 5-0
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171 Mr. DePompa then continued with his maintenance update. Mr. Rider stated that an additional
172 grate was needed near the driving range.

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174 On MOTION by Mr. Rider, seconded by Mr. Johnstone with
175 all in favor, the Board approved a NTE amount of \$1,000 for
176 the purchase of one cast iron grate measuring 53" x 36". 5-0
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178 Joe concluded by continuing his update regarding projected maintenance expenditures and
179 amounts already spent.

180 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests or**
181 **Comments**

182 Mr. Waugh asked who would be signing Resolution 2026-04, which was followed by Board
183 discussion.

184 Mr. Johnstone then relayed a request from Joe Davis regarding an inlet located behind several
185 homes adjacent to a wetland area, and explained that the inlet has an approximately 6-inch-deep
186 and 6-foot-wide gap that requires a cover, prompting discussion regarding the type of structure and
187 appropriate repair method. Mr. Johnstone also provided a handout outlining a potential solution for
188 the Board's review. Mr. Dvorak suggested that Finn Outdoor review the issue while onsite, noting
189 that the drain had previously been covered with sod. The structure was identified as Control
190 Structure 51, located behind 1220 Winding Willow Road. Mr. Dvorak stated that a plate cover
191 would be necessary for the gap and recommended the use of angle iron or galvanized steel for
192 durability. Robert indicated that he would work toward resolving the issue, although DM could
193 also inspect the area.

194 Mr. Vega commented that he had received a response from Mr. Johnstone with Finn Outdoor
195 confirming that the previously quoted price of \$30,000 for the gabion work would be honored and
196 that the work could likely be completed within four to six weeks. Additional discussion followed,
197 and Mr. Johnstone was directed to send an updated estimate with the current date to Mr.
198 Wertovitch by Tuesday.

199 Mr. Wertovitch also provided an update regarding erosion at Pond 161-C, noting that repairs had
200 not yet been completed. He explained that the area borders the Villages of Trinity Lakes
201 community and that water was flowing from a resident's yard and washing out the bank, and stated
202 that two French drains originating from a resident's property were believed to be the cause.
203 Although the drains had been removed, erosion continued to occur. The Board discussed whether
204 responsibility for the affected property fell under the CDD or HOA and ultimately confirmed that
205 it was HOA property. Mr. Vega suggested that the HOA's attorney send a letter regarding the
206 issue, and further discussion followed. Mr. Wertovitch stated that he would visit the area with
207 Dave from the HOA to review the conditions.

208 Mr. Wertovitch also advised that a resident had requested permission to add plants to Pond 151-B,
209 located near the estate homes section of the community, and stated that he would contact Clearvue
210 to determine what could appropriately be planted in the area.

211 In addition, Mr. Wertovitch commented on concerns regarding downspouts and water discharging
212 into a pond, although the exact location was uncertain. Mr. DePompa suggested regrading or
213 crowning the ground to help slow the discharge of water into the pond.

214 Mr. Johnstone then commented on water overflow issues at Pond 171-D, and additional discussion
215 followed.

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217 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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219 There being no further business,

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221 On MOTION by Mr. DePompa, seconded by Mr. Rider, with all in
222 favor, the meeting was adjourned at 4:57 p.m. 5-0

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Steven Wertovitch
Chairperson

RESOLUTION 2026-05

A RESOLUTION REMOVING DAN WENCK AS SECRETARY AND APPOINTING HOWARD NEAL AS SECRETARY OF HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of Heritage Springs Community Development District desires to remove Dan Wenck as Secretary and appoint Howard Neal as Secretary;

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

1. Dan Wenck is removed as Secretary.
2. Howard Neal is appointed Secretary.

ADOPTED THIS 15th DAY OF JUNE 2026

Chairman

Secretary

*Heritage Springs
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



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**Heritage Springs
Community Development District**

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 154,581	\$ 221,289	\$ 375,870
Investments:			
Money Market Account	905,666	-	905,666
TOTAL ASSETS	\$ 1,060,247	\$ 221,289	\$ 1,281,536
<u>LIABILITIES</u>			
Accounts Payable	\$ 263,858	\$ -	\$ 263,858
TOTAL LIABILITIES	263,858	-	263,858
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	221,289	221,289
Assigned to:			
Operating Reserves	136,346	-	136,346
Reserves - Ponds	660,043	-	660,043
TOTAL FUND BALANCES	\$ 796,389	\$ 221,289	\$ 1,017,678
TOTAL LIABILITIES & FUND BALANCES	\$ 1,060,247	\$ 221,289	\$ 1,281,536

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ 26,667	\$ 26,582	\$ (85)	66.46%
Interest - Tax Collector	-	-	630	630	0.00%
Special Assmnts- Tax Collector	526,441	526,441	523,322	(3,119)	99.41%
Special Assmnts- Discounts	(21,058)	(21,058)	(19,742)	1,316	93.75%
TOTAL REVENUES	545,383	532,050	530,792	(1,258)	97.32%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	7,333	7,600	(267)	69.09%
FICA Taxes	842	561	520	41	61.76%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	55,000	36,667	43,710	(7,043)	79.47%
ProfServ-Legal Services	5,000	3,333	2,834	499	56.68%
ProfServ-Mgmt Consulting	39,202	26,135	26,135	-	66.67%
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	267	159	108	39.75%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	400	630	(230)	105.00%
Legal Advertising	1,600	800	79	721	4.94%
Miscellaneous Services	1,900	1,267	413	854	21.74%
Misc-Assessment Collection Cost	10,528	10,528	10,073	455	95.68%
Office Supplies	100	67	-	67	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	113,704	113,194	510	73.73%
Field					
Contracts-Lakes	45,000	30,000	29,808	192	66.24%
Electricity - Streetlights	46,600	31,067	32,086	(1,019)	68.85%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	24,303	-	24,303	0.00%
Misc-Contingency	5,600	3,733	-	3,733	0.00%
Infrastructure Repair	60,000	40,000	8,650	31,350	14.42%
Pond Bank Repairs & Maintenance	193,210	128,807	415,203	(286,396)	214.90%
Total Field	391,865	262,910	485,747	(222,837)	123.96%
TOTAL EXPENDITURES	545,383	376,614	598,941	(222,327)	109.82%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	-	155,436	(68,149)	(223,585)	0.00%
Net change in fund balance	\$ -	\$ 155,436	\$ (68,149)	\$ (223,585)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	864,538	864,538	864,538		
FUND BALANCE, ENDING	\$ 864,538	\$ 1,019,974	\$ 796,389		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ -	\$ 4,073	\$ 4,073	0.00%
Special Assmnts- Tax Collector	141,027	141,027	140,191	(836)	99.41%
Special Assmnts- Discounts	(5,641)	(5,641)	(5,289)	352	93.76%
TOTAL REVENUES	135,386	135,386	138,975	3,589	102.65%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,821	2,821	2,698	123	95.64%
Total Administration	2,821	2,821	2,698	123	95.64%
Debt Service					
Debt Retirement Series A	105,000	105,000	110,000	(5,000)	104.76%
Interest Expense Series A	5,513	5,513	2,888	2,625	52.39%
Total Debt Service	110,513	110,513	112,888	(2,375)	102.15%
TOTAL EXPENDITURES	113,334	113,334	115,586	(2,252)	101.99%
Excess (deficiency) of revenues Over (under) expenditures	22,052	22,052	23,389	1,337	106.06%
Net change in fund balance	\$ 22,052	\$ 22,052	\$ 23,389	\$ 1,337	106.06%
FUND BALANCE, BEGINNING (OCT 1, 2025)	197,900	197,900	197,900		
FUND BALANCE, ENDING	\$ 219,952	\$ 219,952	\$ 221,289		

**Heritage Springs
Community Development District**

Supporting Schedules

May 31, 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
05/12/26	\$ 2,513	\$ -	\$ 51	\$ 2,565	\$ 2,023	\$ 542
05/12/26	\$ 329	\$ -	\$ 7	\$ 335	\$ 264	\$ 71
TOTAL	\$ 625,712	\$ 25,030	\$ 12,770	\$ 663,512	\$ 523,322	\$ 140,191
% COLLECTED				99%	99%	99%
TOTAL OUTSTANDING				\$ 3,959	\$ 3,122	\$ 836

Cash and Investment Report
May 31, 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%	\$ 154,581
Checking Acct - Trust	Valley Bank	Gov't Interest Checking	n/a	3.56%	\$ 221,289
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%	<u>905,666</u>
				GF Total	<u>\$ 1,281,536</u>

Bank Account Statement

Heritage Springs CDD

Monday, June 1, 2026

Page 1

SMACGREGOR

Bank Account No. 0655

Statement No. 05/26

Statement Date

05/31/2026

G/L Account No. 101002 Balance	154,580.67	Statement Balance	159,073.63
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	159,073.63
Subtotal	154,580.67	Outstanding Checks	-4,492.96
Negative Adjustments	0.00		
	<hr/>	Ending Balance	154,580.67
Ending G/L Balance	154,580.67		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/29/2026	Payment	100127	D & D GRADING INC	Inv: 3779			-3,550.00
05/29/2026	Payment	100130	INFRAMARK LLC	Inv: 179191, Inv: 1168049			-942.96
Total Outstanding Checks							-4,492.96

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Heritage Springs CDD

Monday, June 1, 2026

Page 1

SMACGREGOR

Bank Account No. 6307

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101005 Balance	221,288.66	Statement Balance	221,288.66
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	221,288.66
Subtotal	221,288.66	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	221,288.66
Ending G/L Balance	221,288.66		

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	5/1/2026	2436	\$7,095.00			APR 26 ENGINEERING SERVICES
BUSINESS OBSERVER INC	5/22/2026	26-01181P	\$78.75			Notice Of Qualifying Period For Candidates
CLEARVUE ENVIRONMENTAL LLC	5/1/2026	1207	\$3,702.00			MAY 26 POND MAINT
CONSOLIDATED LAND SERVICES, INC	5/4/2026	00000317	\$33,104.99			Pond 191E
CONSOLIDATED LAND SERVICES, INC	5/18/2026	00000321	\$133,481.02			Pond 161A - RFP
CONSOLIDATED LAND SERVICES, INC	5/18/2026	00000320	\$14,901.68			Change Order - Pond 161-A
CONSOLIDATED LAND SERVICES, INC	5/18/2026	00000322	\$3,468.49			Pond 161A
CONSOLIDATED LAND SERVICES, INC	5/18/2026	00000319	\$4,955.56			Pond 191E
CONSOLIDATED LAND SERVICES, INC	5/18/2026	00000318	\$12,817.37		\$202,729.11	Pond 161-A _ MES Repair
DUKE ENERGY	4/17/2026	041726-7138-ACH	\$3,911.94			SRV PRD 03 /13-04/14/26
DUKE ENERGY	5/13/2026	051326-7138-ACH	\$3,911.94			BILL PRD 04/15-5/13/26
DUKE ENERGY	4/30/2026	043026-2604	\$33.24		\$7,857.12	BiLL PRD 03/28 - 04/28/26
FINN OUTDOOR	5/12/2026	3019	\$49,680.80			Pond 161F
INFRAMARK LLC	5/1/2026	178414	\$3,266.83			MAY 2026 MGMT FEE
INFRAMARK LLC	5/14/2026	179191	\$90.00			Agenda Packages May 2026
INFRAMARK LLC	5/14/2026	179191	\$2.96	\$92.96		April Postage
INFRAMARK LLC	5/19/2026	1168049	\$850.00		\$4,209.79	Storm Drain Repair
STRALEY ROBIN VERICKER	5/12/2026	28330	\$362.00			LEGAL SERVICES THRU APR 26
Miscellaneous Subtotal			\$275,714.57			
TOTAL			\$275,714.57			

Heritage Springs CDD

Cash Flow Projection

6/3/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	407,547.17	3.56%
MM Account - Bank United	652,665.81	3.40%
Less: Current Outstanding AP	<u>(263,975.79)</u>	
Estimated Cash Available Today	<u>796,237.19</u>	
Outstanding FY26 Tax Roll	3,959.00	
Estimated Total Cash Available with Tax Roll	<u>800,196.19</u>	
<u>Projections:</u>		
Monthly Average Spend (October - May)	66,549.00	
Total Monthly Average Spend	<u>66,549.00</u>	
Average Spend to YE (6 months May -September)	199,647.00	
Expected Cash Flow at YE (9/30/26)	<u>600,549.19</u>	
Average Spend 1st QTR FY27 (2 mos avg spend)	133,098.00	
Expected Need through 1st QTR FY27	<u>467,451.19</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

This is probably not an accurate amount because does the district plan on having Pond repairs that exceed over the normal monthly maintenance amount in the first quarter of FY27?

**HERITAGE SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

District Manager Report – May 2026

- ✓ The next Board meeting is on July 20, 2026, at 2:30pm.
- ✓ Reminder, 2025 Form 1's are due by July 1st, 2026.

CLEAR PARTNERSHIPS



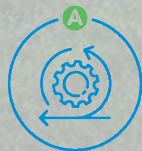
COLLABORATION



LEADERSHIP



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EXCELLENCE



ACCOUNTABILITY



RESPECT