

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2009**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2009**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash - SunTrust Bank	\$ 139,968	\$ -	\$ 139,968
Investments			
Federated	33,265	-	33,265
Investments - SBA (Class B)			
Operating	1,317	-	1,317
Reserve	3,214	-	3,214
US Bank			
Revenue	-	50,865	50,865
Redemption	-	1,930	1,930
Reserve	-	20,914	20,914
Interest	-	1	1
Assessments receivable	2,742	1,704	4,446
Due from other funds			
General fund	-	1	1
Total assets	<u>\$ 180,506</u>	<u>\$ 75,415</u>	<u>\$ 255,921</u>
<b>LIABILITIES &amp; FUND BALANCE</b>			
<b>Liabilities</b>			
Accounts Payable	\$ 3,472	\$ -	\$ 3,472
Due to other funds			
Debt service fund 202	1	-	1
Total liabilities	<u>3,473</u>	<u>-</u>	<u>3,473</u>
<b>Fund balance</b>			
Reserved for debt service	-	75,415	75,415
Designated for stormwater improvements	83,000	-	83,000
Unreserved, undesignated	94,033	-	94,033
Total fund balance	<u>177,033</u>	<u>75,415</u>	<u>252,448</u>
<b>Total liabilities and fund balance</b>	<u>\$ 180,506</u>	<u>\$ 75,415</u>	<u>\$ 255,921</u>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2009**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Interest & miscellaneous income	\$ 54	\$ 793	\$ 5,000	16%
Assessment levy	-	344,096	340,157	101%
Miscellaneous - Lennar settlement	-	200,000	-	0%
Total revenues	<u>54</u>	<u>544,889</u>	<u>345,157</u>	158%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative fees</b>				
Supervisors' fees	431	4,521	10,765	42%
Management	2,704	32,450	32,450	100%
Audit	-	8,000	8,000	100%
Arbitrage rebate calculation	-	1,200	1,200	100%
Dissemination agent fees	-	1,000	1,000	100%
Trustee fees	-	3,771	3,000	126%
Assessment roll preparation	601	7,210	7,210	100%
Legal	52	46,441	50,000	93%
Engineering fees	24,244	56,791	50,000	114%
Telephone	12	150	150	100%
Postage	107	783	1,030	76%
Rentals and leases	155	1,860	1,860	100%
Insurance	-	5,153	5,500	94%
Printing & binding	86	1,030	1,030	100%
Legal advertising	-	470	1,500	31%
Office supplies	-	-	160	0%
Other current charges	-	359	390	92%
Contingencies	2	1,507	500	301%
Annual district filing fee	-	175	175	100%
Capital outlay	-	-	500	0%
Total Professional & Administrative Fees	<u>28,394</u>	<u>172,871</u>	<u>176,420</u>	98%
<b>Operations and maintenance</b>				
Electricity - Street lighting	1,379	16,018	13,000	123%
Retention pond mowing/weed control	11,434	71,094	73,000	97%
Irrigation	2,880	8,620	11,000	78%
Contingencies	54	54	7,500	1%
Aquatic weed control	2,900	21,650	22,000	98%
Aquatic plants	-	-	5,000	0%
Dry retention pond refurbishment	641	140,163	30,000	467%
Rentals & Leases	2,410	4,702	-	N/A
Water quality testing	70	70	-	N/A
Total operations and maintenance	<u>21,768</u>	<u>262,371</u>	<u>161,500</u>	162%

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>EXPENDITURES (continued)</b>				
<b>Other fees and charges</b>				
Property appraiser	-	150	150	100%
Tax collector	(2,743)	4,009	7,087	57%
Total other fees and charges	<u>(2,743)</u>	<u>4,159</u>	<u>7,237</u>	57%
Total expenditures	<u>47,419</u>	<u>439,401</u>	<u>345,157</u>	127%
Net increase/(decrease) of fund balance	(47,365)	105,488	-	
Fund balance - beginning	224,398	71,545	82,357	
Fund balance - ending	<u>\$ 177,033</u>	<u>\$ 177,033</u>	<u>\$ 82,357</u>	

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2008  
FOR THE PERIOD ENDED SEPTEMBER 30, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 214,295	\$ 211,232	101%
Interest income	-	333	300	111%
Total revenue	<u>-</u>	<u>214,628</u>	<u>211,532</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal expense	-	120,000	120,000	100%
Interest expense	-	69,584	69,584	100%
Prepayment expense	-	5,000	-	N/A
Cost of issuance	-	2,520	-	N/A
Contingencies	-	515	-	N/A
Total debt service	<u>-</u>	<u>197,619</u>	<u>189,584</u>	104%
<b>Other fees and charges</b>				
Tax collector fee	<u>(1,703)</u>	<u>2,490</u>	<u>4,401</u>	57%
Total other fees and charges	<u>(1,703)</u>	<u>2,490</u>	<u>4,401</u>	57%
Total expenditures	<u>(1,703)</u>	<u>200,109</u>	<u>193,985</u>	103%
Net increase/(decrease) of fund balance	1,703	14,519	17,547	
Fund balance - beginning	73,710	60,896	45,886	
Fund balance - ending	<u>\$ 75,413</u>	<u>\$ 75,415</u>	<u>\$ 63,433</u>	

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BANK STATEMENT  
AUGUST 2009**

SUNTRUST BANK  
P O BOX 622227  
ORLANDO FL 32862-2227

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36/E00/0175/0 /34  
0615006011053  
09/30/2009



Account Statement



HERITAGE PINE COMMUNITY DEVELOPMENT DISTRICT  
6131 LYONS RD STE 100  
COCONUT CREEK FL 33073-4739

Questions? Please call  
1-800-786-8787

AS REQUIRED BY THE STATE OF FLORIDA, THIS IS YOUR ANNUAL CONFIRMATION STATEMENT FOR THIS PUBLIC FUND ACCOUNT. IF THIS INFORMATION DOES NOT AGREE WITH YOUR RECORDS, PLEASE CONTACT US AT 404-588-7173. SUNTRUST BANK EIN #58-0466330

Account Summary	Account Type	Account Number	Statement Period
	PREMIUM CHECKING + INTEREST	0615006011053	09/01/2009 - 09/30/2009

Description	Amount	Description	Amount
Beginning Balance	\$188,075.72	Average Balance	\$163,885.24
Deposits/Credits	\$53.88	Average Collected Balance	\$163,885.24
Checks	\$34,274.92	Number of Days in Statement Period	30
Withdrawals/Debits	\$115.09	Annual Percentage Yield Earned	.40%
Ending Balance	\$153,739.59	Interest Paid Year to Date	\$680.60

Deposits/Credits	Date	Amount	Serial #	Description
	09/30	53.88		INTEREST PAID THIS STATEMENT THRU 09/30

Deposits/Credits: 1 Total Items Deposited: 0

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1326	17,725.20	09/10	1330	6,077.20	09/04	1334	1,440.00	09/28
	1327	25.67	09/08	1331	3,569.84	09/04	1335	1,379.50	09/22
	1328	1,450.00	09/04	1332	109.00	09/09			
	1329	1,146.01	09/10	1333	1,352.50	09/24			

Checks: 10

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	09/21	53.89		ACCOUNT ANALYSIS FEE
	09/29	61.20		ELECTRONIC/ACH DEBIT
				ADP TX/FINCL SVC 0700000000 07QHR 093040A01

Withdrawals/Debits: 2

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	09/01	188,075.72	188,075.72	09/22	156,539.41	156,539.41
	09/04	176,978.68	176,978.68	09/24	155,186.91	155,186.91
	09/08	176,953.01	176,953.01	09/28	153,746.91	153,746.91
	09/09	176,844.01	176,844.01	09/29	153,685.71	153,685.71
	09/10	157,972.80	157,972.80	09/30	153,739.59	153,739.59
	09/21	157,918.91	157,918.91			



# Account Statement

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1326

09/10

17,725.20

PAID TO THE ORDER OF

BUYSIDE ENGINEERING, INC.

Seventeen Thousand Seven Hundred Twenty-Five and 20/100 DOLLARS

BUYSIDE ENGINEERING, INC.  
113 NORTH 11 STREET, 1ST FLR  
TAMPA, FL 33602-0000

MEMO

#001326# ⑆063102152⑆0615006011053⑆ /0001772520/

Ck # 1326 09/10 \$17,725.20

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1331

09/04

3,569.84

PAID TO THE ORDER OF

WRATHWELL, HUNT, HUNT & ASSOCIATES, LLC

Three Thousand Five Hundred Sixty-Nine and 84/100 DOLLARS

WRATHWELL, HUNT, HUNT & ASSOCIATES, LLC  
8151 LYONS ROAD  
SUITE 100  
COCOA CREEK, FL 32970

MEMO

#001331# ⑆063102152⑆0615006011053⑆ /0003569840/

Ck # 1331 09/04 \$3,569.84

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1327

09/08

25.67

PAID TO THE ORDER OF

FEDEX

Twenty-Five and 67/100 DOLLARS

FEDEX  
PO BOX 620481  
DALLAS, TX 75268 0481

MEMO

#001327# ⑆063102152⑆0615006011053⑆ /0000002567/

Ck # 1327 09/08 \$25.67

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1332

09/09

109.00

PAID TO THE ORDER OF

RAYMOND ENTERPRISES, INC.

One Hundred Nine and 00/100 DOLLARS

RAYMOND ENTERPRISES, INC.  
191 GILBARA AVENUE, STE G  
OLDSMAR, FL 34677

MEMO

#001332# ⑆063102152⑆0615006011053⑆ /0000010900/

Ck # 1332 09/09 \$109.00

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1328

09/04

1,450.00

PAID TO THE ORDER OF

LAKE MASTERS AQUATIC WEED CONTROL, INC.

One Thousand Four Hundred Fifty and 00/100 DOLLARS

LAKE MASTERS AQUATIC WEED CONTROL, INC.  
P.O. BOX 2200  
PALM CITY, FL 34991

MEMO

#001328# ⑆063102152⑆0615006011053⑆ /0000145000/

Ck # 1328 09/04 \$1,450.00

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1333

09/24

1,352.50

PAID TO THE ORDER OF

BUYSIDE ENGINEERING, INC.

One Thousand Three Hundred Fifty-Two and 50/100 DOLLARS

BUYSIDE ENGINEERING, INC.  
110 NORTH 11 STREET, 1ST FLR  
TAMPA, FL 33602-0000

MEMO

#001333# ⑆063102152⑆0615006011053⑆ /0000135250/

Ck # 1333 09/24 \$1,352.50

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1329

09/10

1,146.01

PAID TO THE ORDER OF

SUBOLCHANDRA MUNICIPAL FINANCE

One Thousand One Hundred Forty-Six and 01/100 DOLLARS

SUBOLCHANDRA MUNICIPAL FINANCE  
1200 MEDICAL DRIVE STE 201  
POTTSTOWN, PA 19404

MEMO

#001329# ⑆063102152⑆0615006011053⑆ /0000114601/

Ck # 1329 09/10 \$1,146.01

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1334

09/28

1,440.00

PAID TO THE ORDER OF

HERITAGE PINES COMMUNITY ASSOCIATION, INC.

One Thousand Four Hundred Forty and 00/100 DOLLARS

HERITAGE PINES COMMUNITY ASSOCIATION, INC.  
11284 SCENIC HILLS BLVD  
HUDSON, FL 34657

MEMO

#001334# ⑆063102152⑆0615006011053⑆ /0000144000/

Ck # 1334 09/28 \$1,440.00

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1330

09/04

6,077.20

PAID TO THE ORDER OF

VALLEY CREST GOLF COURSE MAINTENANCE

Six Thousand Seventy-Seven and 20/100 DOLLARS

VALLEY CREST GOLF COURSE MAINTENANCE  
PO BOX 37615  
LOS ANGELES, CA 90074-7615

MEMO

#001330# ⑆063102152⑆0615006011053⑆ /0006077200/

Ck # 1330 09/04 \$6,077.20

Heritage Place Community Bank  
P.O. Box 622227  
Orlando, FL 32862

SUNTRUST BANK

1335

09/22

1,379.50

PAID TO THE ORDER OF

WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE

One Thousand Three Hundred Seventy-Nine and 50/100 DOLLARS

WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE  
12013 HAYS RD  
SHADY HILLS, FL 34610

MEMO

#001335# ⑆063102152⑆0615006011053⑆ /0001379500/

Ck # 1335 09/22 \$1,379.50



**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
AUGUST 2009**

Heritage Pines CDD  
Check Detail  
September 2009

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	78	9/30/2009	JOESPH F. BRATT		101.000 · Suntrust ...		-184.70
TOTAL					511.110 · Superviso...	-184.70	184.70
						-184.70	184.70
Check	79	9/30/2009	RAYMOND E RUS...		101.000 · Suntrust ...		-184.70
TOTAL					511.110 · Superviso...	-184.70	184.70
						-184.70	184.70
Bill Pmt -Check	1326	9/1/2009	BAYSIDE ENGINE...		101.000 · Suntrust ...		-17,725.20
Bill	801597	9/1/2009			519.320 · Engineering	-4,697.60	4,697.60
Bill	801596	9/1/2009			519.320 · Engineering	-13,027.60	13,027.60
TOTAL						-17,725.20	17,725.20
Bill Pmt -Check	1327	9/1/2009	FEDEX		101.000 · Suntrust ...		-25.67
Bill	9-299...	9/1/2009			519.410 · Postage	-25.67	25.67
TOTAL						-25.67	25.67
Bill Pmt -Check	1328	9/1/2009	LAKE MASTERS A...		101.000 · Suntrust ...		-1,450.00
Bill	09-36...	9/1/2009			539.311 · Aquatic ...	-1,450.00	1,450.00
TOTAL						-1,450.00	1,450.00
Bill Pmt -Check	1329	9/1/2009	SUSQUEHANNA M...		101.000 · Suntrust ...		-1,146.01
Bill	1712...	9/1/2009			539.440 · Field Mai...	-1,146.01	1,146.01
TOTAL						-1,146.01	1,146.01
Bill Pmt -Check	1330	9/1/2009	VALLEY CREST G...		101.000 · Suntrust ...		-6,077.20
Bill	3403...	9/1/2009			539.340 · Retention...	-6,077.20	6,077.20
TOTAL						-6,077.20	6,077.20

Heritage Pines CDD  
Check Detail  
September 2009

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1331	9/1/2009	WRATHELL, HART...		101.000 · Suntrust ...		-3,569.84
Bill	2006...	9/1/2009			519.410 · Postage	-11.52	11.52
Bill	2006...	9/1/2009			512.311 · Managem...	-2,704.16	2,704.16
					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
TOTAL						-3,569.84	3,569.84
Bill Pmt -Check	1332	9/3/2009	RAYMOW ENTER...		101.000 · Suntrust ...		-109.00
Bill	37096	9/3/2009			539.341 · Dry Reten...	-109.00	109.00
TOTAL						-109.00	109.00
Bill Pmt -Check	1333	9/16/2009	BAYSIDE ENGINE...		101.000 · Suntrust ...		-1,352.50
Bill	801586	9/16/2009			519.320 · Engineering	-1,352.50	1,352.50
TOTAL						-1,352.50	1,352.50
Bill Pmt -Check	1334	9/16/2009	HERITAGE PINES ...		101.000 · Suntrust ...		-1,440.00
Bill	073009	9/16/2009			539.431 · Irrigation ...	-720.00	720.00
Bill	083009	9/16/2009			539.431 · Irrigation ...	-720.00	720.00
TOTAL						-1,440.00	1,440.00
Bill Pmt -Check	1335	9/16/2009	WITHLACOOCHEE...		101.000 · Suntrust ...		-1,379.50
Bill	1490...	9/16/2009			539.430 · Street Lig...	-1,379.50	1,379.50
TOTAL						-1,379.50	1,379.50
Bill Pmt -Check	1336	9/28/2009	BAYSIDE ENGINE...		101.000 · Suntrust ...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	1337	9/28/2009	BUSH ROSS		101.000 · Suntrust ...		-52.25
Bill	452633	9/28/2009			514.310 · Legal Fees	-52.25	52.25
TOTAL						-52.25	52.25

Heritage Pines CDD  
Check Detail  
September 2009

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1338	9/28/2009	FEDEX		101.000 · Suntrust ...		-70.10
Bill	9-330...	9/28/2009			519.410 · Postage	-57.18	57.18
Bill	3-338...	9/28/2009			519.410 · Postage	-12.92	12.92
TOTAL						-70.10	70.10
Bill Pmt -Check	1339	9/28/2009	LAKE MASTERS A...		101.000 · Suntrust ...		-1,450.00
Bill	09-37...	9/28/2009			539.311 · Aquatic ...	-1,450.00	1,450.00
TOTAL						-1,450.00	1,450.00
Bill Pmt -Check	1340	9/28/2009	SUSQUEHANNA M...		101.000 · Suntrust ...		-1,260.61
Bill	1728...	9/28/2009			539.440 · Field Mai...	-1,260.61	1,260.61
TOTAL						-1,260.61	1,260.61
Bill Pmt -Check	1341	9/28/2009	VALLEY CREST G...		101.000 · Suntrust ...		-6,077.20
Bill	3413...	9/28/2009			539.340 · Retention...	-6,077.20	6,077.20
TOTAL						-6,077.20	6,077.20
Bill Pmt -Check	1342	9/28/2009	BAYSIDE ENGINE...		101.000 · Suntrust ...		-4,215.93
Bill	801665	9/28/2009			519.320 · Engineering	-1,110.00	1,110.00
Bill	801666	9/28/2009			519.320 · Engineering	-2,642.50	2,642.50
Bill	801667	9/28/2009			519.320 · Engineering	-463.43	463.43
TOTAL						-4,215.93	4,215.93