

Heritage Springs Community Development District

October 19, 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, October 19, 2026, at 2:30 p.m.

The Regular Meeting of the Heritage Springs Community Development District will be held on October 19, 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 September 21, 2026.....Page 3
- B. Consideration of FY2026 Budget Amendment.....Page 11
- C. Consideration of FY2026 Motion to Assign.....Page 14

4. STAFF REPORTS

A. District Accountant

- i. Approval of September 2026 Financial Statements.....Page 15
- ii. Review of Cash Flow Analysis as of September 30, 2026.....Page 48
- iii. Review of September 2026 Financial Snapshot.....Page 49

B. District Engineer

C. District Manager

- i. District Manager's Report.....Page 50

5. MAINTENANCE ITEMS

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

The next meeting is scheduled for November 16, 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, September 21, 2026, and called to order at 2:32 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
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 Lowens, the HOA liaison noted that his surname has not been consistently included in previous meeting minutes. Staff was requested to ensure that Mr. Lowens' full name is reflected in all future meeting records.

District Counsel led a discussion regarding erosion occurring along the pond bank behind 12078 Lake Boulevard, Trinity, Florida 34655. Mr. Dvorak reviewed the grading plans for the adjacent properties and noted that the lots were designed to drain toward the CDD property. Discussion followed regarding possible causes of the erosion.

Ms. Webster suggested sending an informational notice to the affected homeowners regarding the issue. She also recommended requesting a copy of the homeowner's insurance information, which may encourage compliance and cooperation in addressing the matter.

Mr. Wertovitch described observations of water discharging from beneath a fence in the affected area. Ms. Webster proposed issuing an initial letter from the District Manager, with a follow-up letter from District Counsel if the issue remains unresolved. The Board discussed the number of homes located along the fence line and noted that the erosion appears to be isolated to a single location. Mr. DePompa commented that the erosion is highly localized and appears to be occurring where water is being directed to a specific point, contributing to the erosion. Mr. Dvorak further suggested that a pool drain located on a neighboring lot may be contributing to the issue. He noted that excessive discharge could damage vegetation and accelerate erosion along the pond bank. Additional discussion followed. Mr. Wertovitch advised that he has provided photographs of the affected area to Ms. Webster for review. Ms. Webster stated that she will prepare a letter for distribution, with the initial correspondence to be sent from the District Manager to determine the homeowner's response regarding the erosion concerns. The affected area is located adjacent to Pond DA 161-F.

Mr. Wertovitch reported that he has been unable to identify the HOA property manager despite several attempts. He further suggested that an investigation be conducted to determine the source and location of any drainage piping contributing to the erosion. Additional discussion followed.

Mr. Johnstone reviewed records from the Pasco County Property Appraiser's Office and indicated that the responsible homeowners association may be the Trinity Community Master Association, although ownership and responsibility should be verified.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Regular Meeting Minutes held on August 17, 2026

Mr. Waugh requested that David Lowens' full name be included on Line 28 and throughout the minutes wherever his last name was omitted.

Mr. DePompa questioned the number of ponds referenced on Lines 205-206 and requested clarification regarding the count reflected in the minutes.

On MOTION by Mr. Johnstone, seconded by Mr. Waugh,
with all in favor, the Meeting Minutes for August 17, 2026,
were approved with amended changes. 4-0

B. Ratification of Inframark Drainage Correction

Mr. Waugh expressed dissatisfaction with the repair scope, noting that the area of work was identified as 12 to 15 feet when he believes it should have been approximately 19 feet from the outset. He emphasized the importance of conducting a thorough evaluation when determining the extent of roadway repairs.

The District Manager read emails received from the Maintenance Manager and provided a summary to the Board. Discussion followed regarding the events and circumstances that led to the change order. Mr. Waugh further stated that he was dissatisfied with the remaining water ponding in the repaired area, noting that the approved scope of work indicated the issue should have been corrected.

Mr. DePompa commented that similar issues with water ponding on asphalt surfaces exist throughout the community. Additional discussion followed regarding drainage concerns and roadway conditions.

Following Board discussion, the District Manager confirmed that the vendor will be scheduled to return and repair the asphalt in the area where a depression is allowing water to collect. The Board agreed that correction of the ponding issue falls within the original scope of work and that the vendor is responsible for completing the necessary repairs.

Mr. Dvorak commented that larger repair sections are common for this type of work and agreed that correction of the asphalt depression should have been included in the original scope. He stated that the issue must be properly addressed. Mr. Neal will provide the Board with an update regarding the proposed corrective action and the vendor's plan to resolve the roadway ponding issue.

On MOTION by Mr. Johnstone, seconded by Mr. Waugh,
with all in favor, the Inframark Drainage Correction was
ratified. 4-0

C. Consideration of Grau & Associates Audit Engagement Letter

On MOTION by Mr. Waugh, seconded by Mr. DePompa, with all in favor, the Grau & Associates Audit Engagement Letter was approved. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

i. Approval of August 2026 Financial Statements

Mr. DePompa noted a discrepancy of approximately \$450.00 in the Infrastructure Repair line item when comparing his records to the financial statements. He stated that his records reflect a balance of \$61,591.00, while the financial statements show \$62,041.00. The District Manager was directed to follow up with Ms. MacGregor to determine the cause of the discrepancy and report back to the Board.

On MOTION by Mr. Johnstone, seconded by Mr. DePompa, the August 2026 Financial Statement was approved. 4-0

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

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

iii. Review of August 2026 Financial Snapshot

Mr. Johnstone inquired about the timing of the budget amendment. Mr. Neal advised the Board that the budget amendment is scheduled to be presented to the Board at the October meeting.

B. District Engineer

i. BDI Labor Rates

Mr. Neal reviewed the proposed engineering services agreement and discussed the minor rate increase for engineering services. The Board then discussed prioritization of pond restoration projects based on the recent pond assessment.

Mr. Dvorak recommended focusing on Pond 141-I, behind the residential properties, and the west side of Pond 151-I. He advised that a survey would be required before proceeding with any restoration work and stated that the survey request could be initiated immediately with a not-to-exceed amount established for surveying the two ponds. Discussion followed regarding the selection and prioritization of ponds for restoration. Mr. Dvorak estimated that restoration of the two identified ponds could cost approximately \$130,000.

Mr. DePompa agreed that work on Pond 151-I should be limited to the west side and noted concerns regarding elevations and flooding in the area. He stated that the issue appears to involve an underlying engineering concern. Mr. Dvorak suggested that a surveyor could establish benchmark elevations by placing stakes and marking the top-of-bank elevations around the ponds. Additional discussion followed regarding the scope and purpose of the survey work.

The Board discussed survey timing and logistics. Mr. Dvorak indicated that he was uncertain whether field work and mapping could be completed in time for presentation at the October meeting. Access to the pond areas was also discussed.

On MOTION by Mr. Johnstone, seconded by Mr. Waugh, with all in favor, motion to authorize survey work for Ponds 141-I and 151-I with a NTE amount of \$8,000.00 was approved. 4-0

Mr. Dvorak estimated that survey activities could begin approximately three weeks after authorization is received. Mr. DePompa suggested sending a notification letter to the affected Village HOA Presidents advising them of the upcoming survey work.

Mr. Dvorak referenced a technical memorandum regarding Pond 161-A prepared by Kirk and stated his belief that the issues identified should qualify as warranty work to be completed by CLS.

Mr. Johnstone suggested that Mr. Dvorak include language in the memorandum indicating that BDI believes the work should be considered a warranty obligation. Mr. Wertovitch provided the memorandum to the Board on the day of the meeting. Discussion followed regarding the findings and recommendations contained in the technical memorandum.

Mr. Dvorak stated that, in his opinion, the drainage issues were created by CLS and that the District should not bear the cost of correcting the problem.

Mr. David Lowens, HOA Liaison, asked whether spot repairs would be performed at Pond 5-9D. Mr. Johnstone confirmed that spot repairs are planned. Mr. Johnstone also asked whether the HOA should be notified regarding the proposed pond repair projects. Mr. DePompa indicated that he could coordinate communication with the affected associations.

The Board then discussed potential spot repair projects and identified the following locations for further consideration, Pond 5-9D: Three depressions identified for potential repair; estimated cost of \$10,000, Pond 151-A: Corner stabilization with stone installation; estimated cost of \$10,000, Pond 151-B: Spot repair at the northwest corner; estimated cost of \$5,000, and Pond 161-A: Northern bank spot repair; estimated cost of \$5,000.

Mr. Dvorak was directed to obtain proposals from multiple contractors for the identified work.

Mr. DePompa suggested soliciting proposals only for the specific repairs needed and emphasized that contractors should conduct site visits before submitting pricing. He further recommended obtaining separate pricing for each pond so that awards could be made on an individual pond basis if advantageous. Mr. Wertovitch suggested requesting both individual pricing and a bundled price for all identified spot repairs to determine whether cost savings could be achieved by completing multiple projects under a single contract. Additional discussion followed.

C. District Manager

i. District Manager's Report

Mr. Neal reviewed his report with the Board and noted that most items had already been discussed earlier in the meeting, including the update regarding the 710 parcels receiving one-time credit.

Mr. DePompa reported concerns regarding a drainage grate located behind 1020 Almondwood Drive, where washout has occurred on both sides of the structure. Discussion followed regarding the condition of the area and the need for evaluation and potential repairs. It was noted that corrective work may need to be delayed until the dry season due to site conditions.

Mr. Johnstone reported that a resident had contacted him regarding weeds in a pond. Mr. Wertovitch agreed to inspect the area and determine whether any maintenance concerns need to be addressed.

The Board also discussed the issue of landscapers depositing grass clippings into ponds. Members noted that this practice can negatively impact pond health and water quality and agreed that the matter should continue to be monitored.

The Board agreed that the current pond maintenance efforts are being handled well and expressed satisfaction with the quality of work being performed.

The Board then discussed the presence of Armored Catfish within the pond system. It was noted that Clearvue was unable to provide a recommendation or solution for their removal. Discussion followed regarding potential methods for controlling or eliminating the species and the challenges associated with managing their population.

With there being no maintenance items to discuss, the Board moved to the next order of business.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests or

Comments

Mr. DePompa commented on the Duke Energy charges reflected in the agenda and inquired about the fluctuations and increases shown in certain months. The Board discussed the matter and noted that the variances are likely attributable to the difference between estimated meter readings and actual meter readings.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Johnstone, seconded by Mr. Waugh,
with all in favor, the meeting was adjourned at 4:34 p.m. 4-0

Steven Wertovitch
Chairperson

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 40,000	\$ -	\$ 40,000	\$ 35,847	\$ (4,153)
Interest - Tax Collector	-	-	-	749	749
Special Assmnts- Tax Collector	526,441	-	526,441	526,444	3
Special Assmnts- Discounts	(21,058)	-	(21,058)	(19,742)	1,316
TOTAL REVENUES	545,383	-	545,383	543,298	(2,085)
EXPENDITURES					
Administration					
P/R-Board of Supervisors	11,000	-	11,000	11,600	(600)
FICA Taxes	842	-	842	826	16
ProfServ-Dissemination Agent	1,000	-	1,000	-	1,000
ProfServ-Engineering	55,000	-	55,000	63,525	(8,525)
ProfServ-Legal Services	5,000	-	5,000	5,155	(155)
ProfServ-Mgmt Consulting	39,202	-	39,202	35,602	3,600
ProfServ-Property Appraiser	150	-	150	-	150
ProfServ-Special Assessment	7,500	-	7,500	7,500	-
ProfServ-Trustee Fees	4,971	-	4,971	-	4,971
ProfServ-Web Site Maintenance	750	-	750	27	723
Auditing Services	5,800	-	5,800	5,700	100
Postage and Freight	400	-	400	3,060	(2,660)
Insurance - General Liability	7,000	-	7,000	7,666	(666)
Printing and Binding	600	-	600	720	(120)
Legal Advertising	1,600	-	1,600	370	1,230
Miscellaneous Services	1,900	-	1,900	685	1,215
Misc-Assessment Collection Cost	10,528	-	10,528	10,138	390
Office Supplies	100	-	100	-	100
Annual District Filing Fee	175	-	175	175	-
Total Administration	153,518	-	153,518	152,749	769
Field					
Contracts-Lakes	45,000	-	45,000	44,616	384
Electricity - Streetlights	46,600	-	46,600	47,867	(1,267)
R&M-Aquascaping	5,000	-	5,000	-	5,000
Weir and Wetland Maintenance	36,455	-	36,455	-	36,455
Misc-Contingency	5,600	-	5,600	-	5,600
Infrastructure Repair	60,000	2,041	62,041	62,041	-
Pond Bank Repairs & Maintenance	193,210	156,703	349,913	349,913	-
Total Field	391,865	158,744	550,609	504,437	46,172
TOTAL EXPENDITURES	545,383	158,744	704,127	657,186	46,941

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	(158,744)	(158,744)	(113,888)	44,856
Net change in fund balance	-	(158,744)	(158,744)	(113,888)	44,856
FUND BALANCE, BEGINNING (OCT 1, 2025)	864,538	-	864,538	864,538	-
FUND BALANCE, ENDING	\$ 864,538	\$ (158,744)	\$ 705,794	\$ 750,650	\$ 44,856

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ 6,640	\$ 6,640
Special Assmnts- Tax Collector	141,027	-	141,027	141,027	-
Special Assmnts- Discounts	(5,641)	-	(5,641)	(5,289)	352
TOTAL REVENUES	135,386	-	135,386	142,378	6,992
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	2,821	-	2,821	2,715	106
Assessment Refunds	-	141,027	141,027	141,027	-
Total Administration	2,821	141,027	143,848	143,742	106
Debt Service					
Debt Retirement Series A	105,000	5,000	110,000	110,000	-
Interest Expense Series A	5,513	-	5,513	2,888	2,625
Total Debt Service	110,513	5,000	115,513	112,888	2,625
TOTAL EXPENDITURES	113,334	146,027	259,361	256,630	2,731
Excess (deficiency) of revenues Over (under) expenditures	22,052	(146,027)	(123,975)	(114,252)	9,723
Net change in fund balance	22,052	(146,027)	(123,975)	(114,252)	9,723
FUND BALANCE, BEGINNING (OCT 1, 2025)	197,900	-	197,900	197,900	-
FUND BALANCE, ENDING	\$ 219,952	\$ (146,027)	\$ 73,925	\$ 83,648	\$ 9,723

**HERITAGE SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/26

The Board hereby assigns the FY 2026 Reserves as follows:

	<u>FY2026</u>
Operating Reserves	\$ 136,336
Reserves - Ponds	606,024
Total Assigned Reserves	<u>\$ 742,360</u>

***Heritage Springs
Community
Development
District***

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



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**Heritage Springs
Community Development District**

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2006 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 294,445	\$ 83,649	\$ 378,094
Cash in Transit	-	141,027	141,027
Investments:			
Money Market Account	604,699	-	604,699
Prepaid Items	1,000	-	1,000
Prepaid Insurance	14,580	-	14,580
TOTAL ASSETS	\$ 914,724	\$ 224,676	\$ 1,139,400
<u>LIABILITIES</u>			
Accounts Payable	\$ 22,929	\$ -	\$ 22,929
Accrued Expenses	4,000	-	4,000
Due To Other Funds	141,027	-	141,027
TOTAL LIABILITIES	167,956	-	167,956
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,000	-	1,000
Prepaid Insurance	14,580	-	14,580
Restricted for:			
Debt Service	-	224,676	224,676
Assigned to:			
Operating Reserves	136,336	-	136,336
Reserves - Ponds	594,852	-	594,852
TOTAL FUND BALANCES	\$ 746,768	\$ 224,676	\$ 971,444
TOTAL LIABILITIES & FUND BALANCES	\$ 914,724	\$ 224,676	\$ 1,139,400

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 40,000	\$ 40,000	\$ 35,847	\$ (4,153)	89.62%
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	545,383	543,298	(2,085)	99.62%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	11,000	11,000	11,600	(600)	105.45%
FICA Taxes	842	842	826	16	98.10%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	55,000	55,000	63,525	(8,525)	115.50%
ProfServ-Legal Services	5,000	5,000	5,155	(155)	103.10%
ProfServ-Mgmt Consulting	39,202	39,202	35,602	3,600	90.82%
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	400	3,060	(2,660)	765.00%
Insurance - General Liability	7,000	7,000	7,666	(666)	109.51%
Printing and Binding	600	600	720	(120)	120.00%
Legal Advertising	1,600	1,600	370	1,230	23.13%
Miscellaneous Services	1,900	1,900	685	1,215	36.05%
Misc-Assessment Collection Cost	10,528	10,528	10,138	390	96.30%
Office Supplies	100	100	-	100	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	153,518	153,518	152,749	769	99.50%
<u>Field</u>					
Contracts-Lakes	45,000	45,000	44,616	384	99.15%
Electricity - Streetlights	46,600	46,600	51,749	(5,149)	111.05%
R&M-Aquascaping	5,000	5,000	-	5,000	0.00%
Weir and Wetland Maintenance	36,455	36,455	-	36,455	0.00%
Misc-Contingency	5,600	5,600	-	5,600	0.00%
Infrastructure Repair	60,000	60,000	62,041	(2,041)	103.40%
Pond Bank Repairs & Maintenance	193,210	193,210	349,913	(156,703)	181.11%
Total Field	391,865	391,865	508,319	(116,454)	129.72%
TOTAL EXPENDITURES	545,383	545,383	661,068	(115,685)	121.21%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	(117,770)	(117,770)	0.00%
Net change in fund balance	\$ -	\$ -	\$ (117,770)	\$ (117,770)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	864,538	864,538	864,538		
FUND BALANCE, ENDING	<u>\$ 864,538</u>	<u>\$ 864,538</u>	<u>\$ 746,768</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 6,641	\$ 6,641	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	142,379	6,993	105.17%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	2,821	2,821	2,715	106	96.24%
Total Administration	2,821	2,821	2,715	106	96.24%
<u>Debt Service</u>					
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	26,776	4,724	121.42%
<u>OTHER FINANCING SOURCES (USES)</u>					
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	\$ 26,776	\$ 4,724	121.42%
FUND BALANCE, BEGINNING (OCT 1, 2025)	197,900	197,900	197,900		
FUND BALANCE, ENDING	\$ 219,952	\$ 219,952	\$ 224,676		

**Heritage Springs
Community Development District**

Supporting Schedules

September 30, 2026

HERITAGE SPRINGS

Community Development District

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2006 Debt Service
Assessments Levied				\$ 667,471	\$ 526,444	\$ 141,027
Allocation %				100%	79%	21%
11/06/25	\$ 17,024	\$ 964	\$ 347	\$ 18,335	\$ 14,461	\$ 3,874
11/14/25	\$ 108,170	\$ 4,599	\$ 2,208	\$ 114,976	\$ 90,684	\$ 24,293
11/20/25	\$ 95,952	\$ 4,080	\$ 1,958	\$ 101,990	\$ 80,441	\$ 21,549
11/26/25	\$ 47,989	\$ 2,036	\$ 979	\$ 51,004	\$ 40,228	\$ 10,776
12/05/25	\$ 229,545	\$ 9,760	\$ 4,685	\$ 243,989	\$ 192,438	\$ 51,551
12/11/25	\$ 44,246	\$ 1,854	\$ 903	\$ 47,003	\$ 37,072	\$ 9,931
12/18/25	\$ 19,618	\$ 715	\$ 400	\$ 20,733	\$ 16,352	\$ 4,380
01/09/26	\$ 20,878	\$ 655	\$ 426	\$ 21,959	\$ 17,320	\$ 4,640
02/11/26	\$ 12,713	\$ 287	\$ 259	\$ 13,260	\$ 10,458	\$ 2,802
03/12/26	\$ 7,314	\$ 75	\$ 149	\$ 7,538	\$ 5,946	\$ 1,593
04/09/26	\$ 19,423	\$ 6	\$ 396	\$ 19,825	\$ 15,636	\$ 4,189
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
September 30, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Gov't Interest Checking	n/a	3.56%	\$ 153,418
Checking Acct - Trust	Valley Bank	Gov't Interest Checking	n/a	3.56%	\$ 83,649
Public Funds Money Market	Bank United	MMA - #0143	n/a	3.40%	<u>604,699</u>
				GF Total	<u>\$ 841,766</u>

Bank Account Statement

Heritage Springs CDD

Bank Account No. 0655
Statement No. 09-27

Statement Date 09/30/2026

G/L Account No. 101002 Balance	294,445.40	Statement Balance	300,908.90
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	294,445.40	Subtotal	300,908.90
Negative Adjustments	0.00	Outstanding Checks	-6,463.50
Ending G/L Balance	294,445.40	Ending Balance	294,445.40

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/24/2026	Payment	100151	BRLETIC DVORAK, INC	Inv: 2584			-5,335.00
09/24/2026	Payment	100152	STRALEY ROBIN VERICKER	Inv: 28987			-1,128.50
Total Outstanding Checks							-6,463.50
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Heritage Springs CDD

Bank Account No. 6307
Statement No. 09-26

Statement Date 09/30/2026

G/L Account No. 101005 Balance	83,648.73	Statement Balance	83,648.73
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	83,648.73	Subtotal	83,648.73
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	83,648.73	Ending Balance	83,648.73

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

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

CHECK # 100147

001	09/04/26	FEDEX	9-436-9130	FEDEX CHARGES	Postage and Freight	541006-51301	\$23.11
-----	----------	-------	------------	---------------	---------------------	--------------	---------

Check Total \$23.11

CHECK # 100148

001	09/04/26	STRALEY ROBIN VERICKER	28805	July 2026 Legal Services	ProfServ-Legal Services	531023-51301	\$528.00
-----	----------	------------------------	-------	--------------------------	-------------------------	--------------	----------

Check Total \$528.00

CHECK # 100149

001	09/04/26	CLEARVUE ENVIRONMENTAL LLC	1331	SEPT 2026 POND MAINT	Contracts-Lakes	534084-53901	\$3,702.00
-----	----------	----------------------------	------	----------------------	-----------------	--------------	------------

Check Total \$3,702.00

CHECK # 100150

001	09/04/26	INFRAMARK LLC	188535	SEPT 2026 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,266.83
001	09/04/26	INFRAMARK LLC	187193	Postage	Postage and Freight	541006-51301	\$108.12

Check Total \$3,374.95

CHECK # 100151

001	09/24/26	BRLETIC DVORAK, INC	2584	AUG 26 ENGINEERING SERVICES	ProfServ-Engineering	531013-51301	\$5,335.00
-----	----------	---------------------	------	-----------------------------	----------------------	--------------	------------

Check Total \$5,335.00

CHECK # 100152

001	09/24/26	STRALEY ROBIN VERICKER	28987	August 2026 Legal Services	ProfServ-Legal Services	531023-51301	\$1,128.50
-----	----------	------------------------	-------	----------------------------	-------------------------	--------------	------------

Check Total \$1,128.50

CHECK # 100154

001	09/29/26	INFRAMARK LLC	189631	Mail Notices, FY27 Dissemination services, Postage	Prepaid Items	155000	\$1,000.00
001	09/29/26	INFRAMARK LLC	189631	Mail Notices, FY27 Dissemination services, Postage	Postage and Freight	541006-51301	\$2,615.48
001	09/29/26	INFRAMARK LLC	189631	Mail Notices, FY27 Dissemination services, Postage	Postage and Freight	541006-51301	\$6.24

Check Total \$3,621.72

CHECK # 300038

001	09/08/26	DUKE ENERGY	081726-7138-ACH	SVC PRD 07/15-08/13/26	Electricity - Streetlights	543013-53901	\$3,881.29
-----	----------	-------------	-----------------	------------------------	----------------------------	--------------	------------

Check Total \$3,881.29

CHECK # 300039

001	09/21/26	DUKE ENERGY	083126-2604-ACH	SRV PRD 07/30-08/27/26	Electricity - Streetlights	543013-53901	\$37.37
-----	----------	-------------	-----------------	------------------------	----------------------------	--------------	---------

Check Total \$37.37

Fund Total **\$21,631.94**

SERIES 2006 DEBT SERVICE FUND - 202

CHECK # 100153

202	09/29/26	MIKE FASANO	27002	710 Parcels Assessment Correction	Assessment Refunds	573015-51301	\$141,027.30
-----	----------	-------------	-------	-----------------------------------	--------------------	--------------	--------------

Check Total \$141,027.30

Fund Total **\$141,027.30**

Total Checks Paid **\$162,659.24**



Invoice Number	Invoice Date	Account Number	Page
9-436-09130	Aug 25, 2026	[REDACTED]	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 \$23.11
TOTAL THIS INVOICE USD \$23.11

Account Summary as of Aug 25, 2026

Previous Balance 0.00
Payments 0.00
Adjustments 0.00
New Charges 23.11

New Account Balance \$23.11

You saved \$31.83 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.



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
9-436-09130	USD \$23.11	2416-1535-9	USD \$23.11

Remittance Advice

Your payment is due by Sep 09, 2026

943609130100000231198 [REDACTED] 7000002311900000231190

0042342 01 H 0.672 **AUTO T7 0 1236 33076-336151 -C01-P42384-I1



HERITAGE SPRINGS
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076



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



63311370006124

Invoice Number	Invoice Date	Account Number	Page
9-436-09130	Aug 25, 2026		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Aug 18, 2026

Cust. Ref.: Heritage Springs CDD Age

Ref. #2: 8225

Payor: Recipient

Ref. #3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 27.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	875931372608	Jasmin Nunez	Heritage Springs Community Clu
Service Type	FedEx Priority Overnight	Heritage Springs CDD	11345 Robert Trent Jones Parkw
Package Type	Customer Packaging	313 CAMPUS ST	NEW PORT RICHEY FL 34655 US
Zone	02	KISSIMMEE FL 34747 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Aug 19, 2026 10:29	Transportation Charge	49.99
Svc Area	A2	Discount	-31.83
Signed by	M.Mathis	Fuel Surcharge	4.95
FedEx Use	000000000/1486/_	Total Charge	USD \$23.11
Recipient Subtotal			USD \$23.11
Total FedEx Express			USD \$23.11

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!

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 14, 2026

Client: 001045

Matter: 000001

Invoice #: 28805

Page: 1

RE: General Matters

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2026	CAW	REVIEW APPROVED 2026/2027 BUDGET; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING SAME; REVIEW TWO PUBLICATIONS FOR NOTICE OF BUDGET HEARING; REVIEW O&M ASSESSMENT MAILED NOTICE LETTER.	0.6	\$183.00
7/1/2026	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	\$157.50
7/14/2026	CAW	REVIEW RESOLUTION ADOPTING 2026/2027 BUDGET AND RESOLUTION IMPOSING ASSESSMENTS.	0.5	\$152.50
7/15/2026	AM	TRANSMIT RESOLUTION LEVYING O&M AND RESOLUTION ADOPTING FINAL BUDGET TO DISTRICT MANAGER'S OFFICE.	0.2	\$35.00
Total Professional Services			2.2	\$528.00

August 14, 2026
Client: 001045
Matter: 000001
Invoice #: 28805

Page: 2

Total Services	\$528.00	
Total Disbursements	\$0.00	
Total Current Charges		\$528.00
Previous Balance		\$122.00
Less Payments		(\$122.00)
PAY THIS AMOUNT		\$528.00

Please Include Invoice Number on all Correspondence



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: 1331

Invoice Date: September 1, 2026

Payment Due: October 1, 2026

Amount Due (USD): \$3,702.00

 [Pay Securely Online](#)

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

Total: \$3,702.00

Amount Due (USD): \$3,702.00

[Pay Securely Online](#)



link.waveapps.com/nr4we2-msqjjn



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

188535

DATE

9/1/2026

CUSTOMER ID

C1308

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/1/2026

BILL TO

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

Services provided for the Month of: September 2026

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

Subtotal

\$3,266.83

Tax

\$0.00

Total Due

\$3,266.83

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

187193

CUSTOMER ID

C1308

PO#**DATE**

8/19/2026

NET TERMS

Due On Receipt

DUE DATE

8/19/2026

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
Agenda Packages	7	Ea	15.00		105.00
Postage	4	Ea	0.78		3.12
Subtotal					108.12

Subtotal \$108.12

Tax \$0.00

Total Due \$108.12

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:

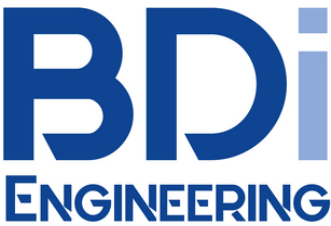
Account Name: INFRAMARK, LLC

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.

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 2584
DATE 08/31/2026
TERMS Net 30
DUE DATE 09/30/2026

PROJECT NAME
Heritage Springs CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[August 03 - August 31]	15:30	210.00	3,255.00
Designer	[August 21 - August 25]	10:00	100.00	1,000.00
Senior Inspector	[August 24 - August 28]	9:00	120.00	1,080.00

BALANCE DUE \$5,335.00



HERITAGE SPRINGS CDD

August 2026

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration	8/17 - 8/31	14.00	\$210	R. Dvorak	\$2,940.00
Includes engineer's reports, board meeting meeting attendance, invoicing, and workshops, communication with DM, and board, etc. (includes two continued meetings to review ponds)		8.00	\$120	K. Wagner	\$960.00
Miscellaneous - update pond plan sheets for pond assessment and priority list, pond map for Howard, Pond 161-A investigation.	8/3 - 8/24	1.50	\$210	R. Dvorak	\$315.00
		1.00	\$120	K. Wagner	\$120.00
		10.00	\$100	S. Ferguson	\$1,000.00
Offsite Drainage Map - added developments as needed into CAD drawing.		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$150	S. Brletic	\$0.00
		0.00	\$100	S. Ferguson	\$0.00
		0.00	\$80	S. Ferguson	\$0.00
INVOICE TOTAL		34.50			\$5,335.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 16, 2026
Client: 001045
Matter: 000001
Invoice #: 28987

Page: 1

RE: General Matters

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/17/2026	JMV	REVIEW EMAILS RE: CDD ASSESSMENT CREDIT; PREPARE FOR AND ATTEND CONFERENCE CALL.	0.8	\$244.00
8/17/2026	CAW	REVIEW AGENDA AND PREPARE FOR AUGUST BOARD MEETING; PHONE CALL WITH DISTRICT MANAGER REGARDING MEETING AND BOND ASSESSMENT CREDIT; ATTEND BOARD MEETING VIA TEAMS.	2.9	\$884.50
Total Professional Services			3.7	\$1,128.50

September 16, 2026
Client: 001045
Matter: 000001
Invoice #: 28987

Page: 2

Total Services	\$1,128.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,128.50
Previous Balance		\$528.00
Less Payments		(\$528.00)
PAY THIS AMOUNT		\$1,128.50

Please Include Invoice Number on all Correspondence



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

189631

CUSTOMER ID

C1308

PO#

INVOICE

DATE

9/23/2026

NET TERMS

Due On Receipt

DUE DATE

9/23/2026

BILL TO

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

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent to 7-29-26	1	Ea	2,615.48		2,615.48
Dissemination Services	1	Ea	1,000.00		1,000.00
Postage	8	Ea	0.78		6.24
Subtotal					3,621.72

Subtotal	\$3,621.72
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,621.72
------------------	------------

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.

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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.

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: Sep 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.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 15 - Aug 13		
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 - Jul 15 26 to Aug 13 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

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



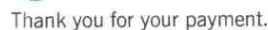
HERITAGE SPGS COMM ASSOC INC
12161 WALSTONE CT
PUMP

Bill date Aug 31, 2026
For service Jul 30 - Aug 27
29 days

Account number **9100 8650 2604**

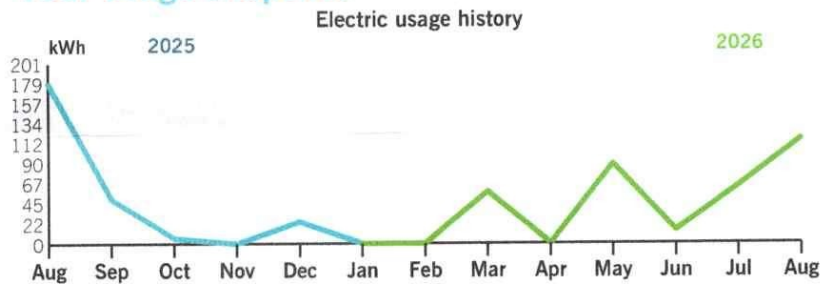
Billing summary

Previous Amount Due	\$33.25
<i>Payment Received Aug 21</i>	-33.25
Current Electric Charges	33.71
Taxes	3.66
Total Amount Due Sep 21	\$37.37



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

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

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	115	179	416	35
Avg. Daily (kWh)	4	6	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 Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8650 2604

\$37.37
by Sep 21

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

\$ _____
Add here, to help others with a
contribution to Share the Light.

Amount enclosed



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



026715 000001188



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

8891.0086502604000660000000000000000000373700000037379

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: Sep 28

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

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.

Your usage snapshot - Continued

Current electric usage for meter number 3601813	
Actual reading on Aug 27	8651
Previous reading on Jul 30	- 8536
Energy Used	115 kWh
Billed kWh	115.000 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 - Jul 30 26 to Aug 27 26	
Meter - 3601813	
Customer Charge	\$18.01
Energy Charge	
115.000 kWh @ 9.609c	11.04
Fuel Charge	
115.000 kWh @ 3.859c	4.44
Asset Securitization Charge	
115.000 kWh @ 0.195c	0.22
Total Current Charges	\$33.71

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	\$2.41
Regulatory Assessment Fee	0.03
Gross Receipts Tax	0.87
County Optional Tax	0.35
Total Taxes	\$3.66





INVOICE

INVOICE NO: 27002

DATE: September 24, 2026

To: Heritage Springs CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
710	2025 Tax Roll Correction Refunds -	\$198.63	\$141,027.30
		SUBTOTAL	\$141,027.30
		TOTAL DUE	\$141,027.30

Make checks or money orders payable to: Mike Fasano, Pasco County Tax Collector
P.O. Box 276
Dade City, FL 33526

Credit cards are accepted with a 3% service fee

If you have any questions concerning this invoice, call: Abby Noyes, Director of Finance & Tax 352-521-4280.

Heritage Springs CDD

Cash Flow Projection

9/30/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	153,418.00	3.56%
MM Account - Bank United	604,699.00	3.40%
Less: Current Outstanding AP	(22,929.00)	
Estimated Cash Available Today	<u>735,188.00</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>735,188.00</u>	
 <u>Projections:</u>		
Monthly Average Spend (October - September)	55,089.00	
 Total Monthly Average Spend	 <u>55,089.00</u>	
 Expected Cash Flow at YE (9/30/26)	 <u>680,099.00</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	 110,178.00	
Expected Need through 1st QTR FY27	<u>569,921.00</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

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 September 30, 2026

- **Current Cash Balances:**

- Valley National Bank Operating Acct: \$153,418
- Bank United Money Market Acct: \$604,699

- **Assessment collections:**

- Heritage Springs is 100% collected on the tax roll as of 09/30/2026.

- **Expenses:**

- Current expenses make up 120.50% of the annual budget through September 30, 2026.

Total expenses for the first 12 months are \$657,186. Heritage Springs is over budget due to Pond and Infrastructure repairs. Heritage Springs will need a budget amendment at the end of the fiscal year.

HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – October 2026

- ✓ The next Board meeting is on November 16, 2026, at 2:30pm.
- ✓ Titanium Community Management - Effective January 1, 2027.
 - New name, same people, renewed commitment.
- ✓ The Finance team is actively working to get the refunds processed internally as opposed to through the County. The letter to the affected residents will be sent to the Chairman this week for approval prior to being distributed with the checks.
 - The District will incur no costs associated with this.

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT