

**Heritage Lake Park
Community Development District**

**January 10, 2024
Meeting**

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #:

Meeting URL:

<https://zoom.us/j/94537394539?pwd=R0UwMWdqaE9iNGFiS2F0ZjVmMU9rUT09>

Call-In #: 1-929-205-6099

Passcode: 902147

**HERITAGE LAKE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors

- James DeFilippo, Chairperson
- Greg Krauss, Vice Chairperson
- Douglas Carville, Assistant Secretary
- Lawrence Forlano, Assistant Secretary
- Niles Waring, Assistant Secretary

- Justin Faircloth, District Manager
- Andy Cohen, District Counsel
- Jeffrey Satfield, District Engineer

AGENDA

Wednesday, January 10, 2024 – 10:00 a.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Audience Comments on Agenda Items**
- 5. Approval of Consent Agenda**
 - A. Minutes of the December 4, 2023 Meeting
 - B. Acceptance of the Financial Statements
 - C. Ratifications under Resolution 2017-03
- 6. Engineer’s Report**
- 7. Old Business**
 - A. Hurricane Ian Update
 - i. Fine Line Homes
 - ii. Signature Privacy Walls
 - B. D.R. Horton Update
 - i. Traffic Plan
- 8. New Business**
 - A. Florida Department of Health 12/28/23 Communication
 - B. Fitness Services of Florida Estimate 4874
- 9. Manager’s Report**
 - A. Field Manager’s Report
 - B. LMP Landscape/Irrigation Update
 - i. LMP Pump Repair Estimates
 1. Estimate 87074
 2. Estimate 87075
 3. Estimate 87076
 4. Estimate 87077
 5. Estimate 87078
 6. Estimate 87079
 7. Estimate 87080
 - C. SOLitude Service Reports
 - D. Update on Follow-Up Actions

District Office

Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071
954-603-0033

Meeting Location

Heritage Lake Clubhouse
25635 Heritage Lake Boulevard
Punta Gorda, FL

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- i. Mailbox Kiosk Update
- ii. Sunland Paving Update
- iii. Kast Pools Update

10. Attorney's Report

11. Supervisors' Reports, Requests and Comments

12. Chairman's Comment

13. Audience Comments

14. Adjournment

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Fifth Order of Business

5A

**MINUTES OF MEETING
HERITAGE LAKE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Lake Park Community Development District was held on Monday, December 4, 2023 at 10:00 a.m. at the Heritage Lake Park Clubhouse, 25635 Heritage Lake Boulevard, Punta Gorda, Florida.

Present and constituting a quorum were:

James DeFilippo	Chairperson (via phone)
Greg Krauss	Vice Chairperson (via phone)
Douglas Carville	Assistant Secretary
Lawrence Forlano	Assistant Secretary
Niles Waring	Assistant Secretary

Also present were:

Jacob Whitlock	Assistant District Manager
Sergio Residents	LMP

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

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

On MOTION by Mr. Krauss seconded by Mr. Waring, with all in favor, Mr. DeFilippo and Mr. Krauss to attend and vote via Zoom was approved.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Waring seconded by Mr. Krauss, with all in favor, the agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

- Mr. Rod Shirk comment card inquired if there is a timeline update for the project in front of the property.

Unapproved Minutes

December 4, 2023

Heritage Lake Park CDD

- Mr. Whitlock noted he has no update at this time.
- Mr. DeFilippo noted the District does not own the property, the parcel has been for sale for some time. The CDD has the right of access for the fence.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the November 6, 2023 Meeting**
- B. Acceptance of the Financial Statements**
- C. Ratifications under Resolution 2017-03**

On MOTION by Mr. DeFilippo seconded by Mr. Carville, with all in favor, the consent agenda was approved.

SIXTH ORDER OF BUSINESS

Engineer’s Report

- None.

SEVENTH ORDER OF BUSINESS

Old Business

- A. Hurricane Ian Update**
 - i. Fine Line Homes**

- Mr. Whitlock reported Fine Line Homes has completed all their contract responsibilities.

- ii. Signature Privacy Walls**

- Mr. Whitlock reported a final inspection was completed this week with Mr. Waring. The repairs have been completed and have passed inspection with the County. There are one or two paint touch-up items that he is waiting on final verification photographs.

- B. D.R. Horton Update**

- Mr. Whitlock noted he does not have an update from D.R. Horton, he knows there is an item that needs looking at and a signature concerning their mailbox. District Counsel is reviewing the document.
 - Mr. Waring noted he has been told by the mail carrier that there are plenty of open boxes.
 - Mr. DeFilippo noted there are boxes available for the development so they should be okay with that.

EIGHTH ORDER OF BUSINESS

New Business

- A. Expedia Event Discussion**

- Ms. Ross noted this has been cancelled.

December 4, 2023

Heritage Lake Park CDD

- Discussion ensued with Mr. DeFilippo noting at the clubhouse if an event is open for the whole community, he is not sure there should be a fee for that. If there are food and drink involved, then there are cleaning issues. To have an event to inform residents on events or activities, he is in favor of opening the clubhouse for those kinds of activities. Discussion ensued.

NINTH ORDER OF BUSINESS

Manager's Report

A. Field Manager's Report

- Mr. Whitlock reviewed the Field Management Report with the Board.

B. LMP Landscape/Irrigation Update

- Sergio provided an update on the LMP items. He noted if residents see spraying, they should not walk dogs in these areas. The plantings approved are being scheduled for next week.
- Mr. Waring requested when they are spraying the pool area that it be done as early as possible before 9:00. He noted there was an incident a week ago around the pool and when they are coming to trim around the pool it needs to be done first before people are there.
 - Ms. Ross noted a person was sitting there and they started blowing debris all over her and they told her she had to move so they could do their job.
 - Sergio noted he will address it with the crew.
- Mr. Waring reported for irrigation most of the diagnostics are done. Pumps 3 and 4 are off and he will be looking for Jonathan to get with them quickly on how it will be resolved. Pumps 1 and 2 are running but there seems to be some questions on whether all the zones are working or not. Pumps 6, 7 and parts of 5 are working. He is looking Jonathan to get some details on when they are going to start addressing the bigger issues.
 - Mr. DeFilippo noted a lot of residents are still watering as irrigation is not getting to the Villas. They need to make sure LMP gives them something as soon as they can.

C. SOLitude Service Reports

- None. Mr. Whitlock will follow-up on the report.

D. Update on Follow-Up Actions

i. Mailbox Kiosk Update

- Mr. Whitlock addressed a Method of Delivery agreement between D. R. Horton, USPS and the District, he received from District Counsel that the Chair needs to sign.
 - Mr. Waring noted the company providing the new mailboxes for Willow Hammock received payment on Friday. He noted Mr. DeFilippo got approval from the post office since it is a replacement of what they already have but they want their maintenance people onsite the day of the install.

ii. Sunland Paving Update

- Mr. Whitlock will follow-up with Sunland Paving for the work to be finished and the broken park stop.

iii. Kast Pools Update

- Mr. Whitlock reported he has been working with staff at Kast to obtain a couple of insurance documents and signatures on the contract. They are scheduled to begin work on December 18th.

TENTH ORDER OF BUSINESS

Attorney’s Report

- None.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Reports, Requests and Comments

- Mr. Waring reported the picnic table replacements have been ordered. It will be six 8-foot wood tables. The tables are two feet longer than the current and ADA compliant.
- Mr. Waring noted when Mr. Krauss returns, they need to look at the AEDs. Ms. Ross has been getting emails that they are not updated.
 - Mr. Krauss noted he thinks he has a fix they can put in place.
 - Mr. Whitlock reported they are getting confirmation on a training session for the community that he believes is to take place on January 30th. Keith also noted if anyone has an in-home AED machine, they can bring it and after the class he would examine it and see if it needs updates.
 - Mr. Whitlock noted the training session is limited to 75 participants.

TWELFTH ORDER OF BUSINESS

Chairman’s Comments

- Mr. DeFilippo noted his comments have been addressed and he has nothing further.

THIRTEENTH ORDER OF BUSINESS Audience Comments

- A resident confirmed that the January meeting has been moved from the 8th to the 10th. Mr. DeFilippo confirmed that is correct.
- Ms. Charlotte Beschen addressed the gate on the resident side being open quite a few times.
 - Mr. Whitlock noted this was due to construction issues in the back.
- Ms. Beschen addressed the front irrigation noting the pavement is wet and they might want to check to make sure they are irrigating where they are supposed to.
 - Mr. Waring noted it is runoff.
- Ms. Beschen noted she has Lanai screen door damage from the hurricane and was told by the previous owner that it was going to be taken care of.
 - Mr. Waring noted she will need to talk to the COA for that.
- Ms. Beschen volunteered to help Mr. Waring with the labels for the new mailboxes.
- Mr. Fillo inquired if for the irrigation they are going to make sure the right zones are coming to the right pumps.
 - Mr. Waring noted he does not know the next steps with LMP on how are they going to do this with regard to the pumps that are connected together.
 - Mr. DeFilippo noted they need to have numbers, estimates and everything by the next meeting.
- Mr. DeFilippo thanked the Board for all they are doing while he is incapacitated.
- A resident inquired about a light pole damaged by D. R. Horton.
 - Mr. Waring noted it was actually Habitat for Humanity, but he does not know why that is not fixed yet.
 - Ms. Ross noted they had to order the pole.
- A resident addressed people parking on the edge of lawns damaging sprinkler heads.

FOURTEENTH ORDER OF BUSINESS Adjournment

<p>On MOTION by Mr. Krauss seconded by Mr. Waring, with all in favor, the meeting was adjourned at 11:00 a.m.</p>

Chairman / Vice Chairman

5B

**Heritage Lake Park
Community Development District**

Financial Report

November 30, 2023



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**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

November 30, 2023

Balance Sheet
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 598,397	\$ -	\$ 598,397
Cash On Hand/Petty Cash	800	-	800
Accounts Receivable	343	-	343
Assessments Receivable	48,323	15,207	63,530
Allow-Doubtful Collections	(48,323)	(15,207)	(63,530)
Due From Other Funds	-	27,334	27,334
Investments:			
Money Market Account	810,039	-	810,039
Reserve Fund	-	97,866	97,866
Revenue Fund	-	12,515	12,515
Prepaid Items	6,392	-	6,392
Deposits	5,695	-	5,695
TOTAL ASSETS	\$ 1,421,666	\$ 137,715	\$ 1,559,381
LIABILITIES			
Accounts Payable	\$ 149,028	\$ -	\$ 149,028
Accrued Expenses	152,448	-	152,448
Sales Tax Payable	26	-	26
Due To Other Funds	27,334	-	27,334
TOTAL LIABILITIES	328,836	-	328,836
FUND BALANCES			
Nonspendable:			
Prepaid Items	6,392	-	6,392
Restricted for:			
Debt Service	-	137,715	137,715
Assigned to:			
Operating Reserves	147,367	-	147,367
Reserves - Capital Projects	76,536	-	76,536
Reserves - Irrigation System	15,000	-	15,000
Reserves - Legal	3,792	-	3,792
Reserves - Roadways	285,568	-	285,568
Reserves - Stormwater System	104,409	-	104,409
Reserves - Tennis Courts	10,000	-	10,000
Reserves - Wall	(34,510)	-	(34,510)
Unassigned:	478,276	-	478,276
TOTAL FUND BALANCES	\$ 1,092,830	\$ 137,715	\$ 1,230,545
TOTAL LIABILITIES & FUND BALANCES	\$ 1,421,666	\$ 137,715	\$ 1,559,381

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>NOV-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 3,000	\$ 8,759	291.97%	\$ 3,517
Recreational Activity Fees	8,000	-	0.00%	-
Special Assmnts- Tax Collector	789,462	104,454	13.23%	104,454
Special Assmnts- Discounts	(31,578)	(4,336)	13.73%	(4,336)
Settlements	-	7,542	0.00%	-
Other Miscellaneous Revenues	500	311	62.20%	185
Gate Bar Code/Remotes	3,000	758	25.27%	389
TOTAL REVENUES	772,384	117,488	15.21%	104,209

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	2,000	16.67%	1,000
FICA Taxes	918	153	16.67%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,231	1,195	97.08%	1,195
ProfServ-Engineering	4,000	-	0.00%	-
ProfServ-Legal Services	24,844	1,656	6.67%	1,656
ProfServ-Mgmt Consulting	64,159	10,693	16.67%	5,347
ProfServ-Trustee Fees	4,771	4,771	100.00%	-
ProfServ-Web Site Maintenance	1,397	233	16.68%	116
Auditing Services	3,900	-	0.00%	-
Postage and Freight	600	71	11.83%	4
Insurance - General Liability	3,719	11,300	303.85%	-
Printing and Binding	50	-	0.00%	-
Legal Advertising	2,000	-	0.00%	-
Misc-Bank Charges	100	129	129.00%	76
Misc-Assessment Collection Cost	15,789	2,002	12.68%	2,002
Office Supplies	35	17	48.57%	8
Annual District Filing Fee	175	175	100.00%	-
Total Administration	140,288	34,395	24.52%	11,481

Field

ProfServ-Field Management	6,260	1,043	16.66%	522
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	1,833	16.66%	917
Contracts-Landscape	72,897	12,158	16.68%	6,083
Contracts-Buffer Wall	7,000	-	0.00%	-
R&M-General	9,600	-	0.00%	-
R&M-Irrigation	12,000	1,000	8.33%	1,000
R&M-Lake	5,000	-	0.00%	-

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For the Period Ending November 30, 2023

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R&M-Mulch	7,200	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Trees and Trimming	5,995	4,285	71.48%	4,285
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	3,250	40.63%	3,250
Misc-Contingency	32,185	-	0.00%	-
Total Field	189,137	23,569	12.46%	16,057
<u>Utilities</u>				
Communication - Telephone	900	61	6.78%	-
Electricity - General	6,000	953	15.88%	433
Internet Services	3,400	381	11.21%	140
Total Utilities	10,300	1,395	13.54%	573
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	62,916	10,459	16.62%	5,242
Electricity - General	3,000	308	10.27%	153
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	-	0.00%	-
Misc-Contingency	5,000	-	0.00%	-
Total Gatehouse	75,746	10,767	14.21%	5,395
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	3,800	14.62%	1,800
Payroll-Maintenance	10,400	2,025	19.47%	900
Payroll Taxes	2,785	446	16.01%	207
Workers' Compensation	1,778	-	0.00%	-
Fire Alarm Monitoring	540	135	25.00%	-
Contracts-Fountain	680	175	25.74%	175
Contracts-Security Camera	550	-	0.00%	-
Contracts-Pools	16,374	2,562	15.65%	1,281
Contracts-Cleaning Services	7,643	2,070	27.08%	1,035
Contracts-HVAC	1,968	-	0.00%	-
Contracts-Pest Control	1,800	-	0.00%	-
Contracts-Security System	10,467	1,744	16.66%	871
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,564	3,237	17.44%	1,783
Utility - Refuse Removal	3,292	568	17.25%	284
Utility - Water & Sewer	6,500	1,193	18.35%	772

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-23 ACTUAL
Insurance - Property	30,969	23,519	75.94%	-
R&M-General	4,000	686	17.15%	591
R&M-Fountain	500	-	0.00%	-
R&M-Pools	8,694	-	0.00%	-
R&M-Tennis Courts	6,000	-	0.00%	-
R&M-Fitness Equipment	2,800	-	0.00%	-
R&M-Fitness Center	2,000	-	0.00%	-
R&M-Emergency & Disaster Relief	-	7,404	0.00%	7,404
R&M-Security Cameras	1,000	-	0.00%	-
R&M-Backflow Inspection	154	-	0.00%	-
Fire Ext Inspection & Repairs	500	-	0.00%	-
R&M-Fire Alarm	500	-	0.00%	-
Fire Alarm Inspection	200	-	0.00%	-
R&M-Fire Sprinklers	500	-	0.00%	-
R&M - Computer/Internet	2,500	388	15.52%	388
Misc-Cable TV Expenses	1,284	187	14.56%	-
Misc-Clubhouse Activities	4,800	-	0.00%	-
Misc-Contingency	10,000	-	0.00%	-
Office Supplies	3,000	522	17.40%	522
Cleaning Supplies	2,600	191	7.35%	191
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	48,402	-	0.00%	-
Total Clubhouse and Recreation	241,864	50,852	21.03%	18,204
Reserves				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	-	0.00%	-
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	772,384	120,978	15.66%	51,710
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,490)	0.00%	52,499
Net change in fund balance	\$ -	\$ (3,490)	0.00%	\$ 52,499
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,096,320	1,096,320		
FUND BALANCE, ENDING	\$ 1,096,320	\$ 1,092,830		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>NOV-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 1,310	131.00%	\$ 670
Special Assmnts- Tax Collector	180,800	26,586	14.70%	26,586
Special Assmnts- Discounts	(7,232)	(1,104)	15.27%	(1,104)
TOTAL REVENUES	174,568	26,792	15.35%	26,152
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	510	14.10%	510
Total Administration	3,616	510	14.10%	510
<u>Debt Service</u>				
Principal Debt Retirement	90,000	-	0.00%	-
Principal Prepayments	-	10,000	0.00%	10,000
Interest Expense	79,230	39,615	50.00%	39,615
Total Debt Service	169,230	49,615	29.32%	49,615
TOTAL EXPENDITURES	172,846	50,125	29.00%	50,125
Excess (deficiency) of revenues Over (under) expenditures	1,722	(23,333)	n/a	(23,973)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,722	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	1,722	-	0.00%	-
Net change in fund balance	\$ 1,722	\$ (23,333)	n/a	\$ (23,973)
FUND BALANCE, BEGINNING (OCT 1, 2023)	161,048	161,048		
FUND BALANCE, ENDING	\$ 162,770	\$ 137,715		

**Heritage Lake Park
Community Development District**

Supporting Schedules

November 30, 2023

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2005 Debt Service Fund
Assessments Levied				\$ 962,289	\$ 769,661	\$ 192,628
Allocation %				100%	80%	20%
Real Estate Installment						
11/03/23	\$ 14,724	\$ 833	\$ 300	\$ 15,857	\$ 12,593	\$ 3,265
Real Estate Current						
11/09/23	15,678	667	320	16,665	13,201	3,464
11/16/23	13,689	582	279	14,550	11,551	2,999
11/22/23	78,997	3,359	1,612	83,968	67,110	16,858
	<u>108,364</u>	<u>4,607</u>	<u>2,212</u>	<u>115,183</u>	<u>91,861</u>	<u>23,321</u>
TOTAL	\$ 123,088	\$ 5,440	\$ 2,512	\$ 131,040	\$ 104,454	\$ 26,586
% COLLECTED				13.62%	13.57%	13.80%
TOTAL OUTSTANDING				\$ 831,249	\$ 665,207	\$ 166,042

Cash and Investment Balances
November 30, 2023

<u>ACCOUNT NAME</u>	<u>ACCOUNT TYPE</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Public Funds	Checking	Synovus	0.00%	\$ 598,397
Cash On Hand/Petty Cash				800
			Subtotal	\$ 599,197
Public Funds	Money Market	BankUnited	5.45%	654,358
Government Interest	Checking	Valley National Bank	5.38%	155,682
			Subtotal	\$ 810,039
DEBT SERVICE FUND				
Series 2005 Reserve Fund		U.S. Bank	4.98%	97,866
Series 2005 Revenue Fund		U.S. Bank	4.98%	12,515
			Subtotal	\$ 110,381 (1)
			Total	\$ 1,519,618

Note 1 - Invested in U.S. Bank First American Government Obligation Fund

Heritage Lake Park CDD

Bank Reconciliation

Bank Account No. 9900 SYNOVUS GF CHECKING
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	598,397.36	Statement Balance	705,963.35
G/L Balance	598,397.36	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	705,963.35
Subtotal	598,397.36	Outstanding Checks	107,565.99
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	598,397.36	Ending Balance	598,397.36
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/26/2023	Payment	11262	HERITAGE LAKE PARK COMMUNITY	3,584.00	0.00	3,584.00
10/25/2023	Payment	11279	INFRAMARK, LLC	11,665.64	0.00	11,665.64
11/28/2023	Payment	11295	DEPT OF ECONOMIC OPPORTUNITY	175.00	0.00	175.00
11/29/2023	Payment	11298	PERSSON, COHEN & MOONEY, P.A.	1,656.00	0.00	1,656.00
11/29/2023	Payment	11299	INFRAMARK, LLC	13,184.78	0.00	13,184.78
11/29/2023	Payment	11300	ENVERA SYSTEMS	12,226.98	0.00	12,226.98
11/29/2023	Payment	11301	SOLITUDE LAKE MANAGEMENT	1,091.80	0.00	1,091.80
11/29/2023	Payment	11302	SUNSHINE ACE HARDWARE, INC.	22.96	0.00	22.96
11/29/2023	Payment	11303	INNERSYNC STUDIO LTD	388.13	0.00	388.13
11/29/2023	Payment	11304	COVERALL NORTH AMERICA, INC.	1,035.00	0.00	1,035.00
11/29/2023	Payment	11305	DOWN TO EARTH LANDSCAPE & IRRIGATI	7,535.00	0.00	7,535.00
11/29/2023	Payment	11306	FINE LINE CUSTOM HOMES LLC	7,403.70	0.00	7,403.70
11/29/2023	Payment	11307	LMP, INC	7,083.00	0.00	7,083.00
11/30/2023	Payment	11308	US MAIL SUPPLY INC	5,695.00	0.00	5,695.00
11/30/2023	Payment	11309	EGIS INSURANCE & RISK ADVISORS	34,819.00	0.00	34,819.00
Total Outstanding Checks.....				107,565.99		107,565.99

Settlements
November 30, 2023

<u>DATE</u>	<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
GENERAL FUND			
10/19/23	Preferred Governmental Insurance Trust	Property Damage	\$ (2,162)
10/19/23	Preferred Governmental Insurance Trust	Property Damage	(5,380)
			<u><u>(\$7,542)</u></u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
SYNOVUS GF CHECKING - (ACCT#XXXXX9900)							
CHECK # 11286							
11/09/23	Employee	DAVID M. GROUT	PAYROLL	November 09, 2023 Payroll Posting			\$395.57
						Check Total	\$395.57
CHECK # 11287							
11/09/23	Vendor	US BANK	7104782	TRUSTEE FEES 10/1/23-9/30/24	ProfServ-Trustee Fees	001-531045-51301	\$4,770.63
						Check Total	\$4,770.63
CHECK # 11288							
11/09/23	Vendor	FEDEX	8-294-95599	FEDEX TO HLPCA REIMB	Postage and Freight	001-541006-51301	\$21.16
						Check Total	\$21.16
CHECK # 11289							
11/17/23	Employee	LAWRENCE G. FORLANO	PAYROLL	November 17, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 11290							
11/16/23	Vendor	SUNSHINE ACE HARDWARE, INC.	118605/9	MAINT SUPPLIES	BULBS	001-546001-57212	\$51.99
11/16/23	Vendor	SUNSHINE ACE HARDWARE, INC.	118605/9	MAINT SUPPLIES	BULBS	001-546001-57212	\$9.99
11/16/23	Vendor	SUNSHINE ACE HARDWARE, INC.	118605/9	MAINT SUPPLIES	EZ-ANCOR PLASTIC KITS	001-546001-57212	\$28.99
11/16/23	Vendor	SUNSHINE ACE HARDWARE, INC.	118605/9	MAINT SUPPLIES	CRNR BRACE	001-546001-57212	\$3.98
						Check Total	\$94.95
CHECK # 11291							
11/22/23	Employee	DAVID M. GROUT	PAYROLL	November 22, 2023 Payroll Posting			\$395.57
						Check Total	\$395.57
CHECK # 11295							
11/28/23	Vendor	DEPT OF ECONOMIC OPPORTUNITY	88747	ANNUAL DISTRICT FILING FEE FY 23/24	ANNUAL FILING FEE	001-554007-51301	\$175.00
						Check Total	\$175.00
CHECK # 11297							
11/28/23	Vendor	SIGNATURE PRIVACY WALLS OF FL INC	1576A	50% PROGRESS INVOICE	Reserves - Wall	001-568188-58100	\$148,250.00
						Check Total	\$148,250.00
CHECK # 11298							
11/29/23	Vendor	PERSSON, COHEN & MOONEY, P.A.	4306	OCT 2023 GEN MATTERS	ProfServ-Legal Services	001-531023-51401	\$1,656.00
						Check Total	\$1,656.00
CHECK # 11299							
11/29/23	Vendor	INFRAMARK, LLC	103636	OCT 2023 MGMT SVCS	ADMIN FEES	001-531027-51201	\$5,346.58
11/29/23	Vendor	INFRAMARK, LLC	103636	OCT 2023 MGMT SVCS	FIELD OPS	001-531016-53901	\$521.67
11/29/23	Vendor	INFRAMARK, LLC	103636	OCT 2023 MGMT SVCS	WEB ADMIN	001-531094-51301	\$116.42
11/29/23	Vendor	INFRAMARK, LLC	103636	OCT 2023 MGMT SVCS	RECORD STORAGE FEES	001-551002-51301	\$8.33
11/29/23	Vendor	INFRAMARK, LLC	104838	NOV 2023 MGMT SVCS	FIELD OPS	001-531016-53901	\$521.67
11/29/23	Vendor	INFRAMARK, LLC	104838	NOV 2023 MGMT SVCS	WEB ADMIN	001-531094-51301	\$116.42
11/29/23	Vendor	INFRAMARK, LLC	104838	NOV 2023 MGMT SVCS	RECORD STORAGE FEES	001-551002-51301	\$8.33
11/29/23	Vendor	INFRAMARK, LLC	104838	NOV 2023 MGMT SVCS	ADMIN FEES	001-531027-51201	\$5,346.58
11/29/23	Vendor	INFRAMARK, LLC	104991	OCT 2023 VARIABLE CHGS	ProfServ-Dissemination Agent	001-531012-53901	\$1,195.00
11/29/23	Vendor	INFRAMARK, LLC	104991	OCT 2023 VARIABLE CHGS	Postage and Freight	001-541006-51301	\$3.78
						Check Total	\$13,184.78
CHECK # 11300							
11/29/23	Vendor	ENVERA SYSTEMS	732844	NOV 2023 GATE ACCESS/MONITORING	Prepaid Items	155000	\$6,112.99
11/29/23	Vendor	ENVERA SYSTEMS	733912	DEC 2023 SEC ACCESS	Prepaid Items	155000	\$6,113.99
						Check Total	\$12,226.98
CHECK # 11301							
11/29/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI025267	NOV 2023 FOUNTAIN MAINT	Contracts-Fountain	001-534023-53901	\$175.10
11/29/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI022964	NOV 2023 LAKE MAINT	ProfServ-Wetlands	001-531048-53901	\$504.70
11/29/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI022777	NOV 2023 WETLANDS MAINT	ProfServ-Wetlands	001-531048-53901	\$412.00
						Check Total	\$1,091.80
CHECK # 11302							
11/29/23	Vendor	SUNSHINE ACE HARDWARE, INC.	119022/9	KORKY HIGH EFF VALVE	R&M-General	001-546001-57212	\$13.99
11/29/23	Vendor	SUNSHINE ACE HARDWARE, INC.	119048/9	SINGLE CUT KEY	R&M-General	001-546001-57212	\$8.97
						Check Total	\$22.96
CHECK # 11303							
11/29/23	Vendor	INNERSYNC STUDIO LTD	21813	WEBSITE/COMPLIANCE SVCS	WEBSITE SVCS-HOSTING, SUPPORT, TRAINING	001-546915-57212	\$153.75
11/29/23	Vendor	INNERSYNC STUDIO LTD	21813	WEBSITE/COMPLIANCE SVCS	ONGOING PDF ACCESSIBILITY COMPLIANCE	001-546915-57212	\$234.38
						Check Total	\$388.13
CHECK # 11304							
11/29/23	Vendor	COVERALL NORTH AMERICA, INC.	1160283713	NOV 2023 CLEANING SVCS	Contracts-Cleaning Services	001-534082-57212	\$1,035.00
						Check Total	\$1,035.00

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 11305							
11/29/23	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	INV170684	PALM TRIMMING	R&M-Trees and Trimming	001-546099-53901	\$3,185.00
11/29/23	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	INV170685	PALM REMOVAL AND OAK TRIMMING	R&M-Trees and Trimming	001-546099-53901	\$1,100.00
11/29/23	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	INV171574	TRIMMING OF LARGE OAK TREES ON WALL	R&M-Wall	001-546165-53901	\$3,250.00
Check Total							\$7,535.00
CHECK # 11306							
11/29/23	Vendor	FINE LINE CUSTOM HOMES LLC	1562	HURRICANE RPRS	R&M-Emergency & Disaster Relief	001-546172-57212	\$2,326.20
11/29/23	Vendor	FINE LINE CUSTOM HOMES LLC	1582	GUTTERS - CHANGE ORDER 8	R&M-Emergency & Disaster Relief	001-546172-57212	\$5,377.50
11/29/23	Vendor	FINE LINE CUSTOM HOMES LLC	1582	SHORT PAY INVOICE 1582 BY 300.00 PER JUSTIN	R&M-Emergency & Disaster Relief	001-546172-57212	(\$300.00)
Check Total							\$7,403.70
CHECK # 11307							
11/29/23	Vendor	LMP, INC	179741	NOV 2023 MONTHLY GROUND MAINT & IRR	GROUND MAINT	001-534050-53901	\$6,083.00
11/29/23	Vendor	LMP, INC	179741	NOV 2023 MONTHLY GROUND MAINT & IRR	IRRIG MAINT	001-534050-53901	\$1,000.00
Check Total							\$7,083.00
CHECK # 11308							
11/30/23	Vendor	US MAIL SUPPLY INC	58554	50% DEPOSIT MAILBOXES	Deposits	156100	\$5,695.00
Check Total							\$5,695.00
CHECK # 11309							
11/30/23	Vendor	EGIS INSURANCE & RISK ADVISORS	19834	POLICY # 1001231043 - 10/1/23-10/1/24	Insurance - General Liability	001-545002-51301	\$11,300.00
11/30/23	Vendor	EGIS INSURANCE & RISK ADVISORS	19834	POLICY # 1001231043 - 10/1/23-10/1/24	Insurance - Property	001-545001-57212	\$23,519.00
Check Total							\$34,819.00
ACH #DD1352							
11/09/23	Vendor	CHARLOTTE COUNTY UTILITIES	101923-125125 ACH	BILL PRD 9/19-10/17/23	Utility - Water & Sewer	001-543021-57212	\$378.22
ACH Total							\$378.22
ACH #DD1353							
11/09/23	Vendor	CHARLOTTE COUNTY UTILITIES	101923-121310 ACH	BILL PRD 9/19-10/17/23	Utility - Water & Sewer	001-543021-57212	\$67.59
ACH Total							\$67.59
ACH #DD1354							
11/08/23	Employee	LINDA C. ROSS	PAYROLL	November 08, 2023 Payroll Posting			\$675.49
ACH Total							\$675.49
ACH #DD1355							
11/08/23	Vendor	COMCAST	101023-6702 ACH	BILL PRD 10/14-11/13/23	Misc-Internet Services	001-549031-53903	\$70.35
ACH Total							\$70.35
ACH #DD1356							
11/08/23	Vendor	SAM'S CLUB DIRECT	092523-9591 ACH	SEPT 2023 PURCHASES	MICROSFT MEMBERSHIP	001-551002-57212	\$8.25
11/08/23	Vendor	SAM'S CLUB DIRECT	092523-9591 ACH	SEPT 2023 PURCHASES	AC REPAIRS	001-549900-53904	\$711.41
11/08/23	Vendor	SAM'S CLUB DIRECT	092523-9591 ACH	SEPT 2023 PURCHASES	BLIND SPOT - PLACIDA WINDOW TREATMENT	001-546001-57212	\$2,410.00
11/08/23	Vendor	SAM'S CLUB DIRECT	092523-9591 ACH	SEPT 2023 PURCHASES	US FLAG	001-546001-53901	\$55.40
11/08/23	Vendor	SAM'S CLUB DIRECT	092523-9591 ACH	SEPT 2023 PURCHASES	POOL SUPPLIES	001-546074-57212	\$49.47
ACH Total							\$3,234.53
ACH #DD1357							
11/26/23	Vendor	WASTE MANAGEMENT INC OF FLORIDA	9980702-0336-4	NOV 2023 REFUSE REMOVAL	Utility - Refuse Removal	001-543020-57212	\$284.05
ACH Total							\$284.05
ACH #DD1358							
11/14/23	Vendor	COMCAST	102323-3872 ACH	BILL PRD 11/6-12/5/23	Misc-Internet Services	001-549031-53903	\$139.90
ACH Total							\$139.90
ACH #DD1359							
11/17/23	Employee	DOUGLAS L. CARVILLE	PAYROLL	November 17, 2023 Payroll Posting			\$154.70
ACH Total							\$154.70
ACH #DD1360							
11/17/23	Employee	JAMES G. DEFILIPPO	PAYROLL	November 17, 2023 Payroll Posting			\$144.70
ACH Total							\$144.70
ACH #DD1361							
11/17/23	Employee	JAMES G. KRAUSS	PAYROLL	November 17, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1362							
11/17/23	Employee	NILES WARING	PAYROLL	November 17, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1363							
11/22/23	Employee	LINDA C. ROSS	PAYROLL	November 22, 2023 Payroll Posting			\$836.19
ACH Total							\$836.19

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 11/1/23 to 11/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD1364							
11/21/23	Vendor	FPL SUMMARY BILLING	111023 ACH	BILL PRD 10/12-11/10/23	Electricity - General	001-543006-53903	\$543.40
11/21/23	Vendor	FPL SUMMARY BILLING	111023 ACH	BILL PRD 10/12-11/10/23	Electricity - General	001-543006-53904	\$146.92
11/21/23	Vendor	FPL SUMMARY BILLING	111023 ACH	BILL PRD 10/12-11/10/23	Electricity - General	001-543006-57212	\$1,474.61
ACH Total							\$2,164.93
ACH #DD1365							
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	MICROSFT MEMBERSHIP	001-551002-57212	\$8.25
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$10.58
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$14.99
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	COPY PAPER	001-551002-57212	\$12.99
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$340.08
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	COMPUTER FOR LIBRARY	001-546001-57212	\$499.99
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$29.74
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$80.48
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$24.98
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	Cleaning Supplies	001-551003-57212	\$191.38
11/01/23	Vendor	SAM'S CLUB DIRECT	102523-0424 ACH	SEPT / OCT 2023 PURCHASES	WALL CLOCK	001-546001-57212	\$68.23
ACH Total							\$1,281.69
ACH #DD1366							
11/01/23	Vendor	VALLEY NATIONAL BANK	092123-6536 ACH	SEPT 2023 PURCHASES	FRAUD CLAIM	115000	\$41.65
ACH Total							\$41.65
Account Total							\$256,272.32

Seventh Order of Business

7A

7Ai.

Original Contract Amount	\$133,274.11	Invoice 1433	\$20,000.00
Change Order 1	\$1,260.00	Invoice 1479	\$58,525.22
Change Order 2	\$1,500.00	Invoice 1500	\$1,260.00
Change Order 3	\$2,308.85	Invoice 1500	\$1,500.00
Change Order 4	\$3,500.00	Invoice 1504	\$2,308.85
Change Order 5	\$2,412.42	Invoice 1523	\$3,500.00
Change Order 6	\$11,949.28	Invoice 1545	\$67,313.59
Change Order 7	\$1,000.00	Invoice 1562	\$2,326.20
Change Order 8	\$5,377.50	Invoice 1582	\$5,377.50
Change Order 9	\$250.00		\$0.00
Total Contract	\$162,832.16		\$162,111.36
Deduction 1	-\$470.80	District owed	-\$300.00
Deduction 2	-\$550.00		
Final Contract Amount	\$161,811.36	Total Payment	\$161,811.36

PAYMENT APPLICATION

<p>TO: Heritage Lake Park Community Development District 25635 Heritage Lake Blvd Punta Gorda, FL 33983</p> <p>FROM: J4 Development, LP 1700 Jay Ell Drive Suite 100 Richardson, TX 75081</p> <p>FOR:</p>	<p>PROJECT NAME AND LOCATION: 16790 - Heritage Lake Park Heritage Lake Park - Build Back 25635 Heritage Lake Blvd Punta Gorda, FL 33983</p> <p>ARCHITECT:</p>	<p>APPLICATION # 1</p> <p>PERIOD THRU: 11/29/2022</p> <p>PROJECT #s: 16790</p> <p>DATE OF CONTRACT: 11/29/2022</p>	<p>Distribution to:</p> <p><input type="checkbox"/> OWNER</p> <p><input type="checkbox"/> ARCHITECT</p> <p><input type="checkbox"/> CONTRACTOR</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
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CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$126,196.55
2. SUM OF ALL CHANGE ORDERS	\$0.00
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$126,196.55
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$38,552.17
5. RETAINAGE:	
a. of Completed Work (Columns D + E on Continuation Page)	_____
b. of Material Stored (Column F on Continuation Page)	_____
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$0.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$38,552.17
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$0.00
8. PAYMENT DUE	\$38,552.17
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$87,644.38

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES	\$0.00	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: J4 Development, LP

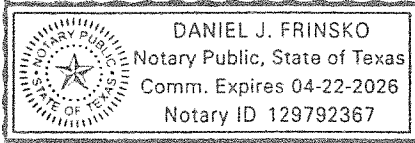
By: Chris Dalby Date: 12/06/2022

State of: Texas

County of: Dallas

Subscribed and sworn to before me this 6th day of December 2022

Notary Public: DJ
My Commission Expires: 4/22/26



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT.....

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT:

By: _____ Date: _____

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

PROJECT: 16790 - Heritage Lake Park
Heritage Lake Park - Build Back

APPLICATION #: 1
DATE OF APPLICATION: 11/29/2022
PERIOD THRU: 11/29/2022
PROJECT #s: 16790

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H % COMP. (G / C)	I BALANCE TO COMPLETION (C-G)	J RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	EXTERIOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
2	Stucco & Sheathing	\$20,033.17	\$0.00	\$6,119.99	\$0.00	\$6,119.99	31%	\$13,913.18	\$0.00
3	Exterior Paint	\$10,902.13	\$0.00	\$3,330.53	\$0.00	\$3,330.53	31%	\$7,571.60	\$0.00
4	Soffit	\$3,326.11	\$0.00	\$1,016.10	\$0.00	\$1,016.10	31%	\$2,310.01	\$0.00
5	Lights and Sprinkler System	\$2,650.23	\$0.00	\$809.63	\$0.00	\$809.63	31%	\$1,840.60	\$0.00
6	INTERIOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
7	Insulation & Drywall	\$16,191.40	\$0.00	\$5,352.43	\$0.00	\$5,352.43	33%	\$10,838.97	\$0.00
8	Flooring & Baseboards	\$24,414.69	\$0.00	\$7,458.52	\$0.00	\$7,458.52	31%	\$16,956.17	\$0.00
9	Prep & Paint	\$18,398.37	\$0.00	\$5,620.57	\$0.00	\$5,620.57	31%	\$12,777.80	\$0.00
10	Doors & Trim	\$783.01	\$0.00	\$239.20	\$0.00	\$239.20	31%	\$543.81	\$0.00
11	Electrical & HVAC	\$3,549.93	\$0.00	\$1,084.48	\$0.00	\$1,084.48	31%	\$2,465.45	\$0.00
12	GENERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
13	Final Clean	\$1,329.23	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,329.23	\$0.00
14	Staging & Equipment	\$5,867.08	\$0.00	\$1,792.35	\$0.00	\$1,792.35	31%	\$4,074.73	\$0.00
15	Commercial Project Management	\$18,751.20	\$0.00	\$5,728.37	\$0.00	\$5,728.37	31%	\$13,022.83	\$0.00
16	BID ITEMS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
SUB-TOTALS		\$126,196.55	\$0.00	\$38,552.17	\$0.00	\$38,552.17	31%	\$87,644.38	\$0.00

CONTINUATION PAGE

PROJECT: 16790 - Heritage Lake Park
Heritage Lake Park - Build Back

APPLICATION #: 1
DATE OF APPLICATION: 11/29/2022
PERIOD THRU: 11/29/2022
PROJECT #s: 16790

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)		H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD		% COMP. (G / C)			
17	Electrical and Low Voltage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
TOTALS		\$126,196.55	\$0.00	\$38,552.17	\$0.00	\$38,552.17	31%	\$87,644.38	\$0.00



1700 Jay Ell, Suite 100
Richardson, TX 75081
(972) 930-7075

DEVELOPMENT

CONDITIONAL LIEN WAIVER

J4 DEVELOPMENT, LP, hereinafter referred to as "Contractor" is a subcontractor or finisher of labor, materials, services, supplies tools and/or equipment in connection with the construction project known as:

Project Name:	Heritage Lake Park - Build Back	Job Number:	16790
Invoice Description:	Pay App 1	Amount:	38,552.17
Invoice Number:	807902		

For and in consideration of the above referenced amount in good hand received, representing progress payment on the above-referenced project, Contractor hereby acknowledges complete satisfaction of, and forever waives and releases, any and all claims of every kind against Owner, the Project, and the property, including, but not limited to all statutory or constitutional mechanic's liens and all contract liens that the undersigned may be entitled to in connection with the furnishing of labor and/or material in connection with the work PROVIDED THROUGH THE PERIOD REPRESENTED BY THIS INVOICE ("THE PERIOD"), save and except unpaid contractual retainage.

Contractor further represents and warrants that it has made payment in full to its own subcontractors, suppliers and/or lessors of the materials, services, supplies, tools and/or equipment in connection with the Project through The Period; and that there are no unsatisfied rights, claims, liens, demands, or debts against the Owner, Contractor, or property arising from any labor or materials delivered up to the end of The Period.

Contractor further represents and warrants that it has not assigned and will not assign any claim for payment, any right to perfect a lien, or any contractual, statutory or constitutional lien against the property in connection with the Project.

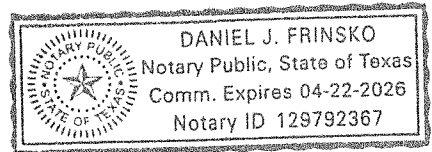
Date: 12/6/22 Sign: [Signature]
Agreed and Approved:

J. Choi's Darby, personally appeared before me, and being first duly sworn declared that he signed this application in the capacity designated, if any, and further states that he has read the above application, and the statements therein contained are true.

Subscribed and sworn to before me this 6th day of December, 20 22.

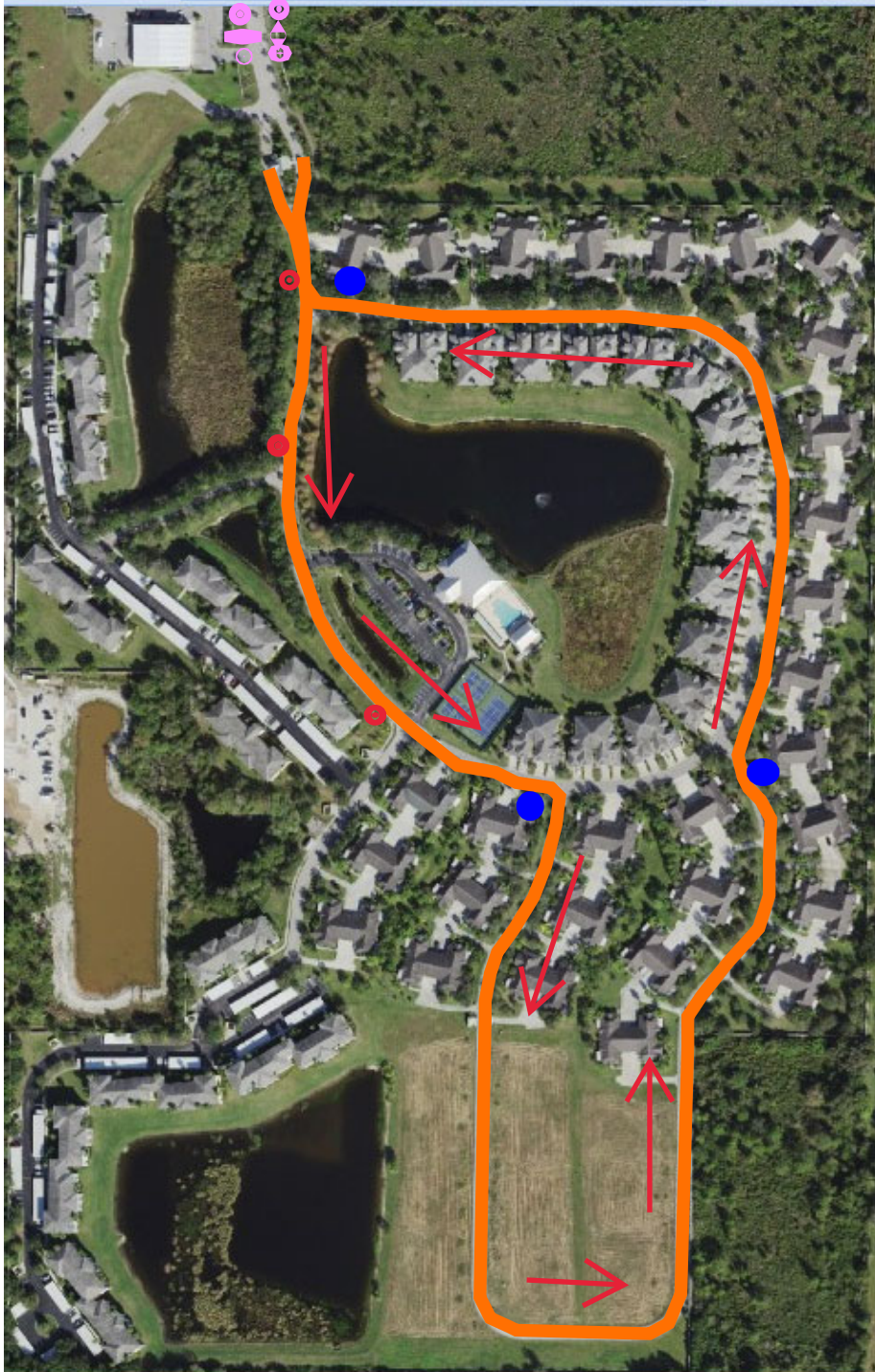
[Signature]
Notary Public Signature

State of Texas
County of Dallas

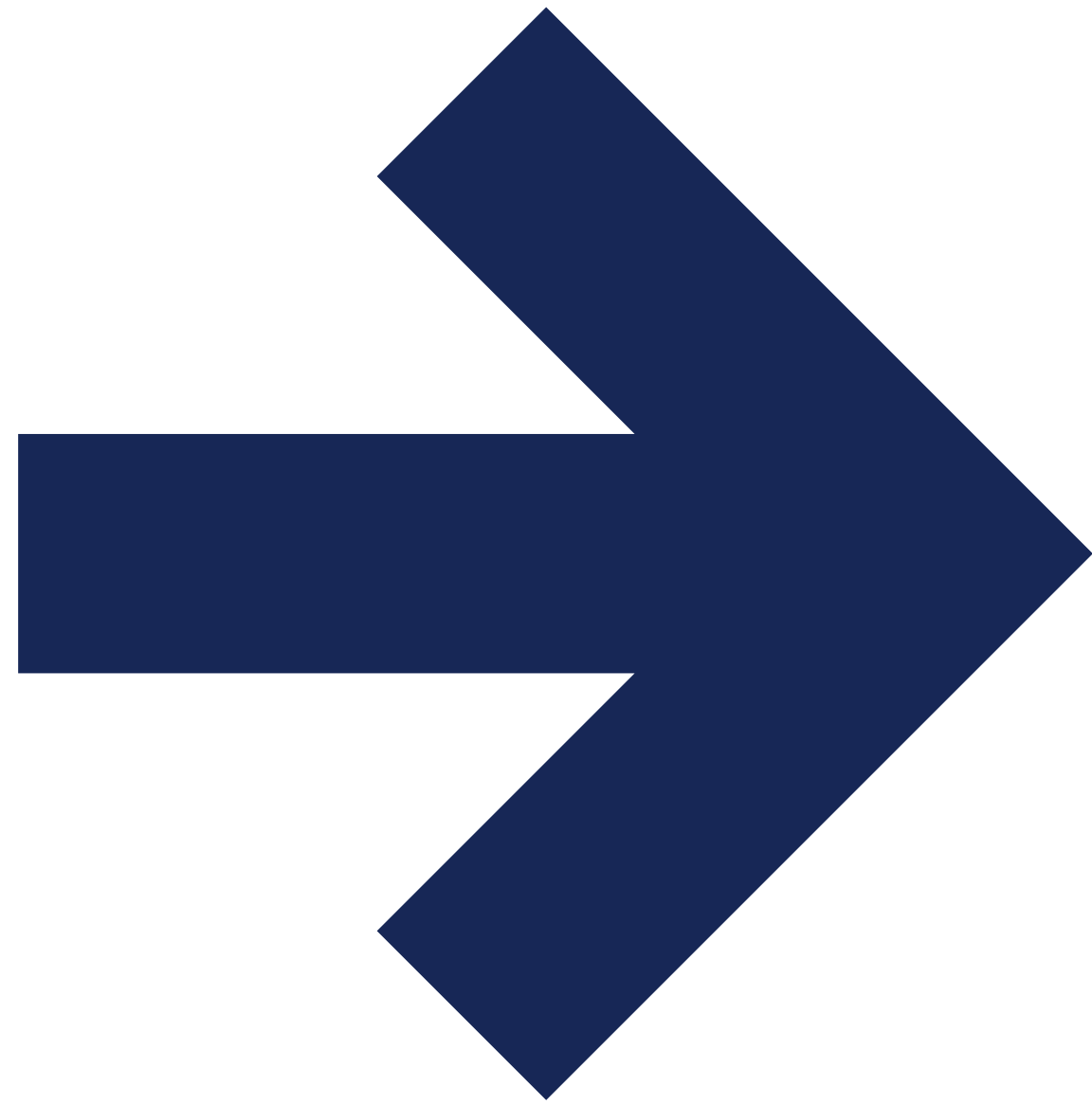


7B.

7Bi.



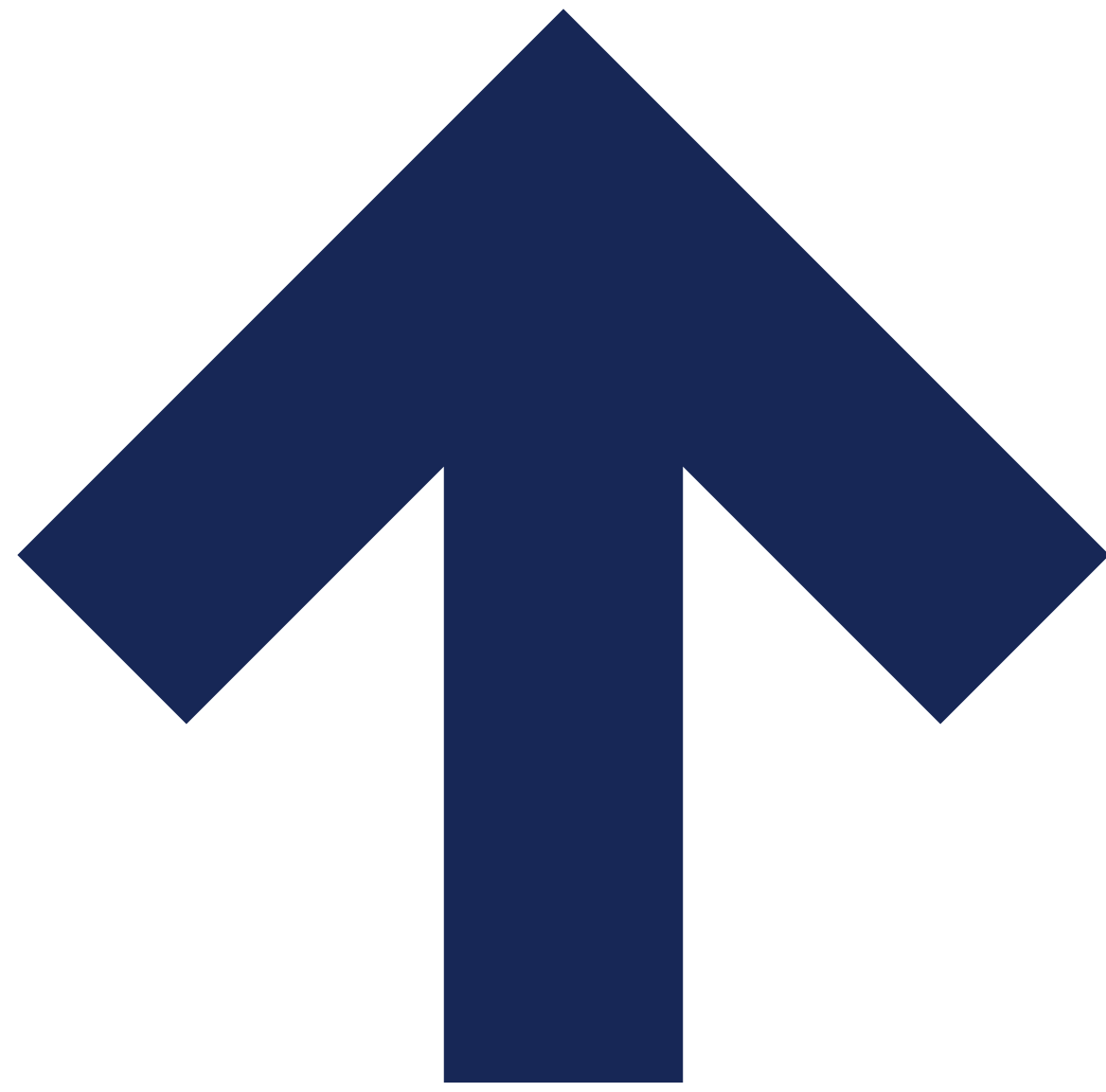
-  6 - DR Horton Flags
-  3 - DR Horton Homes Sign (Straight)
-  3 - DR Horton Homes Sign (Right)
-  DR Horton Traffic



D.R. Horton Homes

D·R·HORTON[®]

America's Builder



D.R. Horton Homes

D·R·HORTON[®]

America's Builder



Eighth Order of Business

8A

Slaughter, Mona

From: Slaughter, Mona
Sent: Friday, December 29, 2023 7:54 AM
To: Slaughter, Mona
Subject: FW: 08-60-00451 Heritage Lake Park CDD (Pool) Location Address 25635 Heritage Lake Blvd , Punta Gorda FL 33983
Attachments: VGB -Fillable Cover Operator Verification of Entrapment Safety Features.pdf

From: Golovan, Anna <anna.golovan@inframark.com>
Sent: Thursday, December 28, 2023 3:10 PM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Subject: FW: 08-60-00451 Heritage Lake Park CDD (Pool) Location Address 25635 Heritage Lake Blvd , Punta Gorda FL 33983

See attached below.

Thank you

Anna (Golovan) Cifelli | Accounts Payable Specialist



210 N. University Drive | Suite 702 | Coral Springs, FL 33071
(O) 954-282-0076 | (F) 954-345-1292 | www.inframarkims.com

From: Boccaccio, Joelene M <Joelene.Boccaccio@flhealth.gov>
Sent: Thursday, December 28, 2023 2:33 PM
To: Golovan, Anna <anna.golovan@inframark.com>; heritagelakepark@comcast.net;
RACHAELHPW@EMBARQMAIL.COM
Subject: 08-60-00451 Heritage Lake Park CDD (Pool) Location Address 25635 Heritage Lake Blvd , Punta Gorda FL 33983

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

To whom it may concern,

The Florida Department of Health in Charlotte County's records indicate that the swimming pool's main drain grate cover for the addressed entity is expired and has not been replaced. The Federal Pool and Spa Safety Act of 2008 (Virginia Graeme Baker Act [VGB]), requires that main drain grate covers are to be installed as an Anti-Entrapment

Safety Feature. Replace the swimming pool's main drain grate cover, and complete the Pool Owner/Operator Verification of Entrapment Safety Features form attached in this letter.

If the main drain grate cover form is not submitted, then THE SWIMMING POOL AND/OR SPA WILL BE CLOSED if not returned by February 29, 2024.

Replace the swimming pool's main drain grate cover and complete the attached Pool Owner/Operator Verification of Entrapment Safety Features (DH-4157). Once completed, submit the form to the Florida Department of Health in Charlotte County either by mail or email. On the form, ensure that sections one through five, and section seven are completed.

Joelene Boccaccio

Administrative Assistant

Environmental Health

Florida Department of Health in Charlotte County

1100 Loveland Blvd

Port Charlotte, FL 33980

Tel: 941-624-7200 x 7380

Mission: To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

Vision: To be the **Healthiest State** in the Nation

Note: *Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.*



DOH Permit No. _____ County _____

Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: _____

2. Street Address: _____

City: _____ Zip: _____ Facility Phone: _____

3. Owner's Name: _____
(Print Name)

4. Owner's Phone: _____ Email: _____

5. Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:

Make & Model Number: _____
(You may use additional sheets if facility has more than one device or system.)

Installation Date: _____ FL Approved Flow (GPM): _____ Life Years: _____

6. Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)

a. Safety Vacuum Release System

Make & Model Number: _____
(Use additional sheets if facility has more than one device or system.)

b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

c. Automatic Pump Shut-off System

Make & Model Number: _____
(Use additional sheets if facility has more than one device or system.)

d. Dual Drains (must be on the same drain line & 36" apart on center)

e. Drain Disablement (requires a construction or modification permit)

f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: _____

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: _____

Phone Number: _____ License Number: _____

E-mail: _____

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

Print Name

Date

8B

NEW ADDRESS
12427 NW 35th St.
Coral Springs, FL 33065
(954)753-6088 gymrepair.com



Date	Quote#
12/19/2023	4874

Customer Contact	Justin Faircloth		
Bill To:	Customer Phone	Service Location:	
Heritage Lake Park CDD C/O Inframark 210 N. University Dr. Suite 702 Coral Springs, FL 33071	239-245-7118 x306	Heritage Lake Park CDD	
	Customer Alt. Phone	25635 Heritage Lake Blvd	
	239-785-0675	Punta Gorda, FL 33983 Check In & Out with Liz Shella M-F 9am- 2pm	

Qty	Parts To Be Ordered	Cost	Total
	Received a request from FSF SO 88724 for parts and repair quote. TG		
4	Wheels for Pro Octane Fitness Elliptical S/N: N/A	160.00	640.00
2	Rubber Spacers for Pro Octane Fitness Elliptical S/N: N/A	8.00	16.00
1	Inbound Shipping and Handling FSF-(Ground)	45.00	45.00
1	Service Charge-PM Rates	75.00	75.00
2.5	Labor-PM Rates	80.00	200.00
1	Gas Surcharge	15.00	15.00

Subtotal	\$991.00
Sales Tax (0.0%)	\$0.00
Total	\$991.00

I hereby agree that all repairs are the sole responsibility of the equipment owner including but not limited to parts, labor and transportation expenses. In the event your account is sent to collections, there will be a 45% fee added to the outstanding balance.

Quote valid for 30 Days, prices subject to change.

Please sign and return quote ASAP to order parts indicated above as needed per the diagnosis by FSF technician. You will be notified in the event of any back orders or delays with the parts. The Service Department will contact you to schedule the service completion when parts arrive.

Quote for the LABOR is only an estimate and subject to change at time of service.

UPDATED TERMS:
Payment in Full is required for parts/repairs with a Total of \$500.00 or more.
If you require an Invoice, please email us ar@gymrepair.com
Payment via Credit Card will require a 3% payment processing fee for the total of the Invoice.
Thank you.

Customer Signature _____ Date _____

Print Name: _____

**Approved signed quotes may be returned to
parts@gymrepair.com**

Ninth Order of Business

9B

9Bi

LMP Pump repair estimates

12/13/2023

Pump 1

New control box\installation
 Pressure switch
 Misc. fittings **\$1,419.29**

Pump 2

Pressure switch\Installation
 Pressure gauge
 Misc. Fittings **\$456.45**

Pump 3

New control box\installation
 Control box pressure switch
 Misc. Fittings **\$1,044.88**

Pump 4

3 HP 230V Submersible motor
 3 HP 230V Submersible pump
 84' Galvanized Pipe
 94' submersible pump wire/ground
 Misc. Fitting **\$6,660.84**

System working but won't build pressure.
 Low pressure coming out of bib.
 Worst case scenario quote

Pump 5

3 HP Grundfos Smartflo 230V Pump\installation
 Misc. Fittings **\$5,537.97**

Pump 6

Pressure switch
 New control Box
 Misc. fittings **\$1,419.29**

Pump 7

New control Box
 3 HP 230V Submersible motor
 3 HP 230V Submersible pump
 84 ' Galvanized Pipe
 Pressure switch
 Misc. fittings **\$7,666.58**

Worst case scenario quote
 Possible split in underground wire

TOTAL \$24,205.30



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87074
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump behind 2060 Willow Hammock Cir.

DESCRIPTION	QTY	COST	TOTAL
Installation	1	390.00	390.00
3 HP Grundfos Standard Control Box 230v / 1PH	1	784.88	784.88
GSG2 Heavy Duty 40 - 60 Pressure Switch	1	179.41	179.41
Misc Fittings	1	32.50	32.50
Temporary Fuel Surcharge	1	32.50	32.50
Contacts on pressure switch getting stuck, and is rusty. Need replacement. Control box in poor condition recommend replacement.			

TOTAL	\$1,419.29
--------------	-------------------

TERMS AND CONDITIONS:

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ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87075
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump 2 near 25503 Heritage Lake Blvd.

DESCRIPTION	QTY	COST	TOTAL
Installation	1	195.00	195.00
GSG2 Heavy Duty 40 - 60 Pressure Switch	1	179.41	179.41
Press Gauge 0-100 PSI	1	17.04	17.04
Misc Fittings	1	32.50	32.50
Temporary Fuel Surcharge	1	32.50	32.50
Casing for pressure switch has completely rusted out, all of the wires are exposed. Needs pressure switch. Water is falling back down in the well, there is a check valve in place in the top end plumbing keeping water in the system.			

TOTAL	\$456.45
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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87076
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump 3 at 25550 Heritage Lake Blvd.

DESCRIPTION	QTY	COST	TOTAL
Installation	1	195.00	195.00
3 HP Grundfos Standard Control Box 230v / 1PH	1	784.88	784.88
Misc Fittings	1	32.50	32.50
Temporary Fuel Surcharge	1	32.50	32.50
Needs control box pressure switch sending power but system won't turn on.			

TOTAL	\$1,044.88
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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87077
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump 4 by 2024 Royal Tem Cir.

DESCRIPTION	QTY	COST	TOTAL
Pump Installation Fee	1	780.00	780.00
2" Galvanized TNC	84	12.23	1,027.32
3 HP Grundfos 230V 1PH Submersible Motor	1	1,941.55	1,941.55
3 HP Grundfos 35S30-11 SS Submersible Pump	1	2,281.97	2,281.97
5" x 2" SS Well Seal	1	93.52	93.52
10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	94	4.67	438.98
Misc Fittings	1	65.00	65.00
Temporary Fuel Surcharge	1	32.50	32.50
System working, won't build past 30 psi. Very low pressure coming out of hose bib. Possible holes in drop pipe. Building worst case scenario quote.			

TOTAL	\$6,660.84
--------------	-------------------

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87078
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump 5 by 2180 Heron Lake Dr.

DESCRIPTION	QTY	COST	TOTAL
Installation	3	195.00	585.00
3 HP Grundfos CU331SP Smartflo 30 VFD, 230V 1PH in / 3 PH out	1	4,792.97	4,792.97
Misc Fittings	1	227.50	227.50
Temporary Fuel Surcharge	1	32.50	32.50
Called Franklin electric and looked at online manual to diagnose error code that the VFD was throwing. Error code "F22" says internal damage and drive needs replacing.			

TOTAL	\$5,637.97
--------------	-------------------

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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87079
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump 6 by 2061 Willow Hammock Cir.

DESCRIPTION	QTY	COST	TOTAL
Installation	1	390.00	390.00
GSG2 Heavy Duty 40 - 60 Pressure Switch	1	179.41	179.41
3 HP Grundfos Standard Control Box 230v / 1PH	1	784.88	784.88
Misc Fittings	1	32.50	32.50
Temporary Fuel Surcharge	1	32.50	32.50
Pressure switch rusted out and contacts getting stuck Recommend replacement of control box.			

TOTAL	\$1,419.29
--------------	-------------------

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Heritage Lake Park CDD c/o Inframark 210 N University Dr #702 Coral Springs, FL 33071

Date	12/13/2023
Estimate #	87080
LMP REPRESENTATIVE	
JL-SI	
PO #	
Work Order #	

Pump 7 near 2020 Willow Hammock Cir.

DESCRIPTION	QTY	COST	TOTAL
Pump Installation Fee	1	780.00	780.00
3 HP Grundfos 35S30-11 SS Submersible Pump	1	2,281.97	2,281.97
3 HP Grundfos Deluxe Control Box 230v / 1PH	1	835.71	835.71
3 HP Grundfos 230V 1PH Submersible Motor	1	1,941.55	1,941.55
2" Galvanized TNC	84	12.23	1,027.32
4" x 2" SS Well Seal	1	84.14	84.14
GSG2 Heavy Duty 40 - 60 Pressure Switch	1	179.41	179.41
10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	94	4.67	438.98
Misc Fittings	1	65.00	65.00
Temporary Fuel Surcharge	1	32.50	32.50
Tried to get resistance and continuity and was getting nothing line to line or line to ground. Possible split in the wire somewhere in the hole. Could not get system to run. Built worst case scenario quote.			

TOTAL	\$7,666.58
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

9C



Work Order
 Work Order Number 00400645
 Created Date 11/29/2023

Account Heritage Lake Park CDD
 Contact Justin Faircloth
 Address 25614 Heritage Lake Blvd
 Punta Gorda, FL 33983

Work Details

Specialist Comments to Customer Inspected all lakes on property.
 Prepared By Justin Kolecki
 Customer Small amount of grasses. Wind to strong to spray.
 No algae or submerged aquatic vegetation present during visit.

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd LAKE ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd LAKE ALL	SHORELINE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	LAKE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	ALGAE CONTROL	
Heritage Lake Park Cdd LAKE ALL		



Work Order
 Work Order Number 00412126
 Created Date 12/21/2023

Account Heritage Lake Park CDD
 Contact Justin Faircloth
 Address 25614 Heritage Lake Blvd
 Punta Gorda, FL 33983

Work Details

Specialist Inspected all lakes on property. Prepared By Justin Kolecki
 Comments to Customer Minor grass work will treat next visit.
 No algae or submerged aquatic vegetation present during visit.

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd LAKE ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd LAKE ALL	SHORELINE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	LAKE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	ALGAE CONTROL	
Heritage Lake Park Cdd LAKE ALL		