INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Springs
Community Development District

September 21, 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, September 21, 2026, at 2:30 p.m.

The Regular Meeting of the Heritage Springs Community Development District will be held on September 21, 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

The next meeting is scheduled for October 19, 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, August 17, 2026, and called to order at 2:31 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
Cari Webster	District Counsel (via Teams)

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 David, the HOA liaison inquired whether there was an update regarding the meeting between the CDD Chairperson and Jodi concerning Hole Number 4. Mr. Wertovitch responded that the matter would be discussed later in the meeting.

THIRD ORDER OF BUSINESS **Business Administration**

A. Approval of Regular Meeting Minutes held on July 20, 2026

This portion of the meeting took place after the Public Hearing. Mr. Johnstone noted that on Line 160, David's last name should be added. He clarified that Lowens is David's last name. Mr.

DePompa noted that on Line 142, the reference to "annual cleanups" should be revised to "review annual cleanups" to reflect that the Board should evaluate whether the cleanups need to be performed on an annual basis.

On MOTION by Mr. Johnstone, seconded by Mr. DePompa, with all in favor, the Meeting Minutes for July 20, 2026, were approved with amended changes. 5-0

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Approval of July 2026 Financial Statements

This portion of the meeting took place after the Public Hearing. Mr. DePompa noted that the financial statements reflect a credit for the $30,850 invoice from Finn Outdoor. However, the funds have not yet been deposited. Aside from this item, he stated that the financials appear to be in good order.

On MOTION by Mr. Johnstone, seconded by Mr. Rider, the July 2026 Financial Statement was approved. Mr. Wertovitch did not participate in voting, as he was not present in the meeting room when the vote was taken. 4-0

ii. Review of Cash Flow Analysis as of July 31, 2026

There being no further comments, the Board moved onto the next agenda item.

iii. Review of July 2026 Financial Snapshot

There being no further comments, the Board moved onto the next agenda item.

B. District Engineer

Mr. Dvorak discussed continuing the meeting with an on-site review of selected ponds so that the Board could collectively evaluate conditions in the field. Discussion ensued regarding the proposed pond inspections. Board members confirmed their availability to meet on Monday, the 24th, at 1:00 p.m. at the clubhouse. The Board agreed to inspect Ponds 5-9D-D and 171-E, along with additional ponds recommended by Kirk, for a total of seven ponds to be reviewed.

Mr. Johnstone outlined the locations identified for inspection, and further discussion followed regarding the site visit and evaluation process.

C. District Manager

i. District Manager's Report

Mr. Neal reviewed his report with the Board.

ii. Resolution 2026-08; Setting Fiscal Year 2027 Meeting Schedule

The Board reviewed the Fiscal Year 2027 Meeting Schedule. A brief discussion was held regarding the observance of Martin Luther King Jr. Day and its potential impact on the meeting calendar. Following discussion, the Board reached a consensus on the proposed schedule.

On MOTION by Mr. Johnstone, seconded by Mr. DePompa, with all in favor, Resolution 2026-08; Setting Fiscal Year 2027 Meeting Schedule was approved. 5-0

FIFTH ORDER OF BUSINESS Public Hearing

On MOTION by Mr. Johnstone, seconded by Mr. DePompa, with all in favor, Public Hearing to consider Adopting the Budget for Fiscal Year 2027 was opened. 5-0

This portion of the meeting took place after the Second Order of Business. During the public hearing on the Fiscal Year 2027 Budget, resident Monica inquired whether the proposed assessment increase would be sufficient to meet the District's anticipated needs. Mr. Wertovitch then presented the proposed Fiscal Year 2027 Budget to those in attendance. As part of his presentation, he displayed a map of the District identifying the various ponds and provided an overview of the purpose and function of a Community Development District (CDD), including the role bonds played in the original development of the community. He reviewed key budget highlights and emphasized that pond repairs and maintenance continue to represent a significant component of the District's ongoing infrastructure responsibilities.

Mr. DePompa reviewed the Board's prioritization process for pond repairs, explaining that ponds affecting residential lots are generally given the highest priority. He further noted that repair work is often focused on pond sections located directly behind homes, which may result in some ponds receiving only partial improvements at a given time.

Mr. Wertovitch provided examples of previous pond repair projects completed by the District. Resident Ken engaged in discussion with the Board regarding the prioritization of future pond repairs and the expected lifespan of District infrastructure. Additional discussion took place regarding gutter erosion, with Mr. DePompa noting that it remains a contributing factor to infrastructure deterioration in certain areas.

David inquired about the District's goal of maintaining approximately $1 million in reserve funds, and discussion followed regarding the purpose and importance of reserve funding. Ken also asked about the creation of the CDD and whether it is governed by the State of Florida. The discussion expanded to include the distinction between ponds constructed with liners and those without liners.

Mr. Wertovitch asked Ms. Cari, whether bond funds could be used to repair facilities or improvements that were not originally constructed through bond funding. Ms. Cari clarified that District funds may be used for repairs to property owned by the CDD, regardless of the original funding source. She further explained that reclaimed-water ponds are not owned or maintained by the District and therefore would not be appropriate candidates for District-funded repairs. Ms. Cari advised that she would not recommend the expenditure of District funds on property not owned by the District. Additional discussion followed.

A resident asked which pond repair projects were anticipated during the upcoming fiscal year. Mr. Wertovitch responded that Pond 171-E is currently planned for repair; however, another pond could be elevated in priority should conditions warrant more immediate attention. The Board also discussed Pond 5-9D-D, commonly referred to as the pond adjacent to hole number 4.

Monica inquired about the evaluation process used by the Board when determining whether pond repair work should be undertaken. The Board discussed the factors considered during its review and decision-making process, including site conditions, severity of erosion, potential impacts to adjacent property, and available funding.

The Board further discussed irrigation-related issues as a contributing factor to pond and bank erosion. It was noted that irrigation leaks can result in soil displacement and washouts, increasing the need for corrective repairs in affected areas.

On MOTION by Mr. Wertovitch, seconded by Mr. Waugh, with all in favor, Public Hearing to consider Adopting the Budget for Fiscal Year 2027 was closed. Mr. Johnstone did not participate in voting, as he was not present in the meeting room when the vote was taken. 4-0

A. Consideration of Resolution 2026-06; Adopting the Budget for Fiscal Year 2027

The Board discussed an error identified in the assessment roll and the associated mailing distribution. District Management advised that the error resulted in an additional cost of $414 and noted that Inframark would credit the District for the expense, as the issue was attributable to staff error. It was further explained that the mailing list used for the notices included all lots within the community, whereas it should have been limited to residential properties only.

Mr. Wertovitch expressed concerns regarding the preparation of the assessment roll, stating that it had been completed improperly. He provided an example of an issue raised by a property owner as a result of the error and emphasized the importance of ensuring greater accuracy in future distributions.

The Board subsequently discussed the allocation of District funds and the impact of assessment revenues on current and future budgetary planning. Further discussion ensued regarding financial management and funding priorities.

On MOTION by Mr. Johnstone, seconded by Mr. Waugh, with all in favor, Resolution 2026-06; Adopting the Budget for Fiscal Year 2027 was approved. 5-0

B. Consideration of Resolution 2026-07; Levying Non-Ad Valorem Assessments

On MOTION by Mr. Johnstone, seconded by Mr. Wertovitch, with all in favor, Resolution 2026-07; Levying Non-Ad Valorem Assessments was approved. 5-0

SIXTH ORDER OF BUSINESS **Maintenance Items**

Mr. DePompa reported that, other than the $30,850 variance related to the Finn Outdoors payment, which remains outstanding due to the check not yet being cashed, there were no additional comments or concerns regarding the financial statements.

Mr. Rider advised the Board that the grate previously discussed had been received and installed near the driving range. He noted that the installation has been completed successfully.

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

Mr. Waugh raised concerns regarding armored catfish activity within several ponds and noted that, at Pond 172-B, the fish appear to be burrowing into the pond bank. He requested that staff contact Clearvue to evaluate the issue and provide recommendations for mitigation. Mr. Dvorak commented that armored catfish are generally difficult to eliminate and provided his perspective on potential challenges associated with addressing the problem. Following discussion, the Board directed District Management and Mr. Wertovitch to contact Clearvue and request their professional assessment and input.

Mr. Wertovitch informed the Board that he had received two invoices from RedTree at his home address, one for tree removal and another for a flush cut of a tree. He stated that the work was not associated with the CDD and expressed uncertainty as to why the invoices had been sent to him. The Board discussed the matter and agreed that further clarification would be needed. Mr. Wertovitch also provided an update on the pond report prepared by Clearvue. The Board discussed Pond 161-A and noted that bubbling remains visible within the pond. It was reported that Jeremy with CLS has not been responsive. However, Jessica has remained in communication. Board members emphasized that the pond requires further review by CLS and noted that a date and time for an on-site inspection have not yet been provided.

Mr. Wertovitch provided an update regarding erosion concerns at Pond 161-C and referenced a recent meeting involving himself and Jodi. Discussion also took place regarding Pond 5-9D-D, where residents Diane and Monica had independently solicited bids for potential work. The Board discussed the matter and reiterated that the CDD would not be authorized to undertake any corrective action unless and until the erosion impacts the pond embankment or reaches the pond's edge.

EIGHTH ORDER OF BUSINESS **Adjournment**

The Meeting was not adjourned, it was continued.

On MOTION by Mr. Johnstone, seconded by Mr. DePompa, with all in favor, the meeting was agreed to be continued on Monday, August 24, 2026 at 1:00 p.m. at the Heritage Springs Clubhouse. The meeting concluded at 5:23 p.m. 5-0

NINTH ORDER OF BUSINESS **Continued Meeting**

The meeting was scheduled to continue on Monday, August 24, 2026 at 1:00 p.m. However, due to weather conditions, the meeting continued on August 28, 2026 at 10:00 a.m.

TENTH ORDER OF BUSINESS **Pond Discussion**

During the continued meeting on Friday, August 28, 2026, the Board reviewed and discussed several ponds for potential future repair and maintenance projects. The ponds evaluated included DA 5-9D-D, DA 141-A, DA 141-I, DA 151-A, DA 151-B, DA 151-E, DA 151-I, DA 153-A, DA 161-A, DA 161-C, DA 171-E, and DA 172-B. Board members inspected site conditions, discussed observed erosion and maintenance concerns, and considered the relative priority of each location for future repair planning. Discussion focused on the current condition of the pond banks, potential impacts to adjacent properties and infrastructure, and the District's approach to prioritizing repair projects based on need and available funding.

ELEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. DePompa, seconded by Mr. Johnstone, with all in favor, the continued meeting was adjourned on Friday, August 28, 2026 at 12:54 p.m. 5-0

____
Steven Wertovitch
Chairperson

CHANGE ORDER REQUEST

Expanded Gutter Reconstruction & Asphalt Restoration

1034 Winding Willow Drive | Trinity, Florida 34655 | September 8, 2026

ORIGINAL REPAIR AREA	FIELD-VERIFIED REPAIR	CHANGE ORDER	REVISED PROJECT TOTAL
10-12 LF	**19 LF x 2 FT**	**+$2,050.00**	**$4,638.00**

WHY THE SCOPE CHANGED

The original repair was priced from the surface condition visible before construction. At that stage, the standing water appeared to be concentrated within an approximately 10-12 linear foot section, and the repair was designed around correcting that localized area while leaving the adjacent asphalt roadway undisturbed.

Once the repair area was opened and the existing elevations were field-verified, the full drainage profile became clear. The visible ponding did not show how far the concrete must be removed in each direction to reconnect the gutter to sound elevations. The affected section extends to approximately **19 linear feet**, with the majority requiring roughly **2 1/2 to 3 inches** of correction and the lowest point approaching **4 inches**.

FIELD-VERIFIED CONDITION

The repair must extend beyond the visible ponding area to re-establish a continuous positive drainage transition.

FAIRNESS / PRICING NOTE

No duplicate mobilization charge is included. The original authorization already covered ordinary mobilization and project closeout. The field-verified limits also require localized asphalt restoration along the gutter interface, which was not anticipated in the original scope. This request is limited to the added work beyond the original 10-12 LF repair area.

FINAL COMPLETION COMMITMENT

This change order is the complete revised repair.

Based on the field verification now completed, this scope represents the full work required to correct the identified drainage condition at this location. Upon approval and completion of the work described in this change order, **no additional change order will be requested for this defined repair.**

REVISED SCOPE OF WORK

Change Order No. 01 | Expanded field-verified drainage correction

01 Layout & Final Grade Control

Establish final saw-cut limits and corrected flow line from field-verified elevations before demolition.

02 Expanded Saw Cutting, Demo & Haul-Off

Saw cut, fully remove and dispose of approximately 19 LF x 2 FT of the existing concrete gutter.

03 Base Preparation & Grade Correction

Prepare and compact the exposed base. Correct the depressed section, generally 2 1/2-3 inches with the lowest point approaching 4 inches, for a continuous drainage transition.

04 Concrete Gutter Reconstruction

Form and place replacement concrete across the full revised limits; tool joints and finish to match the adjacent curb-and-gutter while maintaining positive drainage.

05 Asphalt Repair, Cleaning & Resealing

Complete localized asphalt patchwork at the gutter interface, clean the asphalt along the gutter line and reseal the affected edge/repair area.

06 Drainage Verification & Closeout

Verify the completed flow line, remove forms and debris, clean the work area and complete final site restoration.

CHANGE ORDER PRICING

Additional work only - original mobilization and ordinary project closeout are not duplicated.

DESCRIPTION	AMOUNT
Expanded saw cutting, demolition & disposal	**$350.00**
Additional gutter reconstruction & grade correction	**$1,150.00**
Localized asphalt repair, cleaning & resealing	**$550.00**
CHANGE ORDER TOTAL	**$2,050.00**

ORIGINAL APPROVED PROJECT
$2,588.00

REVISED PROJECT AUTHORIZATION
$4,638.00

Proceed promptly following written approval. One production day is anticipated, weather/material availability permitting; the one-year workmanship warranty remains in effect.

AUTHORIZATION REQUESTED

Approval of Change Order No. 01 authorizes an additional $2,050.00 and a revised project total of $4,638.00.

Authorized Representative / Signature ____________________

Title ____________________

Date ____________________

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Heritage Springs Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Heritage Springs Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heritage Springs Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $5,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Heritage Springs Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Heritage Springs Community Development District.

By: ____________________________________

Title: __________________________________

Date: __________________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Springs Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

Heritage Springs
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 150,647	$ 224,072	$ 374,719
Investments:			
Money Market Account	627,976	-	627,976
TOTAL ASSETS	**$ 778,623**	**$ 224,072**	**$ 1,002,695**
LIABILITIES			
Accounts Payable	$ -	$ -	$ -
Accrued Expenses	4,000	-	4,000
TOTAL LIABILITIES	**4,000**	**-**	**4,000**
FUND BALANCES			
Restricted for:			
Debt Service	-	224,072	224,072
Assigned to:			
Operating Reserves	123,742	-	123,742
Reserves - Ponds	650,881	-	650,881
TOTAL FUND BALANCES	**$ 774,623**	**$ 224,072**	**$ 998,695**
TOTAL LIABILITIES & FUND BALANCES	**$ 778,623**	**$ 224,072**	**$ 1,002,695**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	$ 36,667	$ 33,644	$ (3,023)	84.11%
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**	**542,050**	**541,095**	**(955)**	**99.21%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	10,083	10,600	(517)	96.36%
FICA Taxes	842	772	750	22	89.07%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	55,000	50,417	58,190	(7,773)	105.80%
ProfServ-Legal Services	5,000	4,583	3,498	1,085	69.96%
ProfServ-Mgmt Consulting	39,202	35,935	27,868	8,067	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	27	723	3.60%
Auditing Services	5,800	5,800	5,700	100	98.28%
Postage and Freight	400	367	307	60	76.75%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	550	720	(170)	120.00%
Legal Advertising	1,600	1,600	370	1,230	23.13%
Miscellaneous Services	1,900	1,742	685	1,057	36.05%
Misc-Assessment Collection Cost	10,528	10,528	10,138	390	96.30%
Office Supplies	100	92	-	92	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	143,015	134,194	8,821	87.41%
Field					
Contracts-Lakes	45,000	41,250	40,914	336	90.92%
Electricity - Streetlights	46,600	42,717	43,948	(1,231)	94.31%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	33,417	-	33,417	0.00%
Misc-Contingency	5,600	5,133	-	5,133	0.00%
Infrastructure Repair	60,000	55,000	62,041	(7,041)	103.40%
Pond Bank Repairs & Maintenance	193,210	177,109	349,913	(172,804)	181.11%
Total Field	391,865	359,626	496,816	(137,190)	126.78%
TOTAL EXPENDITURES	**545,383**	**502,641**	**631,010**	**(128,369)**	**115.70%**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	-	39,409	(89,915)	(129,324)	0.00%
Net change in fund balance	$ -	$ 39,409	$ (89,915)	$ (129,324)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**864,538**	**864,538**	**864,538**		
FUND BALANCE, ENDING	**$ 864,538**	**$ 903,947**	**$ 774,623**		

HERITAGE SPRINGS
Community Development District

Series 2006 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	$ -	$ -	$ 6,037	$ 6,037	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**	**141,775**	**6,389**	**104.72%**
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	26,172	4,120	118.68%
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	$ 26,172	$ 4,120	118.68%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**197,900**	**197,900**	**197,900**		
FUND BALANCE, ENDING	**$ 219,952**	**$ 219,952**	**$ 224,072**		

Heritage Springs
Community Development District

Supporting Schedules

August 31, 2026

HERITAGE SPRINGS
Community Development District

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2006 Debt Service
Assessments Levied				$ 667,471	$ 526,444	$ 141,027
Allocation %				100%	79%	21%
11/06/25	$ 17,024	$ 964	$ 347	$ 18,335	$ 14,461	$ 3,874
11/14/25	$ 108,170	$ 4,599	$ 2,208	$ 114,976	$ 90,684	$ 24,293
11/20/25	$ 95,952	$ 4,080	$ 1,958	$ 101,990	$ 80,441	$ 21,549
11/26/25	$ 47,989	$ 2,036	$ 979	$ 51,004	$ 40,228	$ 10,776
12/05/25	$ 229,545	$ 9,760	$ 4,685	$ 243,989	$ 192,438	$ 51,551
12/11/25	$ 44,246	$ 1,854	$ 903	$ 47,003	$ 37,072	$ 9,931
12/18/25	$ 19,618	$ 715	$ 400	$ 20,733	$ 16,352	$ 4,380
01/09/26	$ 20,878	$ 655	$ 426	$ 21,959	$ 17,320	$ 4,640
02/11/26	$ 12,713	$ 287	$ 259	$ 13,260	$ 10,458	$ 2,802
03/12/26	$ 7,314	$ 75	$ 149	$ 7,538	$ 5,946	$ 1,593
04/09/26	$ 19,423	$ 6	$ 396	$ 19,825	$ 15,636	$ 4,189
05/12/26	$ 2,513	$ -	$ 51	$ 2,565	$ 2,023	$ 542
05/12/26	$ 329	$ -	$ 7	$ 335	$ 264	$ 71
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
August 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%	$	150,647
Checking Acct - Trust	Valley Bank	Gov't Interest Checking	n/a	3.56%	$	224,072
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%		627,976
				GF Total	**$**	**1,002,695**

Bank Account Statement

Heritage Springs CDD

Bank Account No.	0655		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	150,646.66	**Statement Balance**	150,716.66
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	150,716.66
Subtotal	150,646.66	**Outstanding Checks**	-70.00
Negative Adjustments	0.00	**Ending Balance**	150,646.66
Ending G/L Balance	150,646.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/21/2026	Payment	716	BUSINESS OBSERVER INC	Payment of Invoice 003491			-70.00
Total Outstanding Checks							-70.00
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Heritage Springs CDD

Bank Account No.	6307
Statement No.	08-26
Statement Date	08/31/2026

G/L Account No. 101005 Balance	224,072.00	**Statement Balance**	224,072.00
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	224,072.00
Subtotal	224,072.00	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	224,072.00
Ending G/L Balance	224,072.00		

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	7/31/2026	2548	$5,350.00			JUL 26 ENGINEERING SERVICES
BUSINESS OBSERVER INC	7/24/2026	26-01757P	$70.00			Notice of Public Hearing and Board of Supervisors Meeting
CLEARVUE ENVIRONMENTAL LLC	8/1/2026	1299	$3,702.00			AUG 2026 POND MAINT
DUKE ENERGY	6/30/2026	063026-2604-ACH	$33.24			SVC 5/28-06/26/26
DUKE ENERGY	7/31/2026	073126-2604-ACH	$33.25			SRV PRD 06/27-07/29/26
DUKE ENERGY	7/17/2026	071726-7138-ACH	$3,881.29			SVC 06/12-07/14/26
FEDEX	7/21/2026	9-389-22667	$18.20			SHIPMENT 7/16/26
FINN OUTDOOR	7/20/2026	3036	$1,300.00			Inlet 51
INFRAMARK LLC	7/21/2026	184682	$26.67			Domain Renewal GoDaddy.com
INFRAMARK LLC	7/21/2026	184682	$7.80	$34.47	$34.47	June 2026 postage
Miscellaneous Subtotal			**$14,422.45**			
TOTAL			**$14,422.45**			

Brletic Dvorak Inc

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

INVOICE

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

INVOICE	2548
DATE	07/31/2026
TERMS	Net 30
DUE DATE	08/30/2026

PROJECT NAME
Heritage Springs CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[July 07 - July 17]	17:00	120.00	2,040.00
Project Manager	[July 08 - July 31]	11:00	210.00	2,310.00
Designer	[July 13 - July 30]	10:00	100.00	1,000.00

BALANCE DUE **$5,350.00**

BDi
DISTRICT ENGINEER

HERITAGE SPRINGS CDD
July 2026

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
INFRAMARK Coordination and Administration	7/20 - 7/27	5.50	$210	R. Dvorak	$1,155.00
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 - update pond priority list based on	6/2 - 6/22	4.50	$210	R. Dvorak	$945.00
SOI photos performed in fall of 2025. Site visist for CS 51 repair.		17.00	$120	K. Wagner	$2,040.00
Offsite Drainage Map - added developments as	7/13 - 7/27	1.00	$210	R. Dvorak	$210.00
needed into CAD drawing.		0.00	$150	S. Brletic	$0.00
		10.00	$100	S. Ferguson	$1,000.00
		0.00	$80	S. Ferguson	$0.00
INVOICE TOTAL		38.00			**$5,350.00**

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

INVOICE

Legal Advertising

Invoice # 26-01757P **Date 07/24/2026**

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 # 26-01757P **Notice of Public Hearing and Board of Supervisors Meeting of the Heritage Springs Community Development District** **RE:** Public Hearing and Meeting on August 17, 2026 at 2:30 p.m. **Published:** 7/24/2026	$70.00

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$70.00**

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

Notice of Public Hearing and Board of Supervisors Meeting of the Heritage Springs Community Development District

The Board of Supervisors (the "Board") of the Heritage Springs Community Development District (the "District") will hold a public hearing and a meeting Monday, August 17, 2026, at 2:30 p.m. at the Heritage Springs Community Clubhouse located at 11345 Robert Trent Jones Parkway, New Port Richey, Florida 34655.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.heritagespringscdd.com at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at howard.neal@inframark.com or via phone at 407-566-1935.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard Neal
District Manager
July 24, 2026 26-01757P

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:	1299
Invoice Date:	August 1, 2026
Payment Due:	August 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/hsw342-evs5bp

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
HERITAGE SPGS COMM ASSOC INC
12161 WALSTONE CT
PUMP

Bill date Jun 30, 2026
For service May 28 - Jun 26
30 days

Account number **9100 8650 2604**

Billing summary

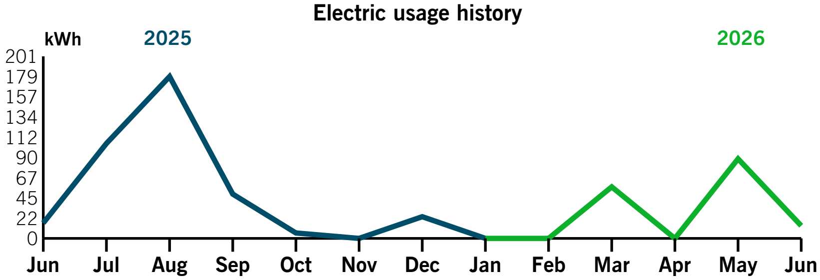
Previous Amount Due	$33.68
Payment Received Jun 19	-33.68
Current Electric Charges	30.00
Taxes	3.24
	$33.24

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

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

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	17	522	44
Avg. Daily (kWh)	0	1	1	
12-month usage based on most recent history				

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

$33.24
by Jul 21

Your payment is scheduled to be made by monthly automatic draft on Jul 21

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

$________________ **Amount enclosed**

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

889100865026040000660000000000000000003324000000033247

duke-energy.com
877.372.8477

Account number **9100 8650 2604**
200994875239

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 may apply)	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 29
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.

DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8650 2604**

Your usage snapshot - Continued

Current electric usage for meter number 3601813		
Actual reading on Jun 26		8473
Previous reading on May 28		- 8459
Energy Used		14 kWh
Billed kWh	14.000 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 - May 28 26 to Jun 26 26		
Meter - 3601813		
Customer Charge	$18.01	
Energy Charge		
14.000 kWh @ 9.609c	1.35	
Fuel Charge		
14.000 kWh @ 3.859c	0.54	
Asset Securitization Charge		
14.000 kWh @ 0.195c	0.03	
Minimum Bill Adjustment	10.07	
Total Current Charges		**$30.00**

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

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

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

Billing details - Taxes

State And Other Taxes	$2.13	
Regulatory Assessment Fee	0.03	
Gross Receipts Tax	0.77	
County Optional Tax	0.31	
Total Taxes		**$3.24**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
HERITAGE SPGS COMM ASSOC INC
12161 WALSTONE CT
PUMP

Bill date Jul 31, 2026
For service Jun 27 - Jul 29
33 days

Account number **9100 8650 2604**

Billing summary

Previous Amount Due	$33.24
Payment Received Jul 21	-33.24
Current Electric Charges	30.00
Taxes	3.25
Total Amount Due Aug 21	**$33.25**

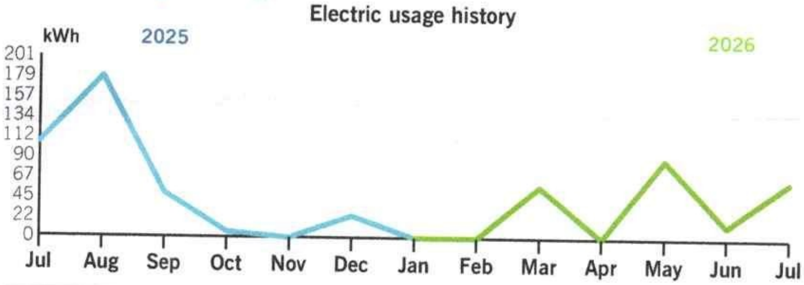
Thank you for your payment.

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 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.

Your usage snapshot

Electric usage history



Average temperature in degrees

84° 84° 81° 76° 67° 65° 61° 60° 71° 75° 81° 84° 85°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	63	105	480	40
Avg. Daily (kWh)	2	3	1	
12-month usage based on most recent history				

fb.def.duke.bills.20260730211517.25.afp-53401-000001158

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

$33.25
by Aug 21

Your payment is scheduled to be made by monthly automatic draft on Aug 21

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

$______________
Amount enclosed

026701 000001158

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

8

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

889100865026040006600000000000000003325000000033250

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8650 2604**
200904966060

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 may apply)	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: Aug 27
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.20260730211517.25.afp-53402-000001158

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8650 2604**

Your usage snapshot - Continued

Current electric usage for meter number 3601813		
Actual reading on Jul 29		8536
Previous reading on Jun 27		- 8473
Energy Used		63 kWh
Billed kWh	63.000 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 - Jun 27 26 to Jul 29 26	
Meter - 3601813	
Customer Charge	$18.01
Energy Charge	
63.000 kWh @ 9.609c	6.06
Fuel Charge	
63.000 kWh @ 3.859c	2.43
Asset Securitization Charge	
63.000 kWh @ 0.195c	0.12
Minimum Bill Adjustment	3.38
Total Current Charges	**$30.00**

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

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

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

Billing details - Taxes

State And Other Taxes	$2.14
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.77
County Optional Tax	0.31
Total Taxes	**$3.25**

fb.def.duke.bills.20260730211517.25.afp-53403-000001158

FedEx®

Invoice Number	Invoice Date	Account Number	Page
9-389-22667	Jul 21, 2026	2416-1535-9	1 of 2

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	$18.20
TOTAL THIS INVOICE	**USD**	**$18.20**

You saved $22.71 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 Jul 21, 2026

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	18.20
New Account Balance	**$18.20**

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
9-389-22667	USD $18.20	2416-1535-9	USD $18.20

Remittance Advice

Your payment is due by Aug 05, 2026

9389226672000001820024161535970000018200000000182000

0055118 01 H 0.672 **AUTO T6 0 1201 33076-336151 -C01-P55173-I1

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

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

63317010006259

Invoice Number	Invoice Date	Account Number
9-389-22667	Jul 21, 2026	2416-1535-9

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 15, 2026 **Cust. Ref.:** HERITAGE SPRINGS AGENDA **Ref.#2:** 8225
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 25.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	**Sender**	**Recipient**
Tracking ID	874433492590	Jasmin Nunez	Heritage Springs Community Clu
Service Type	FedEx Priority Overnight	Northwood CDD	11345 Robert Trent Jones Parkw
Package Type	FedEx Envelope	313 CAMPUS ST	NEW PORT RICHEY FL 34655 US
Zone	02	KISSIMMEE FL 34747 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Jul 16, 2026 09:54	Transportation Charge	37.27
Svc Area	A2	Discount	-22.71
Signed by	F.Helen	Fuel Surcharge	3.64
FedEx Use	000000000/186/_	**Total Charge** USD	**$18.20**

Third Party Subtotal	**USD**	**$18.20**
Total FedEx Express	**USD**	**$18.20**

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!

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.: 3036
Terms: Due on receipt
Invoice date: 07/20/2026
Due date: 07/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Control Structure Maintenance**	Control Structure 51 -- Remove soil and grass from grate; Inspect control structure top for proper construction; Restore grate top to proper position if dislodged.	1	$900.00	$900.00
2.		**Control Structure Maintenance**	Control Structure 51 -- If unsafe trip hazard remains, dowel rebar into concrete on both ends to allow water to continue to flow but improve the safety of the structure.	1	$400.00	$400.00

Total **$1,300.00**

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
184682	7/21/2026
CUSTOMER ID	**NET TERMS**
C1308	Due On Receipt
PO#	**DUE DATE**
	7/21/2026

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
Howard Neal- 5-11-26 DNHGODADDY domain renewal: $26.67	1	Ea	26.67		26.67
Postage	10	Ea	0.78		7.80
Subtotal					**34.47**

Subtotal	$34.47
Tax	$0.00
Total Due	$34.47

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
8/31/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	150,647.00	3.56%
MM Account - Bank United	627,976.00	3.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	778,623.00	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	778,623.00	

Projections:

Monthly Average Spend (October - August)	*57,364.55*
Total Monthly Average Spend	57,364.55
Average Spend to YE (1 month September)	57,364.55
Expected Cash Flow at YE (9/30/26)	**721,258.45**
Average Spend 1st QTR FY27 (2 mos avg spend)	114,729.09
Expected Need through 1st QTR FY27	**606,529.36**

Expected Need through 1st QTR FY27 **606,529.36**
**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
August 31, 2026

- **Current Cash Balances:**
    - Valley National Bank Operating Acct: $150,647
    - Bank United Money Market Acct: $627,976

- **Assessment collections:**
    - Heritage Springs is 100% collected on the tax roll as of 08/31/2026.

- **Expenses:**
    - Current expenses make up 115.70% of the annual budget through August 31, 2026.

      Total expenses for the first 11 months are $631,010. Heritage Springs is over budget due to Pond Bank Repairs. Heritage Springs will need a budget amendment at the end of the fiscal year. There is 1 month left in the fiscal year, there is enough money to pay expenses for the next 3 months.

From: Stephen Brletic <sbrletic@bdiengineers.com>
Sent: Friday, August 28, 2026 11:40 AM
To: Stephen Brletic <sbrletic@bdiengineers.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Jerry Whited <jwhited@bdiengineers.com>; Kirk Wagner <kwagner@bdiengineers.com>
Subject: [EXTERNAL] BDi District Engineer - Notice of Rate Increase

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

Hope all is well! I wanted to provide advance notice that, effective October 1st, 2026, the BDi contract rates for all current CDD District Engineering Services contracts will be increasing by an overall average of 3.8%. (See attached updated rate sheet). The firm has held our current rates for the past two years without an increase. During that time, we have continued to absorb increases in operating costs, staffing, software, insurance, and other expenses associated with providing engineering services to our clients. This 3.8% adjustment is intended to help us maintain the level of service, responsiveness, and technical support that we provide while keeping the increase as reasonable as possible.

We appreciate the opportunity to continue serving the CDD and value the relationship we have developed. Please feel free to reach out if you have any questions regarding the updated rates.

Thank you for your continued business and support.

Stephen Brletic, PE
Project Manager

BDi ENGINEERING

Brletic Dvorak, Inc.
536 4th Ave. S, Unit 4
St. Petersburg, Fl 33701
M: (813) 361-1466
E: sbrletic@bdiengineers.com
www.bdiengineers.com

BDi ENGINEERING

CDD Labor Rates

(October 1, 2026 – September 30, 2027)

Classification	Rates
Principal	$245
Project Manager I	$215
Project Manager II	$185
Senior Engineer	$195
Project Engineer	$155
Engineer	$125
Senior Environmental Scientist	$155
Environmental Scientist	$115
Senior Designer	$125
Designer	$105
Senior Engineering Technician	$95
Engineering Technician	$75
Field Manager	$140
Senior Inspector	$125
Inspector	$85
Clerical	$50

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

HERITAGE SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – September 2026

- ✓ The next Board meeting is on October 19, 2026, at 2:30pm.
- ✓ The Finance team is actively working with the County regarding the assessment credit. The County has been extremely cooperative throughout this process, and we are working toward what we believe will be the best solution for the affected residents. Once a definitive solution and clear path forward have been established, the letter to the affected residents will be sent to the Chairman for approval prior to being sent out.
    - The District will incur no costs associated with this.
- ✓ Pond Assessment has been completed.
- ✓ We were saddened to learn that Jeremy with CLS passed away a few weeks ago. Our thoughts and condolences are with his family, friends, and colleagues during this difficult time. We will reach out to CLS to offer our condolences, check on their team, and discuss their plans moving forward.

CLEAR PARTNERSHIPS

C COLLABORATION · L LEADERSHIP · E EXCELLENCE · A ACCOUNTABILITY · R RESPECT

CLEARVUE
-Environmental-
Service Report

CLEARVUE
-ENVIRONMENTAL-
P.O. Box 270675
Tampa, FL 33688
813-540-0590
DS.CLEARVUEFL@GMAIL.COM

CUSTOMER: Heritage Springs CDD

Technician: Daniel

Date: September 9, 2026

	VEGETATION TREATED					DAYS
SITE	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED
All Sites(Ponds)		X			X	0
159CC,191F,141B,172C	X					0

OTHER SERVICES PROVIDED

SITE	Trash Removal	MECHANICAL WEED REMOVAL	Dissolved Oxygen Test	POND DYE

NOTES:
Treated all site(s) for all invasive shoreline vegetation as needed.
Treated sites listed above for algae as needed. Some areas and ponds were not accessible due to high water levels and over saturated areas around the ponds. Pond 171D Club Rush is dead at SE end and the area requested to be sprayed is dying as well.

Customers Signature: Email Pond Report

DATE: September 9, 2026

Email: