

HERITAGE PINES
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

April 14, 2015

Heritage Pines Community Development District

6131 Lyons Road, Suite 100 • Coconut Creek, Florida 33073

Phone: (954) 426-2105 • Fax: (954) 426-2147 • Toll-free: (877) 276-0889

April 7, 2015

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:

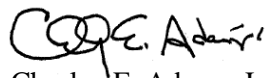
A Regular Meeting of the Heritage Pines Community Development District's Board of Supervisors will be held on **Tuesday, April 14, 2015 at 2:00 p.m.**, in the **Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [**3 minutes per person**]
3. Update: Reclaimed Water Transition Activities
4. Discussion/Update: Revised Dry Retention Area Maintenance Contract with Master Association
5. Approval of **February 10, 2015** Regular Meeting Minutes
6. Other Business
7. Board Member Reports
 - A. Ponds and Lakes: *Supervisor Robert Zimmerman*
 - B. Finance Matters and Negotiations: *Supervisor Gilbert Herr*
 - C. Common Grounds Interest to CDD: *Supervisor Herbert Elliott*
 - D. Reclaimed Water Project: *Supervisor Raymond Russell*
 - E. Golf Course and Surrounding Areas: *Supervisor Jack Nelson*
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of February 28, 2015
 - ii. **NEXT MEETING: June 9, 2015 at 2:00 P.M.**
9. Supervisors' Requests

10. 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

CONFERENCE ID: 8593810

1 **MINUTES OF MEETING**
2 **HERITAGE PINES**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Heritage Pines Community Development District's Board of
6 Supervisors was held on **Tuesday, February 10, 2015 at 2:00 p.m.**, in the **Heritage Pines**
7 **Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.**
8

9 **Present at the meeting were:**

10		
11	Gilbert Herr	Chair
12	Raymond Russell	Vice Chair
13	Herbert Elliott	Assistant Secretary
14	Robert Zimmerman	Assistant Secretary
15	Jack Nelson	Assistant Secretary
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17 **Also present were:**

18		
19	Chuck Adams	District Manager
20	John Burns	Golf Course Superintendent
21	Chuck Eade	Golf Course General Manager
22	Sarah Brundage	Resident
23	Mark Cutshore	Resident
24	Gene Estensin	Resident
25	Griff Givens	Resident
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28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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30 Mr. Adams called the meeting to order at 2:00 p.m., and noted, for the record, that all
31 Supervisors were present, in person.
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33 **SECOND ORDER OF BUSINESS**

Public Comments [3 minutes per person]

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35 There being no public comments, the next item followed.
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37 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Maintenance of
Dry Retention Areas Agreement with the
HPCA**

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41 Mr. Adams recalled presenting an agreement, at the last meeting, with the Heritage Pines
42 Community Association (HPCA), for the HPCA's maintenance of all dry and wet retention areas

43 to where there are banks to be mowed, in the amount of \$7,250 per month. He noted discussion
44 regarding the District's lease of two mowers, under a five-year lease agreement, which the
45 District entered into last year, at a cost of \$14,000 per year. Mr. Adams indicated that, since it is
46 early in the five-year lease, the HPCA will assume the lease and the District will receive a
47 \$2,339 credit on each monthly bill; the HPCA will also be responsible for maintenance of all
48 equipment, fuel and other ancillary equipment necessary to perform the maintenance.

49 Mr. Adams reported that Mr. Herr received a request from the HPCA General Manager,
50 to change *Section F, Equipment* to; "*The CDD will provide two mowers, which are currently*
51 *leased by the CDD*" and the term of the agreement, under *Section H, Term and Right to*
52 *Terminate*, from five years to two years.

53 Mr. Adams reported that, subsequent to this discussion, the HPCA and General Manager
54 referred to the original maintenance agreement between the District and the HPCA on January 1,
55 1999. According to the provisions, the District did not have staff or on-site supervision, and
56 planned to administer all of its responsibilities for maintenance and upkeep of its facilities to the
57 HPCA, in consideration of the actual cost plus 5%, including the dry retention areas.

58 Mr. Adams read Exhibit A into the record:

59 "*Improvements include, without limitation:*

60 *All drainage pipes, weirs, flumes, sumps, skimmers, gabions and appurtenances,*
61 *including dry retention and detention areas, ponds, swales, valley curbs,*
62 *manholes, inlets and gutters as well as like improvements in future developed*
63 *areas and villages within Heritage Pines."*

64 Mr. Adams explained that the District was under construction, at the time this agreement
65 was approved, and the intent was that maintenance of future facilities, would be the
66 responsibility of the HPCA. Lennar controlled both the CDD and HPCA Boards and this
67 agreement was never utilized with regard to the dry and wet retention areas; however it was
68 always included in the budget and the contractor was paid directly for those services. Regarding
69 wet pond maintenance, Mr. Adams recalled that the previous contractor was Lake Doctors. The
70 District changed to LakeMasters, who has been the contractor ever since.

71 Mr. Adams pointed out that the agreement for the dry and wet retention areas, for both
72 entities, has been in place since 2006 or 2007. Whether or not the provisions of the agreement
73 for maintenance of the dry retention areas can be revisited is the sole discussion item. He noted

74 that the HPCA does not want to maintain the wet retention ponds and is comfortable with the
75 CDD continuing to maintain them through LakeMasters.

76 Regarding the HPCA’s maintenance of the dry retention areas, Mr. Adams indicated that
77 HPCA must provide an accounting of their costs for maintaining the dry retention areas and
78 discuss the 5% markup. He questioned if this is appropriate, since it depends on whether the
79 residents pay into the HPCA or the CDD and if there should be a 5% markup from one entity to
80 the other to assume the maintenance responsibility. Mr. Adams indicated that the provisions,
81 under the agreement, allow the District to permit the HPCA to provide maintenance, subject to
82 the HPCA providing an accounting of actual costs, which he expected to be at the low end for
83 the golf course and common areas.

84 Mr. Adams asked Mr. Burns about the HPCA’s direction to accept the agreement in
85 substantial form, or amend the agreement. Mr. Burns indicated that the HPCA anticipates the
86 agreement coming in at \$87,000 and the 5% covering contingencies; the HPCA will keep track
87 of employees, equipment, fuel and vehicle maintenance. Mr. Burns believed that the end of the
88 first quarter, would not be ideal but the rest of the year is encompassed, as far as the cost.

89 Mr. Adams asked if the HPCA prefers the older agreement. Mr. Burns replied
90 affirmatively. Mr. Adams requested a spreadsheet from Mr. Burns, showing actual costs in
91 relation to the overall budget, the amount of golf course area, common area and dry retention
92 areas and the number of hours. Mr. Burns will provide the spreadsheet.

93 Mr. Russell questioned if the HPCA will take over the equipment. Mr. Adams indicated
94 that the old agreement does not refer to the leased equipment. Mr. Burns confirmed that the
95 HPCA will use the equipment, if the CDD continues to pay for it, and the HPCA will maintain it,
96 similar to how ValleyCrest treated the golf course operation, when the equipment was in-house.
97 Mr. Adams recalled that the HPCA ended up with a separate contract, with the same provider
98 maintaining the golf course, and it was a direct relationship that bifurcated this agreement, where
99 the HPCA sent a monthly bill and the contractor submitted a direct bill.

100 Mr. Adams believed that this arrangement would work if the HPCA provides the
101 accounting because the golf course maintenance was taken in-house, for significant savings, and
102 those savings would trickle down, accordingly, to the dry retention areas, which require
103 extremely low maintenance. Mr. Burns pointed out that the HPCA was led to believe that
104 bringing the golf course maintenance in-house resulted in savings. Mr. Adams confirmed the
105 same understanding. Mr. Burns advocated for maintaining the golf course at the same level. Mr.

106 Adams suggested that the accounting support the total budget assigned to the golf course, with
107 the categories assigned to the common and the dry retention areas.

108 Mr. Herr questioned the basis on which the CDD would pay the HPCA for January,
109 February and March, since the next meeting is not until April. Mr. Adams indicated that, once
110 the Maintenance Agreement is provided and the terms are accepted, the Board can amend or re-
111 assign it to the Master Agreement; the HPCA will not receive payment until this is completed
112 and it would be paid, retroactively. Mr. Adams pointed out that the District cannot pay for
113 something that was not agreed to by both parties, as the agreement was presented in December
114 and there were several elements that the HPCA was not satisfied with. Mr. Adams noted the
115 current discussion about not using this agreement and utilizing the 1999 agreement, which
116 clearly indicates the actual cost, plus 5%, which can become applicable to this agreement in the
117 form of an amended agreement, to be memorialized by a resolution.

118 In response to Mr. Elliott’s question, Mr. Adams indicated that the initial agreement has a
119 ten-year term, subsequent ten-year automatic renewals and termination by either party with 180
120 days notice. Mr. Adams pointed out that each year, the HPCA will be asked to provide an
121 accounting for the upcoming year, so the District can budget the anticipated cost incurred for the
122 HPCA to maintain the dry retention areas. Mr. Russell questioned whether the District will hold
123 payment until an accounting is provided by the HPCA. Mr. Adams replied affirmatively.

124 Mr. Adams requested a motion from the Board for an interim amount of \$7,250, which
125 will be adjusted, once the accounting is provided by the HPCA. He noted that this amount was
126 part of the December agreement but did not include the \$2,339 equipment lease credit. Because
127 the agreement that the HPCA wants to rely upon is based on actual costs of \$87,000 for total
128 maintenance and fuel, Mr. Adams requested an accounting confirming and verifying the actual
129 cost.

130 Ms. Sarah Brundage, a resident, reported that she and Mr. Gene Estensin are on the new
131 Ad Hoc Common Grounds Committee and asked how the golf course, CDD and common
132 grounds are impacted by this arrangement, since all maintenance is now in-house. Mr. Adams
133 advised that it would not affect this agreement, since it is based on maintenance and existing
134 infrastructure. He noted that, through the planning and construction process, the dry retention
135 areas will be enhanced, which will ultimately increase maintenance responsibilities; therefore,
136 the District will receive a new or revised accounting of the anticipated costs for the next year,
137 from the HPCA, so the CDD can budget the costs.

138 Mr. Herr recommended an interim agreement, in order for the HPCA to keep its
139 accounting straight, by having no revenue from the District for three months. Mr. Adams
140 indicated that this is at the pleasure of the CDD Board, until the accounting is provided. Mr.
141 Russell agreed.

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On MOTION by Mr. Herr and seconded by Mr. Russell, with all in favor, payment of an interim amount of \$7,250 to the Heritage Pines Community Association to maintain all dry retention areas, until an agreement is approved, in April, was approved.

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FOURTH ORDER OF BUSINESS

Update: Reclaimed Water Transition Activities

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153 Mr. Russell provided a map from the District Engineer, and reported that everything
154 requested by the NVRs for the villages was completed; there is water in every village, except
155 Majestic Pines. Since this occurred a few days ago, the District Engineer will speak to the
156 Engineering Department tomorrow morning. Mr. Russell advised that he has plans, which he
157 will show the NVRs after the meeting.

158 Mr. Nelson voiced his understanding that no additional work will be completed. Mr.
159 Russell replied affirmatively; further work requires going underneath the road and, per the
160 County Manager, if someone runs out of water or is in trouble, the county will handle it. Mr.
161 Russell pointed out that the main problem is on Grand Club Drive, near Aranda Court, where a
162 new 6” line comes off of a new 12” line, which would cover their well. Mr. Russell is doing the
163 best that he can to get this completed.

164 Mr. Russell requested approval from Mr. Herr for him and Mr. Eade, the General
165 Manager, to meet with the village presidents, on Thursday, to explain what will happen, what
166 areas will be affected and the location of the meters for the maintained and self-maintained
167 villages. There was no objection from Mr. Herr.

168 Mr. Givens asked if the meeting scheduled earlier was rescheduled. Mr. Eade indicated
169 that the purpose of Thursday’s meeting is to have one meeting regarding the backflow valves,
170 versus holding individual meetings with each village president.

171 Mr. Russell reported that he is meeting with Pasco County to discuss backflow valves for
172 new construction in this Fiscal Year.

173 **FIFTH ORDER OF BUSINESS**

Approval of December 9, 2014 Regular Meeting Minutes

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176 Mr. Adams presented the December 9, 2014 Regular Meeting Minutes and asked for any
177 additions, deletions or corrections.

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On MOTION by Mr. Herr and seconded by Mr. Russell, with all in favor, the December 9, 2014 Regular Meeting Minutes, as presented, were approved.

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184 **SIXTH ORDER OF BUSINESS**

Other Business

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186 Mr. Russell discussed Board Member appointments to areas of CDD interests and
187 requested that each Board Member prepare and submit a report at each meeting.

188 Mr. Zimmerman was appointed to “*Ponds and lakes*”; HOA Maintenance Manager, Mr.
189 Gary Wind, and LakeMasters, were designated contacts. Mr. Zimmerman had no objection to
190 this appointment.

191 Mr. Herr was appointed to “*Finance matters and negotiations*”; Mr. Eade, General
192 Manager, and Mr. Randy Doolittle, HOA President, were designated contacts. Mr. Russell
193 requested that Mr. Herr perform a thorough examination of the budget to find available funds.
194 Mr. Herr had no objection to this appointment.

195 Mr. Elliott was appointed to “*Common grounds interest to CDD*”; Mr. Estensin, Chair of
196 the Common Grounds Committee, was the designated contact. Mr. Elliott had no objection to
197 this appointment.

198 Mr. Nelson was appointed to “*Golf course and surrounding areas*”; Mr. Burns, Golf
199 Course Superintendent, was the designated contact. Mr. Nelson had no objection to this
200 appointment.

201 Mr. Russell was appointed to “*Reclaimed water project*”; Mr. Heath, District Engineer,
202 was the designated contact. There were no objections from the Board.

203 Mr. Adams asked that any requests be directed to him and he will provide to the contact
204 information.

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On MOTION by Mr. Russell and seconded by Mr. Nelson, with all in favor, the CDD Board Member assignments, as stated, were approved.

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209 Mr. Herr received a request from the homeowners association (HOA) for installation of
210 two lamp posts. He indicated that two black ornamental lamp posts, similar to those at the
211 parking lot entrance, will be installed on the north side of the Scenic Hills Boulevard parking lot,
212 one on each side; the \$1,572 cost will increase the monthly assessment \$47.08, for electricity and
213 maintenance. Mr. Eade explained that the lights will illuminate the street crossing, as well as the
214 parking lot entrance. Mr. Adams questioned why the HOA was not paying for the lamp posts,
215 since the lights illuminate their entry.

216 In response to Mr. Herr’s question, Mr. Eade indicated that these would be street lights;
217 trees have grown and the canopies expanded to block the original parking lot lights, which
218 affects the safety.

219 Mr. Herr noted that similar lights are at the exit to the driveway and provide light for the
220 sidewalk and the crosswalk on the south side. In response to Mr. Herr’s question, Mr. Eade
221 indicated that the light poles inside of the parking lot are paid for by the HOA. Mr. Herr
222 questioned whether the light pole outside of the parking lot, alongside the sidewalk, is paid for
223 by the HOA. Mr. Eade confirmed that the light pole on “our side of the sidewalk” is paid for by
224 the CDD.

225 Mr. Adams reported that the decision is at the pleasure of the Board, as the lights are
226 within the CDD’s right-of-way (ROW). He indicated that the placement of the two lights would
227 be 50’ to 60’ apart, which is out of the design of the current street lighting program; however the
228 specific purpose would be lighting the entry to the parking lot for the safety of residents walking
229 from the parking lot to the HOA building. Mr. Adams believed that this addition takes the
230 Board’s street lighting responsibilities to another level.

231 Mr. Herr pointed out that it is easy to prove that light is necessary, at night. Mr. Adams
232 agreed that it is dark, which occurs over time with tree canopies.

233 Mr. Nelson questioned if the streetlights are the CDD’s responsibility and noted that it
234 depends on whether the CDD is responsible for new construction or maintaining existing
235 infrastructure.

236 Mr. Adams recalled that six or seven years ago, the CDD added four to six streetlights at
237 the second entrance. He noted that either the CDD or HOA can pay for new streetlights that are
238 not part of the original streetlight design. Mr. Adams explained that, while the lights mostly
239 benefit the HOA, the HOA serves the same residents as the CDD and the lights are being placed

240 in the CDD ROW. He pointed out that both the CDD and HOA have contracts with
241 Withlacoochee River Electric; therefore, it would only entail adding two lights to the contract.

242 Mr. Russell acknowledged that he was on the CDD Board when those lights were
243 installed, unbeknownst to the Board Members. Mr. Adams clarified that the lights were clearly
244 discussed at a Board Meeting and Staff was authorized to proceed; it took two to three months to
245 install the lights.

246 Mr. Herr questioned whether any Board Member objected to the CDD undertaking the
247 expense of the two light posts. Mr. Elliott approved, provided money was available. Mr. Adams
248 noted that, while it is not a huge expense, the budget is tight, the CDD has the money but is well
249 below the desired surplus reserve level.

250 Mr. Herr requested Mr. Estensin’s opinion, since he is Chair of the Grounds Committee.
251 Mr. Estensin advised that the lights would feed off of the parking lot power source but are
252 considered street lighting for pedestrian use. Mr. Estensin pointed out that the power company
253 requires a five-year deposit and contract for any lighting upgrades.

254 Mr. Adams inquired whether the Board wanted to spend \$15,000.

255 Mr. Russell moved to install two black ornamental lamp posts on the north side of the
256 Scenic Hills Boulevard parking lot, at a cost of \$1,572, for resident safety.

257 Mr. Adams recalled previous discussions about dark areas along the streets and voiced
258 his opinion that this is an extension of the parking lot lighting to make it a safe crossing.

259 Mr. Nelson pointed out that Water Lily Lane is very dark on the sidewalk side.

260 Mr. Eade reported that a resident was hit by a car during a dark rainstorm; fortunately, the
261 resident was not injured.

262 Mr. Burns pointed out that he and Mr. Adams are researching additional walkway
263 lighting and a lighting company representative is to provide a proposal.

264 Mr. Russell withdrew his motion.

265 Mr. Mark Cutshore, a resident, suggested tabling this matter until the March meeting, as
266 he believed this was decorative type of lighting, which is more specific to the HOA. He noted
267 that, if the CDD takes responsibility for the lighting, it has \$150,000 in the capital reserve
268 account.

269 There was consensus from the Board to table this matter until the March meeting.

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273 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

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275 **A. Attorney**

276 There being no report, the next item followed.

277 **B. Engineer**

278 There being no report, the next item followed.

279 **C. Manager**

280 **i. Approval of Unaudited Financial Statements as of December 31, 2014**

281 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2014. He
282 highlighted that 81% of the annual revenue was collected. He noted that “Expenses” included
283 one-time “Insurance” and “District filing fee” expenditures and overall, were at 9%. Mr. Adams
284 indicated that, on Page 4, the debt service interest payment was made on November 1, 2014. He
285 reminded the Board that the annual principal and a portion of interest were paid.

286 Mr. Herr asked about the status for the two projects at the entrance, which have a five-
287 year repayment. Mr. Adams indicated that the District is in the third year of paying down the
288 five-year note on the property and in the second year of paying on the reclaimed water. Mr.
289 Adams hoped that the \$316 contribution goes down with today’s bid opening.

290 Mr. Herr questioned when the bids will be analyzed and awarded and whether Mr.
291 Russell will participate in evaluating the bids, along with the District Engineer. Mr. Russell
292 confirmed that the bid opening is this afternoon but Pasco County has the final decision.

293 Mr. Herr asked if the process is anticipated to take 30 days. Mr. Russell replied
294 affirmatively. Mr. Adams indicated that it was reasonable to assume that an award will be made
295 at the end of March. Mr. Russell anticipated that the award will be in mid-April or early-May.

296 Mr. Russell reported that the District Engineer is supposed to call him later this
297 afternoon.

298 Based on his experience, Mr. Adams estimated that it will take Staff several weeks to
299 review, analyze and tabulate the bids and prepare a recommendation; a scheduling period for
300 placement on the Commission agenda would follow. He believed that 45 days was reasonable,
301 as the Pasco County Purchasing Department issues the contract and Notice to Proceed, which is a
302 bureaucratic step. Mr. Adams surmised that the contract was executed and the contractor will
303 start mobilization at the end of April or May; there would be a four to six-month work period,
304 with final completion by the end of the fiscal year.

305 Mr. Elliott pointed out that, according to the Pasco County Engineering Director, the
306 Purchasing Department usually “sits” on plans.

307 Mr. Russell reported that he spoke to the new head of engineering, at Pasco County,
308 about the backflow valve, regarding whether it can be cancelled completely, when it can be
309 installed and how. The new head of engineering wanted to know how long the valves were in
310 place and when they were installed; Mr. Nelson advised, “as long as the property was built”. Mr.
311 Russell indicated that the head of engineering also wanted to know if it was inspected but there
312 was so much dirt that they did not even know that the valves were there.

313 **ii. NEXT MEETING: April 14, 2015 at 2:00 P.M.**

314 Mr. Adams indicated that the next meeting will be held on April 14, 2015 at 2:00 p.m., at
315 this location.

317 **EIGHTH ORDER OF BUSINESS**

Supervisors’ Requests

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319 There being no Supervisors’ requests, the next item followed.

321 **NINTH ORDER OF BUSINESS**

Adjournment

322
323 There being nothing further to discuss, the meeting adjourned.

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325 **On MOTION by Mr. Herr and seconded by Mr. Russell, with**
326 **all in favor, the meeting adjourned at 2:48 p.m.**
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330 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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338 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2015**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2015**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash - SunTrust	\$ 501,246	\$ -	\$ 501,246
Investments			
Federated	33,283	-	33,283
SBA			
Operating A	646	-	646
Reserve A	1,574	-	1,574
US Bank			
Revenue	-	31,848	31,848
Reserve	-	20,914	20,914
Due from other funds			
General fund	-	195,901	195,901
Undeposited funds	39,841	-	39,841
Total assets	\$ 576,590	\$ 248,663	\$ 825,253
LIABILITIES & FUND BALANCE			
Liabilities			
Due to other funds			
Debt service fund	\$ 195,900	\$ -	\$ 195,900
Total liabilities	195,900	-	195,900
Fund balance			
Reserved for debt service	-	248,663	248,663
Designated for stormwater improvements	83,000	-	83,000
Unassigned	297,690	-	297,690
Total fund balance	380,690	248,663	629,353
Total liabilities and fund balance	\$ 576,590	\$ 248,663	\$ 825,253

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2015**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 27,096	\$ 397,713	\$ 430,595	92%
Interest & miscellaneous	28	98	1,000	10%
Total revenues	<u>27,124</u>	<u>397,811</u>	<u>431,595</u>	92%
EXPENDITURES				
Professional & administrative fees				
Supervisors	431	1,322	3,014	44%
Management	2,704	13,521	32,450	42%
Audit	7,500	7,500	10,411	72%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	417	1,000	42%
Trustee fees	-	-	3,000	0%
Assessment roll preparation	601	3,004	7,210	42%
Legal	-	-	1,000	0%
Engineering	-	300	5,000	6%
Telephone	13	63	150	42%
Postage	81	198	700	28%
Rentals and leases	155	775	1,860	42%
Rentals and leases - mowers	1,170	7,927	14,040	N/A
Insurance	-	6,568	6,876	96%
Printing & binding	86	429	1,030	42%
Legal advertising	-	106	500	21%
Contingencies	46	734	1,000	73%
Website	-	-	500	0%
Principal (FY 2012 land purchase)	-	75,000	75,000	100%
Interest (FY 2012 land purchase)	546	4,582	9,658	47%
Principal & interest (effluent project)	-	-	72,000	0%
Annual district filing fee	-	175	175	100%
Total Professional & Administrative Fees	<u>13,416</u>	<u>122,621</u>	<u>247,774</u>	49%
Operations and maintenance				
Electricity - street lighting	1,462	5,411	15,000	36%
Retention pond mowing/weed control	7,250	28,272	87,000	32%
Irrigation	-	-	1,000	0%
Contingencies	-	995	2,500	40%
Aquatic weed control	1,525	6,100	17,400	35%
Dry retention pond refurbishment/planting	-	-	20,000	0%
Water quality testing	150	600	1,800	33%
Capital outlay (effluent project)	-	-	316,000	0%
Total operations and maintenance	<u>10,387</u>	<u>41,378</u>	<u>460,700</u>	9%

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2015**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
EXPENDITURES (continued)				
Other fees and charges				
Property appraiser	-	-	150	0%
Tax collector	<u>542</u>	<u>7,954</u>	<u>8,971</u>	89%
Total other fees and charges	<u>542</u>	<u>7,954</u>	<u>9,121</u>	87%
Total expenditures	<u>24,345</u>	<u>171,953</u>	<u>717,595</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	2,779	225,858	(286,000)	
 OTHER FINANCING SOURCES/(USES)				
Loan proceeds	-	-	<u>316,000</u>	N/A
Total other financing sources/(uses)	-	-	<u>316,000</u>	N/A
Net increase/(decrease) of fund balance	<u>2,779</u>	<u>225,858</u>	<u>30,000</u>	
Fund balance - beginning	<u>377,911</u>	<u>154,832</u>	<u>137,542</u>	
Fund balance - ending	<u>\$ 380,690</u>	<u>\$ 380,690</u>	<u>\$ 167,542</u>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2008
FOR THE PERIOD ENDED FEBRUARY 28, 2015**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 13,558	\$ 199,006	\$ 215,477	92%
Interest	-	1	-	N/A
Total revenue	<u>13,558</u>	<u>199,007</u>	<u>215,477</u>	92%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	-	25,704	50,988	50%
Total debt service	<u>-</u>	<u>25,704</u>	<u>210,988</u>	12%
Other fees and charges				
Tax collector fee	271	3,980	4,489	89%
Total other fees and charges	<u>271</u>	<u>3,980</u>	<u>4,489</u>	89%
Total expenditures	<u>271</u>	<u>29,684</u>	<u>215,477</u>	14%
Net increase/(decrease) of fund balance	13,287	169,323	-	
Fund balance - beginning	235,376	79,340	77,737	
Fund balance - ending	<u>\$ 248,663</u>	<u>\$ 248,663</u>	<u>\$ 77,737</u>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
FEBRUARY 2015**

**Heritage Pines CDD
CHECK REGISTER
February 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	02/27/2015	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	140	02/27/2015	RAYMOND E RUSSELL	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	1988	02/27/2015	CARR, RIGGS & INGRAM, LLC	101.000 · Suntrust Bank - Checking		-7,500.00
Bill	907190	02/27/2015		513.320 · Audit	-7,500.00	7,500.00
TOTAL					-7,500.00	7,500.00
Bill Pmt -Check	1989	02/27/2015	FEDEX	101.000 · Suntrust Bank - Checking		-80.96
Bill	5-927-02864	02/27/2015		519.410 · Postage	-20.80	20.80
Bill	2-934-17048	02/27/2015		519.410 · Postage	-35.71	35.71
Bill	2-919-96150	02/27/2015		519.410 · Postage	-24.45	24.45
TOTAL					-80.96	80.96
Bill Pmt -Check	1990	02/27/2015	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-7,250.00
Bill	022715	02/27/2015		539.340 · Retention Pond Mowing/Weed Cont	-7,250.00	7,250.00
TOTAL					-7,250.00	7,250.00
Bill Pmt -Check	1991	02/27/2015	LAKE MASTERS AQUATIC WEED CONTROL,INC.	101.000 · Suntrust Bank - Checking		-1,675.00
Bill	15-00284	02/27/2015		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
				539.461 · Water Quality Testing	-150.00	150.00
TOTAL					-1,675.00	1,675.00
Bill Pmt -Check	1992	02/27/2015	PATRIOT BANK	101.000 · Suntrust Bank - Checking		-546.86
Bill	022715	02/27/2015		519.492 · Contingencies - Interest	-546.86	546.86
TOTAL					-546.86	546.86
Bill Pmt -Check	1993	02/27/2015	WELLS FARGO FINANCIAL LEASING, INC.	101.000 · Suntrust Bank - Checking		-1,169.52
Bill	5001889118	02/27/2015		519.442 · Lease - Principal	-987.05	987.05
				519.443 · Lease - Interest	-182.47	182.47
TOTAL					-1,169.52	1,169.52
Bill Pmt -Check	1994	02/27/2015	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,462.04
Bill	1490721298380 ...	02/27/2015		539.430 · Street Lighting	-1,462.04	1,462.04

**Heritage Pines CDD
CHECK REGISTER
February 2015**

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
TOTAL					-1,462.04	1,462.04
Bill Pmt -Check	1995	02/27/2015	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2006-8209	02/27/2015		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
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,641.66	3,641.66

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENT
FEBRUARY 2015**

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

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 0615006011053
 02/28/2015
 0000



Account Statement

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

Questions? Please call
 1-800-786-8787

MAR 09 2015

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Account Summary	Account Type	Account Number	Statement Period
	PREMIUM CHECKING + INTEREST	0615006011053	02/01/2015 - 02/28/2015

Description	Amount	Description	Amount
Beginning Balance	\$528,939.09	Average Balance	\$526,558.50
Deposits/Credits	\$28.28	Average Collected Balance	\$526,558.50
Checks	\$3,641.66	Number of Days in Statement Period	28
Withdrawals/Debits	\$293.16	Annual Percentage Yield Earned	.07%
Ending Balance	\$525,032.55	Interest Paid Year to Date	\$62.49

Deposits/Credits	Date	Amount	Serial #	Description
	02/27	28.28		INTEREST PAID THIS STATEMENT THRU 02/28
Deposits/Credits: 1				Total Items Deposited: 0

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1987	3,641.66	02/11						
Checks: 1									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/20	47.26		ACCOUNT ANALYSIS FEE
	02/26	61.20		ELECTRONIC/ACH DEBIT
	02/26	184.70		ADP TX/FINCL SVC 0700000000 07QHR 022709A01
				ELECTRONIC/ACH DEBIT
				ADP TX/FINCL SVC 0001900000 000191597230QHR
Withdrawals/Debits: 3				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	528,939.09	528,939.09	02/26	525,004.27	525,004.27
	02/11	525,297.43	525,297.43	02/27	525,032.55	525,032.55
	02/20	525,250.17	525,250.17			

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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02/28/2015



Account
Statement

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT 8131 LYONS ROAD, SUITE 100 COCONUT CREEK, FL 33073		SUNTRUST 15211011	1987 1/22/2015
PAY TO THE ORDER OF WRATHELL, HUNT & ASSOCIATES, LLC		\$ 3,641.66	
Three Thousand Six Hundred Forty-One and 66/100		DOLLARS	
MEMO 01/15 MGMT FEE		WRATHELL, HUNT & ASSOCIATES, LLC 8131 LYONS ROAD SUITE 100 COCONUT CREEK, FL 33073	
001987 405310215210615006011053*			

Ck # 1987 02/11 \$3,641.66