INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Springs Community Development District

August 17, 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

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, August 17, 2026, at 2:30 p.m.

The Regular Meeting of the Heritage Springs Community Development District will be held on August 17, 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 July 20, 2026……………………………………Page 4
   B. Consideration of Resolution 2026-09, Goals and Objectives……………………………………………Page 11
   C. Consideration of Inframark Localized Drainage Improvement Proposal………………………………..Page 18
4. **STAFF REPORTS**
   A. District Accountant
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      ii. Review of Cash Flow Analysis as of July 31, 2026……………………………………………...…...Page 46
      iii. Review of July 2026 Financial Snapshot…………………………………………………………..Page 47
   B. District Engineer
   C. District Manager
      i. District Manager's Report…………………………………………………………………….......Page 48
      ii. Resolution 2026-08, Setting Fiscal 2027 Meeting Schedule………………………………………......Page 49
5. **PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET**
   A. Consideration of Resolution 2026-06, Adopting the Budget for Fiscal Year 2027……………………...Page 51
   B. Consideration of Resolution 2026-07, Levying Non-Ad Valorem Assessments………………………...Page 65
6. **MAINTENANCE ITEMS**
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

8. ADJOURNMENT

The next meeting is scheduled for September 21, 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, July 20, 2026, and called to order at 2:30 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 expressed concerns regarding erosion near the fourth tee box. The erosion has worsened significantly and is estimated to measure approximately 4 feet by 8 feet. As a result, irrigation pipes have become exposed. Mr. Wertovitch stated that the property is not owned by the CDD, as the CDD does not own land. Diane expressed concern about the steep drop-off created by the erosion. Mr. DePompa inquired whether there was a storm drain located near the resident’s home. While a storm drain is present in the area, it was determined not to be the source of the issue.

Mr. Wertovitch reported that he has been communicating with the HOA regarding potential remediation efforts. Buddy, who is affiliated with Heritage Springs Golf Course, may be able to assess the area and provide recommendations. The exposed irrigation pipes are located within a common area. A discussion followed regarding potential solutions and next steps to address the erosion and prevent further deterioration.

THIRD ORDER OF BUSINESS — Business Administration

A. Approval of Regular Meeting Minutes held on June 15, 2026

> On MOTION by Mr. Johnstone, seconded by Mr. Wertovitch, with all in favor, the Meeting Minutes for June 15, 2026, were approved with corrections to line items 52, 114, 122, 200, 221, and 223 provided by Mr. DePompa. 5-0

The Board continued a brief discussion regarding the erosion issue presented by Diane. During the discussion, Board members expressed the belief that a leak may be contributing to the erosion.

FOURTH ORDER OF BUSINESS — Staff Reports

A. District Accountant

i. Approval of June 2026 Financial Statements

Mr. Wertovitch commented on the item reflected on page 14 regarding the Debt Service Fund balance of $222,746, noting that this amount should be deducted from the total fund balance. The Accountant confirmed that once all debt service obligations have been paid, this line item will be eliminated.

Mr. Johnstone reported that the District's assessments are now 100% collected and stated that the District should proceed with issuing assessment refunds. Mr. Neal was directed to coordinate with the Finance Department to confirm the current status of the refunds. Mr. Johnstone further clarified that refunds would be issued for all collected amounts except for interest, which will be retained and allocated to the General Fund.

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

Mr. Wertovitch commented on the refund from Inframark, referencing an amount of $1,200. The District Manager clarified that the total refund is $3,600, which will be credited in installments of $1,200 each for the months of July, August, and September.

ii. Review of Cash Flow Analysis as of June 30, 2026

Mr. Johnstone inquired whether all outstanding invoices had been paid. Mr. DePompa confirmed that all bills have been paid, with the exception of an invoice from Finn Outdoors, which is still being processed.

The Board also discussed the pending CLS refund. Mr. Neal reported that a replacement check was issued approximately ten days ago after the original check was mailed to an incorrect address by CLS. The District is expecting the replacement check to be deposited in the near future.

B. District Engineer

Mr. Dvorak discussed the USB drive he had previously provided to Joe and reviewed recommendations for future pond bank restoration projects. He explained that Kirk had evaluated the remaining ponds based on photographs and subsequently updated the priority rankings. According to Kirk's revised assessment, the recommended order of priority is Pond 5-9D-D, Pond 151-A, Pond 151-B, Pond 151-E, and the north side of Pond 161-A. Mr. DePompa asked where Pond 141-I appeared on the updated list, and after reviewing the rankings, Mr. Dvorak noted that it was now positioned approximately two-thirds of the way down the list. Mr. DePompa further commented that some areas are experiencing erosion caused by residential gutter runoff and noted that there is little to no buffer between the property lines and the pond banks.

Mr. Wertovitch stated that the Board should conduct site visits to inspect the ponds and better understand the conditions firsthand. Pond 171-E was discussed in detail. Mr. DePompa commented that he was unsure whether the issues at Pond 171-E were strictly related to erosion and questioned the best method for stabilizing the embankment. Discussion followed regarding the potential use of gabions and the associated costs. Mr. Johnstone asked whether gabions would be necessary on the side of Pond 171-E adjacent to residential lots and agreed that an on-site inspection should be conducted before making a determination. He suggested holding a workshop to review the ponds in person and noted that the revised rankings differed from the

Board's previous priority list. Mr. Dvorak agreed that a workshop would be beneficial to provide the Board with a better understanding of the conditions and priorities of the remaining pond projects. Additional discussion followed.

The Board also discussed the possibility of continuing a meeting rather than adjourning in order to avoid additional advertising and noticing requirements. It was noted that this approach may be considered in August.

Mr. Dvorak further discussed Geoweb products and recommendations for pond bank stabilization. He stated that he would revise the proposed scope of work to incorporate the information and recommendations provided. Additional discussion followed regarding the appropriate application of the product and how it should be utilized in future pond bank restoration efforts.

C. District Manager

Mr. Neal reviewed the report and advised that the next Board meeting is scheduled for August 17, 2026, at 2:30 p.m., which will serve as the District's budget hearing. The District Manager also reported that the three-month District Manager credit of $3,600 is being applied at a rate of $1,200 per month for July, August, and September. The Board was informed that staff continues to work through the coding of invoices, and Mr. Wertovitch is providing approval of invoices as part of that process.

The Board discussed the post-project review of the work completed at Ponds 191-E and 161-A, including concerns regarding the quality of the sod installation. Mr. Waugh recommended taking no further action regarding the sod at this time. Mr. Wertovitch commented that there was little that could be done and noted that conditions behind the townhomes remain poor, and additional discussion followed.

Mr. Johnstone suggested that the HOA distribute an email blast to residents recommending the installation of diffuser attachments on gutter systems to help mitigate erosion and reduce concentrated stormwater runoff into pond bank areas.

FIFTH ORDER OF BUSINESS Maintenance Items

Mr. DePompa reported that the gabion repair project for Pond 161-B has been added to the maintenance document. He also reviewed the proposed installation of an inlet grate for the golf course, estimated at $850, and a protection plate for Inlet 51, initially estimated at $1,200. It was clarified during the discussion that the total invoice amount, including installation, is $1,300. The Board discussed water flow conditions at Inlet 51, and Joe noted that a protection plate is also needed at Structure 46A.

Mr. Neal was directed to follow up on the status of the additional grate and provide an update to the Board. It was noted that the grate should be delivered to the golf course pro shop, as the installation location will be nearby. Mr. Johnstone commented that the District remains in a good position with respect to emergency authorization funding.

Mr. Neal also discussed Element Environmental as a potential vendor for additional work that may be required behind Diane's residence. Mr. Neal stated that the firm's information would be distributed to the Board for consideration as an additional service provider. Further discussion followed regarding the depression area behind Diane's property.

Mr. Waugh referenced the maintenance plan developed by Mr. DePompa and commented that all weirs throughout the District should be cleaned and maintained. The Board discussed the importance of routine maintenance of these structures. Mr. DePompa agreed and stated that weir maintenance is an activity that should be performed annually. The Board then discussed the development of annual maintenance plans for District infrastructure.

Mr. Waugh noted that CLS had previously cleaned several waterways and indicated that the proposed maintenance activities were similar in nature. Mr. DePompa provided additional context, explaining that many areas experience excessive vegetation growth and scour erosion, resulting in deep ruts and degraded conditions. He stated that the District has made ongoing efforts over the years to keep these areas as clean as possible and to address additional maintenance needs each year. Mr. DePompa further noted that most known issues have been addressed unless unusual conditions arise. Mr. Wertovitch commented that the items under discussion are routine maintenance matters that should continue to be addressed through the District's regular maintenance program.

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

Mr. Wertovitch discussed a draft letter that he had emailed to the Board earlier in the day and highlighted several revisions he believed should be incorporated. He noted that the letter had originally been drafted by David on behalf of the HOA but had not yet been distributed. David provided information regarding the applicable legal requirements, and discussion followed. It was agreed that Mr. Wertovitch would provide his revised version of the letter to David for finalization and distribution, and additional discussion followed.

Mr. Wertovitch also provided an update on the pond treatment report dated July 13 and commented that the contractor is doing a good job. Discussion followed regarding ongoing pond maintenance efforts.

Mr. DePompa reported that a tree had fallen behind his home and that the matter had been reported to Joe Davis. He explained that, within Preserve Area 141-H, a tree had fallen across a common area and into Pond 141-I.

Mr. Wertovitch raised concerns regarding the depression near 1034 Winding Willow, noting that the condition continues to worsen. He questioned whether the District should proceed with corrective action. Mr. Neal and Mr. Waugh both stated that they believed staff had planned to contact the County regarding the issue. Mr. DePompa commented that the challenge is determining the extent of excavation necessary to locate the source of the problem, noting that the CDD cannot undertake work extending into the roadway. Further discussion followed regarding potential solutions. Mr. Waugh suggested removing and replacing a four- to eight-foot section of the valley gutter as a possible corrective measure. The Board directed Inframark to provide a proposal for review.

Mr. Wertovitch also reported that a depression behind the driving range has increased in size. He explained that this was a previously identified issue that has been filled in the past but has reoccurred. The depression is now estimated to be approximately three feet deep and four to five feet in diameter and is located near a weir. The Board discussed whether the area is located within a common area and considered the use of stone or rubble as a potential solution.

The Board discussed providing David with a list of issues from the CDD so that he could coordinate with Joe Davis regarding follow-up actions. Mr. Wertovitch also reported that he had spoken with Dan Strauss, who indicated that water clarity and turbidity issues in the ponds could potentially be improved for a period of approximately four to five days. Additional discussion followed regarding geothermal system issues, pond filters, and their potential impact on water quality.

Mr. Johnstone stated that he had created a 3D model to evaluate pond depths and assist with the Board's assessment of pond conditions. David concluded by noting that the HOA is actively exploring options to address the ongoing issues and identify an appropriate long-term solution.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Johnstone, seconded by Mr. Waugh, with all in favor, the meeting was adjourned at 4:22 p.m. 5-0

____
Steven Wertovitch
Chairperson

RESOLUTION 2026-09

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this **17TH** day of **August** 2026.

ATTEST:

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 17, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Goal 1.2: Notice of Meetings Compliance

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

Goal 1.3: Access to Records Compliance

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

2. Infrastructure and Facilities Maintenance

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

Goal 2.2: District Infrastructure and Facilities Inspections

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

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Goal 3.2: Financial Reports

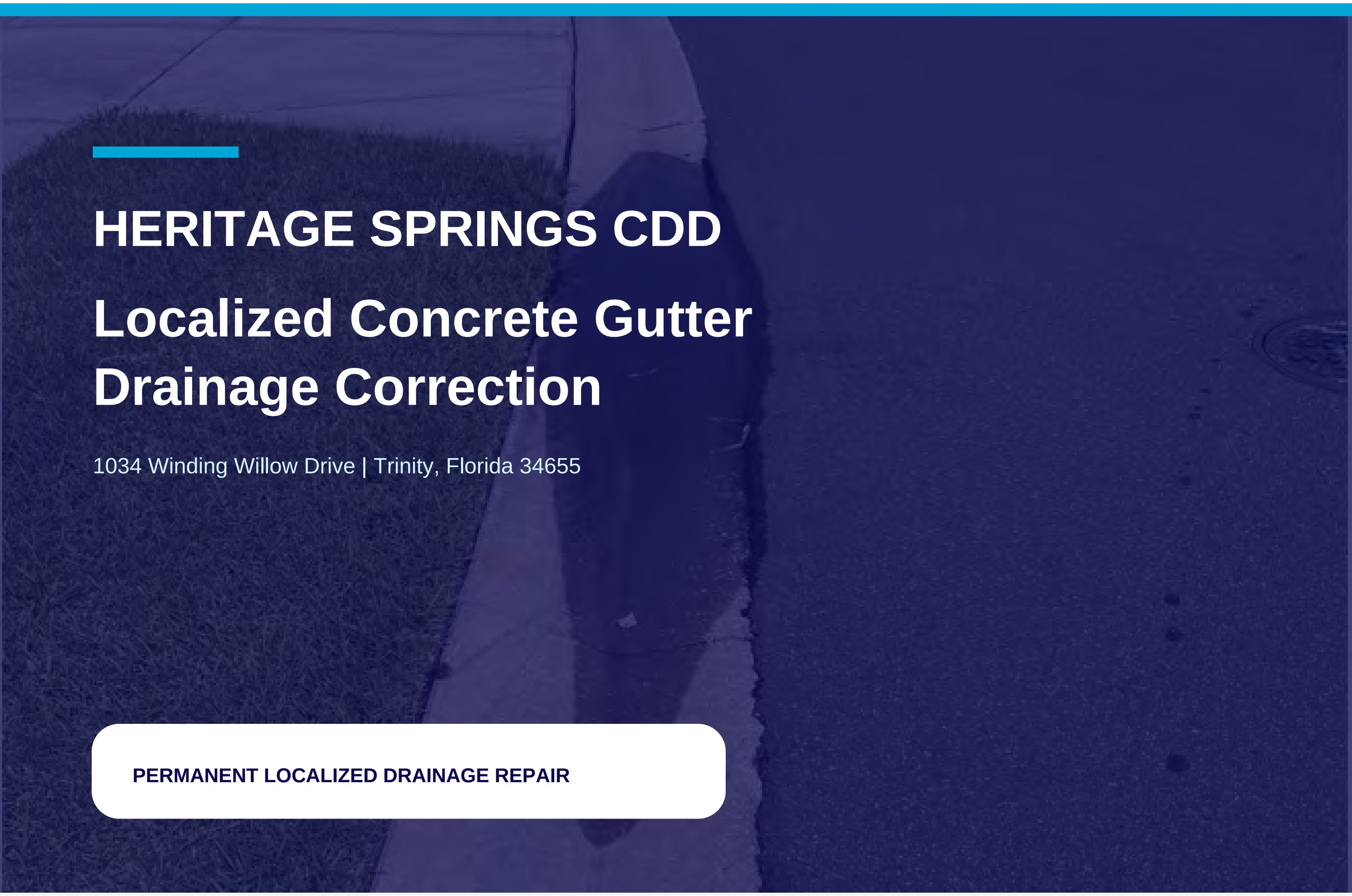
Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.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

Goal 3.3: Annual Financial Audit

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

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

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



HERITAGE SPRINGS CDD

Localized Concrete Gutter Drainage Correction

1034 Winding Willow Drive | Trinity, Florida 34655

PERMANENT LOCALIZED DRAINAGE REPAIR

PROJECT SNAPSHOT

REPAIR AREA	DURATION	WARRANTY	INVESTMENT
Approx. 10-12 LF	1 working day	1 year	**$2,588.00**

Prepared For	Prepared By	Proposal Date
Heritage Springs CDD	Inframark	July 23, 2026

THE RECOMMENDED CORRECTION

The existing concrete gutter contains a localized low point that allows water to remain after normal drainage. Inframark proposes a full-depth, localized reconstruction of the affected gutter section to re-establish a continuous positive flow line while leaving the adjacent asphalt roadway in place.

DESIGN INTENT

Restore Positive Flow

The repair limits extend beyond the visible ponding area, allowing the new gutter to transition smoothly into the existing elevations without creating

ASPHALT IMPACT

None anticipated

COMPLETE SCOPE OF WORK

01 Mobilization & Protection

Mobilize the crew, concrete equipment, saws, forms, cones, and ordinary traffic-control devices required for a safe localized repair.

02 Layout & Grade Verification

Confirm the repair limits and establish the intended flow line before demolition so the new section transitions smoothly into the existing gutter.

03 Saw Cutting & Removal

Saw cut and remove approximately 10-12 linear feet of the existing concrete gutter. Haul off and lawfully dispose of demolished material.

04 Base Preparation & Forming

Prepare the exposed base as required and form the replacement section to the existing gutter profile and corrected drainage grade.

05 Concrete Placement & Finish

Place new concrete, consolidate, tool joints, and apply a finish compatible with the adjacent curb-and-gutter construction.

06 Quality Control & Cleanup

Verify drainage profile, remove forms and construction debris, clean the work area, and complete a final field review.

FIELD CONTROL

Final saw-cut limits may be adjusted slightly in the field when necessary to achieve a continuous positive drainage transition.

COST BREAKDOWN

A clear, all-inclusive breakdown for the defined localized drainage correction.

DESCRIPTION	AMOUNT
Mobilization, equipment setup & traffic control	**$325.00**
Saw cutting, demolition & concrete disposal	**$425.00**
Localized gutter reconstruction - approximately 10-12 LF	**$1,675.00**
Final cleanup, quality control & site restoration	**$163.00**
TOTAL PROJECT INVESTMENT	**$2,588.00**

DELIVERY PLAN

MOBILIZATION

Within 48-72 hours

Following written approval, weather and material availability permitting.

CONSTRUCTION

1 working day

Localized work is expected to be completed during one production day.

CLOSEOUT

Final field review

Work area cleaned and repair visually reviewed before demobilization.

1-YEAR WORKMANSHIP WARRANTY

The completed repair includes a one-year workmanship warranty covering installation-related defects within the defined scope. The warranty does not cover settlement, movement, damage, or drainage conditions caused by hidden or external site factors.

TERMS & EXCLUSIONS

Price excludes permits, utility relocation, unsuitable subgrade stabilization, concealed conditions, adjacent asphalt work, irrigation repairs, and additional concrete beyond the approved repair limits. Any added work requires prior written authorization.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Springs Community Development District

Financial Report

July 31, 2026

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Heritage Springs

Community Development District

Financial Statements

(Unaudited)

July 31, 2026

HERITAGE SPRINGS
Community Development District

Governmental Funds

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 155,697	$ 223,408	$ 379,105
Investments:			
Money Market Account	636,206	-	636,206
TOTAL ASSETS	**$ 791,903**	**$ 223,408**	**$ 1,015,311**
LIABILITIES			
Accounts Payable	$ -	$ -	$ -
Accrued Expenses	4,000	-	4,000
TOTAL LIABILITIES	**4,000**	**-**	**4,000**
FUND BALANCES			
Restricted for:			
Debt Service	-	223,408	223,408
Assigned to:			
Operating Reserves	136,346	-	136,346
Reserves - Ponds	650,881	-	650,881
Unassigned:	676	-	676
TOTAL FUND BALANCES	**$ 787,903**	**$ 223,408**	**$ 1,011,311**
TOTAL LIABILITIES & FUND BALANCES	**$ 791,903**	**$ 223,408**	**$ 1,015,311**

HERITAGE SPRINGS
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	$ 33,333	$ 31,391	$ (1,942)	78.48%
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**	**538,716**	**538,842**	**126**	**98.80%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	9,167	9,600	(433)	87.27%
FICA Taxes	842	702	673	29	79.93%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	55,000	45,833	52,840	(7,007)	96.07%
ProfServ-Legal Services	5,000	4,167	3,498	669	69.96%
ProfServ-Mgmt Consulting	39,202	32,668	27,868	4,800	71.09%
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	333	281	52	70.25%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	500	720	(220)	120.00%
Legal Advertising	1,600	1,600	300	1,300	18.75%
Miscellaneous Services	1,900	1,583	618	965	32.53%
Misc-Assessment Collection Cost	10,528	10,528	10,138	390	96.30%
Office Supplies	100	83	-	83	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	133,510	127,577	5,933	83.10%
Field					
Contracts-Lakes	45,000	37,500	37,212	288	82.69%
Electricity - Streetlights	46,600	38,833	40,034	(1,201)	85.91%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	30,379	-	30,379	0.00%
Misc-Contingency	5,600	4,667	-	4,667	0.00%
Infrastructure Repair	60,000	50,000	60,741	(10,741)	101.24%
Pond Bank Repairs & Maintenance	193,210	161,008	349,913	(188,905)	181.11%
Total Field	391,865	327,387	487,900	(160,513)	124.51%
TOTAL EXPENDITURES	**545,383**	**460,897**	**615,477**	**(154,580)**	**112.85%**

HERITAGE SPRINGS
Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	-	77,819	(76,635)	(154,454)	0.00%
Net change in fund balance	$ -	$ 77,819	$ (76,635)	$ (154,454)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**864,538**	**864,538**	**864,538**		
FUND BALANCE, ENDING	**$ 864,538**	**$ 942,357**	**$ 787,903**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	$ -	$ -	$ 5,373	$ 5,373	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**	**141,111**	**5,725**	**104.23%**
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	25,508	3,456	115.67%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	22,052	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**22,052**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ 22,052	$ 22,052	$ 25,508	$ 3,456	115.67%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**197,900**	**197,900**	**197,900**		
FUND BALANCE, ENDING	**$ 219,952**	**$ 219,952**	**$ 223,408**		

Heritage Springs

Community Development District

Supporting Schedules

July 31, 2026

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
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

July 31, 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%	$	155,697
Checking Acct - Trust	Valley Bank	Gov't Interest Checking	n/a	3.56%	$	223,408
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%		636,206
				GF Total	**$**	**1,015,311**

Bank Account Statement

Heritage Springs CDD

Bank Account No.	0655		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	155,697.07	**Statement Balance**	189,814.07
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	189,814.07
Subtotal	155,697.07	**Outstanding Checks**	-34,117.00
Negative Adjustments	0.00	**Ending Balance**	155,697.07
Ending G/L Balance	155,697.07		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/16/2026	Payment	100140	BRLETIC DVORAK, INC	Inv: 2504			-3,145.00
07/24/2026	Payment	100142	STRALEY ROBIN VERICKER	Inv: 28652			-122.00
07/24/2026	Payment	100143	FINN OUTDOOR	Inv: 3034			-30,850.00
Total Outstanding Checks							-34,117.00
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Heritage Springs CDD

Bank Account No.	6307		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101005 Balance	223,407.90	**Statement Balance**	223,407.90
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	223,407.90
Subtotal	223,407.90	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	223,407.90
Ending G/L Balance	223,407.90		

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	6/30/2026	2504	$3,145.00			JUN 26 ENGINEERING SERVICES
BUSINESS OBSERVER INC	7/17/2026	26-01741P	$220.94			Legal Advertising Public Hearing
CLEARVUE ENVIRONMENTAL LLC	7/1/2026	1268	$3,702.00			JULY 2026 POND MAINT
DUKE ENERGY	6/15/2026	061526-7138-ACH	$3,881.29			SERVICE DATE 5/14-6/11/26
FINN OUTDOOR	7/10/2026	3034	$30,850.00			Project 29 Category B
INFRAMARK LLC	6/22/2026	182434	$90.00			May 2026
INFRAMARK LLC	6/22/2026	182434	$2.96	$92.96		May 2026
INFRAMARK LLC	7/6/2026	183682	$3,266.83			JULY 2026 MGMT FEES
INFRAMARK LLC	7/6/2026	183682	($1,200.00)	$2,066.83	$2,159.79	JULY 26 CREDIT
STRALEY ROBIN VERICKER	7/14/2026	28652	$122.00			LEGAL SERVICES THRU JUNE 12, 26
Miscellaneous Subtotal			**$44,081.02**			
TOTAL			**$44,081.02**			

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

INVOICE

BILL TO		INVOICE	2504
Heritage Springs CDD		DATE	06/30/2026
c/o Inframark IMS		TERMS	Net 30
11555 Heron Bay Blvd		DUE DATE	07/30/2026
Suite 201			
Coral Springs, Florida 33076			

PROJECT NAME
Heritage Springs CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[June 03 - June 30]	14:30	210.00	3,045.00
Designer	[June 29]	1:00	100.00	100.00

BALANCE DUE **$3,145.00**

Pay invoice

BDi
DISTRICT ENGINEER

HERITAGE SPRINGS CDD
June 2026

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
INFRAMARK Coordination and Administration	6/15 - 6/29	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 - pond assessment update, review	6/2 - 6/22	5.00	$210	R. Dvorak	$1,050.00
SOI photos for completeness. Gabion project and sprinkler invoice. Pond 51 site visit and coordination.		0.00	$135	K. Wagner	$0.00
Offsite Drainage Map - review SWFWMD permits,	6/29	3.00	$210	R. Dvorak	$630.00
markup map for CAD, telecon with		0.00	$150	S. Brletic	$0.00
Shane for edits.		1.00	$100	S. Ferguson	$100.00
		0.00	$80	S. Ferguson	$0.00
INVOICE TOTAL		15.50			**$3,145.00**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01741P **Date 07/17/2026**

Attn:
Heritage Springs Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01741P **Notice of Public Hearings and Board of Supervisors Meeting of the Heritage Springs Community Development District** **RE:** Public Hearings and Meeting on August 17, 2026 at 2:30 p.m. **Published:** 7/17/2026	$220.94

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$220.94**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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: 1268
Invoice Date: July 1, 2026
Payment Due: July 31, 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/urxwkm-s6778z

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
HERITAGE SPRGS COMM DEV DIST
11345 ROBERT TRENT JONES PKWY
LITE @HERITAGE SPRINGS

Bill date Jun 15, 2026
For service May 14 - Jun 11
29 days

Account number **9100 8699 7138**

Billing summary

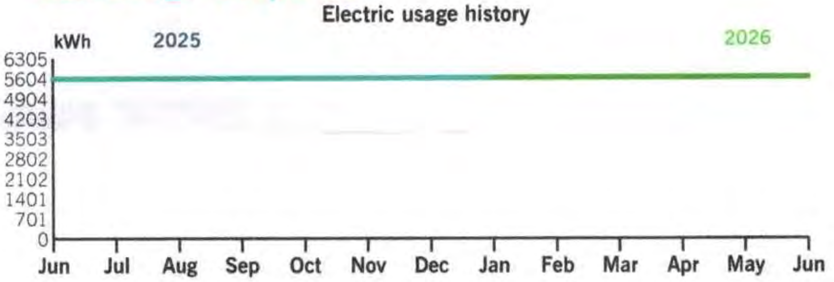
Previous Amount Due	$3,911.94
Payment Received Jun 08	-3,911.94
Current Lighting Charges	3,866.32
Taxes	14.97
Total Amount Due Jul 06	**$3,881.29**

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 84° 84° 81° 76° 67° 65° 61° 60° 71° 75° 81° 83°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,604	5,604	67,248	5,604
Avg. Daily (kWh)	193	187	185	
12-month usage based on most recent history				

fb.def.duke.bills.20260615205323.1.afp-60127-000000929

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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 8699 7138

Amount of automatic draft

$3,881.29 *by Jul 6*	*After 90 days from bill date, a late charge will apply.*

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

$__________ **Amount enclosed**

030064 000000929

HERITAGE SPRGS COMM DEV DIST
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

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

88910086997138000660000000000000038812900003881295

DUKE ENERGY. duke-energy.com 877.372.8477
Account number **9100 8699 7138**
210005224834

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: Jul 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.20260615205323.1.afp-60128-000000929

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8699 7138**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 14 - Jun 11		
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 MVLT	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 - May 14 26 to Jun 11 26	
Customer Charge	$1.93
Energy Charge	
5,604.000 kWh @ 4.205c	235.65
Fuel Charge	
5,604.000 kWh @ 3.775c	211.55
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 MVLT	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 MVLT	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.20260615205323.1.afp-60129-000000929

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	**$3,866.32**

Billing details - Taxes

Regulatory Assessment Fee	$3.37
Gross Receipts Tax	11.60
Total Taxes	**$14.97**

fb.def.duke.bills.20260615205323.1.afp-60130-000000929

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.: 3034
Terms: Due on receipt
Invoice date: 07/10/2026
Due date: 07/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Retaining Wall**	1800 Cadway -- Excavate one area (approx 10x10') to expose back of gabion baskets and diagnose reason for failure/depression. Protect basket with the installation of nonwoven geotextile backing with a compacted rock base. Fill, grade, and sod to match surroundings.	1	$2,350.00	$2,350.00
2.		**Retaining Wall**	1740-1800 Cadway -- Excavate and install geotextile liner (see above) throughout the remainder of the gabion area (approximately 275 linear feet). Fill, grade, and sod to match surroundings	1	$28,500.00	$28,500.00

Total **$30,850.00**

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#	DATE
182434	6/22/2026

CUSTOMER ID	NET TERMS
C1308	Due On Receipt

PO#	DUE DATE
	6/22/2026

BILL TO

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	6	Ea	15.00		90.00
Postage	4	Ea	0.74		2.96
Subtotal					**92.96**

Subtotal	$92.96
Tax	$0.00
Total Due	$92.96

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#	DATE
183682	7/6/2026
CUSTOMER ID	**NET TERMS**
C1308	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

BILL TO

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

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	3,266.83		3,266.83
Administrative Fees 001-531027-51201-5000- July Credit	1	Ea	-1,200.00		-1,200.00
Subtotal					**2,066.83**

Subtotal	$2,066.83
Tax	$0.00
Total Due	$2,066.83

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.

Heritage Springs CDD

Cash Flow Projection

7/31/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	155,697.00	3.56%
MM Account - Bank United	223,408.00	3.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	379,105.00	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	379,105.00	

Projections:

Monthly Average Spend (October - July)	*61,547.70*	
Total Monthly Average Spend	61,547.70	
Average Spend to YE (2 months Aug -September)	123,095.40	
Expected Cash Flow at YE (9/30/26)	**256,009.60**	
Average Spend 1st QTR FY27 (2 mos avg spend)	123,095.40	
Expected Need through 1st QTR FY27	**132,914.20**	

**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

Financial Snapshot
July 31, 2026

- **Current Cash Balances:**
    - Valley National Bank Operating Acct: $155,697
    - Bank United Money Market Acct: $223.408

- **Assessment collections:**
    - Heritage Springs is 100% collected on the tax roll as of 07/31/2026.

- **Expenses:**
    - Current expenses make up 112.85% of the annual budget through July 31, 2026.

      Total expenses for the first 10 months are $615,477 and are over budget due to Pond Bank Repairs. Heritage Springs will need a budget amendment at the end of the fiscal year. There are 2 months left in the fiscal year, there is enough money to pay expenses for the next 3 months.

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

HERITAGE SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – August 2026

- ✓ The next Board meeting is on September 21, 2026, at 2:30pm.
- ✓ The District Accountant has completed the coding of all invoices, and the expenses have been allocated correctly.
- ✓ The District is now 100% collected. Staff will begin processing refunds to the 710 affected residents.
    - A cover letter will be provided to the Chairman for review and approval prior to issuance of the refunds.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2026.

ATTEST:

____
COMMUNITY DEVELOPMENT DISTRICT

____
SECRETARY/ASSISTANT SECRETARY

____
CHAIR – VICE CHAIRMAN

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

October 19, 2026
November 16, 2026
December 21, 2026
January 19, 2027 ***(On Tuesday due to the MLK Holiday)***
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

All meetings will convene at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida 34655 on the third Monday of the month at 2:30 p.m. (unless otherwise specified).

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Heritage Springs Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Heritage Springs Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $______________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$__________________
Total Reserve Fund [if Applicable]	$__________________
Total Debt Service Funds	$__________________
Total All Funds*	**$__________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

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

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 17, 2026.

Attested By:	**Heritage Springs Community Development District**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Springs
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

May 18, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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Heritage Springs

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$40,000.00	$23,441.00	$16,559.00	$40,000.00	0%	$40,000.00
Special Assmnts- Tax Collector	$526,441.00	$521,034.00	$5,407.00	$526,441.00	0%	$540,271.81
Special Assmnts- Discounts	-$21,058.00	-$19,742.00	$0.00	-$19,742.00	-6%	-$21,610.87
Interest - Tax Collector	$0.00	$553.00	$0.00	$553.00	0%	$0.00
TOTAL REVENUES	**$545,383.00**	**$525,286.00**	**$21,966.00**	**$547,252.00**	**0%**	**$558,660.94**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	$11,000.00	$6,600.00	$4,400.00	$11,000.00	0%	$11,000.00
FICA Taxes	$842.00	$444.00	$398.00	$842.00	0%	$841.50
ProfServ-Dissemination Agent	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
ProfServ-Engineering	$55,000.00	$36,615.00	$18,385.00	$55,000.00	0%	$55,000.00
ProfServ-Legal Services	$5,000.00	$2,472.00	$2,528.00	$5,000.00	0%	$5,000.00
ProfServ-Mgmt Consulting	$39,202.00	$22,868.00	$16,334.00	$39,202.00	0%	$40,378.00
ProfServ-Property Appraiser	$150.00	$0.00	$150.00	$150.00	0%	$150.00
ProfServ-Special Assessment	$7,500.00	$7,500.00	$0.00	$7,500.00	0%	$7,500.00
ProfServ-Trustee Fees	$4,971.00	$0.00	$4,971.00	$4,971.00	0%	$4,971.00
ProfServ-Web Site Maintenance	$750.00	$0.00	$750.00	$750.00	0%	$750.00
Auditing Services	$5,800.00	$5,700.00	$100.00	$5,800.00	0%	$5,800.00
Postage and Freight	$400.00	$156.00	$244.00	$400.00	0%	$400.00
Insurance - General Liability	$7,000.00	$7,666.00	$0.00	$7,666.00	10%	$8,000.00
Printing and Binding	$600.00	$540.00	$60.00	$600.00	0%	$800.00
Legal Advertising	$1,600.00	$0.00	$1,600.00	$1,600.00	0%	$1,600.00
Miscellaneous Services	$1,900.00	$381.00	$1,519.00	$1,900.00	0%	$1,900.00
Misc-Assessment Collection Cost	$10,528.00	$10,026.00	$502.00	$10,528.00	0%	$10,805.44
Office Supplies	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	0%	$175.00
Total Administrative	**$153,518.00**	**$101,143.00**	**$53,041.00**	**$154,184.00**	**0%**	**$156,170.94**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Field			$0.00	$0.00	0%	$0.00
Contracts-Lakes	$45,000.00	$26,106.00	$18,894.00	$45,000.00	0%	$45,000.00
Electricity - Streetlights	$46,600.00	$28,228.00	$18,372.00	$46,600.00	0%	$46,600.00
R&M-Aquascaping	$5,000.00	$0.00	$5,000.00	$5,000.00	0%	$5,000.00
Weir and Wetland Maintenance	$36,455.00	$0.00	$36,455.00	$36,455.00	0%	$31,310.00
Misc-Contingency	$5,600.00	$0.00	$5,600.00	$5,600.00	0%	$0.00
Infrastructure Repair	$60,000.00	$7,800.00	$52,200.00	$60,000.00	0%	$55,000.00
Pond Bank Repairs & Maintenance	$193,210.00	$162,793.00	$30,417.00	$193,210.00	0%	$219,580.00
Total Field	**$391,865.00**	**$224,927.00**	**$166,938.00**	**$391,865.00**	**0%**	**$402,490.00**
TOTAL EXPENDITURES	**$545,383.00**	**$326,070.00**	**$219,979.00**	**$546,049.00**	**0%**	**$558,660.94**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$199,216.00	-$198,013.00	$1,203.00	0%	$0.00
Net change in fund balance		$199,216.00	-$198,013.00	$1,203.00	0%	$0.00
FUND BALANCE, BEGINNING	$864,538.00	$864,538.00	$0.00	$864,538.00	0%	$865,741.00
FUND BALANCE, ENDING	**$864,538.00**	**$1,063,754.00**	**-$198,013.00**	**$865,741.00**	0%	**$865,741.00**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$864,538.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	$1,203.00
Estimated Funds Available - 9/30/2026	**$865,741.00**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	$865,741.00
Less: First Quarter Operating Reserve	-$139,665.23
Less: Designated Reserves for Capital Projects	$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	**$726,075.77**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments –Tax Collector
The District will levy a non-ad valorem special assessment on all platted lots within Heritage Springs Community Development District in order to pay operating and maintenance expenses for the Fiscal Year.

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

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Administrative

Supervisor Fees and FICA Taxes
Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated $200 per meeting, not to exceed $4,800 per year per supervisor.

ProfServ-Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted for this service and the amount is based on the contracted amount.

ProfServ-Engineering
The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

ProfServ–Legal Services
The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

ProfServ-Management Consulting Services
The District receives management, accounting and administrative services as part of a Management Agreement with Inframark.

ProfServ-Property Appraiser
The District contracts with the Pasco County Property Appraiser for the purpose of placing the District’s non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the Property Appraiser’s general budget in the amount of $150 for the annual inclusion of Notice of Proposed Property Taxes.

Budget Narrative
Fiscal Year 2027

ProfServ-Special Assessment
The District has contracted with Inframark to prepare the assessment roll for the District. This includes collection of prepaid assessments, maintaining the assessment roll and annually levying a non- ad valorem assessment for operating and debt service expenses.

ProfServ–Trustee Fees
The District issued Series 2006 Special Assessment Bond that is deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

ProfServ–Web Site Maintenance
The cost of web hosting services and regular maintenance of the District's website performed by Inframark.

Auditing Services
The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The budget is based on the current engagement fee with Grau & Associates CPA.

Postage & Freight
Represents the cost of mailing agenda packages, overnight deliveries, correspondence, etc.

Insurance – General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Printing & Binding
Printing and Binding agenda packages for board meetings, printing of computerized checks, etc.

Legal Advertising
The District is required to advertise various notices for monthly board meetings, public hearings etc in a newspaper of general circulation.

Miscellaneous Services
Bank charges and any other miscellaneous expenses that arise during the year.

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

Office Supplies
Miscellaneous office supplies required for the preparation of agendas.

Annual District Filing Fee
The District is required to pay an annual fee of $175 to the Department of Economic Opportunity Division of Community Development

Budget Narrative
Fiscal Year 2027

Field

Contracts-Lakes
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Electricity – Streetlights
The District incurs electrical expenses which are paid to Duke Energy.

R&M-Aquascaping
Installation and maintenance of Aquatic Plants.

R&M-Ponds
Costs associated with the maintenance and repair of ponds throughout the district.

R&M–Stormwater System
Costs associated with the maintenance and repair of storm water system throughout the district.

Misc.-Contingency
This category is for any unexpected expenditures that the District may incur during the Fiscal Year.

Infrastructure Repair
Costs associated with repairs pertaining to the district's infrastructure.

Pond Bank Repairs & Maintenance
Costs associated with repairs and maintenance to pond banks within the district.

Heritage Springs

Community Development District

Supporting Budget Schedule

FY 2027

Comparison of Assessment Rates

Fiscal Year 2027 vs. Fiscal Year 2026

Bond	General Fund			Total Assessments per Unit				Units		
Series	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	On-Roll	Prepaid Units	GF Total
2006	$404.09	$393.75	2.6%	$404.09	$393.75	$10.34	2.6%	739	29	$298,624.43
2008	$404.09	$393.75	2.6%	$404.09	$393.75	$10.34	2.6%	598	0	$241,647.38
								1,337	**29**	$540,271.81

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 17, 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: FY 2026-2027 Budget