Heritage Springs Community Development District

July 20, 2026

Agenda Package

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

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Heritage Springs
Community Development District

Revised Regular Meeting Agenda

Monday, July 20, 2026, at 2:30 p.m.

The Regular Meeting of the Heritage Springs Community Development District will be held on July 20, 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 June 15, 2026…………………………………...Page 3
4. **STAFF REPORTS**
   A. District Accountant
      i. Approval of June 2026 Financial Statements…………………………………………………...Page 11
      ii. Review of Cash Flow Analysis as of June 30, 2026………………………………………………Page 35
   B. District Engineer
   C. District Manager
      i. District Manager's Report…………………..…………………………………….…….……....Page 36
5. **MAINTENANCE ITEMS**
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

The next meeting is scheduled for August 17, 2026, at 2:30 p.m.

MINUTES OF MEETING
HERITAGE SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Springs Community Development District was held on Monday, June 15, 2026, and called to order at 2:29 p.m. at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida.

Present and constituting a quorum were:

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

Also, present were either in person, video (TEAMs) or voice conference call:

Howard Neal	District Manager
Robert Dvorak	District Engineer

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Neal called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident led a discussion regarding the depth, sediment accumulation, and overall condition of Pond 152-B, located behind the amenity center. This pond serves as the water source for the pool's geothermal system, and concerns have arisen due to debris entering the system, causing the newly installed filters to require cleaning twice daily. Mr. Johnstone stated that the pond is approximately 13 feet, 4 inches deep and noted that debris entering the pond could contribute to changes in depth over time through sediment buildup. It was suggested that the current location of the intake pipe be identified and evaluated.

Another resident asked whether any treatment options were available to improve the water quality. Mr. Wertovitch explained that Clearvue, the community's monthly pond maintenance vendor, treats the pond as needed based on observed conditions. Treatments vary from month to month depending on the issues identified during inspections. The discussion then shifted to current drought conditions and their potential impact on the pond. It was also noted that a weir had been installed to help maintain the water level in Pond 152-B.

Questions were raised regarding the necessity of the recently installed filters, as the geothermal system had operated successfully from 2011 through 2025 without them. The filters are currently collecting silty and sandy sediment, as well as algae. Mr. Johnstone provided information regarding components that had recently been replaced within the geothermal system, which prompted further discussion among attendees. Mr. DePompa suggested raising the intake pipe closer to the water's surface to reduce the amount of sediment being drawn into the system. It was noted that the intake is currently located approximately 3.5 feet below the surface. Another resident suggested exploring the installation of a well as an alternative water source.

Mr. DePompa inquired about the possibility of replacing the pond liner. A discussion followed regarding the typical lifespan of pond liners, which is approximately 25 to 30 years. Mr. DePompa noted that prolonged exposure to sunlight and ultraviolet radiation contributes to liner deterioration over time. The discussion concluded with concerns regarding the pond's turbidity. Mr. Wertovitch agreed to consult with Clearvue to determine whether additional treatment options are available to improve water clarity. Further discussion followed regarding potential solutions and next steps.

THIRD ORDER OF BUSINESS **Business Administration**

A. Approval of Regular Meeting Minutes held on May 18, 2026

> On MOTION by Mr. Johnstone, seconded by Mr. DePompa, with all in favor, the Meeting Minutes for May 18, 2026, was approved. 5-0

B. Consideration of Resolution 2026-05; Removing and Redesignating New Secretary

Mr. Neal advised the Board that the name listed on the Resolution had a typographical error, and needed to be changed from Dan to David.

On MOTION by Mr. Waugh, seconded by Mr. Johnstone with all in favor, the Board approved Resolution 2026-05; Removing and Redesignating New Secretary with changes. 5-0

FOURTH ORDER OF BUSINESS Staff Reports

A. District Accountant

i. Approval of May 2026 Financial Statements

Mr. DePompa stated that several items had been coded incorrectly and need to be reviewed. He then reviewed the maintenance projects spreadsheet with the Board, identifying where certain allocations should be assigned among Categories A, B, C, and D. District Management advised that coding will be corrected moving forward and will also review previously processed invoices to determine whether any recoding is necessary.

The Board discussed the requirement to wait for all assessment payments to be received before proceeding with disbursements and refunds. Members noted that only four property owners remain outstanding and questioned why disbursements cannot move forward based on the known amounts currently due. The Board requested clarification on whether refunds and distributions can be processed now, with any outstanding balances reconciled once the remaining assessment payments are received.

The Board also discussed the overpayment made to Consolidated Land Services. Management advised that over payment had been identified and that CLS will be refunding $44,049.00 to the District. Further discussion followed regarding the reconciliation and return of these funds.

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

ii. Review of Cash Flow Analysis as of June 3, 2026

Mr. Johnstone commented on the yellow box, which outlined the pond projects that are currently underway.

B. District Engineer

Mr. Dvorak provided an update regarding the Board's prior request for photographs of the ponds that have not yet been repaired. He advised that Kirk was scheduled to obtain the updated photographs during the week. The Board subsequently discussed whether the photographs were still necessary given current conditions. He also reported that, after speaking with Mr. Wertovitch, more current satellite imagery may be available for review. However, due to recent heavy rainfall, pond levels have risen significantly, and the ponds have largely refilled. After discussion, the Board agreed to postpone further evaluation until the next dry season. As a result, the not-to-exceed (NTE) amount approved at the May meeting has been tabled. Mr. Johnstone requested that the pond overlays be updated and asked Mr. Dvorak to provide a cost proposal for this work at the next Board meeting.

Mr. Dvorak then addressed conditions at Pond 51, where an open grate has been identified as a potential trip hazard. To address the safety concern, he recommended installing a galvanized steel plate, bolted to the structure, to provide a durable solution while minimizing corrosion. The Board inquired whether Robb of Finn Outdoors had provided a timeline for the planned gabion repair work. District Management was directed to follow up with Robb to obtain a project schedule. The Board also discussed the feasibility of completing the work given the current elevated pond water levels. Mr. Dvorak provided additional information regarding Finn Outdoors' construction methods and the process typically used to perform this work. He also agreed to discuss pricing with Robb for the galvanized steel plate recommended for Pond 51.

Mr. DePompa inquired about efforts to map the external communities surrounding the Heritage Springs Community Development District. Robert explained that he has been coordinating with the Southwest Florida Water Management District to obtain permit-related information but has encountered challenges, particularly the costs associated with large-scale records requests. He noted that staff is pursuing the information on a smaller scale; however, the process is expected to take additional time. Mr. DePompa also raised concerns regarding pond water levels on the north side of the District. The Board discussed these concerns, potential contributing factors, and possible next steps for monitoring and evaluation. Further discussion followed.

C. District Manager

Mr. Neal reviewed the management report and reminded the Board that the next Board meeting is scheduled for July 20, 2026, at 2:30 p.m. Mr. Neal reminded Board members that their 2025 Form 1 financial disclosure forms were due by July 1, 2026, and advised that links to the required ethics training and Form 1 filing information would be distributed.

Mr. Wertovitch requested that all invoices be routed through him for review and approval prior to processing. He asked that invoices be sent directly to him so that he can sign off before payment is authorized.

Mr. Neal reported that a replacement grate measuring 53 inches by 36 inches had been ordered at a cost of $850.00 and was expected to be delivered to the maintenance building by the middle to end of the week. The grate will be installed in the center of the driving range. It was subsequently determined that delivery should instead be made to the pro shop. Mr. Neal agreed to contact Daryl and coordinate the delivery arrangements accordingly. Mr. Neal also noted that the Trustee Fee line item in the budget is no longer necessary, and may be reallocated within the FY 2027 Budget. The current allocation for this line item is $4,971.00. A discussion followed regarding potential uses for the available funds.

FIFTH ORDER OF BUSINESS **Maintenance Items**

Mr. DePompa reviewed the maintenance projects currently underway and provided updates on their status. He noted that the recently approved $850 grate replacement project will be added to the maintenance projects spreadsheet for tracking purposes.

Mr. Wertovitch discussed the bond-related entries reflected in the financial reports. He explained that the monthly entries represent funds being added to the bond accounts in accordance with funding requirements and are not withdrawals or reductions of funds.

Mr. Johnstone raised concerns regarding the amount of outstanding tax collections. The Board discussed the current balance of unpaid taxes and the impact of these outstanding amounts on District finances. Further discussion followed regarding collection status and anticipated receipt of the remaining funds.

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

Mr. Waugh reported ongoing erosion and washout issues at Pond 191-E and stated that he had visited the site with Steve and Jeremy to assess the conditions. It was determined that the washouts are being caused by stormwater discharge from residential downspouts. Similar conditions were also observed at Pond 161-A, where erosion has exposed tree roots. It was suggested that homeowners install downspout diffusers to reduce the velocity and impact of water entering the pond embankments. Mr. Waugh noted that the repairs at Pond 191-E may need to be redone. The Board discussed potential methods for addressing these issues, including coordinating with the affected homeowners' associations. Mr. DePompa recommended working directly with the individual village communities where these conditions exist, and the Board discussed involving the HOA boards in the effort.

Mr. Johnstone suggested that the CDD send a formal letter to the applicable HOA boards outlining the erosion concerns and requesting assistance in addressing downspout-related drainage issues. Steve recommended monitoring the situation before taking further action, and additional discussion followed. Mr. DePompa proposed meeting with the village boards or community presidents to explain the causes of the erosion and discuss potential corrective measures. During the discussion, Steve commented that the sod installation performed by Consolidated Land Services was unsatisfactory, and Mr. Waugh agreed. Mr. Waugh specifically noted concerns with the quality of the sod work at Pond 191-E. Mr. Johnstone stated that the replacement sod was required to match the existing sod in accordance with the project scope of work. He requested that a post-project review of the work performed at Ponds 191-E and 161-A be included as a discussion item at the next Board meeting.

Mr. Wertovitch suggested creating a reference document to preserve institutional knowledge and provide guidance for future Boards regarding pond projects, maintenance practices, and lessons learned. The Board discussed the benefits of developing such a document.

Mr. Waugh further discussed conditions at Pond 161-A, noting that CLS had excavated the area and installed additional geotextile fabric. However, water has since migrated beneath the fabric, causing portions of it to bubble up and become visible. While Jeremy previously indicated that the issue would be addressed, the Board was uncertain whether corrective action had been completed. Following discussion, the consensus was that CLS should revisit the site and make additional repairs.

Mr. Johnstone and Mr. Rider reported no additional matters for discussion.

Mr. Wertovitch revisited an older issue regarding a depression located near 1034 Winding Willow Drive. The matter had previously been referred to the County for review. Mr. DePompa recalled that the concern was believed to be near a manhole structure, although no CDD-owned piping is located in the area. The Board discussed concerns related to the valley gutter and agreed that additional follow-up with the County is warranted. Joe advised that Golf Maintenance staff would contact the County again regarding the issue.

Mr. Wertovitch then discussed Pond 161-F and reported that Finn Outdoors had damaged an irrigation pipe during construction activities when stakes were installed. Sainsbury Irrigation was subsequently retained to complete the repairs. Steve reviewed the invoice from Sainsbury Irrigation and expressed concerns regarding labor charges associated with the repair. He also noted that the repair highlighted the type of irrigation components being used by Finn Outdoors, specifically Toro parts, which are not preferred by the District. He further stated that contractors should not leave a project site before verifying that the irrigation system is fully operational. He recommended that future requests for proposals include language requiring contractors to ensure that irrigation systems are fully functional before project completion and final acceptance. Mr. Johstone added that irrigation systems should also be tested before construction activities begin. The Board discussed these recommendations and potential updates to future project specifications.

Mr. Wertovitch also noted that Ms. Montagna had previously mentioned a three-month management fee credit. District Management agreed to follow up on the matter and provide additional information.

Mr. DePompa raised concerns regarding electronic project records that were originally stored on a disc and subsequently transferred to a flash drive. He reported that several map files on the flash drive are generating corruption errors and are inaccessible. Mr. Johnstone agreed to provide Mr. DePompa with a replacement flash drive containing the available files. Mr. DePompa also requested that the maps be organized into separate files rather than grouped together, as the current file structure appears disorganized and potentially corrupted. Additional discussion followed regarding the availability of historical records and mapping information. Mr. Johnstone asked whether the original CAD files were available, and Mr. Dvorak advised that they were not.

Mr. DePompa introduced a summary document entitled "Understanding Embankment Drawings." He explained that the purpose of the document is to provide a clear overview of pond project planning, design considerations, and construction processes. He reviewed the document with the Board, outlining the key steps involved in a pond project, important evaluation criteria, and factors that should be considered when assessing embankment repairs and other pond-related improvements. The Board discussed the document and its potential value as a reference tool for future projects and decision-making.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Waugh, seconded by Mr. Johnstone, with all in favor, the meeting was adjourned at 5:31 p.m. 5-0

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Steven Wertovitch
Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Springs Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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FINANCIAL STATEMENTS

SUPPORTING SCHEDULES

Heritage Springs
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 152,809	$ 222,746	$ 375,555
Investments:			
Money Market Account	634,418	-	634,418
TOTAL ASSETS	**$ 787,227**	**$ 222,746**	**$ 1,009,973**
FUND BALANCES			
Restricted for:			
Debt Service	-	222,746	222,746
Assigned to:			
Operating Reserves	136,346	-	136,346
Reserves - Ponds	650,881	-	650,881
TOTAL FUND BALANCES	**$ 787,227**	**$ 222,746**	**$ 1,009,973**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	$ 30,000	$ 29,120	$ (880)	72.80%
Interest - Tax Collector	-	-	749	749	0.00%
Special Assmnts- Tax Collector	526,441	526,441	526,444	3	100.00%
Special Assmnts- Discounts	(21,058)	(21,058)	(19,742)	1,316	93.75%
TOTAL REVENUES	**545,383**	**535,383**	**536,571**	**1,188**	**98.38%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	8,250	8,600	(350)	78.18%
FICA Taxes	842	632	597	35	70.90%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	55,000	41,250	49,695	(8,445)	90.35%
ProfServ-Legal Services	5,000	3,750	3,376	374	67.52%
ProfServ-Mgmt Consulting	39,202	29,401	29,401	-	75.00%
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	300	278	22	69.50%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	450	630	(180)	105.00%
Legal Advertising	1,600	1,200	79	1,121	4.94%
Miscellaneous Services	1,900	1,425	565	860	29.74%
Misc-Assessment Collection Cost	10,528	10,528	10,138	390	96.30%
Office Supplies	100	75	-	75	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	123,607	124,400	(793)	81.03%
Field					
Contracts-Lakes	45,000	33,750	33,510	240	74.47%
Electricity - Streetlights	46,600	34,950	32,119	2,831	68.92%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	27,341	-	27,341	0.00%
Misc-Contingency	5,600	4,200	-	4,200	0.00%
Infrastructure Repair	60,000	45,000	8,650	36,350	14.42%
Pond Bank Repairs & Maintenance	193,210	144,907	415,203	(270,296)	214.90%
Total Field	391,865	295,148	489,482	(194,334)	124.91%
TOTAL EXPENDITURES	**545,383**	**418,755**	**613,882**	**(195,127)**	**112.56%**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
Excess (deficiency) of revenues Over (under) expenditures	-	116,628	(77,311)	(193,939)	0.00%
Net change in fund balance	$ -	$ 116,628	$ (77,311)	$ (193,939)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**864,538**	**864,538**	**864,538**		
FUND BALANCE, ENDING	**$ 864,538**	**$ 981,166**	**$ 787,227**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	$ -	$ -	$ 4,711	$ 4,711	0.00%
Special Assmnts- Tax Collector	141,027	141,027	141,027	-	100.00%
Special Assmnts- Discounts	(5,641)	(5,641)	(5,289)	352	93.76%
TOTAL REVENUES	**135,386**	**135,386**	**140,449**	**5,063**	**103.74%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,821	2,821	2,715	106	96.24%
Total Administration	2,821	2,821	2,715	106	96.24%
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**	**115,603**	**(2,269)**	**102.00%**
Excess (deficiency) of revenues Over (under) expenditures	22,052	22,052	24,846	2,794	112.67%
Net change in fund balance	$ 22,052	$ 22,052	$ 24,846	$ 2,794	112.67%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**197,900**	**197,900**	**197,900**		
FUND BALANCE, ENDING	**$ 219,952**	**$ 219,952**	**$ 222,746**		

Heritage Springs

Community Development District

Supporting Schedules

June 30, 2026

Non-Ad Valorem Special Assessments - Pasco 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	ALLOCATION BY 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
06/05/26	$ 966	$ -	$ 20	$ 986	$ 778	$ 208
06/15/26	$ 2,911	$ -	$ 61	$ 2,973	$ 2,345	$ 628
TOTAL	**$ 629,590**	**$ 25,030**	**$ 12,851**	**$ 667,471**	**$ 526,444**	**$ 141,027**
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				**$ -**	**$ -**	**$ -**

Cash and Investment Report

June 30, 2026

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Checking Acct - Operating	Valley Bank	Gov't Interest Checking	n/a	3.56%	$	152,809
Checking Acct - Trust	Valley Bank	Gov't Interest Checking	n/a	3.56%	$	222,746
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%		634,418
				GF Total	**$**	**1,009,973**

Bank Account Statement

Heritage Springs CDD

Bank Account No.	0655		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101002 Balance	152,809.42	**Statement Balance**	156,511.42
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	156,511.42
Subtotal	152,809.42	**Outstanding Checks**	-3,702.00
Negative Adjustments	0.00	**Ending Balance**	152,809.42
Ending G/L Balance	152,809.42		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/19/2026	Payment	713	CLEARVUE ENVIRONMENTAL LLC	Check for Vendor V00128			-3,702.00
Total Outstanding Checks							-3,702.00
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Heritage Springs CDD

Bank Account No.	6307		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101005 Balance	222,745.77	**Statement Balance**	222,745.77
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	222,745.77
Subtotal	222,745.77	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	222,745.77
Ending G/L Balance	222,745.77		

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	5/29/2026	2447	$5,985.00			May 2026
CLEARVUE ENVIRONMENTAL LLC	6/1/2026	1238	$3,702.00			JUN 2026 POND MAINT
DUKE ENERGY	5/29/2026	052926-2604-ACH	$33.68			4/29-5/27/26
FEDEX	5/19/2026	9-303-07632	$23.79			FEDEX CHARGES
INFRAMARK LLC	6/3/2026	180923	$3,266.83			JUNE 26 MGMT FEES
STEVE WERTOVICH	6/1/2026	06012026	$118.19			Hats for Board of Supervisors
STRALEY ROBIN VERICKER	6/4/2026	28473	$542.00			May 2026
Miscellaneous Subtotal			**$13,671.49**			
TOTAL			**$13,671.49**			

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

INVOICE

BILL TO		INVOICE	2447
Heritage Springs CDD		DATE	05/29/2026
c/o Inframark IMS		TERMS	Net 30
11555 Heron Bay Blvd		DUE DATE	06/28/2026
Suite 201			
Coral Springs, Florida 33076			

PROJECT NAME
Heritage Springs CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[May 05 - May 29]	21:00	135.00	2,835.00
Project Manager	[May 11 - May 29]	15:00	210.00	3,150.00

BALANCE DUE **$5,985.00**

Pay invoice

BDi
DISTRICT ENGINEER

HERITAGE SPRINGS CDD
May 2026

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
INFRAMARK Coordination and Administration	5/18 - 5/25	6.50	$210	R. Dvorak	$1,365.00
Includes engineer's reports, board meeting meeting attendance, invoicing, and workshops, communication with DM, and board, etc.		0.00	$180	K. Wagner	$0.00
Miscellaneous -		0.00	$210	R. Dvorak	$0.00
		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 meetings	5/4 - 5/25	10.00	$210	R. Dvorak	$2,100.00
with contractors, site visits for ongoing		0.00	$150	S. Brletic	$0.00
CM services. Calls with board members		21.00	$120	K. Wagner	$2,520.00
and final walk-thru on Pond 161-F.		0.00	$120	S. Ferguson	$0.00
INVOICE TOTAL		37.50			**$5,985.00**

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:	1238
Invoice Date:	June 1, 2026
Payment Due:	July 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

VISA DISCOVER Bank Payment AMERICAN EXPRESS

link.waveapps.com/bdckvy-rjg4ej

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
HERITAGE SPGS COMM ASSOC INC
12161 WALSTONE CT
PUMP

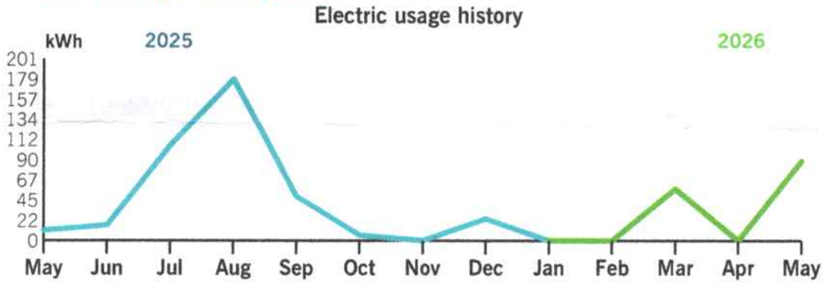
Bill date May 29, 2026
For service Apr 29 - May 27
29 days

Account number **9100 8650 2604**

Billing summary

Previous Amount Due	$33.24
Payment Received May 21	-33.24
Current Electric Charges	30.39
Taxes	3.29
Total Amount Due Jun 19	**$33.68**

Your usage snapshot



Average temperature in degrees

May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
80°	82°	84°	84°	81°	76°	67°	65°	61°	60°	71°	75°	80°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	88	11	525	44
Avg. Daily (kWh)	3	0	1	
12-month usage based on most recent history				

$

Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

fb.def.duke.bills.20260528211842.90.afp-55497-000001163

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a $5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8650 2604

Amount of automatic draft

$33.68
by Jun 19

Your payment is scheduled to be made by monthly automatic draft on Jun 19

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

027749 000001163

HERITAGE SPGS COMM ASSOC INC
DBA LAKE SIDE VILLAGE
INFRAMARK MGMT SERVICES
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100865026040006600000000000000000336800000003368 9

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: Jun 26
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.20260528211842.90.afp-55498-000001163

DUKE ENERGY
duke-energy.com
877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 3601813		
Actual reading on May 27		8459
Previous reading on Apr 29		- 8371
Energy Used		88 kWh
Billed kWh	88.000 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 - Apr 29 26 to May 27 26		
Meter - 3601813		
Customer Charge	$17.92	
Energy Charge		
88.000 kWh @ 9.566c	8.41	
Fuel Charge		
88.000 kWh @ 4.422c	3.89	
Asset Securitization Charge		
88.000 kWh @ 0.195c	0.17	
Total Current Charges		**$30.39**

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

fb.def.duke.bills.20260528211842.90.afp-55499-000001163

Billing details - Taxes

State And Other Taxes	$2.18	
Regulatory Assessment Fee	0.03	
Gross Receipts Tax	0.78	
County Optional Tax	0.30	
Total Taxes		**$3.29**

Invoice Number	Invoice Date	Account Number
9-303-07632	May 19, 2026	2416-1535-9

Billing Address:
HERITAGE SPRINGS
11555 HERON BAY BLVD STE. 201
CORAL SPRINGS FL 33076

Shipping Address:
HERITAGE SPRINGS
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	$23.79
TOTAL THIS INVOICE	**USD**	**$23.79**

You saved $27.06 in discounts this period!

Other discounts may apply.
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of May 19, 2026

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	23.79
New Account Balance	**$23.79**

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx.
Please do not staple or fold.
Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
9-303-07632	USD $23.79	2416-1535-9	USD $23.79

Remittance Advice

Your payment is due by Jun 03, 2026

930307632800000023796241615359700000237960000023796O

0062410 01 AB 0.64 **AUTO T9 0 1138 33076-336151 -C01-P62472-I1

HERITAGE SPRINGS
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076

FedEx
P.O. Box 660481
DALLAS TX 75266-0481

63303380006397

Invoice Number	Invoice Date	Account Number
9-303-07632	May 19, 2026	2416-1535-9

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 12, 2026 **Cust. Ref.:** HERITAGE SPRINGS AGENDA **Ref.#2:** 8205
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 31.00% to this shipment.
- Business Closed or Adult Recipient Unavailable - Delivery Not Completed.
- Distance Based Pricing, Zone 2
- 1st attempt May 13, 2026 at 10:21 AM.

		Sender	**Recipient**
Automation	INET	Jasmin Nunez	Heritage Springs Community Clu
Tracking ID	871699902596	Heritage Springs CDD	11345 Robert Trent Jones Parkw
Service Type	FedEx Priority Overnight	313 CAMPUS ST	NEW PORT RICHEY FL 34655 US
Package Type	FedEx Pak	KISSIMMEE FL 34747 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		

Delivered	May 13, 2026 15:34	Transportation Charge		45.22
Svc Area	A2	Discount		-27.06
Signed by	S.Skidmore	Fuel Surcharge		5.63
FedEx Use	000000000/1486/_	**Total Charge**	USD	**$23.79**
		Third Party Subtotal	**USD**	**$23.79**
		Total FedEx Express	**USD**	**$23.79**

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
180923	6/3/2026
CUSTOMER ID	**NET TERMS**
C1308	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

BILL TO

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

Services provided for the Month of: June 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.

CHECK REQUEST FORM
Heritage Springs CDD

Date:	6/1/2026
Invoice Number:	06012026
Payable To:	Steven Wertovitch
Mailing Address:	1131 Ashbourne Cir New Port Richey, FL 34655
Check amount:	$118.19
Please cut check from Acct.	
Check description/reason:	Hats for Board of Supervisors
Coding:	misc
Mailing instructions:	
Due Date for Check:	ASAP
Requested By:	Steven Wertovitch
Authorized By:	Howard Neal

LogoSportswear.com
12 Beaumont Road
Wallingford, CT 06492
877-535-5646

Billing Info	Shipping Info	Payment
Steven Wertovitch	Steven Wertovitch	Visa
1131 Ashbourne Circle	1131 Ashbourne Circle	
New Port Richey, FL 34655	New Port Richey, FL 34655	
United States	United States	

Tracking

Package	Ship Date	Carrier	Tracking Number	Track
1 of 1	January 29, 2026	FedEx	481729976388	Track

Order Contents

Qty	Product		Price Ea.	Subtotal
5		Port Authority Snapback Trucker Cap Embroidered Color: True Navy Design ID: 25788982 Delivery Date: 2/4/2026 (Shipment #1)	$25.99	$129.95

Subtotal:	$129.95
Discounts:	($19.49)
Shipping & Handling:	FREE
Total Before Tax:	$110.46
Tax:	$7.73
Total:	**$118.19**

Heritage Springs CDD

Cash Flow Projection

6/30/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	152,809.42	3.56%
MM Account - Bank United	634,418.00	3.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	787,227.42	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	787,227.42	

Projections:

Monthly Average Spend (October - June)	*68,209.11*
Total Monthly Average Spend	68,209.11
Average Spend to YE (3 months July -September)	204,627.33
Expected Cash Flow at YE (9/30/26)	**582,600.09**
Average Spend 1st QTR FY27 (2 mos avg spend)	136,418.22
Expected Need through 1st QTR FY27	**446,181.86**

**tax roll revenue for the new FY is received in December*

This is probably not an accurate amount. 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 – July 2026

- ✓ The next Board meeting is on August 17, 2026, at 2:30pm.
  - This will be the budget hearing.
- ✓ Three Month District Manager credit ($1,200) has been applied for July, and will be applied to August and September Invoices.
- ✓ We are still working through the coding of invoices. Steve is providing his approval of invoices.
- ✓ Post-project review of the work performed at Ponds 191-E and 161-A.
  - Quality of the sod work.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT