

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

February 17, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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
<https://heritagepinescdd.net/>

February 10, 2026

Board of Supervisors
Heritage Pines Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on February 17, 2026 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. Update: Operations Activities
5. Consideration of Actions Related to the Potential Funding Participation with the HPCA Fitness Building Project
6. Acceptance of Unaudited Financial Statements as of December 31, 2025
7. Approval of December 9, 2025 Regular Meeting Minutes
 - To Do Action Items List
8. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
 - NEXT MEETING DATE: April 21, 2026 at 2:00 PM

○ QUORUM CHECK

| | | | | |
|--------|----------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | ARTHUR RHODES | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | STEPHEN PUTMAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | MICHAEL WALSH | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | KATHLEEN F. LONERGAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | CAROL E. VAUGHAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

9. Audience Comments: Non-Agenda Items *[3 minutes per person]*
10. Supervisors' Requests
11. Adjournment

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**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

| | <u>Major Funds</u> | <u>Total Governmental Funds</u> |
|---------------------------------------|--------------------|---|
| | <u>General</u> | |
| ASSETS | | |
| Cash - SunTrust - 5304 | \$ 358,645 | \$ 358,645 |
| Investments | | |
| BankUnited* | 99,976 | 99,976 |
| SBA | | |
| Operating A | 904 | 904 |
| Reserve A | 2,202 | 2,202 |
| Utility deposit | 14,717 | 14,717 |
| Undeposited funds | 893 | 893 |
| Total assets | <u>\$ 477,337</u> | <u>\$ 477,337</u> |
| LIABILITIES & FUND BALANCE | | |
| Liabilities | | |
| Accounts payable | \$ 88 | \$ 88 |
| Total liabilities | <u>88</u> | <u>88</u> |
| Fund balance | | |
| Committed | | |
| Disaster recovery | 100,000 | 100,000 |
| Future mower replacement | 100,000 | 100,000 |
| Working capital | 75,000 | 75,000 |
| Unassigned | 202,249 | 202,249 |
| Total liabilities and fund balance | <u>\$ 477,337</u> | <u>\$ 477,337</u> |

*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
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025**

| | October | November | December | January | February | March | April | May | June | July | August | September | Year to Date | Budget | % of Budget |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------|------------|----------------|
| REVENUES | | | | | | | | | | | | | | | |
| Assessment levy | \$ - | \$ 129,823 | \$ 146,525 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 276,348 | \$ 312,630 | 88% |
| Interest & miscellaneous | 12 | 1 | 895 | - | - | - | - | - | - | - | - | - | 908 | 1,000 | 91% |
| Total revenues | 12 | 129,824 | 147,420 | - | - | - | - | - | - | - | - | - | 277,256 | 313,630 | 88% |
| EXPENDITURES | | | | | | | | | | | | | | | |
| Professional & administrative fees | | | | | | | | | | | | | | | |
| Supervisors | 1,077 | 79 | 1,156 | - | - | - | - | - | - | - | - | - | 2,312 | 7,000 | 33% |
| Management | 2,704 | 2,704 | 2,704 | - | - | - | - | - | - | - | - | - | 8,112 | 32,450 | 25% |
| Legal | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,000 | 0% |
| Engineering | - | 455 | - | - | - | - | - | - | - | - | - | - | 455 | 5,000 | 9% |
| Audit | - | - | - | - | - | - | - | - | - | - | - | - | - | 7,500 | 0% |
| Assessment roll preparation | 601 | 601 | 601 | - | - | - | - | - | - | - | - | - | 1,803 | 7,210 | 25% |
| Trustee fees | - | - | - | - | - | - | - | - | - | - | - | - | - | 4,337 | 0% |
| Telephone | 12 | 12 | 12 | - | - | - | - | - | - | - | - | - | 36 | 150 | 24% |
| Rentals and leases | 155 | 155 | 155 | - | - | - | - | - | - | - | - | - | 465 | 1,860 | 25% |
| Postage | - | 128 | 62 | - | - | - | - | - | - | - | - | - | 190 | 1,000 | 19% |
| Printing & binding | 86 | 86 | 86 | - | - | - | - | - | - | - | - | - | 258 | 1,030 | 25% |
| Legal advertising | - | 61 | - | - | - | - | - | - | - | - | - | - | 61 | 350 | 17% |
| Annual district filing fee | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 | 175 | 100% |
| Insurance | 8,746 | - | - | - | - | - | - | - | - | - | - | - | 8,746 | 9,700 | 90% |
| Contingencies | 405 | - | - | - | - | - | - | - | - | - | - | - | 405 | 1,300 | 31% |
| ADA website compliance | - | - | - | - | - | - | - | - | - | - | - | - | - | 210 | 0% |
| Website | - | - | - | - | - | - | - | - | - | - | - | - | - | 705 | 0% |
| Total professional and administrative fees | 13,961 | 4,281 | 4,776 | - | - | - | - | - | - | - | - | - | 23,018 | 80,977 | 28% |
| Operations and maintenance | | | | | | | | | | | | | | | |
| Electricity - street lighting | - | 2,063 | 2,063 | - | - | - | - | - | - | - | - | - | 4,126 | 20,000 | 21% |
| Retention pond mowing/weed control | - | 11,624 | 11,624 | - | - | - | - | - | - | - | - | - | 23,248 | 136,990 | 17% |
| Irrigation water | - | 3,151 | 2,558 | - | - | - | - | - | - | - | - | - | 5,709 | 18,000 | 32% |
| Contingencies | - | 129 | 128 | - | - | - | - | - | - | - | - | - | 257 | 1,000 | 26% |
| Aquatic weed control | - | - | - | - | - | - | - | - | - | - | - | - | - | 20,000 | 0% |
| Dry retention pond refurbishment/planting | 1,600 | 4,100 | 1,890 | - | - | - | - | - | - | - | - | - | 7,590 | 30,000 | 25% |
| Property insurance | 1,127 | - | - | - | - | - | - | - | - | - | - | - | 1,127 | - | N/A |
| Total operations and maintenance | 2,727 | 21,067 | 18,263 | - | - | - | - | - | - | - | - | - | 42,057 | 225,990 | 19% |
| EXPENDITURES (continued) | | | | | | | | | | | | | | | |
| Other fees and charges | | | | | | | | | | | | | | | |
| Property appraiser | - | - | - | - | - | - | - | - | - | - | - | - | - | 150 | 0% |
| Tax collector | - | 2,596 | 2,930 | - | - | - | - | - | - | - | - | - | 5,526 | 6,513 | 85% |
| Total other fees and charges | - | 2,596 | 2,930 | - | - | - | - | - | - | - | - | - | 5,526 | 6,663 | 83% |
| Total expenditures | 16,688 | 27,944 | 25,969 | - | - | - | - | - | - | - | - | - | 70,601 | 313,630 | 23% |
| Excess/(deficiency) of revenues over/(under) expenditures | (16,676) | 101,880 | 121,451 | - | - | - | - | - | - | - | - | - | 206,655 | - | |
| Fund balance - beginning | 270,594 | 253,918 | 355,798 | 477,249 | 477,249 | 477,249 | 477,249 | 477,249 | 477,249 | 477,249 | 477,249 | 477,249 | 270,594 | 361,356 | |
| Fund balance - ending | | | | | | | | | | | | | | | |
| Committed | | | | | | | | | | | | | | | |
| Disaster recovery | 100,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 100,000 | |
| Future mower replacement | 100,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 | 100,000 | |
| 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 | 75,000 | |
| Unassigned | (96,082) | (39,202) | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 82,249 | 86,356 | |
| Fund balance - ending | \$ 253,918 | \$ 355,798 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 477,249 | \$ 361,356 | |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
DECEMBER 31, 2025**

10:09 AM

02/10/26

Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|------|------|-------------------------------------|------------|------------|-------------|
| 101.002 · Suntrust Checking-5304 - NEW | | | | | | | 137,998.71 |
| General Journal | 12/05/2025 | 3310 | | TAX COLLECTION | 111,901.16 | | 249,899.87 |
| General Journal | 12/11/2025 | 3311 | | TAX COLLECTION | 22,227.54 | | 272,127.41 |
| General Journal | 12/18/2025 | 3312 | | TAX COLLECTION | 9,465.58 | | 281,592.99 |
| General Journal | 12/19/2025 | 3215 | | BOARD MEETING - 12/09/25 | | 923.50 | 280,669.49 |
| General Journal | 12/19/2025 | 3215 | | BOARD MEETING - 12/09/25 | | 153.00 | 280,516.49 |
| General Journal | 12/22/2025 | 3296 | | WIRE TRANSFER | 100,000.00 | | 380,516.49 |
| General Journal | 12/22/2025 | 3297 | | Accounts Payable 12/22/2025 | | 21,745.63 | 358,770.86 |
| General Journal | 12/22/2025 | 3314 | | 12/25 - SERVICE CHARGE | | 128.12 | 358,642.74 |
| General Journal | 12/31/2025 | 3315 | | 12/25 - INTEREST PAYMENT | 2.55 | | 358,645.29 |
| Total 101.002 · Suntrust Checking-5304 - NEW | | | | | 243,596.83 | 22,950.25 | 358,645.29 |
| 101.003 · BankUnited - 8358 | | | | | | | 203,676.98 |
| General Journal | 12/22/2025 | 3296 | | WIRE TRANSFER | | 100,000.00 | 103,676.98 |
| Total 101.003 · BankUnited - 8358 | | | | | 0.00 | 100,000.00 | 103,676.98 |
| 101.004 · BankUnited - ICS | | | | | | | -3,700.98 |
| Total 101.004 · BankUnited - ICS | | | | | | | -3,700.98 |
| 151.000 · Investments | | | | | | | 3,106.00 |
| 151.001 · SBA-Operating A Account - 1760 | | | | | | | 903.51 |
| Total 151.001 · SBA-Operating A Account - 1760 | | | | | | | 903.51 |
| 151.101 · SBA - Reserve A Account - 1761 | | | | | | | 2,202.49 |
| Total 151.101 · SBA - Reserve A Account - 1761 | | | | | | | 2,202.49 |
| Total 151.000 · Investments | | | | | | | 3,106.00 |
| 1299 · Undeposited Funds | | | | | | | 0.00 |
| General Journal | 12/30/2025 | 3302 | | CAPITAL CREDIT REFUND - WITHLACO... | 892.88 | | 892.88 |
| Total 1299 · Undeposited Funds | | | | | 892.88 | 0.00 | 892.88 |
| 156.100 · Utility Deposit | | | | | | | 14,716.80 |
| Total 156.100 · Utility Deposit | | | | | | | 14,716.80 |
| 202.000 · Accounts Payable - Year End | | | | | | | 0.00 |
| General Journal | 12/10/2025 | 3214 | | Accounts Payable 12/10/2025 | | 21,745.63 | -21,745.63 |
| General Journal | 12/22/2025 | 3297 | | Accounts Payable 12/22/2025 | 21,745.63 | | 0.00 |
| General Journal | 12/22/2025 | 3298 | | Accounts Payable 12/22/2025 | | 88.49 | -88.49 |
| Total 202.000 · Accounts Payable - Year End | | | | | 21,745.63 | 21,834.12 | -88.49 |
| 271.000 · Unreserved Fund Balance | | | | | | | 43,724.92 |
| Total 271.000 · Unreserved Fund Balance | | | | | | | 43,724.92 |
| 271.100 · Reserved Fund Balance | | | | | | | -83,000.00 |
| Total 271.100 · Reserved Fund Balance | | | | | | | -83,000.00 |
| 3900 · Retained Earnings | | | | | | | -231,319.29 |
| Total 3900 · Retained Earnings | | | | | | | -231,319.29 |
| 361.000 · Interest Income | | | | | | | -12.39 |
| General Journal | 12/31/2025 | 3315 | | 12/25 - INTEREST PAYMENT | | 2.55 | -14.94 |
| Total 361.000 · Interest Income | | | | | 0.00 | 2.55 | -14.94 |
| 363.100 · Assessment Levy | | | | | | | -129,823.42 |

10:09 AM

02/10/26

Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|-------------|----------------------------------|-------------------------------------|----------|------------|-------------|
| General Journal | 12/05/2025 | 3310 | | TAX COLLECTION | | 111,901.16 | -241,724.58 |
| General Journal | 12/05/2025 | 3310 | | TAX COLLECTION | | 2,283.70 | -244,008.28 |
| General Journal | 12/11/2025 | 3311 | | TAX COLLECTION | | 22,227.54 | -266,235.82 |
| General Journal | 12/11/2025 | 3311 | | TAX COLLECTION | | 453.62 | -266,689.44 |
| General Journal | 12/18/2025 | 3312 | | TAX COLLECTION | | 9,465.58 | -276,155.02 |
| General Journal | 12/18/2025 | 3312 | | TAX COLLECTION | | 193.17 | -276,348.19 |
| Total 363.100 · Assessment Levy | | | | | 0.00 | 146,524.77 | -276,348.19 |
| 369.100 · Misc. Income | | | | | | | 0.00 |
| General Journal | 12/30/2025 | 3302 | | CAPITAL CREDIT REFUND - WITHLACO... | | 892.88 | -892.88 |
| Total 369.100 · Misc. Income | | | | | 0.00 | 892.88 | -892.88 |
| 511.000 · Legislative | | | | | | | 1,155.50 |
| 511.110 · Supervisor's Fees | | | | | | | 1,155.50 |
| Check | 12/19/2025 | DD | MICHAEL V. WALSH | BOARD MEETING - 12/09/25 | 184.70 | | 1,340.20 |
| Check | 12/19/2025 | DD | KATHLEEN LONERGAN | BOARD MEETING - 12/09/25 | 184.70 | | 1,524.90 |
| Check | 12/19/2025 | DD | ARTHUR RHODES | BOARD MEETING - 12/09/25 | 184.70 | | 1,709.60 |
| Check | 12/19/2025 | DD | CAROL VAUGHAN | BOARD MEETING - 12/09/25 | 184.70 | | 1,894.30 |
| Check | 12/19/2025 | DD | STEPHEN PUTMAN | BOARD MEETING - 12/09/25 | 184.70 | | 2,079.00 |
| General Journal | 12/19/2025 | 3215 | | BOARD MEETING - 12/09/25 | 153.00 | | 2,232.00 |
| Bill | 12/22/2025 | 12092025 | ARTHUR | Reimburse Supervisor Training | 79.00 | | 2,311.00 |
| Total 511.110 · Supervisor's Fees | | | | | 1,155.50 | 0.00 | 2,311.00 |
| Total 511.000 · Legislative | | | | | 1,155.50 | 0.00 | 2,311.00 |
| 512.000 · Executive | | | | | | | 5,408.32 |
| 512.311 · Management Fees | | | | | | | 5,408.32 |
| Bill | 12/10/2025 | 2026-0363 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/25 Management Fee | 2,704.16 | | 8,112.48 |
| Total 512.311 · Management Fees | | | | | 2,704.16 | 0.00 | 8,112.48 |
| Total 512.000 · Executive | | | | | 2,704.16 | 0.00 | 8,112.48 |
| 513.000 · Financial & Administrative | | | | | | | 3,798.13 |
| 513.310 · Assessment Roll Preparation | | | | | | | 1,201.66 |
| Bill | 12/10/2025 | 2026-0363 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/25 Management Fee | 600.83 | | 1,802.49 |
| Total 513.310 · Assessment Roll Preparation | | | | | 600.83 | 0.00 | 1,802.49 |
| 513.315 · Tax Collector | | | | | | | 2,596.47 |
| General Journal | 12/05/2025 | 3310 | | TAX COLLECTION | 2,283.70 | | 4,880.17 |
| General Journal | 12/11/2025 | 3311 | | TAX COLLECTION | 453.62 | | 5,333.79 |
| General Journal | 12/18/2025 | 3312 | | TAX COLLECTION | 193.17 | | 5,526.96 |
| Total 513.315 · Tax Collector | | | | | 2,930.49 | 0.00 | 5,526.96 |
| Total 513.000 · Financial & Administrative | | | | | 3,531.32 | 0.00 | 7,329.45 |
| 519.000 · Other General Government | | | | | | | 10,476.53 |
| 519.320 · Engineering | | | | | | | 454.50 |
| Total 519.320 · Engineering | | | | | | | 454.50 |
| 519.410 · Postage | | | | | | | 128.23 |
| Bill | 12/10/2025 | 9-095-89273 | FEDEX | 9-095-89273 | 52.14 | | 180.37 |
| Bill | 12/22/2025 | 9-104-51575 | FEDEX | 9-104-51575 | 9.49 | | 189.86 |

10:09 AM

02/10/26

Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|-------------------|---|--------------------------|-----------|--------|-----------|
| Total 519.410 · Postage | | | | | 61.63 | 0.00 | 189.86 |
| 519.411 · Telephone | | | | | | | 25.00 |
| Bill | 12/10/2025 | 2026-0363 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/25 Management Fee | 12.50 | | 37.50 |
| Total 519.411 · Telephone | | | | | 12.50 | 0.00 | 37.50 |
| 519.440 · Rentals and Leases | | | | | | | 310.00 |
| Bill | 12/10/2025 | 2026-0363 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/25 Management Fee | 155.00 | | 465.00 |
| Total 519.440 · Rentals and Leases | | | | | 155.00 | 0.00 | 465.00 |
| 519.450 · Insurance | | | | | | | 8,746.00 |
| Total 519.450 · Insurance | | | | | | | 8,746.00 |
| 519.470 · Printing and Binding | | | | | | | 171.66 |
| Bill | 12/10/2025 | 2026-0363 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/25 Management Fee | 85.83 | | 257.49 |
| Total 519.470 · Printing and Binding | | | | | 85.83 | 0.00 | 257.49 |
| 519.480 · Legal Advertising | | | | | | | 61.25 |
| Total 519.480 · Legal Advertising | | | | | | | 61.25 |
| 519.490 · Contingencies | | | | | | | 404.89 |
| 519.540 · Annual District Filing Fee | | | | | | | 175.00 |
| Total 519.540 · Annual District Filing Fee | | | | | | | 175.00 |
| Total 519.000 · Other General Government | | | | | 314.96 | 0.00 | 10,791.49 |
| 539.000 · Field Maintenance | | | | | | | 23,794.19 |
| 539.340 · Retention Pond Mowing/Weed Cont | | | | | | | 11,624.00 |
| Bill | 12/10/2025 | 12/1/2025 | HERITAGE PINES COMMUNITY ASSOCIATION... | 11/25 EQUIPMNET USE | 11,624.00 | | 23,248.00 |
| Total 539.340 · Retention Pond Mowing/Weed Cont | | | | | 11,624.00 | 0.00 | 23,248.00 |
| 539.341 · Dry Retention Pond Refurbish | | | | | | | 5,700.00 |
| Bill | 12/10/2025 | 41311034 | HERITAGE PINES COMMUNITY ASSOCIATION... | LABOR TO INSTALL AND FIX | 226.58 | | 5,926.58 |
| Bill | 12/10/2025 | 3187 | PREMIER LAKES | ANNUAL LAKE MAINTENANCE | 1,664.00 | | 7,590.58 |
| Total 539.341 · Dry Retention Pond Refurbish | | | | | 1,890.58 | 0.00 | 7,590.58 |
| 539.430 · Street Lighting | | | | | | | 2,062.91 |
| Bill | 12/10/2025 | 1306910 120520... | WITHLACOOCHEE RIVER ELECTRIC COOPER... | 1306910 12/05/2025 | 1,585.76 | | 3,648.67 |
| Bill | 12/10/2025 | 2041547 120320... | WITHLACOOCHEE RIVER ELECTRIC COOPER... | 2041547 12/03/25 | 477.15 | | 4,125.82 |
| Total 539.430 · Street Lighting | | | | | 2,062.91 | 0.00 | 4,125.82 |
| 539.431 · Irrigation of Pond Banks | | | | | | | 3,151.48 |
| Bill | 12/10/2025 | 10470 11202025 | HERITAGE PINES COMMUNITY ASSOCIATION... | 10/25 RECLAIMED WATER | 2,557.68 | | 5,709.16 |
| Total 539.431 · Irrigation of Pond Banks | | | | | 2,557.68 | 0.00 | 5,709.16 |
| 539.490 · Contingencies | | | | | | | 128.80 |
| General Journal | 12/22/2025 | 3314 | | 12/25 - SERVICE CHARGE | 128.12 | | 256.92 |
| Total 539.490 · Contingencies | | | | | 128.12 | 0.00 | 256.92 |
| 539.970 · Property Insurance | | | | | | | 1,127.00 |
| Total 539.970 · Property Insurance | | | | | | | 1,127.00 |

Heritage Pines CDD
General Ledger
As of December 31, 2025

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|-----------------------------------|------|-----|------|------|------------|------------|-----------|
| Total 539.000 · Field Maintenance | | | | | 18,263.29 | 0.00 | 42,057.48 |
| TOTAL | | | | | 292,204.57 | 292,204.57 | 0.00 |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
DECEMBER 31, 2025**

10:05 AM

02/10/26

Heritage Pines CDD

Check Detail

December 2025

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-----------------|------------------|------------|--|---|-------------|-----------------|
| Bill Pmt -Check | CBI | 12/22/2025 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 101.002 · Suntrust Checking-5304 - NEW | | -2,062.91 |
| Bill | 1306910 12052025 | 12/10/2025 | | 539.430 · Street Lighting | -1,585.76 | 1,585.76 |
| Bill | 2041547 12032025 | 12/10/2025 | | 539.430 · Street Lighting | -477.15 | 477.15 |
| TOTAL | | | | | -2,062.91 | 2,062.91 |
| Check | DD | 12/19/2025 | MICHAEL V. WALSH | 101.002 · Suntrust Checking-5304 - NEW | | -184.70 |
| | | | | 511.110 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | | -184.70 | 184.70 |
| Check | DD | 12/19/2025 | KATHLEEN LONERGAN | 101.002 · Suntrust Checking-5304 - NEW | | -184.70 |
| | | | | 511.110 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | | -184.70 | 184.70 |
| Check | DD | 12/19/2025 | ARTHUR RHODES | 101.002 · Suntrust Checking-5304 - NEW | | -184.70 |
| | | | | 511.110 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | | -184.70 | 184.70 |
| Check | DD | 12/19/2025 | CAROL VAUGHAN | 101.002 · Suntrust Checking-5304 - NEW | | -184.70 |
| | | | | 511.110 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | | -184.70 | 184.70 |
| Check | DD | 12/19/2025 | STEPHEN PUTMAN | 101.002 · Suntrust Checking-5304 - NEW | | -184.70 |
| | | | | 511.110 · Supervisor's Fees | -184.70 | 184.70 |
| TOTAL | | | | | -184.70 | 184.70 |
| Bill Pmt -Check | 10207 | 12/22/2025 | FEDEX | 101.002 · Suntrust Checking-5304 - NEW | | -52.14 |
| Bill | 9-095-89273 | 12/10/2025 | | 519.410 · Postage | -52.14 | 52.14 |
| TOTAL | | | | | -52.14 | 52.14 |
| Bill Pmt -Check | 10208 | 12/22/2025 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 101.002 · Suntrust Checking-5304 - NEW | | -14,408.26 |
| Bill | 10470 11202025 | 12/10/2025 | | 539.431 · Irrigation of Pond Banks | -2,557.68 | 2,557.68 |
| Bill | 12/1/2025 | 12/10/2025 | | 539.340 · Retention Pond Mowing/Weed Cont | -11,624.00 | 11,624.00 |
| Bill | 41311034 | 12/10/2025 | | 539.341 · Dry Retention Pond Refurbish | -226.58 | 226.58 |
| TOTAL | | | | | -14,408.26 | 14,408.26 |

Heritage Pines CDD
Check Detail
December 2025

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-----------------|-----------|------------|----------------------------------|--|-------------|-----------------|
| Bill Pmt -Check | 10209 | 12/22/2025 | PREMIER LAKES | 101.002 · Suntrust Checking-5304 - NEW | | -1,664.00 |
| Bill | 3187 | 12/10/2025 | | 539.341 · Dry Retention Pond Refurbish | -1,664.00 | 1,664.00 |
| TOTAL | | | | | -1,664.00 | 1,664.00 |
| Bill Pmt -Check | 10210 | 12/22/2025 | WRATHELL, HUNT & ASSOCIATES. LLC | 101.002 · Suntrust Checking-5304 - NEW | | -3,558.32 |
| Bill | 2026-0363 | 12/10/2025 | | 512.311 · Management Fees | -2,704.16 | 2,704.16 |
| | | | | 513.310 · Assessment Roll Preparation | -600.83 | 600.83 |
| | | | | 519.411 · Telephone | -12.50 | 12.50 |
| | | | | 519.440 · Rentals and Leases | -155.00 | 155.00 |
| | | | | 519.470 · Printing and Binding | -85.83 | 85.83 |
| TOTAL | | | | | -3,558.32 | 3,558.32 |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



| Invoice Number | Invoice Date | Account Number | Page |
|----------------|--------------|----------------|--------|
| 9-095-89273 | Dec 09, 2025 | XXXX-X241-6 | 1 of 3 |

FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Invoice Questions?

Contact FedEx Revenue Services

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges USD \$52.14

TOTAL THIS INVOICE USD \$52.14

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



| Invoice Number | Invoice Date | Account Number | Page |
|----------------|--------------|----------------|--------|
| 9-095-89273 | Dec 09, 2025 | XXXX-X241-6 | 2 of 3 |

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

| Payor Type | Shipments | Rated Weight lbs | Transportation Charges | Special Handling Charges | Ret Chg/Tax Credits/Other | Discounts | Total Charges |
|----------------------------|-----------|------------------|------------------------|--------------------------|---------------------------|-----------|----------------|
| Third Party | 3 | 9.0 | 30.27 | 21.87 | | | 52.14 |
| Total FedEx Express | 3 | 9.0 | \$30.27 | \$21.87 | | | \$52.14 |

TOTAL THIS INVOICE

USD

\$52.14

FedEx Express Shipment Detail By Payor Type (Original)

| | | |
|--------------------------------|--|----------------|
| Ship Date: Dec 04, 2025 | Cust. Ref.: Heritage Pines 12/09/25 | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

| | | | |
|--------------|--------------------------|------------------------|--------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 886744698479 | Sarah Gourdine | Arthur Rhodes |
| Service Type | FedEx Priority Overnight | WHA | Heritage Pines CDD |
| Package Type | Customer Packaging | BOCA RATON FL 33431 US | HUDSON FL 34667 US |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 3.0 lbs, 1.4 kgs | Transportation Charge | 10.09 |
| Delivered | Dec 05, 2025 10:18 | Fuel Surcharge | 1.14 |
| Svc Area | A3 | Residential Delivery | 6.15 |
| Signed by | see above | Demand Surcharge | 0.00 |
| FedEx Use | 000000000/377078/02 | Total Charge | USD \$17.38 |

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



| Invoice Number | Invoice Date | Account Number | Page |
|----------------|--------------|----------------|--------|
| 9-095-89273 | Dec 09, 2025 | XXXX-X241-6 | 3 of 3 |

| | | |
|--------------------------------|---|----------------|
| Ship Date: Dec 04, 2025 | Cust. Ref.: HPCDD 12.09.25 Agenda Pk | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

| Automation | INET | Sender | Recipient |
|--------------|--------------------------|------------------------|--------------------|
| Tracking ID | 886744904922 | Sarah Gourdine | Carol E. Vaughan |
| Service Type | FedEx Priority Overnight | WHA | HUDSON FL 34667 US |
| Package Type | Customer Packaging | BOCA RATON FL 33431 US | |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 3.0 lbs, 1.4 kgs | Transportation Charge | 10.09 |
| Delivered | Dec 05, 2025 10:33 | Fuel Surcharge | 1.14 |
| Svc Area | A3 | Residential Delivery | 6.15 |
| Signed by | see above | Demand Surcharge | 0.00 |
| FedEx Use | 000000000/377078/02 | Total Charge | USD \$17.38 |

| | | |
|--------------------------------|---|----------------|
| Ship Date: Dec 04, 2025 | Cust. Ref.: Heritage Pine 12/09/25 | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

| Automation | INET | Sender | Recipient |
|--------------|--------------------------|------------------------|--------------------------------|
| Tracking ID | 886744938427 | Sarah Gourdine | Kurt Heath, PE |
| Service Type | FedEx Priority Overnight | WHA | Stroud Engineering Consultants |
| Package Type | Customer Packaging | BOCA RATON FL 33431 US | ODESSA FL 33556 US |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 3.0 lbs, 1.4 kgs | Transportation Charge | 10.09 |
| Delivered | Dec 05, 2025 12:22 | Fuel Surcharge | 1.14 |
| Svc Area | A2 | Residential Delivery | 6.15 |
| Signed by | see above | Demand Surcharge | 0.00 |
| FedEx Use | 000000000/377078/02 | Total Charge | USD \$17.38 |

| | | |
|-----------------------------|------------|----------------|
| Third Party Subtotal | USD | \$52.14 |
|-----------------------------|------------|----------------|

| | | |
|----------------------------|------------|----------------|
| Total FedEx Express | USD | \$52.14 |
|----------------------------|------------|----------------|

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: Dec 1, 2025

To: Heritage Pines CDD

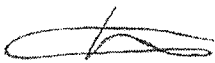
Attn: Chuck Adams

Below is the invoice for services performed per contract for November 2025 and the total amount payable to HPCA.

Service Agreement

| | |
|-------------|-------------|
| Monthly Fee | \$11,624.00 |
| Total | \$11,624.00 |

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: **18801 GRAND CLUB DR**

Bill Number: 23467941

Billing Date: 11/20/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

| Account # | Customer # |
|--|------------|
| [REDACTED] | 01016692 |
| Please use the 15-digit number below when making a payment through your bank | |
| [REDACTED] | |

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------|----------|-----------|--------|-----------|--------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Reclaim | 14320476 | 10/6/2025 | 613091 | 11/5/2025 | 631733 | 30 | 18642 |

Usage History

Water

| | |
|----------------|-------|
| November 2025 | 18642 |
| October 2025 | 22970 |
| September 2025 | 15494 |
| August 2025 | 17603 |
| July 2025 | 17188 |
| June 2025 | 18732 |
| May 2025 | 14591 |
| April 2025 | 16862 |
| March 2025 | 14249 |
| February 2025 | 8832 |
| January 2025 | 12840 |
| December 2024 | 16803 |

Transactions

| | |
|-----------------------------------|--|
| Previous Bill | 11,255.30 |
| Payment 11/10/25 | -11,255.30 CR |
| Balance Forward | 0.00 |
| Current Transactions | |
| Reclaimed | |
| Reclaimed | 18,642 Thousand Gals X \$0.49 9,134.58 |
| Total Current Transactions | 9,134.58 |
| TOTAL BALANCE DUE | \$9,134.58 |

$$9,134.58 \times 28\% = 2,557.68$$



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

HERITAGE PINES COMMUNITY ASSOCIATION
11524 Scenic Hills BOULEVARD
HUDSON FL 346675601

Account # [REDACTED]
Customer # [REDACTED]
Balance Forward 0.00
Current Transactions 9,134.58

| | |
|--------------------------|-------------------|
| Total Balance Due | \$9,134.58 |
| Due Date | 12/8/2025 |

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 12/08/2025.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: December 1, 2025

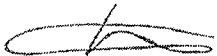
To: Heritage Pines CDD

Attn: Chuck Adams

Below is the cost of the parts and the labor to fix the CDD mower in November. I have also attached the invoices for the parts for your records.

| | | |
|------------------------|-------------------------|----------|
| Invoice #41311034 | Fuel Level Sending Unit | \$196.58 |
| Labor to Install & Fix | 1 Hours @ \$30 per Hour | \$30.00 |
| Total | | \$226.58 |

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

CDD Irrigation/Equipment Expense November 2025

Mowing Equipment

Toro 4000

| | |
|--------------|---|
| Safety check | 1 |
| Repair Work | |

Z Mower

| | | | |
|--------------|---|----------|----------|
| Safety check | 1 | | |
| Repair Work | 1 | \$196.58 | \$196.58 |
| Labor (Hrs) | 1 | \$30.00 | \$30.00 |

Ventrac

| | | | |
|--------------|---|--|----------------------|
| Safety check | 1 | | <input type="text"/> |
| Repair Work | | | |

John Deere 1600

| | |
|--------------|---|
| Safety check | 1 |
| Repair Work | |

| | |
|--------------|----------|
| Total | \$226.58 |
|--------------|----------|

Irrigation Repair

| | | | |
|-------------|----|-------|----------|
| Rotors | 12 | \$19 | \$228.00 |
| Golf Drives | 1 | \$240 | \$240.00 |
| Fittings | 16 | \$5 | \$80.00 |
| Valves | 2 | \$80 | \$160.00 |

| | |
|--------------|----------|
| Total | \$708.00 |
|--------------|----------|

Mower Operation Hrs.

| | | | |
|-----------------|---------|----------|----------------------|
| | October | November | |
| 4000 Mower | 4073.2 | 4073.2 | <input type="text"/> |
| Z-Mower | 2447.2 | 2447.2 | 0 |
| Ventrac | 880 | 904.2 | 24.2 |
| John Deere 1600 | 103.7 | 144.8 | 41.1 |
| Bush Hog | | | |



Wesco Turf, Inc.
2101 Cantu Court
Sarasota, FL 34232-6240
813 377 6777

Invoice# 41311034
Location# 02
Date 11/04/25
Page 1 OF 1

** Invoice **

204007
HERITAGE PINES COMMUNITY ASSOC
ATTN:ACCOUNTS PAYABLE
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

Ship To:
HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

58*1

=====
CustP/O:Scott Reps :308 / Terms:Net 30 Days
Ord-Date:11/03/25 W/B:Web Interface User Order# :21560468
Billed-Date:11/03/25 Ship-Via:UPS GROUND
=====

=====
Product Description Open Ship'd B/O Price U/M Extension
=====

Shipment Tracking Reference : 123436820369676060

| | | | | | | |
|----------|---|---|---|---|------------|--------|
| 126-7728 | KIT-FUEL LEVEL SENDING UNIT 12 12 GALLON | 1 | 1 | 0 | 164.440 EA | 164.44 |
|----------|---|---|---|---|------------|--------|

=====
Mdse Total Handling Misc Chg Tax Freight Dep-amt Dep-Appld Invoice Total

164.44 2.50 0.00 11.51 18.13 0.00 0.00 196.58
=====

WESCO TURF, INC.

Wesco Turf Sarasota Warehouse
Sarasota Warehouse
(941)377-6777
2101 Cantu Court
Sarasota, FL 34232-6242

CDD

Packing List



Order# : 21560468-1
Location : 02
Date : 11/03/25
Ord-Date : 11/03/25
Page : 1 OF 1

Customer: 204007

ShipTo: 204007-204726

HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601
727-869-7270

HERITAGE PINES COMMUNITY ASSOC
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

| | | | | | | | | | |
|-------------------|-----|-------------|---------|-----------------------|--|---|--|-----------|-----------|
| PO Number | | Terms | | Shipped Via | | Freight Terms | | Sales Rep | |
| Scott | | Net 30 Days | | UPS GROUND | | Freight with H.C. | | 308 | |
| Contact: Tim Gatz | | | | Phone: (727) 861-7784 | | WB: WEB | | | |
| Ordered | U/M | Qty-Shp | Qty-B/O | Item Number | | Item Description | | Price | Extension |
| 1 | EA | 1 | 0 | 126-7728 | | KIT-FUEL LEVEL SENDING UNIT 12 12 GALLON | | 164.440 | 164.44 |

Packing List Only. Invoice to follow.

Important: Acceptance of goods constitutes customer agreement to comply with credit and sales terms and conditions of Wesco Turf, Inc. Shipping errors must be reported within 48 hours of receipt of shipment. Requests for return of merchandise must be made within 30 days of the invoice date. No returns will be accepted without a return goods authorization number. Call customer service to obtain an RGA number. A 15% restocking charge and/or a 10% factory return processing fee will apply according to parts policy. Returns must be in re-sellable condition. A finance charge of 1.5% per month will be added to all past due accounts. A \$30 handling fee will be charged on all returned checks. If an account is placed for collection, buyer agrees to pay all costs of collection, including reasonable attorney fees and costs, whether or not suit is brought.



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

| | |
|----------|------------|
| DATE | 12/01/2025 |
| INVOICE# | 3187 |
| TERMS | NET 30 |
| DUE DATE | 12/31/2025 |

| BILL TO |
|--|
| Heritage Pines CDD 11524 Scenic Hills Boulevard Hudson Florida 34667 |

| SERVICE LOCATION |
|---|
| Heritage Pines CDD 11524 Scenic Hills Boulevard Hudson, Florida 34667 |

| JOB# | DATE | PO/REF# | DESCRIPTION |
|-------------------------|------|------------|-------------|
| 1056294843 | | | |
| Charges | | Rate | Total |
| Annual Lake Maintenance | | \$1,664.00 | \$1,664.00 |

| CUSTOMER MESSAGE |
|------------------------------|
| Thank you for your business! |

| | |
|----------------|------------|
| Invoice Total: | \$1,664.00 |
| Deposits (-): | \$0.00 |
| Payments (-): | \$0.00 |
| Total Due: | \$1,664.00 |

Wrathell, Hunt & Associates, LLC

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

Invoice

| Date | Invoice # |
|-----------|-----------|
| 12/1/2025 | 2026-0363 |

| Bill To: |
|---|
| Heritage Pines CDD PO Box 810036 Boca Raton, FL 33481 |

| Description | Amount |
|---|----------|
| Management | 2,704.16 |
| Assessment Services | 600.83 |
| Telephone | 12.50 |
| Rentals & Leases | 155.00 |
| Printing & Binding | 85.83 |
| <i>Building client relationships one step at a time ...</i> | |
| Total | |
| \$3,558.32 | |



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

Account Number [REDACTED] Cycle 04
Meter Number [REDACTED]
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date 12/05/2025
Amount Due 1,585.76
Current Charges Due 12/29/2025

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | | | | | | | | |
|------|---------|------|---------|------------|--------------|-----------|----------|--|--|
| Date | Reading | 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 1,585.76
Payment 1,585.76CR
Balance Forward 0.00



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 141.54
Light Support Charge 124.03
Light Maintenance Charge 241.02
Light Fixture Charge 287.98
Light Fuel Adj 5,104 KWH @ 0.04200 214.38
Poles (QTY 103) 564.50
FL Gross Receipts Tax 12.31

Total Current Charges 1,585.76
Total Due Please Pay 1,585.76

| Lights/Poles | Type/Qty | Type/Qty | Type/Qty | Type/Qty | Type/Qty |
|--------------|----------|----------|----------|----------|----------|
| | 105 74 | 205 21 | 305 6 | 455 3 | 960 9 |
| | 150 3 | 270 4 | 360 1 | 910 94 | |



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: 12/05/2025

District: BP04

Use above space for address change ONLY.

1306910 BP04
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 | 12/29/2025 |
| TOTAL CHARGES DUE | 1,585.76 |
| Total Charges Due After Due Date | 1,609.55 |

000130691000015857600016095503



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

Account Number [REDACTED] Cycle 02
Meter Number [REDACTED]
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date 12/03/2025
Amount Due 477.15
Current Charges Due 12/23/2025

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | | | | | | |
|------|---------|------|---------|------------|--------------|-----------|----------|
| Date | Reading | 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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 477.15
Payment 477.15CR
Balance Forward 0.00

Light Energy Charge 6.01
Light Support Charge 13.01
Light Maintenance Charge 140.59
Light Fixture Charge 173.50
Light Fuel Adj 547 KWH @ 0.04200 22.97
Poles (QTY 29) 120.00
FL Gross Receipts Tax 1.07

Total Current Charges 477.15
Total Due Please Pay 477.15

| 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: 12/03/2025

Use above space for address change ONLY.

District: BP02

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 | 12/23/2025 |
| TOTAL CHARGES DUE | 477.15 |
| Total Charges Due After Due Date | 484.31 |

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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on December 9, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present:

| | |
|-------------------|---------------------|
| Kathleen Lonergan | Chair |
| Arthur Rhodes | Vice Chair |
| Carol Vaughan | Assistant Secretary |
| Michael Walsh | Assistant Secretary |
| Stephen Putman | Assistant Secretary |

Also present:

| | |
|-----------------------|-----------------------------|
| Chuck Adams | District Manager |
| Tim Gatz | HPCA Grounds Superintendent |
| Herb Hurley | HPCA General Manager |
| Susan Bishop | Resident |
| Nicholas Pedota | Resident |
| Members of the Public | |

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 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]**

No members of the public spoke.

FOURTH ORDER OF BUSINESS**Update: Operations Activities**

Ms. Lonergan stated that EDRA #1 and DWRA #10 inspections were done. DWRA #10 has been resolved. With regard to EDRA #1, bids for brush removal were supposed to be obtained.

Mr. Gatz stated that he obtained a \$7,500 bid for EDRA #1 to clean out the first 10' to 12' with a forestry mulcher; the irrigation heads would be cleared.

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the bid to forestry mulch to remove growth to clear irrigation heads at EDRA #1, in a not-to-exceed amount of \$7,500, was approved.

Regarding the process to dispose of the mower as surplus property, Mr. Adams stated it is generally via resolution and it must be advertised. Offers will be presented at the next meeting.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, deeming the mower as surplus property, and authorizing Staff to prepare the necessary resolution and for the Chair to execute the resolution and for Staff to advertise, was approved.

FIFTH ORDER OF BUSINESS**Update: HPCA Fitness Center Bids**

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting For the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Lonergan presented Resolution 2026-01. Mr. Adams stated Seats 4 and 5, currently held by Kathleen F. Lonergan and Carol E. Vaughan, respectively, will be up for election at the November 2026 General Election.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting For the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Relating to the Amendment of the General
Fund Portion of the Budget for the Fiscal
Year Beginning October 1, 2024 and Ending
September 30, 2025; and Providing for an
Effective Date**

Ms. Lonergan presented Resolution 2026-02. Mr. Adams stated this is necessary because of the unbudgeted expenditure for the purchase of the mower. This will help avoid a finding in the audit.

On MOTION by Mr. Putman and seconded by Ms. Vaughan, with all in favor, Resolution 2026-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of October 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2025.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of October 21, 2025 Regular Meeting Minutes**

The following changes were made:

Line 50: Change "Fraser" to "Rager"

Line 52: Change "EWRA #10" to "EDRA #1"

Line 72: Change "A Board Member" to "Mr. Rhodes"

Line 95 through 96: Change "Fairway Green Drive curb repair project." and "Hidden Pines Way curb repair project." to one item named "Fairway Green Drive and Hidden Pines Way curb repair project."

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the October 21, 2025 Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Items 12, 15, 19 and 20 were completed.

Ms. Vaughn stated that a resident emailed regarding the border of Paleo Park. She visited the area and the issue appears to have been resolved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

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

B. District Engineer: Stroud Engineering Consultants

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

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: February 17, 2026 at 2:00 PM**

- **QUORUM CHECK**

Mr. Adams stated a Workshop will be scheduled for February 17, 2026 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

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

Resident Nicholas Pedota discussed the conditions near his home at 11523 Heritage Point Drive, including tall pine trees that appear to be dying, as fronds are on the ground, and something wild is growing on the CDD property. He had to replace his sod. He thinks the area is not being maintained. Mr. Gatz will check the area adjacent to Mr. Pedota's home.

Resident Susan Bishop asked if the Board received the emails and petition regarding the Fitness Center. Lonergan replied affirmatively and stated the District Manager forwarded them to the Board. Ms. Bishop stated she hopes CDD homeowners will be able to vote as to whether they want a Fitness Center before the Board takes out a loan to fund the Fitness Center. Mr. Adams stated that there would be a public meeting wherein members of the public can voice their opinions; however, the vote is strictly by the CDD Board, who are the elected representatives of the CDD homeowners and residents.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Lonergan stated that a \$1,432 refund was received from the Property Appraiser.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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| On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:23 p.m. |
|--|

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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: Send copies of engagement letters & other CDD communications to BOS. 12.01.20 Mr. Adams: Email bank statements for months between reg mtgs. 06.21.22/12.06.22 Mr. Adams: Email Reconciliation Reports to Board monthly. | ONGOING | |
| 2 | 06.09.20 | Mr. Gatz: Inspect/address plant beds & overgrowth at east & west EDRA's, before mulching. Revised 09.08.20 Ponds 15A & 15B: Inspect sparse plant bed. Revised 12.01.20 Mr. Gatz: Install plants instead of sod near Pond 15A, add sod to ease erosion. Revised 04.19.22 Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A. | ONGOING | |
| 3 | 07.14.20 | Premier: Send Monthly Reports during first week of the following month. | ONGOING | |
| 4 | 04.20.21 | Mr. Heath: Survey area of erosion on non-irrigated north bank at EDRA 25. | ONGOING | |
| 5 | 06.29.21 | HP: Have pipes at Hole #17 at NWRA #38 & EDRA #47 cleaned out & inspect entire community. 07.20.21 Monitor areas, prep list to address in April or May dry seasons and obtain proposals. 10.15.24 Mr. Heath: Monitor cleanup schedule with Brian. | ONGOING | |
| 6 | 06.29.21 | Staff: Spray Paleo Park twice a month & mulch as needed. 07.19.22 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: <ul style="list-style-type: none"> ➤ Mulch installation. ➤ Raking leaves. ➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.) ➤ Removal of dead branches and debris ➤ Mowing of certain small areas ➤ Spraying weeds | ONGOING | |
| 7 | 09.21.21 | Mr. Gatz: Get sod proposal EDRA #58. 09.21.21 Added back follow-up: Replace sod by maintenance shed. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal. | ONGOING | |
| 8 | 10.17.23 | Mr. Adams: Copy BOS on issues addressed; remind BOS not to copy other Board Members if they respond. | ONGOING | |
| 9 | 12.05.23 | Mr. Gatz: 09.17.24: Twice-annual mulching of entire park will begin October 2024. | ONGOING | |
| 10 | 12.05.23 | Mr. Gatz: Have debris at EDRA #10 behind Woodfield Village, picked up every other day. | ONGOING | |
| 11 | 09.17.24 | Mr. Heath: Monitor & address issues with residence on Hole 16 that installed a pool and cage for possible encroachment on the EDRA and significant damage to the bank in the EDRA. | ONGOING | |

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

| # | DATE ADDED TO LIST | DESCRIPTION | STATUS | DATE MOVED TO COMPLETED |
|----|--------------------------|--|---------|-------------------------------|
| 12 | 07.15.25 | Mr. Adams: Secure/deliver grate for Hole 10 grate replacement. | ONGOING | |
| 13 | 09.16.25 | Mr. Adams: Provide update on whether Premier Lakes Annual Maintenance invoice was paid twice. | ONGOING | |
| 14 | 10.21.25 | Mr. Heath/Mr. Gatz: Inspect EWRA #10 to determine pond erosion and any overgrown vegetation needing trimming and consider laying forestry mulch. | ONGOING | |
| 15 | 10.21.25 | Mr. Adams: Circulate petition Ms. Bishop submitted at the mtg. | ONGOING | |
| 16 | 10.21.25 | Forward bid responses for Fitness Center to Mr. Adams and Mr. Health to review. | ONGOING | |
| 17 | 12.09.25 | Mr. Adams: Schedule Workshop for February 17, 2026 at 1:00 p.m. | ONGOING | |
| 18 | 12.09.25 | Mr. Adams & District Counsel: Authorizing Staff to prep necessary resolution to deep mower as surplus property and for Chair to execute the resolution and for Staff to advertise. | ONGOING | |
| 19 | 12.09.25 | Mr. Gatz: Check the area adjacent to Mr. Pedota's home at 11523 Heritage Point Drive. | ONGOING | |
| 20 | | | | |
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**HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)**

| # | DATE ADDED TO LIST | DESCRIPTION | STATUS | DATE MOVED TO COMPLETED |
|----|--------------------------|--|-----------|-------------------------------|
| 1 | 09.17.24 | Mr. Adams: Present Bank United investment account options. | COMPLETED | 12.10.24 |
| 2 | 10.15.24 | Mr. Adams: Send Termination Letter to SOLitude and prepare contract with Premier Lakes. | COMPLETED | 12.10.24 |
| 3 | 04.16.24 | Mr. Heath: Address erosion at home on Eagle Bend. Area was inspected cause of erosion unclear. \$12,000 bid received; given high cost, addressing the issue in-house is advised. | COMPLETED | 02.18.25 |
| 4 | 06.18.24 | Mr. Heath: Inspect area on Wayside Willow Court and broken inlet box top exiting Community Center west parking lot. | COMPLETED | 02.18.25 |
| 5 | 07.16.24 | Mr. Heath: Check with Brian when the invasive trees will be removed from NWRA #33. 09.17.24: The area was inspected; most of the scope of work was completed but some additional invasives will be removed. Mr. Adams will confirm when A to Z will remove two trees hanging over houses. 12.10.24: Proposal approved including additional scope of work. | COMPLETED | 02.18.25 |
| 6 | 10.15.24 | Mr. Heath: Inspect curbing in front of Ms. Welsh's residence. 12.10.24: Street address needed. | COMPLETED | 02.18.25 |
| 7 | 07.16.24 | Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list. | COMPLETED | 04.15.25 |
| 8 | 12.10.24 | Mr. Gatz: Inspect dwindling native grasses on Hole 2; advise is grasses will be replaced. | COMPLETED | 06.17.25 |
| 9 | 04.15.25 | Mr. Heath: Inspect NWRA 33 dead oak tree by 18906 Rolling Hills Lp & 11906 Heritage Pointe Dr. | COMPLETED | 06.17.25 |
| 10 | 04.15.25 | Mr. Adams: Remind Premiere Lake Mgmt that spatterdock reductions programmed into Lake Management Contract for 33 & 36 are scheduled for May. Note: Ponds on #7 need attention. | COMPLETED | 06.17.25 |
| 11 | 04.15.25 | Mr. Heath: Inspect NWRA 33 by Rolling Hills Loop, ESF is removing vegetation & coordinate repairs. Coordinate with Ms. Vaughan regarding NWRA 33 cleanup activities | COMPLETED | 07.15.25 |
| 12 | 09.21.21 | Mr. Heath: Inspect & monitor 18445 Fairway Green Dr for EDRA #35 for erosion around a cypress tree that should be inspected and monitored. 09.16.25 Proposal presented under Item 9B . | COMPLETED | 09.16.25 |
| 13 | 12.05.23 | Mr. Gatz: Have sign by village entrance repaired. Sign at Paleo Park entrance re: paint artifacts and the bench to be painted. Staff member walkthrough to address fallen branches, etc., weekly. 09.17.24: Sign repair completed; painting remains. Determine area of placement for additional bench. 10.13.24 Mr. Gatz: Ask Gary if bench was installed. | COMPLETED | 09.16.25 |
| 14 | 04.15.25 | Mr. Heath: Inspect tree issue on south side of Rolling Hills Loop. Per Ms. Lonergan pictures would be helpful. 09.16.25 This is not a CDD matter. | COMPLETED | 09.16.25 |
| 15 | 04.15.25 | Mr. Adams: Email Board regarding interest earnings once statements are posted. | COMPLETED | 12.09.25 |

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

| # | DATE ADDED TO LIST | DESCRIPTION | STATUS | DATE MOVED TO COMPLETED |
|----|--------------------------|---|-----------|-------------------------------|
| 16 | 10.21.25 | Mr. Heath: Provide update on the previously approved curb repair projects on Fairway Green Dr and Hidden Pines Way and the curb inlet repair project on Grand Club. | COMPLETED | 12.09.25 |
| 17 | 10.21.25 | Mr. Adams: Email documents to Board Member who asked for documents supporting irrigation water and dry retention pond reimbursement/planting charges for August. | COMPLETED | 12.09.25 |
| | | | | |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

Cop SAL:
District Manager

chuck adams
Print Name

12.9.25
Date

Kathleen Loneragan
Chair/Vice Chair, Board of Supervisors

Kathleen Loneragan
Print Name

12/9/2025
Date

| HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT | | |
|--|--|--------------------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 21, 2025 | Regular Meeting | 2:00 PM |
| | | |
| December 9, 2025 CANCELED | Workshop <i>Discussion: HPCA Fitness Center Bids</i> | 1:00 PM |
| | | |
| December 9, 2025* | Regular Meeting | 2:00 PM |
| | | |
| February 17, 2026 | Workshop <i>HPCA Fitness Center Building Funding</i> | 1:00 PM |
| | | |
| February 17, 2026 | Regular Meeting | 2:00 PM |
| | | |
| April 21, 2026 | Regular Meeting | 2:00 PM |
| | | |
| June 16, 2026 | Regular Meeting | 2:00 PM |
| | | |
| July 21, 2026 | Public Hearing & Regular Meeting | 2:00 PM |
| | | |
| September 15, 2026 | Regular Meeting | 2:00 PM |
| | | |

Exception

**December meeting is one (1) week earlier to accommodate the Christmas Day holiday.*