

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

July 19, 2022

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

Heritage Pines Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

July 12, 2022

Board of Supervisors
Heritage Pines Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:


The Board of Supervisors of the Heritage Pines Community Development District will hold a Public Hearing and Regular Meeting on July 19, 2022 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments: Agenda Items [3 minutes per person]
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Continued Discussion: HPCA's Interest in CDD's County Line Road Property, as well as Potential Acquisition of Additional Property
7. Down to Earth Landscaping Discussion Items
 - A. Update: Status of HPCA Contract with Down to Earth Landscaping
 - B. Update: Status of Slope Hazards at the Two Islands

- C. Consideration of DTE Landscaping Proposal for EDRA #28 to Cover Slope with Irrigation and Sod *(to be provided under separate cover)*
- 8. Acceptance of Unaudited Financial Statements as of May 31, 2022
- 9. Approval of June 21, 2022 Regular Meeting Minutes
 - To Do Action Items List
- 10. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - Consideration of Proposal to Repair Damaged Storm Elements *(to be provided under separate cover)*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 20, 2022 at 2:00 P.M.
 - QUORUM CHECK
- 11. Audience Comments: Non-Agenda Items [3 minutes per person]
- 12. Supervisors' Requests
- 13. Adjournment

Arthur Rhodes	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Janice Benedetti	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Walsh	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Kathleen F. Lonergan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Carol E. Vaughan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,

 Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

4A

Miscellaneous Notices



Published in Tampa Bay Times on July 3, 2022

Location

Pasco County,

Notice Text

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING The Board of Supervisors ("Board") of the Heritage Pines Community Development District ("District") will hold a public hearing on Tuesday, July 19, 2022 at 2:00 p.m., at the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://heritagepinescdd.net/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager 7/3, 7/10/2022 0000234779

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2022-05

A RESOLUTION OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022 submitted to the Board of Supervisors (the "Board") a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT;

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District,

including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Heritage Pines Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Pasco County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2022 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Heritage Pines Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1. BUDGET

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Pines Community Development District for the Fiscal Year Ending September 30, 2023," as adopted by the Board of Supervisors on July 20, 2022.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

That there is appropriated out of the revenues of the Heritage Pines Community Development District, for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 the sum of SEE EXHIBIT A to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>SEE EXHIBIT A</u>
TOTAL ALL FUNDS	<u>SEE EXHIBIT A</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budgets for that fiscal year as follows:

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

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption, and shall remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF JULY, 2022.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 294,715				\$ 294,502
Allowable discounts (4%)	(11,789)				(11,780)
Assessment levy - net	282,926	\$ 271,250	\$ 11,676	\$ 282,926	282,722
Interest and miscellaneous	1,000	753	300	1,053	1,000
Total revenues	<u>283,926</u>	<u>272,003</u>	<u>11,976</u>	<u>283,979</u>	<u>283,722</u>
EXPENDITURES					
Professional & administrative					
Supervisors	7,000	3,014	3,986	7,000	7,000
Management/recording	32,450	13,521	18,929	32,450	32,450
Legal	1,000	553	447	1,000	1,000
Engineering	5,000	409	4,591	5,000	5,000
Audit	7,500	7,500	-	7,500	7,500
Assessment roll preparation	7,210	3,004	4,206	7,210	7,210
Arbitrage rebate calculation	1,200	-	-	-	-
Dissemination agent	1,000	417	-	417	-
Trustee	4,337	-	4,337	4,337	4,337
Telephone	150	63	87	150	150
Rental and leases	1,860	775	1,085	1,860	1,860
Postage	1,000	206	794	1,000	1,000
Printing & binding	1,030	429	601	1,030	1,030
Legal advertising	350	160	190	350	350
Annual special district fee	175	175	-	175	175
Insurance	8,205	7,720	-	7,720	8,205
Contingencies	1,000	277	723	1,000	1,000
Website ADA compliance	210	210	-	210	210
Website hosting & maintenance	705	-	705	705	705
Total professional & administrative	<u>81,382</u>	<u>38,433</u>	<u>40,681</u>	<u>79,114</u>	<u>79,182</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
Operation and maintenance					
Street lighting	22,500	9,581	10,750	20,331	22,500
Retention pond mowing/weed control/irr.	88,000	15,932	79,068	95,000	115,000
Irrigation Water	15,000	2,208	12,792	15,000	15,000
Contingency	1,000	-	1,000	1,000	1,000
Aquatic weed control	20,000	8,820	11,180	20,000	20,000
Dry retention pond refurbishment/planting	50,000	1,010	48,990	50,000	50,000
Water quality testing	-	750	-	750	-
Total operation and maintenance	<u>196,500</u>	<u>38,301</u>	<u>163,780</u>	<u>202,081</u>	<u>223,500</u>
Other fees and charges					
Property appraiser	150	-	150	150	150
Tax collector	5,894	5,423	471	5,894	5,890
Total other fees and charges	<u>6,044</u>	<u>5,423</u>	<u>621</u>	<u>6,044</u>	<u>6,040</u>
Total expenditures	<u>283,926</u>	<u>82,157</u>	<u>205,082</u>	<u>287,239</u>	<u>308,722</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	189,846	(193,106)	(3,260)	(25,000)
Fund balance - beginning (unaudited)	423,740	470,004	659,850	470,004	466,744
Fund balance - ending					
Committed					
Disaster recovery	175,000	175,000	175,000	175,000	175,000
Future mower replacement	70,000	70,000	70,000	70,000	70,000
Working capital	150,000	150,000	150,000	150,000	150,000
Unassigned	28,740	264,850	71,744	71,744	46,744
Fund balance - ending (projected)	<u>\$ 423,740</u>	<u>\$ 659,850</u>	<u>\$ 466,744</u>	<u>\$ 466,744</u>	<u>\$ 441,744</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 7,000
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates seven meetings and all 5 Board Members receiving fees during the fiscal year.</p>	
Management/recording	32,450
<p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>	
Legal	1,000
<p>Straley Robin Vericker, provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	5,000
<p>Stroud Engineering Consultants provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. The District currently has an agreement with Carr, Riggs & Ingram, LLC.</p>	
Assessment roll preparation	7,210
<p>Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p>	
Trustee	4,337
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and</p>	
Telephone	150
<p>Telephone and fax machine.</p>	
Rental and leases	1,860
<p>This fee relates to management/recording.</p>	
Postage	1,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	1,030
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	350
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,205
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Contingencies	1,000
Bank charges, automate AP routing and other miscellaneous expenses incurred during the year.	
Website ADA compliance	210
Website hosting & maintenance	705
Operation and maintenance	
Street lighting	22,500
Estimated cost of annual street lighting cost paid to Withlacoochee River Electric.	
Retention pond mowing/weed control/irr.	115,000
The District has entered into an agreement with a qualified landscape contractor to provide dry retention pond mowing, weed control and irrigation repair services. The agreement includes the CDD providing the mowing equipment and the contractor providing everything else at cost.	
Irrigation Water	15,000
Provides for the irrigation water used to irrigate certain dry retention pond banks. This service is a pass through expense based upon a percentage of what the golf course is billed monthly by Pasco County.	
Contingency	1,000
The category is for automated AP routing and unforeseen expenditures that the District may incur during the fiscal year.	
Aquatic weed control	20,000
The District currently contract with a licensed lake maintenance contractor to provide monthly services to the District for aquatic weed control in it's wet ponds.	
Dry retention pond refurbishment/planting	50,000
Provides for dry retention pond refurbishment, overseeding and planting.	
Property appraiser	150
The property appraiser's fee is \$150.	
Tax collector	5,890
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 308,722</u></u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Description	Number of Units	Projected FY 2023 Assessments		FY 22 Assessment
		GF	Total	
All Units	1,406	\$ 209.46	\$ 209.46	\$ 209.61
Total	<u>1,406</u>			

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the District is located in Pasco County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022/2023 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022/2023; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023;

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Heritage Pines Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands, as shown in **Exhibits "A" and "B"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds

therefrom shall be paid to the Heritage Pines Community Development District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Pines Community Development District.

PASSED AND ADOPTED this 19th day of July, 2022.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Exhibit B

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

8

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2022**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2022**

	Major Funds	Total Governmental Funds
	General	Funds
ASSETS		
Cash - SunTrust	\$ 597,531	\$ 597,531
Investments		
SBA *		
Operating A	770	770
Reserve A	1,876	1,876
Utility deposit	14,717	14,717
Total assets	\$ 614,894	\$ 614,894
LIABILITIES & FUND BALANCE		
Liabilities		
Total liabilities	-	-
Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	219,894	219,894
Total fund balance	614,894	614,894
Total liabilities and fund balance	\$ 614,894	\$ 614,894

*These accounts were not reconciled as statements were not available prior to the agenda package ship date.

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2022**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 93,707	\$ 165,152	\$ 8,660	\$ 3,731	\$ 8,799	\$ 1,590	\$ 323	\$ -	\$ -	\$ -	\$ -	\$ 281,963	\$ 282,926	100%
Interest & miscellaneous	4	4	5	734	5	6	6	5	-	-	-	-	770	1,000	77%
Total revenues	4	93,711	165,157	9,394	3,736	8,805	1,596	328	-	-	-	-	282,733	283,926	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	861	-	1,076	-	1,076	-	1,076	-	-	-	-	-	4,090	7,000	58%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	-	-	-	21,633	32,450	67%
Legal	-	-	-	436	117	72	57	57	-	-	-	-	739	1,000	74%
Engineering	-	-	-	409	-	260	-	410	-	-	-	-	1,079	5,000	22%
Audit	-	-	500	7,000	-	-	-	-	-	-	-	-	7,500	7,500	100%
Assessment roll preparation	601	601	601	601	601	601	601	601	-	-	-	-	4,807	7,210	67%
Arbitrage rebate calculation	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Dissemination agent fees	83	83	83	83	83	83	83	83	-	-	-	-	667	1,000	67%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	13	13	13	13	13	13	13	-	-	-	-	100	150	67%
Rentals and leases	155	155	155	155	155	155	155	155	-	-	-	-	1,240	1,860	67%
Postage	-	102	95	8	-	-	-	200	-	-	-	-	406	1,000	41%
Printing & binding	86	86	86	86	86	86	86	86	-	-	-	-	687	1,030	67%
Legal advertising	160	-	-	-	-	-	-	-	-	-	-	-	160	350	46%
Annual district filing fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	7,720	-	-	-	-	-	-	-	-	-	-	-	7,720	8,205	94%
Contingencies	54	53	59	56	56	46	45	45	-	-	-	-	412	1,000	41%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total Professional & Administrative Fees	12,647	3,972	5,372	11,551	4,891	4,725	4,820	4,354	-	-	-	-	52,330	81,382	64%
Operations and maintenance															
Electricity - street lighting	1,914	1,914	1,914	1,914	1,923	1,949	1,963	1,983	-	-	-	-	15,476	22,500	69%
Retention pond mowing/weed control	-	4,001	-	1,440	10,491	6,641	13,978	5,187	-	-	-	-	41,738	88,000	47%
Irrigation water	-	1,194	-	1,013	-	1,850	3,200	-	-	-	-	-	7,258	15,000	48%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	1,525	1,525	2,720	1,525	1,525	3,086	1,586	-	-	-	-	-	13,492	20,000	67%
Dry retention pond refurbishment/planting	-	-	1,010	-	-	-	-	-	-	-	-	-	1,010	50,000	2%
Water quality testing	-	-	750	-	-	-	-	-	-	-	-	-	750	-	N/A
Total operations and maintenance	3,439	8,634	6,394	5,892	13,939	13,526	20,727	7,170	-	-	-	-	79,724	196,500	41%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	150	-	-	-	-	150	150	100%
Tax collector	-	1,874	3,303	173	75	176	31	6	-	-	-	-	5,639	5,894	96%
Total other fees and charges	-	1,874	3,303	173	75	176	31	156	-	-	-	-	5,789	6,044	96%
Total expenditures	16,086	14,480	15,069	17,616	18,905	18,427	25,578	11,680	-	-	-	-	137,843	283,926	49%
Excess/(deficiency) of revenues over/(under) expenditures	(16,082)	79,231	150,088	(8,222)	(15,169)	(9,622)	(23,982)	(11,352)	-	-	-	-	144,890	-	
Fund balance - beginning	470,004	453,922	533,153	683,241	675,019	659,850	650,228	626,246	614,894	614,894	614,894	614,894	470,004	423,740	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	58,922	138,153	288,241	280,019	264,850	255,228	231,246	219,894	219,894	219,894	219,894	219,894	219,894	28,740	
Fund balance - ending	\$ 453,922	\$ 533,153	\$ 683,241	\$ 675,019	\$ 659,850	\$ 650,228	\$ 626,246	\$ 614,894	\$ 614,894	\$ 614,894	\$ 614,894	\$ 614,894	\$ 614,894	\$ 423,740	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
MAY 2022**

**Heritage Pines CDD
General Ledger
As of May 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 · Suntrust Bank - Checking							470,774.36
General Journal	10/14/2021	2802		A/P 10/14/2021		20,347.54	450,426.82
General Journal	10/21/2021	2814		ACCOUNT ANALYSIS FEE		53.56	450,373.26
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21		738.80	449,634.46
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21		122.40	449,512.06
General Journal	10/29/2021	2807		A/P 10/29/2021		2,172.66	447,339.40
General Journal	10/29/2021	2813		INTEREST INCOME	3.99		447,343.39
General Journal	11/09/2021	2810		A/P 11/09/2021		8,393.49	438,949.90
General Journal	11/12/2021	2815		EXCESS FEES	1,099.00		440,048.90
General Journal	11/16/2021	2818		A/P 11/16/2021		4,175.51	435,873.39
General Journal	11/19/2021	2819		TAX COLLECTION	6,194.40		442,067.79
General Journal	11/19/2021	2829		ACCOUNT ANALYSIS FEE		52.57	442,015.22
General Journal	11/29/2021	2823		TAX COLLECTION	41,215.51		483,230.73
General Journal	11/30/2021	2830		INTEREST INCOME	3.80		483,234.53
General Journal	12/03/2021	2825		TAX COLLECTION	44,422.59		527,657.12
General Journal	12/13/2021	2828		A/P 12/13/2021		18,294.37	509,362.75
General Journal	12/17/2021	2832		NO PRIOR ENTRY - DISTRIBUTION CHECK...	142,434.52		651,797.27
General Journal	12/20/2021	2845		ACCOUNT ANALYSIS FEE		59.05	651,738.22
General Journal	12/22/2021	2833		BOARD MEETING - 12/07/21		923.50	650,814.72
General Journal	12/22/2021	2833		BOARD MEETING - 12/07/21		153.00	650,661.72
General Journal	12/31/2021	2844		INTEREST INCOME	4.89		650,666.61
General Journal	01/06/2022	2837		TAX COLLECTION	10,115.09		660,781.70
General Journal	01/11/2022	2840		A/P 01/11/2022		15,862.92	644,918.78
General Journal	01/20/2022	2848		Misc refund	728.48		645,647.26
General Journal	01/21/2022	2849		A/P 01/21/2022		5,729.45	639,917.81
General Journal	01/21/2022	2856		ACCOUNT ANALYSIS FEE		56.75	639,861.06
General Journal	01/31/2022	2850		TAX COLLECTION	9,301.83		649,162.89
General Journal	01/31/2022	2854		TAX COLLECTION	8,487.23		657,650.12
General Journal	01/31/2022	2857		INTEREST INCOME	5.62		657,655.74
General Journal	02/08/2022	2853		A/P 02/08/2022		18,402.54	639,253.20
General Journal	02/18/2022	2861		ACCOUNT ANALYSIS FEE		55.75	639,197.45
General Journal	02/18/2022	2861		INTEREST INCOME	3.82		639,201.27
General Journal	02/23/2022	2858		BOARD MEETING - 02/15/22		923.50	638,277.77
General Journal	02/23/2022	2858		BOARD MEETING - 02/15/22		153.00	638,124.77
General Journal	02/28/2022	2859		INTEREST INCOME	1.24		638,126.01
General Journal	02/28/2022	2863		TAX COLLECTION	3,656.39		641,782.40
General Journal	03/17/2022	2862		A/P 03/17/2022		17,500.81	624,281.59
General Journal	03/21/2022	2874		ACCOUNT ANALYSIS FEE		45.07	624,236.52
General Journal	03/24/2022	2864		VOID: TO VOID CHECK #3764 - NEVER RE...	0.00		624,236.52
General Journal	03/24/2022	2865		REISSUE CHECK #3764 - DOWN TO EART...	0.00		624,236.52
General Journal	03/31/2022	2868		TAX COLLECTION	0.25		624,236.77
General Journal	03/31/2022	2869		TAX COLLECTION	8,622.77		632,859.54
General Journal	03/31/2022	2875		INTERST INCOME	5.46		632,865.00
General Journal	04/12/2022	2867		A/P 04/12/2022		24,426.57	608,438.43
General Journal	04/21/2022	2880		SERVICE CHARGE		43.24	608,395.19
General Journal	04/22/2022	2870		BOARD MEETING - 04/19/22		923.50	607,471.69
General Journal	04/22/2022	2870		BOARD MEETING - 04/19/22		153.00	607,318.69
General Journal	04/29/2022	2881		INTEREST INCOME	5.12		607,323.81
General Journal	04/30/2022	2877		TAX COLLECTION	1,526.07		608,849.88
General Journal	05/11/2022	2878		A/P 05/11/2022		11,628.19	597,221.69
General Journal	05/12/2022	2879		TAX COLLECTION CK# 18036	33.00		597,254.69
General Journal	05/23/2022	2892		SERVICE CHARGE		45.88	597,208.81
General Journal	05/31/2022	2885		TAX COLLECTION	316.67		597,525.48
General Journal	05/31/2022	2893		INTEREST INCOME	5.14		597,530.62

**Heritage Pines CDD
General Ledger
As of May 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 101.000 · Suntrust Bank - Checking					278,192.88	151,436.62	597,530.62
151.000 · Investments							2,644.06
151.001 · SBA-Operating A Account							769.22
General Journal	10/31/2021	2812		INTEREST INCOME	0.06		769.28
General Journal	11/30/2021	2830		INTEREST INCOME	0.07		769.35
General Journal	12/31/2021	2844		INTEREST INCOME	0.09		769.44
General Journal	01/31/2022	2857		INTEREST INCOME	0.09		769.53
General Journal	02/28/2022	2859		INTEREST INCOME	0.09		769.62
General Journal	03/31/2022	2872		02/22 INTEREST INCOME	0.19		769.81
General Journal	04/30/2022	2873		03/22 INTEREST INCOME	0.28		770.09
Total 151.001 · SBA-Operating A Account					0.87	0.00	770.09
151.101 · SBA - Reserve A Account							1,874.84
General Journal	10/31/2021	2812		INTEREST INCOME	0.15		1,874.99
General Journal	11/30/2021	2830		INTEREST INCOME	0.16		1,875.15
General Journal	12/31/2021	2844		INTEREST INCOME	0.21		1,875.36
General Journal	01/31/2022	2857		INTEREST INCOME	0.23		1,875.59
General Journal	02/28/2022	2859		INTEREST INCOME	0.23		1,875.82
General Journal	03/31/2022	2872		02/22 INTEREST INCOME	0.46		1,876.28
General Journal	04/30/2022	2873		03/22 INTEREST INCOME	0.70		1,876.98
Total 151.101 · SBA - Reserve A Account					2.14	0.00	1,876.98
Total 151.000 · Investments					3.01	0.00	2,647.07
121.000 · Assessments Receivable							1,099.00
General Journal	11/12/2021	2817		EXCESS FEES FY 21		1,099.00	0.00
Total 121.000 · Assessments Receivable					0.00	1,099.00	0.00
1299 · Undeposited Funds							0.00
General Journal	11/01/2021	2821		TAX COLLECTION	6,194.40		6,194.40
General Journal	11/05/2021	2822		TAX COLLECTION	41,215.51		47,409.91
General Journal	11/12/2021	2815		EXCESS FEES		1,099.00	46,310.91
General Journal	11/12/2021	2817		EXCESS FEES FY 21	1,099.00		47,409.91
General Journal	11/18/2021	2824		TAX COLLECTION	44,422.59		91,832.50
General Journal	11/19/2021	2819		TAX COLLECTION		6,194.40	85,638.10
General Journal	11/29/2021	2823		TAX COLLECTION		41,215.51	44,422.59
General Journal	12/03/2021	2825		TAX COLLECTION		44,422.59	0.00
General Journal	12/05/2021	2834		TAX COLLECTION	113,246.17		113,246.17
General Journal	12/05/2021	2835		FEDEX REFUND	2.18		113,248.35
General Journal	12/08/2021	2831		TAX COLLECTION	29,186.17		142,434.52
General Journal	12/10/2021	2836		TAX COLLECTION	10,115.09		152,549.61
General Journal	12/17/2021	2832		NO PRIOR ENTRY - DISTRIBUTION CHECKS		113,246.17	39,303.44
General Journal	12/17/2021	2832		NO PRIOR ENTRY - DISTRIBUTION CHECKS		29,186.17	10,117.27
General Journal	12/17/2021	2832		NO PRIOR ENTRY - FED EX REFUND		2.18	10,115.09
General Journal	12/31/2021	2841		TAX COLLECTION	0.12		10,115.21
General Journal	12/31/2021	2842		TAX COLLECTION	9,301.71		19,416.92
General Journal	01/04/2022	2843		Misc refund	728.48		20,145.40
General Journal	01/06/2022	2837		TAX COLLECTION		10,115.09	10,030.31
General Journal	01/20/2022	2848		Misc refund		728.48	9,301.83
General Journal	01/31/2022	2850		TAX COLLECTION		9,301.71	0.12
General Journal	01/31/2022	2850		TAX COLLECTION		0.12	0.00
General Journal	04/20/2022	2871		TAX COLLECTION	33.00		33.00
General Journal	05/12/2022	2879		TAX COLLECTION CK# 18036		33.00	0.00

**Heritage Pines CDD
General Ledger
As of May 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	05/25/2022	2882		FEDEX REIMBURSMENT - INCORRECT PRI...	0.21		0.21
Total 1299 · Undeposited Funds					255,544.63	255,544.42	0.21
155.000 · Prepaid Expense							
Bill	02/07/2022	2022-...	STRANGE ZONE	WEBSITE MAINTENANCE AND HOSTING 0...	704.99		704.99
General Journal	03/01/2022	2851		TO REFLECT CORRECT DATES FOR STRA...		704.99	0.00
Total 155.000 · Prepaid Expense					704.99	704.99	0.00
156.100 · Utility Deposit							
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							
General Journal	10/01/2021	2855R		VOID: Reverse of GJE 2855 -- Audit JE: Shift ...	0.00		-19,230.27
General Journal	10/13/2021	2801		A/P 10/13/2021		15,170.64	-19,230.27
General Journal	10/14/2021	2802		A/P 10/14/2021	20,347.54		-34,400.91
General Journal	10/29/2021	2807		A/P 10/29/2021	2,172.66		-14,053.37
General Journal	11/08/2021	2809		A/P 11/08/2021		8,377.83	-11,880.71
General Journal	11/09/2021	2810		A/P 11/09/2021	8,393.49		-20,258.54
General Journal	11/15/2021	2811		A/P 11/15/2021		4,175.51	-11,865.05
General Journal	11/16/2021	2818		A/P 11/16/2021	4,175.51		-16,040.56
General Journal	12/10/2021	2827		A/P 12/10/2021		10,633.77	-11,865.05
General Journal	12/13/2021	2828		A/P 12/13/2021	18,294.37		-22,498.82
General Journal	01/10/2022	2839		A/P 01/10/2022		15,862.92	-4,204.45
General Journal	01/11/2022	2840		A/P 01/11/2022	15,862.92		-20,067.37
General Journal	01/20/2022	2846		A/P 01/20/2022		1,525.00	-4,204.45
General Journal	01/21/2022	2849		A/P 01/21/2022	5,729.45		-5,729.45
General Journal	02/07/2022	2852		A/P 02/07/2022		18,402.54	0.00
General Journal	02/08/2022	2853		A/P 02/08/2022	18,402.54		-18,402.54
General Journal	03/16/2022	2860		A/P 03/16/2022		17,500.81	0.00
General Journal	03/17/2022	2862		A/P 03/17/2022	17,500.81		-17,500.81
General Journal	04/11/2022	2866		A/P 04/11/2022		24,426.57	0.00
General Journal	04/12/2022	2867		A/P 04/12/2022	24,426.57		-24,426.57
General Journal	05/10/2022	2876		A/P 05/10/2022		11,628.19	0.00
General Journal	05/11/2022	2878		A/P 05/11/2022	11,628.19		-11,628.19
Total 202.000 · Accounts Payable - Year End					146,934.05	127,703.78	0.00
271.000 · Unreserved Fund Balance							
Total 271.000 · Unreserved Fund Balance							43,724.92
271.100 · Reserved Fund Balance							
Total 271.100 · Reserved Fund Balance							-83,000.00
3900 · Retained Earnings							
Total 3900 · Retained Earnings							-83,000.00
3900 · Retained Earnings							
Total 3900 · Retained Earnings							-430,728.87
361.000 · Interest Income							
Total 361.000 · Interest Income							-430,728.87
361.100 · Interest Income - Surplus Acct							
General Journal	10/29/2021	2813		INTEREST INCOME		3.99	0.00
General Journal	10/31/2021	2812		INTEREST INCOME		0.06	-3.99
General Journal	10/31/2021	2812		INTEREST INCOME		0.15	-4.05
General Journal	11/30/2021	2830		INTEREST INCOME		3.80	-4.20
General Journal	11/30/2021	2830		INTEREST INCOME		0.16	-8.00
General Journal	11/30/2021	2830		INTEREST INCOME		0.07	-8.16
General Journal	12/31/2021	2844		INTEREST INCOME		0.21	-8.23
General Journal	12/31/2021	2844		INTEREST INCOME		0.09	-8.44
General Journal	12/31/2021	2844		INTEREST INCOME			-8.53

**Heritage Pines CDD
General Ledger
As of May 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance	
General Journal	12/31/2021	2844		INTEREST INCOME		4.89	-13.42	
General Journal	01/31/2022	2857		INTEREST INCOME		5.62	-19.04	
General Journal	01/31/2022	2857		INTEREST INCOME		0.23	-19.27	
General Journal	01/31/2022	2857		INTEREST INCOME		0.09	-19.36	
General Journal	02/18/2022	2861		INTEREST INCOME		3.82	-23.18	
General Journal	02/28/2022	2859		INTEREST INCOME		0.09	-23.27	
General Journal	02/28/2022	2859		INTEREST INCOME		0.23	-23.50	
General Journal	02/28/2022	2859		INTEREST INCOME		1.24	-24.74	
General Journal	03/31/2022	2872		02/22 INTEREST INCOME		0.19	-24.93	
General Journal	03/31/2022	2872		02/22 INTEREST INCOME		0.46	-25.39	
General Journal	03/31/2022	2875		INTERST INCOME		5.46	-30.85	
General Journal	04/29/2022	2881		INTEREST INCOME		5.12	-35.97	
General Journal	04/30/2022	2873		03/22 INTEREST INCOME		0.28	-36.25	
General Journal	04/30/2022	2873		03/22 INTEREST INCOME		0.70	-36.95	
General Journal	05/31/2022	2893		INTEREST INCOME		5.14	-42.09	
Total 361.100 · Interest Income - Surplus Acct						0.00	42.09	-42.09
Total 361.000 · Interest Income						0.00	42.09	-42.09
363.100 · Assessment Levy							0.00	
General Journal	11/01/2021	2821		TAX COLLECTION		6,194.40	-6,194.40	
General Journal	11/01/2021	2821		TAX COLLECTION		126.42	-6,320.82	
General Journal	11/05/2021	2822		TAX COLLECTION		41,215.51	-47,536.33	
General Journal	11/05/2021	2822		TAX COLLECTION		841.13	-48,377.46	
General Journal	11/18/2021	2824		TAX COLLECTION		44,422.59	-92,800.05	
General Journal	11/18/2021	2824		TAX COLLECTOR FEE		906.58	-93,706.63	
General Journal	12/05/2021	2834		TAX COLLECTION		113,246.17	-206,952.80	
General Journal	12/05/2021	2834		TAX COLLECTOR FEE		2,311.15	-209,263.95	
General Journal	12/08/2021	2831		TAX COLLECTION		29,186.17	-238,450.12	
General Journal	12/08/2021	2831		TAX COLLECTOR FEE		595.64	-239,045.76	
General Journal	12/10/2021	2836		TAX COLLECTION		10,115.09	-249,160.85	
General Journal	12/10/2021	2836		TAX COLLECTOR FEE		206.43	-249,367.28	
General Journal	12/31/2021	2841		TAX COLLECTION		0.12	-249,367.40	
General Journal	12/31/2021	2842		TAX COLLECTION		9,301.71	-258,669.11	
General Journal	12/31/2021	2842		TAX COLLECTOR FEE		189.83	-258,858.94	
General Journal	01/31/2022	2854		TAX COLLECTION		8,487.23	-267,346.17	
General Journal	01/31/2022	2854		TAX COLLECTOR FEE		173.21	-267,519.38	
General Journal	02/28/2022	2863		TAX COLLECTION		3,656.39	-271,175.77	
General Journal	02/28/2022	2863		TAX COLLECTOR FEE		74.62	-271,250.39	
General Journal	03/31/2022	2868		TAX COLLECTION		0.25	-271,250.64	
General Journal	03/31/2022	2869		TAX COLLECTION		8,622.77	-279,873.41	
General Journal	03/31/2022	2869		TAX COLLECTOR FEE		175.97	-280,049.38	
General Journal	04/20/2022	2871		TAX COLLECTION		33.00	-280,082.38	
General Journal	04/30/2022	2877		TAX COLLECTION		1,526.07	-281,608.45	
General Journal	04/30/2022	2877		TAX COLLECTOR FEE		31.14	-281,639.59	
General Journal	05/31/2022	2885		TAX COLLECTION		316.67	-281,956.26	
General Journal	05/31/2022	2885		TAX COLLECTOR FEE		6.47	-281,962.73	
Total 363.100 · Assessment Levy						0.00	281,962.73	-281,962.73
369.100 · Misc. Income							0.00	
General Journal	01/04/2022	2843		Misc refund		728.48	-728.48	
Total 369.100 · Misc. Income						0.00	728.48	-728.48
511.000 · Legislative							0.00	

**Heritage Pines CDD
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Type	Date	Num	Name	Memo	Debit	Credit	Balance
511.110 · Supervisor's Fees							0.00
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21	122.40		122.40
Check	10/28/2021	DD	ARTHUR RHODES	BOARD MEETING - 10/19/21	184.70		307.10
Check	10/28/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 10/19/21	184.70		491.80
Check	10/28/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/19/21	184.70		676.50
Check	10/28/2021	DD	CAROL VAUGHAN	BOARD MEETING - 10/19/21	184.70		861.20
General Journal	12/22/2021	2833		BOARD MEETING - 12/07/21	153.00		1,014.20
Check	12/22/2021	DD	JANICE M. BENEDETTI	BOARD MEETING - 12/07/21	184.70		1,198.90
Check	12/22/2021	DD	ARTHUR RHODES	BOARD MEETING - 12/07/21	184.70		1,383.60
Check	12/22/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 12/07/21	184.70		1,568.30
Check	12/22/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 12/07/21	184.70		1,753.00
Check	12/22/2021	DD	CAROL VAUGHAN	BOARD MEETING - 12/07/21	184.70		1,937.70
General Journal	02/23/2022	2858		BOARD MEETING - 02/15/22	153.00		2,090.70
Check	02/23/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 02/15/22	184.70		2,275.40
Check	02/23/2022	DD	ARTHUR RHODES	BOARD MEETING - 02/15/22	184.70		2,460.10
Check	02/23/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 02/15/22	184.70		2,644.80
Check	02/23/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 02/15/22	184.70		2,829.50
Check	02/23/2022	DD	CAROL VAUGHAN	BOARD MEETING - 02/15/22	184.70		3,014.20
General Journal	04/22/2022	2870		BOARD MEETING - 04/19/22	153.00		3,167.20
Check	04/22/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 04/19/22	184.70		3,351.90
Check	04/22/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 04/19/22	184.70		3,536.60
Check	04/22/2022	DD	ARTHUR RHODES	BOARD MEETING - 04/19/22	184.70		3,721.30
Check	04/22/2022	DD	CAROL VAUGHAN	BOARD MEETING - 04/19/22	184.70		3,906.00
Check	04/22/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 04/19/22	184.70		4,090.70
Total 511.110 · Supervisor's Fees					4,090.70	0.00	4,090.70
Total 511.000 · Legislative					4,090.70	0.00	4,090.70
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	2,704.16		2,704.16
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	2,704.16		5,408.32
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	2,704.16		8,112.48
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	2,704.16		10,816.64
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	2,704.16		13,520.80
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	2,704.16		16,224.96
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	2,704.16		18,929.12
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	2,704.16		21,633.28
Total 512.311 · Management Fees					21,633.28	0.00	21,633.28
Total 512.000 · Executive					21,633.28	0.00	21,633.28
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	600.83		600.83
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	600.83		1,201.66
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	600.83		1,802.49
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	600.83		2,403.32
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	600.83		3,004.15
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	600.83		3,604.98
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	600.83		4,205.81
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	600.83		4,806.64
Total 513.310 · Assessment Roll Preparation					4,806.64	0.00	4,806.64
513.312 · Dissemination Agent							0.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	83.34		83.34
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	83.34		166.68
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	83.34		250.02
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	83.34		333.36
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	83.34		416.70
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	83.34		500.04
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	83.34		583.38
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	83.34		666.72
Total 513.312 · Dissemination Agent					666.72	0.00	666.72
513.314 · Property Appraiser							
Bill	05/10/2022	042922	PASCO COUNTY PROPERTY APPRAISER	ANNUAL FEE	150.00		0.00
Total 513.314 · Property Appraiser					150.00	0.00	150.00
513.315 · Tax Collector							
General Journal	11/01/2021	2821		TAX COLLECTION	126.42		0.00
General Journal	11/05/2021	2822		TAX COLLECTION	841.13		126.42
General Journal	11/18/2021	2824		TAX COLLECTOR FEE	906.58		967.55
General Journal	12/05/2021	2834		TAX COLLECTOR FEE	2,311.15		1,874.13
General Journal	12/08/2021	2831		TAX COLLECTOR FEE	595.64		4,185.28
General Journal	12/10/2021	2836		TAX COLLECTOR FEE	206.43		4,780.92
General Journal	12/31/2021	2842		TAX COLLECTOR FEE	189.83		4,987.35
General Journal	01/31/2022	2854		TAX COLLECTOR FEE	173.21		5,177.18
General Journal	02/28/2022	2863		TAX COLLECTOR FEE	74.62		5,350.39
General Journal	03/31/2022	2869		TAX COLLECTOR FEE	175.97		5,425.01
General Journal	04/30/2022	2877		TAX COLLECTOR FEE	31.14		5,600.98
General Journal	05/31/2022	2885		TAX COLLECTOR FEE	6.47		5,632.12
Total 513.315 · Tax Collector					5,638.59	0.00	5,638.59
513.320 · Audit							
Bill	12/10/2021	17258...	CARR, RIGGS & INGRAM, LLC	FY 2021 AUDIT - INITIAL PROGRESS BILLING	500.00		0.00
Bill	01/10/2022	17265...	CARR, RIGGS & INGRAM, LLC	FY 2021 AUDIT - FINAL PROGRESS BILLING	7,000.00		500.00
Total 513.320 · Audit					7,500.00	0.00	7,500.00
Total 513.000 · Financial & Administrative					18,761.95	0.00	18,761.95
514.000 · Legal Counsel							
514.310 · Legal Fees							
Bill	01/10/2022	20769	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 01/21/2021	436.45		0.00
Bill	02/07/2022	20573	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2021	117.00		436.45
Bill	03/16/2022	21034	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 02/15/2022	72.00		553.45
Bill	04/11/2022	21271	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 03/15/2022	57.00		625.45
Bill	05/10/2022	21325	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 04/15/2022	57.00		682.45
Total 514.310 · Legal Fees					739.45	0.00	739.45
Total 514.000 · Legal Counsel					739.45	0.00	739.45
519.000 · Other General Government							
519.320 · Engineering							
Bill	01/10/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	10/01/21 - 12/31/21 ENG. FEES	408.60		0.00
Bill	03/16/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	01/01/22-02/28/22 ENG. FEES	260.10		408.60
Bill	05/10/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	03/01/22-04/30/22 ENG. FEES	410.10		668.70
							1,078.80

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 519.320 · Engineering					1,078.80	0.00	1,078.80
519.410 · Postage							0.00
Bill	11/08/2021	7-545-...	FEDEX	7-545-51979	7.83		7.83
Bill	11/08/2021	7-537-...	FEDEX	7-537-54807	94.53		102.36
General Journal	12/05/2021	2835		FEDEX REFUND		2.18	100.18
Bill	12/10/2021	7-589-...	FEDEX	7-589-07795	97.63		197.81
Bill	01/10/2022	7-597-...	FEDEX	7-597-16026	8.23		206.04
Bill	05/10/2022	7-736-...	FEDEX	7-736-51868	8.23		214.27
Bill	05/10/2022	7-729-...	FEDEX	7-729-49043	99.87		314.14
Bill	05/10/2022	7-662-...	FEDEX	7-662-29039	83.71		397.85
Bill	05/10/2022	7-669-...	FEDEX	7-669-84080	8.23		406.08
General Journal	05/25/2022	2882		FEDEX REIMBURSMENT - INCORRECT PRI...		0.21	405.87
Total 519.410 · Postage					408.26	2.39	405.87
519.411 · Telephone							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	12.50		12.50
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	12.50		25.00
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	12.50		37.50
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	12.50		50.00
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	12.50		62.50
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	12.50		75.00
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	12.50		87.50
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	12.50		100.00
Total 519.411 · Telephone					100.00	0.00	100.00
519.413 · Website Maintenance							0.00
General Journal	03/01/2022	2851		TO REFLECT CORRECT DATES FOR STRA...	704.99		704.99
Total 519.413 · Website Maintenance					704.99	0.00	704.99
519.414 · ADA Website Compliance							0.00
Bill	10/13/2021	1965	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tech...	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
519.440 · Rentals and Leases							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	155.00		155.00
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	155.00		310.00
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	155.00		465.00
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	155.00		620.00
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	155.00		775.00
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	155.00		930.00
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	155.00		1,085.00
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	155.00		1,240.00
Total 519.440 · Rentals and Leases					1,240.00	0.00	1,240.00
519.450 · Insurance							0.00
Bill	10/13/2021	14561	EGIS INSURANCE & RISK ADVISORS	FY 2020 INSURANCE PREMIUM - 10/01/21 -...	7,720.00		7,720.00
Total 519.450 · Insurance					7,720.00	0.00	7,720.00
519.470 · Printing and Binding							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	85.83		85.83
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	85.83		171.66
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	85.83		257.49

**Heritage Pines CDD
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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	85.83		343.32
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	85.83		429.15
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	85.83		514.98
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	85.83		600.81
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	85.83		686.64
Total 519.470 · Printing and Binding					686.64	0.00	686.64
519.480 · Legal Advertising							0.00
Bill	10/13/2021	00001...	TAMPA BAY TIMES	NOTICE OF FY2022 MEETINGS - 10/10/2021	159.50		159.50
Total 519.480 · Legal Advertising					159.50	0.00	159.50
519.490 · Contingencies							0.00
General Journal	10/21/2021	2814		ACCOUNT ANALYSIS FEE	53.56		53.56
General Journal	11/19/2021	2829		ACCOUNT ANALYSIS FEE	52.57		106.13
General Journal	12/20/2021	2845		ACCOUNT ANALYSIS FEE	59.05		165.18
General Journal	01/21/2022	2856		ACCOUNT ANALYSIS FEE	56.75		221.93
General Journal	02/18/2022	2861		ACCOUNT ANALYSIS FEE	55.75		277.68
General Journal	03/21/2022	2874		ACCOUNT ANALYSIS FEE	45.07		322.75
General Journal	04/21/2022	2880		SERVICE CHARGE	43.24		365.99
General Journal	05/23/2022	2892		SERVICE CHARGE	45.88		411.87
Total 519.490 · Contingencies					411.87	0.00	411.87
519.540 · Annual District Filing Fee							0.00
Bill	11/15/2021	84138	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2021/2022 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					12,895.06	2.39	12,892.67
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	10/13/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	10/21 AQUATIC WEED CONTROL	1,525.00		1,525.00
Bill	11/08/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	11/21 AQUATIC WEED CONTROL	1,525.00		3,050.00
Bill	12/10/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	12/21 AQUATIC WEED CONTROL	1,525.00		4,575.00
Bill	12/10/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,195.00		5,770.00
Bill	01/20/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	01/22 AQUATIC WEED CONTROL	1,525.00		7,295.00
Bill	02/07/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	02/22 AQUATIC WEED CONTROL	1,525.00		8,820.00
Bill	03/16/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	WATER QUALITY TESTING PONDS 7 & 18	1,500.00		10,320.00
Bill	03/16/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	03/22 AQUATIC WEED CONTROL	1,586.00		11,906.00
Bill	04/11/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	04/22 AQUATIC WEED CONTROL	1,586.00		13,492.00
Total 539.311 · Aquatic Weed Control					13,492.00	0.00	13,492.00
539.340 · Retention Pond Mowing/Weed Cont							0.00
General Journal	10/01/2021	2855R		Audit JE: Shift to FY 2022 as the audit was co...	0.00		0.00
Bill	11/15/2021	INV10...	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/21 MOWING SERVICES	4,000.51		4,000.51
Bill	01/10/2022	122821	HERITAGE PINES COMMUNITY ASSOCIATION, INC	EQUIPMENT USE	1,440.00		5,440.51
Bill	02/07/2022	INV11...	DOWN TO EARTH LANDSCAPE & IRRIGATION	11/21 MOWING SERVICES	3,475.90		8,916.41
Bill	02/07/2022	INV11...	DOWN TO EARTH LANDSCAPE & IRRIGATION	12/21 MOWING SERVICES	7,015.28		15,931.69
Bill	03/16/2022	INV11...	DOWN TO EARTH LANDSCAPE & IRRIGATION	02/22 MOWING SERVICES	5,301.46		21,233.15
Bill	03/16/2022	013122	HERITAGE PINES COMMUNITY ASSOCIATION, INC	EQUIPMENT USE	1,340.00		22,573.15
Deposit	03/24/2022	2764	DOWN TO EARTH LANDSCAPE & IRRIGATION	VOID CK. 2764		3,333.19	19,239.96
Check	03/24/2022	2802	DOWN TO EARTH LANDSCAPE & IRRIGATION	TO REISSUE CHECK #3764 - VENDOR NEV...	3,333.19		22,573.15
Bill	04/11/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	03/22 MOWING SERVICES	4,735.50		27,308.65
Bill	04/11/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	01/22 MOWING SERVICES	5,142.69		32,451.34

**Heritage Pines CDD
General Ledger
As of May 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	04/11/2022	02282...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	2,600.00		35,051.34
Bill	04/11/2022	03312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	1,500.00		36,551.34
Bill	05/10/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	04/22 MOWING SERVICES	5,186.77		41,738.11
Total 539.340 · Retention Pond Mowing/Weed Cont					45,071.30	3,333.19	41,738.11
539.341 · Dry Retention Pond Refurbish							0.00
General Journal	12/31/2021	2838		TO RECLASS INVOICE CODED TO WRON...	1,010.00		1,010.00
Total 539.341 · Dry Retention Pond Refurbish					1,010.00	0.00	1,010.00
539.430 · Street Lighting							0.00
Bill	10/13/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 10/05/2021	456.87		456.87
Bill	10/13/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 10/07/2021	1,457.61		1,914.48
Bill	11/08/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 11/04/2021	1,457.61		3,372.09
Bill	11/08/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 11/02/2021	456.87		3,828.96
Bill	12/10/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 12/0/2021	456.87		4,285.83
Bill	12/10/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 12/07/2021	1,457.61		5,743.44
Bill	01/10/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 01/07/22	1,457.61		7,201.05
Bill	01/10/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 01/05/22	456.87		7,657.92
Bill	02/07/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 02/02/22	456.87		8,114.79
Bill	02/07/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 02/04/22	1,465.84		9,580.63
Bill	03/16/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 02/04/22	1,490.33		11,070.96
Bill	03/16/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 03/03/22	459.12		11,530.08
Bill	04/11/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 04/07/22	1,503.21		13,033.29
Bill	04/11/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 04/05/22	460.23		13,493.52
Bill	05/10/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 05/06/22	1,520.14		15,013.66
Bill	05/10/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 05/04/22	462.48		15,476.14
Total 539.430 · Street Lighting					15,476.14	0.00	15,476.14
539.431 · Irrigation of Pond Banks							0.00
Bill	11/08/2021	103121	HERITAGE PINES COMMUNITY ASSOCIATION,INC	10/21 RECLAIMED WATER	1,194.33		1,194.33
Bill	12/10/2021	113021	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	1,010.00		2,204.33
General Journal	12/31/2021	2838		TO RECLASS INVOICE CODED TO WRON...		1,010.00	1,194.33
Bill	01/10/2022	123121	HERITAGE PINES COMMUNITY ASSOCIATION,INC	12/21 RECLAIMED WATER	1,013.50		2,207.83
Bill	03/16/2022	013122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	01/22 RECLAIMED WATER	1,850.14		4,057.97
Bill	04/11/2022	033122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	03/22 RECLAIMED WATER	1,714.41		5,772.38
Bill	04/11/2022	022822	HERITAGE PINES COMMUNITY ASSOCIATION,INC	02/22 RECLAIMED WATER	1,485.87		7,258.25
Total 539.431 · Irrigation of Pond Banks					8,268.25	1,010.00	7,258.25
539.461 · Water Quality Testing							0.00
Bill	12/10/2021	SMOR...	SOLITUDE LAKE MANAGEMENT	WATER QUALITY TESTING 50% DEPOSIT	750.00		750.00
Total 539.461 · Water Quality Testing					750.00	0.00	750.00
Total 539.000 · Field Maintenance					84,067.69	4,343.19	79,724.50
TOTAL					823,567.69	823,567.69	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENTS**



999-99-99-99 40386 0 C 001 30 50 004
 HERITAGE PINE COMMUNITY DEVELOPMENT
 DISTRICT
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Your account statement

For 05/31/2022

Contact us



Truist.com



(844) 4TRUIST or
 (844) 487-8478

■ PUBLIC SPECIAL MRC 0615006011053

Account summary

Your previous balance as of 04/30/2022	\$607,599.21
Checks	- 9,035.43
Other withdrawals, debits and service charges	- 2,228.54
Deposits, credits and interest	+ 1,564.21
Your new balance as of 05/31/2022	= \$597,899.45

Interest summary

Interest paid this statement period	\$5.14
2022 interest paid year-to-date	\$26.40
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
05/23	2808	5,186.77	05/23	2810	57.00	05/31	*2812	3,641.66
05/23	2809	150.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$9,035.43

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
05/12	ACH CORP DEBIT WEB PMTS Withlacoochee Ri HERITAGE PINES C OM DE CUSTOMER ID V4VXMJ	1,982.62
05/13	ACH CORP DEBIT DEBIT FEDERAL EXPRESS CUSTOMER ID EPA90528055	200.04
05/23	SERVICE CHARGES - PRIOR PERIOD	45.88
	Total other withdrawals, debits and service charges	= \$2,228.54

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
05/09	TAX ACC PASCOTAX HERITAGE PINES CDD CUSTOMER ID 00000000001008	51.15
05/09	TAX ACC PASCOTAX HERITAGE PINES CDD CUSTOMER ID 00000000001008	1,474.92
05/12	COUNTER DEPOSIT	33.00
05/31	INTEREST PAYMENT	5.14
	Total deposits, credits and interest	= \$1,564.21

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
MAY 2022**

Heritage Pines CDD
Check Detail
 May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/11/2022	FEDEX	101.000 · Suntrust ...		-200.04
Bill	7-736-51868	05/10/2022		519.410 · Postage	-8.23	8.23
Bill	7-729-49043	05/10/2022		519.410 · Postage	-99.87	99.87
Bill	7-662-29039	05/10/2022		519.410 · Postage	-83.71	83.71
Bill	7-669-84080	05/10/2022		519.410 · Postage	-8.23	8.23
TOTAL					-200.04	200.04
Bill Pmt -Check	CBI	05/11/2022	WITHLACOOCHEE...	101.000 · Suntrust ...		-1,982.62
Bill	1306910 050622	05/10/2022		539.430 · Street Lig...	-1,520.14	1,520.14
Bill	2041547 050422	05/10/2022		539.430 · Street Lig...	-462.48	462.48
TOTAL					-1,982.62	1,982.62
Bill Pmt -Check	2808	05/11/2022	DOWN TO EARTH ...	101.000 · Suntrust ...		-5,186.77
Bill	INV123559	05/10/2022		539.340 · Retention...	-5,186.77	5,186.77
TOTAL					-5,186.77	5,186.77
Bill Pmt -Check	2809	05/11/2022	PASCO COUNTY P...	101.000 · Suntrust ...		-150.00
Bill	042922	05/10/2022		513.314 · Property ...	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	2810	05/11/2022	STRALEY ROBIN ...	101.000 · Suntrust ...		-57.00
Bill	21325	05/10/2022		514.310 · Legal Fees	-57.00	57.00
TOTAL					-57.00	57.00
Bill Pmt -Check	2811	05/11/2022	STROUD ENGINE...	101.000 · Suntrust ...		-410.10
Bill	HPC1202-19-03	05/10/2022		519.320 · Engineeri...	-410.10	410.10
TOTAL					-410.10	410.10
Bill Pmt -Check	2812	05/11/2022	WRATHELL, HUNT...	101.000 · Suntrust ...		-3,641.66
Bill	2021-1058	05/10/2022		512.311 · Managem...	-2,704.16	2,704.16

2:21 PM

06/02/22

Heritage Pines CDD
Check Detail
May 2022

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				513.310 · Assessm...	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals a...	-155.00	155.00
				519.470 · Printing a...	-85.83	85.83
				513.312 · Dissemin...	-83.34	83.34
TOTAL					-3,641.66	3,641.66

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



Invoice Number 7-662-29039	Invoice Date Feb 14, 2022	Account Number [REDACTED]	Page 1 of 4
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FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$83.71	
TOTAL THIS INVOICE	USD	\$83.71	519.410 001

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 7-662-29039	Invoice Amount USD \$83.71	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Mar 31, 2022

7662290399000008371793994241680000000000000000837170



HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number 7-662-29039	Invoice Date Feb 14, 2022	Account Number [REDACTED]	Page 3 of 4
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Ship Date: Feb 08, 2022 **Cust. Ref.:** HPCDD 2/15/22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 11.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775989800167	Chuck Adams	Arthur Rhodes
Service Type	FedEx Standard Overnight	WHA	Heritage Pines CDD
Package Type	FedEx Pak	2300 Glades Rd	18218 NESTLEBRANCH CT
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Feb 09, 2022 18:41	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.83
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/150889/02	Total Charge	USD \$12.67

Ship Date: Feb 08, 2022 **Cust. Ref.:** HPCDD 2/15/22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 11.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	775989800292	Chuck Adams	Kim Norton
Service Type	FedEx Standard Overnight	WHA	Heritage Pines Country Club
Package Type	FedEx Pak	2300 Glades Rd	11524 SCENIC HILLS BLVD
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Feb 09, 2022 18:06	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.50
Signed by	E.PUCKERING		
FedEx Use	00000000/150889/	Total Charge	USD \$7.69

Ship Date: Feb 08, 2022 **Cust. Ref.:** HPCDD 2/15/22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 11.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775989800329	Chuck Adams	Kathleen Lonergan
Service Type	FedEx Standard Overnight	WHA	18641 FAIRWAY GREEN DR
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Feb 09, 2022 18:18	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.83
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/150889/02	Total Charge	USD \$12.67

Ship Date: Feb 08, 2022 **Cust. Ref.:** HPCDD 2/15/22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 11.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775989800443	Chuck Adams	MICHAEL WALSH
Service Type	FedEx Standard Overnight	WHA	18215 NESTLEBRANCH CT
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Feb 09, 2022 18:42	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.83
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/150889/02	Total Charge	USD \$12.67



Invoice Number 7-662-29039	Invoice Date Feb 14, 2022	Account Number [REDACTED]	Page 4 of 4
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Ship Date: Feb 08, 2022 **Cust. Ref.:** HPCDD 2/15/22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 11.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775989800796	Chuck Adams	Carol E. Vaughan	
Service Type	FedEx Standard Overnight	WHA	18717 Rolling Hills Loop	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Feb 09, 2022 19:02	Transportation Charge		7.19
Svc Area	A3	Fuel Surcharge		0.83
Signed by	see above	Residential Delivery		4.65
FedEx Use	000000000/150889/02	Total Charge	USD	\$12.67

Ship Date: Feb 09, 2022 **Cust. Ref.:** HPCDD 2/15/22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 11.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775989799229	Chuck Adams	Mr. Kurt D. Heath, P.E.	
Service Type	FedEx Standard Overnight	WHA	Stroud Engineering Consultants	
Package Type	FedEx Pak	2300 Glades Rd	10503 CYNDEE LN	
Zone	02	BOCA RATON FL 33431 US	ODESSA FL 33556 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Feb 10, 2022 15:51	Transportation Charge		7.19
Svc Area	A2	Fuel Surcharge		0.83
Signed by	see above	Residential Delivery		4.65
FedEx Use	000000000/150889/02	Total Charge	USD	\$12.67

Third Party Subtotal USD \$83.71

Total FedEx Express USD \$83.71



Invoice Number 7-669-84080	Invoice Date Feb 21, 2022	Account Number [REDACTED]	Page 1 of 2
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FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$8.23	519.410 001
TOTAL THIS INVOICE	USD	\$8.23	

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 7-669-84080	Invoice Amount USD \$8.23	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Apr 07, 2022

76698408080000008235939942416800000000000000000082350



HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number 7-729-49043	Invoice Date Apr 18, 2022	Account Number [REDACTED]	Page 1 of 4
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FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$99.87	
TOTAL THIS INVOICE	USD	\$99.87	519.410
			001

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 7-729-49043	Invoice Amount USD \$99.87	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Jun 02, 2022

7729490438000009987993994241680000000000000000998790



HERITAGE PINES CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number 7-729-49043	Invoice Date Apr 18, 2022	Account Number [REDACTED]	Page 3 of 4
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Ship Date: Apr 12, 2022 **Cust. Ref.:** HPCDD 04.19.22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562431418	Daphne Gillyard	Mr. Kurt D. Heath, P.E.
Service Type	FedEx Standard Overnight	WHA	Stroud Engineering Consultants
Package Type	FedEx Pak	2300 Glades Rd	10503 CYNDEE LN
Zone	02	BOCA RATON FL 33431 US	ODESSA FL 33556 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2022 11:24	Transportation Charge	7.19
Svc Area	A2	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	Total Charge	USD \$12.99

Ship Date: Apr 12, 2022 **Cust. Ref.:** HPCDD 04.19.22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562432105	Daphne Gillyard	Kathleen Lonergan
Service Type	FedEx Standard Overnight	WHA	18641 FAIRWAY GREEN DR
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2022 17:53	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	Total Charge	USD \$12.99

Ship Date: Apr 12, 2022 **Cust. Ref.:** HPCDD 04.19.22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562433086	Daphne Gillyard	Janice Benedetti
Service Type	FedEx Standard Overnight	WHA	18440 FAIRWAY GREEN DR
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2022 17:57	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	Total Charge	USD \$12.99

Ship Date: Apr 12, 2022 **Cust. Ref.:** HPCDD 04.19.22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562433189	Daphne Gillyard	Carol E. Vaughan
Service Type	FedEx Standard Overnight	WHA	18717 Rolling Hills Loop
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2022 18:35	Transportation Charge	7.19

Continued on next page



Invoice Number 7-729-49043	Invoice Date Apr 18, 2022	Account Number [REDACTED]	Page 4 of 4
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Tracking ID: 776562433189 continued

Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	Total Charge	USD \$12.99

Ship Date: Apr 12, 2022	Cust. Ref.: HPCDD 04.19.22 Agenda	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562433741	Daphne Gillyard	MICHAEL WALSH
Service Type	FedEx Standard Overnight	WHA	18215 NESTLEBRANCH CT
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2022 18:22	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	Total Charge	USD \$12.99

Ship Date: Apr 12, 2022	Cust. Ref.: HPCDD 04.19.22 Agenda	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562433947	Daphne Gillyard	Arthur Rhodes
Service Type	FedEx Standard Overnight	WHA	Heritage Pines CDD
Package Type	FedEx Pak	2300 Glades Rd	18218 NESTLEBRANCH CT
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 13, 2022 18:21	Transportation Charge	7.19
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	Total Charge	USD \$12.99

Ship Date: Apr 12, 2022	Cust. Ref.: HPCDD 04.19.22 Agenda	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776562508353	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	6.0 lbs, 2.7 kgs		
Delivered	Apr 13, 2022 11:26	Transportation Charge	8.36
Svc Area	A3	Fuel Surcharge	0.93
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150913/02	Total Charge	USD \$14.24

Third Party Subtotal	USD	\$99.87
Total FedEx Express	USD	\$99.87



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1306910** Cycle **04**
Meter Number
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date **05/06/2022**
Amount Due **1,520.14**
Current Charges Due **05/26/2022**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 1,503.21
Payment 1,503.21CR
Balance Forward 539.430 0.00
001

Light Energy Charge 153.71
Light Support Charge 108.82
Light Maintenance Charge 220.09
Light Fixture Charge 262.66
Light Fuel Adj 5,408 KWH @ 0.04600 248.76
Poles (QTY 103) 513.00
FL Gross Receipts Tax 13.10

Total Current Charges 1,520.14
Total Due Please Pay 1,520.14



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2021 Capital Credits assigned amount for this account is \$1,244.83. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 84	205 13	305 7	360 1	910 94
	150 4	270 4	350 2	455 2	960 9



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 05/06/2022

District: BP04

Use above space for address change ONLY.

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

1306910 BP04
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431 8556

Current Charges Due Date	05/26/2022
TOTAL CHARGES DUE	1,520.14
Total Charges Due After Due Date	1,542.94

000130691000015201400015429401



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2041547** Cycle 02
Meter Number
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date **05/04/2022**
Amount Due **462.48**
Current Charges Due **05/24/2022**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information
Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 460.23
Payment 460.23CR
Balance Forward 539.430 0.00
001

Light Energy Charge 6.01
Light Support Charge 10.65
Light Maintenance Charge 140.59
Light Fixture Charge 173.50
Light Fuel Adj 547 KWH @ 0.04600 25.16
Poles(QTY 29) 105.50
FL Gross Receipts Tax 1.07

Total Current Charges 462.48
Total Due Please Pay 462.48



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2021 Capital Credits assigned amount for this account is \$358.02. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 25	910 4	935 25



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 05/04/2022

District: BP02

Use above space for address change ONLY.

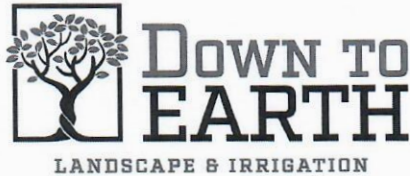
2041547 BP02
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431 8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	05/24/2022
TOTAL CHARGES DUE	462.48
Total Charges Due After Due Date	469.42

000204154700004624800004694207

Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 3342



April 2022
 INV123559

Customer
Heritage Pines CDD 9220 Bonita Springs Rd Suite 214 Bonita Springs FL 34135 adamsc@whhassociates.com

539.340
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses April 2022	4/30/2022	5/30/2022	Net 30	

Item	Qty	Rate	Amount
Scope of Work			
Monthly Maintenance for the CDD at Heritage Pines.			

4000 - Mow/Weedeat Retentions			
Diesel - 1 Gallon	74	✓ \$4.20	\$310.80
Maintenance Labor - Hours	74.45	✓ \$25.00	\$1,861.25
Sub Total			\$2,172.05
Z-Mow Weedeat Retentions			
Maintenance Labor - Hours	32.2	✓ \$25.00	\$805.00
Unleaded Gasoline - 1 Gallon	24	✓ \$3.61	\$86.64
Sub Total			\$891.64
Spraying Beds, Dry Retentions			
Glyphosate 41% - 1 Gallon	4	✓ \$29.52	\$118.08
Paleo Park Labor - Hours	5	✓ \$25.00	\$125.00
Spray Labor - Hours	25	✓ \$25.00	\$625.00
Sub Total			\$868.08
Clean Drains			
Rake Retentions - Hours	16	✓ \$25.00	\$400.00
Sub Total			\$400.00
Irrigation Inspection & Repairs			
Irrigation Labor - Hours	8	✓ \$27.50	\$220.00

Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 3342



April 2022
 INV123559

Item	Qty	Rate	Amount
Miscellaneous Irrigation Parts - Each	1	\$635.00	\$635.00
Sub Total			\$855.00

Subtotal	\$5,186.77
Payments/Credits	\$0.00
Balance Due	\$5,186.77

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

CA
 Dry RETENTION Mowing



CDD Man Hours Back-up

APR. 2022

DAY	Ken - Mechanic Burden Rate \$30.00		Pat Rate - \$ 25.00		Bill Rate - \$25.00			David G - irrigation Rate - \$27.50			OTHER JOBS Rate - \$25.00				Keith/Tim - Supervisor Rate - \$30.00			
	4000	Zmow	4000	WE	Zmow	WE	Other	Paleo	Repairs/hr	Rake	Drains	Spray	Paleo	Till	Till	Spray	WE	Other
1																		
2																		
3			3.1	0.25		0.9	0.25		Irr. Check	1		3						
4			2	0.25		1.3	0.25					1						
5			4.1			2.7	0.25				4							
6			4.3	0.25		2.6			Irr. Repair	0.5		2						
7																		
8																		
9			3.7	0.25		2.5	0.25		Irr. Check	1								
10			4.2			1.8	0.25					1						
11			4.3	0.25		2.7					4							
12			6	0.25		1	0.25		Irr. Check	2								
13																		
14																		
15			3.9	0.25		2.1	0.25		Irr. Repair	0.5		1						
16			2.9	0.25		0.7						2						
17			4.3	0.25		1.6	0.25					2						
18			4.1			1.4			Irr. Check	1		2						
19			5	0.25			0.25					1						
20																		
21																		
22			3.7	0.25		2	0.25					3						
23			6.4	0.25		1.5			Irr. Check	1		1						
24			4.7	0.25		1.8	0.25					1						
25			4	0.5		2.6	0.25		Irr. Repair	1		3	5					
26																		
27																		
28																		
29																		
30																		
31	0	0	0	0	70.7	3.75	0	29.2	3	8	16	25	5	0	0	0	0	

0.3 Golf Dr.
1 Sol.
5 Rotors

CDD Expenses April 2022

Routine Mowing Operations

				Total
Toro 4000 operator (incl weed eat)	74.45 Hrs	\$25.00 Per Hr		\$1,861.25
Toro Z Mower operator (incl weed eat)	32.2 Hrs	\$25.00 Per Hr		\$805.00
Machinery Maintenance Parts				
Machinery Maintenance Labor*	0 Hrs	\$30.00 Per Hr		
Fuel Cost 4000 and Bush Hog	74 Gallons	\$4.20 Per Gal		\$310.80
Fuel Cost Z Mower	24 Gallons	\$3.61 Per Gal		\$86.64
Spraying beds in retentions	25 Hrs	\$25.00 Per Hr		\$625.00
Clean drains/WE/Rake Waste Areas	16 Hrs	\$25.00 Per Hr		\$400.00
Bush Hog	0 Hrs	\$25.00 Per Hr		\$0.00
Till/Rake Waste Areas/Spray	0 Hrs	\$30.00		\$0.00
Total Mowing Operations				\$4,088.69

Rodeo	4 Gallons	\$29.52		\$118.08
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Mulch Prep - Paleo Park Labor	5 Hrs	\$25.00 Per Hr		\$125.00
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Irrigation Parts	5 Rotors	\$20.00 Ea ✓		\$100.00 ✓
	0 Misc fittings	\$10.00 Ea		\$0.00
	0 knockon	\$18.00 Ea		\$0.00
	1 Solenoid	\$0.20 Ea ✓		\$55.00 ✓
	3 Golf Drive	\$160.00 Ea ✓		\$480.00 ✓
	0 Valve	\$120.00 Ea		\$0.00
	0 ESP Timer	\$130.00 Ea		\$0.00
Labor	8 Hrs	\$27.50 Per Hr		\$220.00

Total Other Operations				\$1,098.08
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Month Total				\$5,186.77
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	February	March	Hours Run
4000 hours	2166.9	2237.6	70.7
Z Mower hours	1714	1743.2	29.2
Other Z Mower			



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

Mr. Michal Szymonowicz

April 29, 2022

Director of Financial Services
 Wrathell, Hunt & Associates, LLC

Dear Mr. Szymonowicz:

Per the email sent on April 1, 2022, below are the changes to the non-Ad Valorem process for this year:
DR408A Form (attached): Our previous procedure included a "Preliminary" and "Final" version of this form created by our office. Each were submitted to our office by the TRIM and Final deadlines. Going forward, only the "Unmodified" DR408A form (attached) will be required before the final submission deadline.

Taxing Authority and Meeting Time text: This information was provided on the previous DR408A "Preliminary" certificate. Going forward, this information will be provided to us via email before the TRIM deadline.

Increases in assessments from TRIM to Final: Previously, our office would reject any increase. Going forward, our office will allow an increase. Each taxing authority is required to verify compliance with Florida Statutes regarding the non-Ad Valorem assessments.

Listed below is the Non-Ad Valorem Calendar for Avalon Park West, Heritage Pines, Parkview at Long Lake Ranch, Summerstone, Silverado, and TSR (Starkey Ranch) CDD.

Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district)* June 1, 2022
- Preliminary Certification and Certificate deadline date July 16, 2022
- Final Certification and Certificate deadline date September 16, 2022

Please note: All CDD payments must be postmarked by June 1st in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will NOT be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

***Note:** This notification will serve as your invoice for payment.

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells
 Pasco County Property Appraiser
 352-521-4437
mwells@pascopa.com

MW/gp
 Encl

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
 NEW PORT RICHEY
 TELEPHONE: 727-847-8151
 FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
 14236 6TH STREET, SUITE 101
 DADE CITY, FL 33523-3408
 TELEPHONE: 352-521-4433
 FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
 LAND O' LAKES
 TELEPHONE: 813-929-2780
 FAX: 813-929-2784

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Heritage Pines Community Development District

c/o Wrathell Hunt & Associates

9220 Bonita Beach Rd., Suite 214

Bonita Springs, FL 34135

514.310

001

April 25, 2022

Client: 001044

Matter: 000001

Invoice #: 21325

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through April 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/13/2022	DCC	REVIEW AGENDA AND FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$57.00
Total Professional Services			0.2	\$57.00
Total Services			\$57.00	
Total Disbursements			\$0.00	
Total Current Charges				\$57.00
Previous Balance				\$129.00
<i>Less Payments</i>				(\$129.00)
PAY THIS AMOUNT				\$57.00

Please Include Invoice Number on all Correspondence



10503 Cyndee Ln.
Odessa, Florida 33556
813-760-1964

519.320
001

INVOICE #HPC1202-19-03
Date: May 6, 2022

INVOICE

TO:
Heritage Pines CDD
Attn: Chuck Adams
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

FOR:
Heritage Pines CDD
Work Task No. 19 - Misc. Engineering Services (FY 2022)
(Period of 3/1/22 through 4/30/22)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$410.10	\$410.10
Total Completed to Date			\$410.10
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$410.10

Kurt D. Heath, PE
Stroud Engineering Consultants, Inc.

INVOICE BREAKDOWN

(Period of 3/1/22 through 4/30/22)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Attended CDD Board Meeting	4/19	4.0	\$ 75.00	\$ 300.00
Evaluated reclaimed water bulk meter/BFP issue and coordinated with County to resolve the valving access	4/22	1.0	\$ 75.00	\$ 75.00
Labor Total				\$ 375.00
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.585
Expenses Total				\$ 35.10
Total Billing Period Cost for Task 1				\$ 410.10



Transmittal Letter

10503 Cyndee Ln.
 Odessa, Florida 33556
 Office/Cell: (813) 706-1964
 Kurt@StroudEngineering.com

May 6, 2022

To:
 Heritage Pines CDD
 Attn: Mr. Chuck Adams
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Attention: Mr. Chuck Adams
Re: Current Invoice (Heritage Pines CDD – Misc. Engineering Services FY 22)
Job Number: HPC 12-02-19

We are sending you			
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover the following:		
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Other:
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change Order	<input type="checkbox"/> Samples	
<input type="checkbox"/> Report	<input type="checkbox"/> Reproducible	<input type="checkbox"/> Specification	

Copies	Date	Description
1	5-06-22	Consultant Invoice (Period of 3/1/22 to 4/30/22)

These are transmitted as checked below	
<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> For Review and Comment
<input type="checkbox"/> For Your Use	<input type="checkbox"/> For Your Information
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Your File

Comments:
 Chuck,
 Attached is the current invoice for requested services through April 30, 2022, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.

Copy to:
 File


 Kurt D. Heath, P.E.

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
5/1/2022	2021-1058

Bill To:
Heritage Pines CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	2,704.16
Assessment Services 513.310	600.83
Telephone 519.411	12.50
Rentals & Leases 519.440	155.00
Printing & Binding 519.470	85.83
Dissemination Agent 513.312	83.34
001	
<i>Building client relationships one step at a time ...</i>	Total \$3,641.66

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

9

DRAFT

**MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on June 21, 2022 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Alan Jowers (via telephone)	Carr, Riggs & Ingram, LLC
Kurt Heath	District Engineer
Tim Gatz	Down to Earth Landscaping (DTE)
Ann Bugle	Resident
Roy Olski	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

There were no public comments.

40 **FOURTH ORDER OF BUSINESS** **Consideration of SOLitude Lake**
 41 **Management Addendum to Current**
 42 **Contract**
 43

44 Mr. Adams presented the SOLitude Lake Management Addendum letter requesting a 7%
 45 increase to the current contract, due to rising fuel and materials costs. The increase equates to
 46 slightly over \$1,000 per year.
 47

48 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**
 49 **the SOLitude Lake Management, LLC Addendum, with a 7% increase to the**
 50 **Contract, was approved.**

51
 52
 53 **FIFTH ORDER OF BUSINESS** **Presentation of Audited Financial**
 54 **Statements for Fiscal Year Ended**
 55 **September 30, 2021, Prepared by Carr,**
 56 **Riggs & Ingram, LLC**
 57

58 Mr. Jowers presented the Audited Financial Statements for the Fiscal Year Ended
 59 September 30, 2021. He highlighted newly passed legislation from the 2021 Legislative Session.
 60 There were no findings, irregularities or instances of noncompliance, it was a clean audit.

61 A Board Member asked Mr. Jowers if he anticipated any regulatory changes for Fiscal
 62 Year 2023. Mr. Jowers knew only of a new accounting standard for leases, which, if passed, will
 63 require adding language to the audit; it will only be applicable to the CDD if it leases equipment.
 64

65 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2022-02,**
 66 **Hereby Accepting the Audited Financial**
 67 **Statements for the Fiscal Year Ended**
 68 **September 30, 2021**
 69

70 Mr. Adams presented Resolution 2022-02.
 71

72 **On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor,**
 73 **Resolution 2022-02, Hereby Accepting the Audited Financial Statements for the**
 74 **Fiscal Year Ended September 30, 2021, as presented, was adopted.**

77 SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

78
79
80
81
82
83

84 Ms. Lonergan presented Resolution 2022-04. The following change was made to the
85 Fiscal Year 2023 Meeting Schedule:

86 DATE: Change "December 20" to "December 7"

87

88 **On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor,**
89 **Resolution 2022-04, Designating Dates, Times and Locations for Regular**
90 **Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023,**
91 **as amended, and Providing for an Effective Date, was adopted.**

92
93

94 EIGHTH ORDER OF BUSINESS

Update: Status of Contract Negotiations with Down To Earth

95
96

97 Mr. Adams gave the following update:

98 ➤ Contract negotiations with DTE were finalized and resulted in the CDD and DTE splitting
99 the proposed hourly rates.

100 ➤ The finalized DTE contract was emailed to the Board. He would verify whether the
101 contract effective date was March 1, 2022 or January 1, 2022.

102 In response to questions about the HPCA's DTE contract, Mr. Adams stated it will affect
103 the CDD if the HPCA does not finalize the DTE contract and, upon giving 60-days' notice, the
104 CDD can renegotiate with other vendors if the HPCA does not finalize the contract.

105 It was noted that the HPCA contract expires April 30, 2023, while the CDD's contract is
106 continuing, and includes a termination clause that either party can implement by sending a 60-
107 day notice.

108

109 NINTH ORDER OF BUSINESS

Discussion: Maintenance of Paleo Park

110

111 The Board Members discussed their personal and homeowners' comments about
112 overgrown vegetation, weeds, moss and the preserve area needing attention. Mr. Gatz gave an
113 overview of DTE's maintenance responsibilities at Paleo Park. He was asked to have the tree in
114 the middle of the path removed.

115

116 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of April 30, 2022**

117

118

119 Mr. Adam presented the Unaudited Financial Statements as of April 30, 2022.

120 A Board Member commented on the April checks information he received from the
121 Accounting Department. Mr. Adams apologized and stated that he emailed the April checks to
122 the Board Member yesterday, as they were not on the system when he asked for them.
123 Discussion ensued regarding DTE and the HPCA submitting bills monthly and Truist, formerly
124 SunTrust Bank, excluding backup documentation. Mr. Adams stated he would email the
125 Reconciliation Report to the Board monthly.

126 Mr. Gatz was asked if he prepared landscape refurbishing plans to keep the facility
127 current. Board Members expressed concerns about expending funds solely for the purpose of
128 depleting the budget. It was noted that the hedges at the "snake pit" lake, erosion and slope
129 hazards at the two islands need attention. Mr. Gatz would inspect the area to determine the
130 best course of action; he typically prefers laying sod as it requires less manpower.

131

**On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,
the Unaudited Financial Statements as of April 30, 2022, were accepted.**

132

133

134

135

136 **ELEVENTH ORDER OF BUSINESS**

**Approval of April 19, 2022 Regular Meeting
Minutes**

137

138

139 Ms. Lonergan presented the April 19, 2022 Regular Meeting Minutes. The following
140 changes were made:

141 Line 72: Insert "DTE Addendum to the" after "final" and change "Mr. Hurley" to "Board
142 Members"

143 Regarding Lines 70 and 72, Mr. Adams stated that the DTE rate increase was retroactive
144 on January 1, 2022, not March 1, 2022, as originally stated in the meeting; the final DTE
145 Addendum to the contract was emailed to the Board.

146 Mr. Adams confirmed that the CDD's 20-Year Stormwater Management Needs Analysis
147 Report was transmitted to the County this morning, ahead of the June 30, 2022 due date.

148 Line 102: Change "Hurley" to "Walsh"

149 Line 110: Change "Vaughn" to "Vaughan"

150 Line 124: Insert "discussion" after "inspection"

151 Line 125: Change "in" to "after"

152 Line 145: Change "Oakly's" to "Oakley's"

153 Line 146: Insert "the same time as" after "at"

154 Line 147: Change "15A" to "58"

155 Regarding Line 146: Mr. Gatz stated that the project at EDRA #21 was completed.

156 Line 180: Change "the Oakley's" to "a Supervisor's"

157

158 **On MOTION by Ms. Vaughan and seconded by Ms. Benedetti, with all in favor,**
159 **the April 19, 2022 Regular Meeting Minutes, as amended, were approved.**

160

161

162 • **To Do Action Items List**

163 The descriptions in Action Items 6, 11, 12 and 15 were updated accordingly.

164 Item 11: It was noted after inspection that most of the issues need DTE cleanup services
165 rather than engineering services and the sediment behind EDRA #18 and the driving range was
166 removed and filled with water. A new ongoing action item was added to the list.

167 Photographs of EDRA #28 taken today were distributed; landscape refurbishment is
168 necessary. The area and the possibility of irrigating it was discussed. Mr. Gatz will submit a
169 proposal for irrigation and sod on the slope.

170 Mr. Gatz mentioned a homeowner email about lily pads on the big lake. Mr. Adams
171 stated the first treatment of the two-treatment process occurred last week and the second
172 treatment is scheduled for next week. At the Board's request, Mr. Gatz will schedule EDRA #33

173 treatments for the same time as EDRA #38, which will be in October, and also increase
174 treatments to three times a year, in March, June and October.

175 Mr. Gatz explained Solitude's green algae treatment in the irrigation lake by Hole #5; he
176 will continue monitoring it as it is difficult to control.

177 Discussion ensued regarding what causes a fish kill and the type of algae in the lake.

178 Ms. Lonergan stated that Counsel for Pine Crest Village (PCV) sent a letter requesting
179 removal of leaning, hazardous trees. She asked Mr. Adams to find out the specific information,
180 as she and Mr. Gatz inspected the area but did not find any issues. Mr. Adams stated he is
181 waiting on specific documentation from Counsel for PCV.

182 The area and fire concerns were discussed and the Board designated Mr. Adams as the
183 point of contact with Counsel for PCV and directed him to engage the HPCA's Arborist to survey
184 the trees and implement an annual Firewise monitoring program in the undeveloped property,
185 commencing in February 2023.

186 Items 11, 13 and 14 were completed.

187

188 TWELFTH ORDER OF BUSINESS

Staff Reports

189

190 A. District Counsel: *Straley Robin Vericker, P.A.*

191 There was no report.

192 B. District Engineer: *Stroud Engineering Consultants*

193 Mr. Heath reported that the pipe inspection was completed last week; the vendor is on
194 site inspecting them and will submit a proposal to repair the damaged storm elements.

195 C. District Manager: *Wrathell, Hunt and Associates, LLC*

196 Mr. Adams conveyed his conversation with Counsel for the HPCA regarding the HPCA's
197 interest in acquiring two CDD properties and his request for Counsel to provide further details
198 and the suggestion to consider the option of entering into a Land Lease Agreement to develop
199 the properties.

200 Discussion ensued regarding property values and leasing affecting the CDD's property
201 tax-exempt status. This item will be included on the July agenda.

202 I. 1,995 Registered Voters in District as of April 15, 2022

203 II. NEXT MEETING DATE: July 19, 2022 at 2:00 P.M.

204 o QUORUM CHECK

205 The next meeting would be held on July 19, 2022.

206

207 THIRTEENTH ORDER OF BUSINESS

Audience Comments: Non-Agenda Items [3 minutes per person]

208

209

210 Resident Ann Bugle provided photographs of a broken storm grate on Sweet Hill Blue
211 that is puncturing tires. Mr. Heath will give the photograph to the on-site vendor to ensure it is
212 included in their proposal.

213 Resident Roy Olski asked the Board to consider lowering assessments, given the amount
214 of surplus funds in reserve. It was noted that assessments decreased over the past two years
215 and the financial reports are posted on the CDD’s website. Mr. Adams gave an overview of the
216 assigned and unassigned fund balances, which are in line based on the age of the community.

217 Mr. Olski asked about the plans for the 32 open wells. It was noted that some were kept
218 open and not capped and the villages are responsible for them, not the CDD.

219

220 FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests

221

222 There were no Supervisors’ requests.

223

224 FIFTEENTH ORDER OF BUSINESS

Adjournment

225

226

227 On MOTION by Ms. Benedetti and seconded by Mr. Walsh, with all in favor,
228 the meeting adjourned at 3:12 p.m.

229

230

231

232

233

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

234
235
236
237
238
239
240

Secretary/Assistant Secretary

Chair/Vice Chair

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Mr. Adams to send copies of engagement letters & other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams to email bank statements for months between reg mtgs. 06.21.22 Mr. Adams to email Reconciliation Reports to Board monthly.	ONGOING	
2	06.09.20	Mr. Gatz to inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. Revised 09.08.20 Pond 15A & 15B: inspect sparse plant bed. Revised 12.01.20 Mr. Gatz to install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area. Revised 04.19.22 Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A.	ONGOING	
3	07.14.20	SOLitude to send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath to survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	DTE Staff to have pipes at Hole #17 at NWRA #38 and EDRA #36 cleaned out, and inspect entire community. 07.20.21 Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff to increase spraying Paleo Park twice each month and mulch as needed. 06.21.22 Remove the tree in middle of the path.	ONGOING	
7	06.29.21	Mr. Gatz to have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	ONGOING	
8	09.21.21	Mr. Gatz to obtain proposal for sod to install at EDRA #58 07.20.21 This is an HOA, not CDD issue. 09.21.21 Added back to list for follow-up: Replace patch of sod by maintenance shed. 10.19.21 Mr. Gatz to order with next sod order.	ONGOING	
9	09.21.21	Mr. Heath to inspect and monitor 18445 Fairway Green Drive for ETA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
10	09.21.21	Mr. Heath to inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops.	ONGOING	
11	02.15.22	Mr. Adams to pay outstanding DTE invoices at old rate. 04.19.22 Mr. Adams waiting on Jan & Feb correct invoices from DTE to process payment. Mr. Adams to give Mr. Hurley and all Supervisors copy of executed Addendum to DTE contract.	ONGOING	

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
12	04.19.22	Mr. Adams to send a copy of the SOLitude HPCC Enhanced Waterbody Assessment Report to the person at SOLitude in the Audubon Department for review and make recommendations if needed. 06.21.22	ONGOING	
13	06.21.22	Mr. Gatz to inspect landscaping and erosion issues to determine the best course of action at the "snake pit" lake and the two islands.	ONGOING	
14	06.21.22	Going forward, Ms. Lonergan and Mr. Walsh to participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season.	ONGOING	
15	06.21.22	Mr. Gatz to submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation.	ONGOING	
16	06.21.22	Mr. Adams to coordinate SOLitude treating EDRA #33 at the same time as EDRA #38 in October and increase treatment to three times a year; March, June and October.	ONGOING	
17	06.21.22	Mr. Adams designated point of contact with PCV's Counsel to address their request to have leaning hazardous trees removed. Mr. Adams also to engage the HPCA's Arborist to survey the area and implement an annual Firewise monitoring program for the undeveloped property to commence February 2023.	ONGOING	
18	06.21.22	Mr. Health to provide the vendor onsite today a photograph of the broken storm grate to ensure it is included in the proposal, which will be presented at the next meeting.	ONGOING	
19	06.21.22	Mr. Adams to put HPCA's interest in purchasing CDD property or entering into a Land Lease Agreement on the July agenda.	ONGOING	

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

**COMPLETED
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	04.20.21	Mr. Gatz to ensure hole on Hole #7 entering wet retention area before the green is filled & monitored. 7.20.21 Area stabilized and sod being installed, mowing not yet recommended.	COMPLETED	07.20.21
2	04.20.21	6.29.21 Staff to confirm issue is corrected, have sod installed at EDRA #6 & inspect irrigation system. 07.20.21 Previous Action Item split into two entries. Sod being installed.	COMPLETED	07.20.21
3	04.20.21	Mr. Adams to contact the auditor to request an adjusted proposal.	COMPLETED	07.20.21
4	06.29.21	Staff to research & determine if easement exists between the homeowners' property and the CDD, where the fence was removed. 07.20.21 No easement recorded in public records.	COMPLETED	07.20.21
5	06.29.21	Mr. Rhodes to forward Mr. Adams the email sent to Down-to-Earth.	COMPLETED	07.20.21
6	06.29.21	Mr. Adams to include March and April SunTrust statements in the next agenda package.	COMPLETED	07.20.21
7	06.29.21	Staff to research and determine if an easement exists between the homeowners' property and the CDD, where the fence was removed.	COMPLETED	09.21.21
8	06.29.21	Mr. Heath to contact SWFWMD to obtain approval to remove the HP well. 07.20.21 Engage Contractor to fill well and coordinate project with Mr. Gatz.	COMPLETED	09.21.21
9	06.29.21	Mr. Adams to monitor lighting install in Villages 1, 2 & 3 projects and provide updates.	COMPLETED	09.21.21
10	12.01.20	Board approved DTE proposal to complete the pathway. 2.16.21 Pathway is completed; the maintenance will be ongoing.	COMPLETED	09.21.21
11	04.20.21	Mr. Heath to solicit bids for inspection regarding asphalt depression at 11131 Brambleleaf Way. 6.29.21 Mr. Adams to monitor project and provide Board updates. 07.20.21 HOA will not proceed with patchwork roadway repairs until the CDD gets the storm drain pipe inspected and repaired. Mr. Heath to check on the status of the contractors' schedules.	COMPLETED	09.21.21
12	07.20.21	Mr. Adams to provide HPCDD staff the correct link to the District, to list on the last page of the education presentation.	COMPLETED	09.21.21
13	07.20.21	Mr. Adams provide resident section of prior minutes discussing justifying purchase of the front property.	COMPLETED	09.21.21

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

**COMPLETED
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
14	09.21.21	Mr. Adams to ask SOLitude to check Pond 15C and Pond 4.	COMPLETED	10.19.21
15	09.21.21	Mr. Gatz research prices and submit a proposal for a Maintenance Agreement for contractor usage of HPCA equipment at the next meeting.	COMPLETED	10.19.21
16	09.21.21	Mr. Gatz to inspect Hole #7 where the retention area that seemed to have a leak has a dip again. 10.19.21 Mr. Hurley stated it would need continual filling. Mr. Walsh stated at Hole #7, EDRA #2A has deep rivulets, possibly due to a sprinkler issue.	COMPLETED	12.07.21
17	09.21.21	Mr. Heath to re-send documents relating to Paleo Park to Ms. Botterbusch.	COMPLETED	12.07.21
18	09.21.21	Mr. Adams to send copies of the section of prior minutes discussing justifying purchase of the front property to the Board.	COMPLETED	12.07.21
19	10.19.21	Ms. Lonergan to email the resident who complained about drainage issues at EDRA #13. Mr. Gatz stated that area was mowed.	COMPLETED	12.07.21
20	10.19.21	Mr. Adams to request spatterdock be reduced own to 35% and EWRA #33 reduced down to 85% when technicians are on site.	COMPLETED	12.07.21
21	10.19.21	Mr. Gatz to submit HPCA Equipment usage billing information to Mr. Hurley for submission to Mr. Adams monthly.	COMPLETED	12.07.21
22	06.29.21	Staff to have overgrown areas at EDRA #47 trimmed.	COMPLETED	02.15.22
23	09.21.21	Mr. Gatz to inspect the area next to Grand Club Drive for the presence of two large Brazilian Pepper trees.	COMPLETED	02.15.22
24	09.21.21	Mr. Gatz to inspect Paleo Park for poison ivy to the left around the corner when entering the park, past the bench. 04.19.22 Mr. Gatz to monitor this continually.	COMPLETED	04.19.22
25	12.07.21	Revisit removal of trees along the wall at NWRA 33, in Spring 2022.	COMPLETED	04.19.22
26	02.15.22	Mr. Adams to request Mr. Martinjak provide DTE's Staff's hourly rates and to negotiate the contract to commence March 1, 2022.	COMPLETED	04.19.22
27	02.15.22	Mr. Gatz to have DTE remove downed tree at NWRA 33.	COMPLETED	04.19.22

**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

**COMPLETED
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
28	02.15.22	Mr. Gatz to have DTE remove dead branches and debris from Paleo Park.	COMPLETED	04.19.22
29	02.15.22	Mr. Gatz to inspect all the areas where the Brazilian Pepper trees were removed for regrowth. 04.19.22 Mr. Gatz to monitor this continually.	COMPLETED	04.19.22
30	04.19.22	Mr. Adams to invite the Auditor to present the Audit Report for Fiscal Year 2021 at the next meeting.	COMPLETED	06.21.22
31	06.09.20	ITEM 2-Revised 04.19.22 Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A. 06.21.22 Task for EDRA #21 was completed.	COMPLETED	06.21.22
32	09.21.21	ITEM 11 Ms. Lonergan and Mr. Walsh to compile a list of pipe repairs for Mr. Gatz and Mr. Heath to be addressed during dry season. 02.15.22 Inspection date is March 16, 2022, 10:00 a.m., meeting up at the maintenance building. Inspection to include EDRA #22. 06.21.22 Inspection held after the April 19, 2022 meeting and concluded most of the issues required DTE cleanup services versus engineering services.	COMPLETED	06.21.22
33	04.19.22	Mr. Gatz to inspect integrity of the wall at NWRA 33 and remove any vegetation. 06.21.22 This was removed at it is not a CDD item.	COMPLETED	06.21.22

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

10C

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida 34667

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2021	Regular Meeting	2:00 PM
December 7, 2021	Regular Meeting	2:00 PM
February 15, 2022	Regular Meeting	2:00 PM
April 19, 2022	Regular Meeting	2:00 PM
June 21, 2022	Regular Meeting	2:00 PM
July 19, 2022	Public Hearing & Regular Meeting	2:00 PM
September 20, 2022	Regular Meeting	2:00 PM