

**HERITAGE PINES**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

July 14, 2015

# Heritage Pines Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

July 7, 2015

## ATTENDEES:

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

Board of Supervisors  
Heritage Pines Community Development District

Dear Board Members:

A Regular Meeting of the Heritage Pines Community Development District's Board of Supervisors will be held on **Tuesday, July 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. Continued Discussion: Fiscal Year 2015/2016 Proposed Budget
  - CDD Expectations of HPCA
5. Approval of **June 9, 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 May 31, 2015
  - ii. **NEXT MEETING: September 8, 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**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2016  
PREPARED JUNE 2, 2015**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
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**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2015			Total Revenue and Expenditures	Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 3/31/15	Projected through 9/30/2015		
<b>REVENUES</b>					
Assessment levy - gross	\$ 448,536				\$ 409,827
Allowable discounts (4%)	(17,941)				(16,393)
Assessment levy - net	430,595	\$ 403,777	\$ 26,818	\$ 430,595	393,434
Interest and miscellaneous	1,000	130	7,500	7,630	1,000
Total revenues	431,595	403,907	34,318	438,225	394,434
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	3,014	1,322	1,692	3,014	3,014
Management/recording	32,450	16,225	16,225	32,450	32,450
Legal	1,000	145	855	1,000	1,000
Engineering	5,000	1,100	3,900	5,000	5,000
Audit	10,411	8,500	1,000	9,500	9,785
Assessment roll preparation	7,210	3,605	3,605	7,210	7,210
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	3,000	-	3,000	3,000	3,000
Telephone	150	75	75	150	150
Rental and leases	1,860	930	930	1,860	1,860
Postage	700	359	341	700	700
Printing & binding	1,030	515	515	1,030	1,030
Legal advertising	500	106	394	500	500
Annual special district fee	175	175	-	175	175
Insurance	6,876	6,568	-	6,568	6,896
Contingencies	1,000	778	222	1,000	1,000
Website	500	-	500	500	500
Principal (FY 2012 land purch)	75,000	75,000	-	75,000	75,000
Interest (FY 2012 land purch)	9,658	5,261	4,397	9,658	5,677
Principal & interest (effluent project)	72,000	-	-	-	72,000
Total professional & administrative	233,734	121,164	39,351	160,515	229,147

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2015			Total Revenue and Expenditures	Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 3/31/15	Projected through 9/30/2015		
<b>Operation and maintenance</b>					
Street lighting	15,000	6,895	8,105	15,000	15,000
Retention pond mowing/weed control/irr.	87,000	28,458	58,542	87,000	87,000
Irrigation	1,000	-	1,000	1,000	1,000
Contingency	2,500	995	1,000	1,995	2,500
Aquatic weed control	17,400	7,625	9,775	17,400	17,400
Dry retention pond refurbishment/planting	20,000	-	1,000	1,000	20,000
Water quality testing	1,800	750	-	750	-
Capital outlay (effluent project)	316,000	-	-	-	316,000
Rental and leases - mowers	14,040	9,096	4,944	14,040	14,040
Total operation and maintenance	<u>474,740</u>	<u>53,819</u>	<u>84,366</u>	<u>138,185</u>	<u>472,940</u>
<b>Other fees and charges</b>					
Property appraiser	150	-	150	150	150
Tax collector	8,971	8,076	895	8,971	8,197
Total other fees and charges	<u>9,121</u>	<u>8,076</u>	<u>1,045</u>	<u>9,121</u>	<u>8,347</u>
Total expenditures	<u>717,595</u>	<u>183,059</u>	<u>124,762</u>	<u>307,821</u>	<u>710,434</u>
Excess/(deficiency) of revenues over/(under) expenditures	(286,000)	220,848	(90,444)	130,404	(316,000)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Loan proceeds	316,000	-	316,000	316,000	-
Total other sources/(uses)	<u>316,000</u>	<u>-</u>	<u>316,000</u>	<u>316,000</u>	<u>-</u>
Net increase/(decrease) of fund balance	30,000	220,848	225,556	446,404	(316,000)
Fund balance - beginning (unaudited)	137,542	154,832	375,680	154,832	601,236
Fund balance - ending					
Committed					
Effluent project loan payments*	144,000	-	-	-	216,000
Unassigned	26,182	154,832	375,680	154,832	69,236
Fund balance - ending (projected)	<u>\$ 167,542</u>	<u>\$ 375,680</u>	<u>\$ 601,236</u>	<u>\$ 601,236</u>	<u>\$ 285,236</u>

\*In addition to committing this money for future "Effluent project loan payments" this money will also be used to cover expenditures from Oct through Dec and will be replenished with assessment collections.

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

**EXPENDITURES**

**Professional and Administrative Services**

Supervisors	\$ 3,014
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates seven meetings and only two Board Members receiving fees during the fiscal year.</p>	
Management/recording	32,450
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>	
Legal	1,000
<p>Bush Ross P.A., provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	5,000
<p>Stroud Engineering Consultants provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	9,785
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. The District currently has an agreement with Carr, Riggs &amp; Ingram, LLC.</p>	
Assessment roll preparation	7,210
<p><b>Wrathell, Hunt and Associates, LLC</b> provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p>	
Arbitrage rebate calculation	1,200
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p><b>Wrathell, Hunt and Associates, LLC</b> provides the District with dissemination services. The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	3,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and</p>	
Telephone	150
<p>Telephone and fax machine.</p>	
Rental and leases	1,860
<p>This fee relates to management/recording.</p>	



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

**EXPENDITURES (continued)**

Postage	700
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,030
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,896
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Contingencies	1,000
Bank charges and other miscellaneous expenses incurred during the year.	
Website	500
Principal (FY 2012 land purch)	75,000
Interest (FY 2012 land purch)	5,677
Principal & interest (effluent project)	72,000
<b>Operation and maintenance</b>	
Street lighting	15,000
Estimated cost of annual street lighting cost paid to Withlacoochee River Electric.	
Retention pond mowing/weed control/irr.	87,000
The District has entered into an agreement with the Association, to provide dry retention pond mowing, weed control and irrigation repair services. The agreement includes the CDD providing the mowing equipment.	
Irrigation	1,000
Provides for the irrigation water used to irrigate certain dry retention pond banks. This service is charged on a flat monthly fee basis from the Master Association.	
Contingency	2,500
The category is for unforeseen expenditures that the District may incur during the fiscal year.	
Aquatic weed control	17,400
The District currently contract with a licensed lake maintenance contractor to provide monthly services to the District for aquatic weed control in it's wet ponds.	
Dry retention pond refurbishment/planting	20,000
Provides for dry retention pond refurbishment, overseeding and planting.	

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

**EXPENDITURES (continued)**

Capital Outlay	316,000
It is anticipated that the CDD will begin the community effluent irrigation transition project. The total cost of the project is estimated at \$1.266M. It is anticipated that SWFWMD will provide funding offsetting 50% of the total costs and that Pasco County will provide funding offsetting 25% of the total costs leaving the CDD to address the remaining 25% of the total costs or \$316K. It is anticipated that the CDD will secure financing for its cost with a five year repayment term at 5%. The annual interest and principle repayment cost is provided within the professional and administrative department (principle and interest effluent project)	
Rental and leases - mowers	14,040
Property appraiser	150
The property appraiser's fee is \$150.	
Tax collector	8,197
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u>\$ 710,434</u>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET  
FISCAL YEAR 2016**

	Fiscal Year 2015				Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 3/31/15	Projected through 9/30/2015	Total Revenue & Expenditures	
<b>REVENUE</b>					
Assessment levy - gross	\$ 224,455				\$ 221,791
Allowable discounts (4%)	(8,978)				(8,872)
Assessment levy - net	215,477	\$ 202,040	\$ 13,437	\$ 215,477	212,919
Interest	-	2	-	2	-
Total revenue	215,477	202,042	13,437	215,479	212,919
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	160,000	-	160,000	160,000	165,000
Interest	50,988	25,704	25,285	50,989	43,483
Total debt service	210,988	25,704	185,285	210,989	208,483
<b>Other fees &amp; charges</b>					
Tax collector	4,489	4,041	269	4,310	4,436
Total other fees & charges	4,489	4,041	269	4,310	4,436
Total expenditures	215,477	29,745	185,553	215,298	212,919
Net increase/(decrease) in fund balance	-	172,297	(172,116)	181	-
Beginning fund balance (unaudited)	77,737	79,340	251,637	79,340	79,521
Ending fund balance (projected)	<u>\$ 77,737</u>	<u>\$ 251,637</u>	<u>\$ 79,521</u>	<u>\$ 79,521</u>	<u>79,521</u>
Use of fund balance:					
Debt service reserve account balance (required)					(20,914)
Interest expense - November 1, 2016					(17,897)
Projected fund balance surplus/(deficit) as of September 30, 2016					<u>\$ 40,710</u>

## Heritage Pines

Community Development District

Series 2008

\$1,890,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2013	-	-	29,307.11	29,307.11
05/01/2014	150,000.00	4.700%	28,829.28	178,829.28
11/01/2014	-	-	25,703.78	25,703.78
05/01/2015	160,000.00	4.700%	25,284.69	185,284.69
11/01/2015	-	-	21,860.22	21,860.22
05/01/2016	165,000.00	4.700%	21,622.61	186,622.61
11/01/2016	-	-	17,896.56	17,896.56
05/01/2017	175,000.00	4.700%	17,604.76	192,604.76
11/01/2017	-	-	13,692.67	13,692.67
05/01/2018	180,000.00	4.700%	13,469.42	193,469.42
11/01/2018	-	-	9,368.67	9,368.67
05/01/2019	190,000.00	4.700%	9,215.92	199,215.92
11/01/2019	-	-	4,804.44	4,804.44
05/01/2020	200,000.00	4.700%	4,752.22	204,752.22
Total	\$1,220,000.00	-	\$243,412.35	\$1,463,412.35

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED ASSESSMENTS**

Description	Number of Units	Projected Fiscal Year 2016 Assessments			FY 15 Assessment
		GF	DSF	Total	
All Units Except Pine Ridge	1,311	\$ 295.43	\$ 158.08	\$ 453.52	\$ 484.77
Pine Ridge	95	237.01	158.08	395.09	399.28
Total	<u>1,406</u>				

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, June 9, 2015 at 2:00 p.m.**, in the **Heritage Pines Country**  
7 **Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.**  
8

9 **Present at the meeting were:**

10 Raymond Russell	Chair
11 Jack Nelson	Vice Chair
12 Herbert Elliott	Assistant Secretary
13 Gilbert Herr	Assistant Secretary
14 Robert Zimmerman	Assistant Secretary

15  
16  
17 **Also present were:**

18		
19 Chuck Adams	District Manager	
20 Cleo Crismond	Assistant Regional Manager	
21 Kurt Heath	District Engineer	
22 Steven Riggs ( <i>via telephone</i> )	Carr, Riggs & Ingram, LLC	
23 Roger Anderson	Pasco County	
24 Chuck Eade	General Manager	
25 Sarah Brundage	Resident	
26 Bart Cutshore	Resident	
27 Griff Givens	Resident	
28 Bonnie Walsh	Resident	

29  
30  
31 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

32  
33 Mr. Adams called the meeting to order at 2:01 p.m., and noted, for the record, that all  
34 Supervisors were present, in person.  
35

36 **SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

37  
38 Mr. Griff Givens, a resident, thanked the Board for providing water to Village 18, after  
39 their well ran dry. Mr. Bart Cutshore, a resident and President of Pine Crest Village, indicated  
40 that Pasco County provides water for his village.  
41

42 **THIRD ORDER OF BUSINESS** **Presentation of Audited Financial**  
 43 **Statements for Fiscal Year Ended**  
 44 **September 30, 2014, Prepared by Carr,**  
 45 **Riggs & Ingram, LLC**  
 46

47 This item was tabled until later in the meeting.

48  
 49 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2015-2,**  
 50 **Accepting the Audited Financial**  
 51 **Statements for the Fiscal Year Ended**  
 52 **September 30, 2014**  
 53

54 This item was tabled until later in the meeting.

55  
 56 **FIFTH ORDER OF BUSINESS** **Update: Reclaimed Water Transition**  
 57 **Activities**  
 58

59 Mr. Russell asked why a valve was on Edge Park Drive and Grand Club Drive for three  
 60 days. Mr. Heath indicated that it is an aboveground valve assembly in one of four locations. Mr.  
 61 Heath noted that the contractor exposed a 16" reclaimed line and placed a tapping sleeve and  
 62 valve on it; the county drills to tap the line. Mr. Heath reported that Mr. Anderson issued work  
 63 orders for all four locations: Pines Way, Hill Top, Heritage Glen and Pine Meadow. As soon as  
 64 the work is completed, the county will fill the hole. Mr. Anderson pointed out that this is a work  
 65 in progress; the contractor puts the sleeve on the valve and the county does the tap.

66 Mr. Heath questioned how long it takes the county to mobilize, once the work order is  
 67 received. Mr. Anderson will inquire about the schedule for Heritage Pines. Mr. Russell asked  
 68 Mr. Eade to notify the residents.

69 Mr. Heath indicated that not many locations remain; last week, the county began  
 70 excavation and installing piping, starting with the maintained villages, which are easy to connect  
 71 and require fewer materials. He noted that some excavations are open, temporarily, and will be  
 72 flagged but the county fills in excavations daily. Mr. Heath pointed out that the valves at the  
 73 four locations will remain open until the county drills into the lines, which should be this week.

74 Mr. Russell asked about the boring. Mr. Heath indicated that the boring work was  
 75 supposed to start today but now it is scheduled for Thursday.

- 76 ■ **Presentation of Audited Financial Statements for Fiscal Year Ended September 30,**  
 77 **2014, Prepared by Carr, Riggs & Ingram, LLC**

78 *\*\*\*This item, previously the Third Order of Business, was presented out of order.\*\*\**

79 Mr. Steven Riggs, of Carr, Riggs & Ingram, LLC, presented the Audited Financial  
80 Statements for the fiscal year ended September 30, 2014.

81 Mr. Riggs referred to the “Independent Auditor’s Report”, on Pages 1 and 2; the District  
82 received clean opinions and the financial statements were fairly stated.

83 On Page 10, Mr. Riggs explained the “Fund balance sheet”, reflecting the District’s  
84 monthly activity. He noted that the District had cash but not many payables or other assets and  
85 liabilities.

86 Mr. Riggs referred to the profit and loss fund levels, on Page 12, and indicated that the  
87 District received total revenues of \$423,678 for the “General Fund” and spent \$365,032.  
88 Regarding the “Debt Service Fund”, Mr. Riggs advised that the goal was to budget and charge  
89 assessments to cover expenditures, which occurred; if revenues are near expenditures, in the  
90 “Debt Service Fund”, it is a successful year.

91 Mr. Riggs addressed the “Notes” on Pages 14 through 22. He pointed out that the  
92 language on Pages 14 through 17, in Notes 1 and 2, were standard for CDDs, in terms of  
93 reporting and policies. On Page 19, Mr. Riggs indicated that Note 3 listed the relatively low risk  
94 investments required, per the bond indenture and the State of Florida. He reported that Note 4,  
95 on Page 20, summarized the changes in capital assets, with the addition of a depreciation  
96 expense; a small conveyance was expected, going into this year but everything was normal.

97 Mr. Riggs explained two schedules, on Page 21; one reflected the beginning balance,  
98 reductions and ending balance and the other reflected the principal, interest and total debt service  
99 for future years. This information was obtained from the Bond Indenture, which indicated the  
100 required payment and the amount due in Fiscal Year 2015. He stated, that Note 6, “Risk  
101 Management”, clarified that there were no major losses.

102 Mr. Riggs addressed Notes 7, 8 and 9, on Page 22. Note 7 indicated that the District had  
103 a Management Company, Note 8 was for a capital lease and the payment schedule and Note 9  
104 explained the Cost Sharing Agreement with Pasco County.

105 Mr. Riggs concluded that the audit was consistent with the Fiscal Year 2013 audit; it was  
106 consistent with the “Budget to actual comparison schedule” for the “General Fund”, on Page 23,  
107 which was under budget.

108 Mr. Riggs reported that the “Report on Internal Control Over Financial Reporting and On  
109 Other Matters”, on Pages 24 and 25, and the “Management Letter”, on Pages 26 and 27, were



110 required by the Auditor General to accompany the financial statements. He noted that there were  
111 no findings to report. On Page 28, Mr. Riggs addressed the investment policies and noted that  
112 the Board was investing in accordance with the Bond Indenture.

113 Mr. Riggs summarized that the audit reflected a clean opinion and there were no audit  
114 adjustments.

115 **▪ Consideration of Resolution 2015-2, Accepting the Audited Financial Statements for**  
116 **the Fiscal Year Ended September 30, 2014**

117 *\*\*\*This item, previously the Fourth Order of Business, was presented out of order.\*\*\**

118 Mr. Adams presented Resolution 2015-2 for the Board’s consideration.  
119

**On MOTION by Mr. Elliott and seconded by Mr. Nelson, with  
all in favor, Resolution 2015-2 Accepting the Audited Financial  
Statements for the Fiscal Year Ended September 30, 2014, was  
adopted.**

124  
125  
126 *\*\*\*Mr. Riggs left the meeting.\*\*\**

127  
128 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-3,  
Approving the District’s Proposed  
Budgets for Fiscal Year 2015/2016 and  
Setting a Public Hearing Thereon  
Pursuant to Florida Law; Addressing  
Transmittal, Posting and Publication  
Requirements; and Providing An  
Effective Date**

132  
133  
134  
135  
136  
137 Mr. Adams stated that Management is required to provide a proposed budget, by June 15,  
138 each year, for the purpose of setting a public hearing, which must occur no less than 60 days  
139 from today’s date. He noted that the Public Hearing was scheduled for September 8, 2015 at  
140 2:00 p.m., at this location. The proposed budget can be revised up to the Public Hearing.

141 Mr. Adams indicated that the proposed budget was relatively “status quo” and has been  
142 consistent over the past several years.

143 Under “Professional & administrative”, on Page 1, Mr. Adams noted a cumulative  
144 change of approximately \$4,000, attributable to the reduction in interest on the 2012 land  
145 purchase. Page 2 was generally the same, with the exception of a \$2,000 reduction, which was a  
146 result of removing the water quality testing deemed not necessary going forward. Mr. Adams

147 explained that, under “Other financing sources”, once collections are received for Fiscal Year  
148 2016, \$216,000 will be collected towards the \$316,000 debt for the effluent water transition;  
149 with no further delays in construction, there will be a reduction in the amount financed, thereby  
150 reducing the cost of borrowing. He recalled discussion about asking the holder of the note on the  
151 property in front to increase the outstanding amount and the term, rolling it into the 5%  
152 financing. Mr. Adams suggested this during the September/October time frame.

153 Mr. Russell asked how this matter would be handled. Mr. Adams advised that the details  
154 were included in the email exchanges with the loan officers and he will contact them in late  
155 summer.

156 Mr. Adams advised that, over the years, Staff tried to keep assessments level, which was  
157 accomplished by reducing line items and rolling up fund balance. This year, there is no plan to  
158 reduce costs, other than those directly related to expenditures, or using fund balance to offset  
159 assessments. Mr. Adams suggested increasing a line item by \$5,000, if the Board wanted to keep  
160 assessments the same or increase the fund balance. He called attention to the “Assigned fund  
161 balance” of \$216,000, which is used to make the effluent payment, and the “Unassigned fund  
162 balance” of \$41,000, which are surplus funds the District can draw upon to cover expenditures  
163 from October through December. Mr. Adams advised that a fund balance of \$75,000 would be  
164 appropriate.

165 Mr. Russell moved to keep assessments the same as Fiscal Year 2015. Mr. Nelson  
166 seconded the motion.

167 Mr. Herr pointed out that, on Page 2, \$20,000 was budgeted for “Dry retention pond  
168 refurbishment/planting” and, to date, \$28,458 was spent. He suggested giving consideration to  
169 additional dry retention pond refurbishments and recalled that the Board postponed replantings  
170 for environmental dry retention areas (EDRAs) 25 and 28. Mr. Herr asked what work was  
171 completed for \$28,458. Mr. Adams advised that the \$28,458 was booked to the wrong item and  
172 should be moved to “Retention pond mowing/weed control/irr.”, according to Page 2 of the  
173 financial statements. In response to Mr. Herr’s question, Mr. Adams indicated that the District  
174 spent \$7,000 to \$8,000 of the \$20,000 budgeted, leaving \$12,000 to \$13,000; the plantings cost  
175 \$4,000 and the grates cost \$700 each.

176 Mr. Elliott recommended that the Board take maintenance costs and time into  
177 consideration and not consider new areas until the maintenance time and funding were

178 determined. Mr. Elliott recommended speaking to the HOA about the new maintenance contract  
179 for the dry retention areas.

180 Mr. Herr recommended reviewing each line item, separately, and increasing “Retention  
181 pond mowing/weed control/irr.” to \$30,000 or \$35,000, which would affect the assessment  
182 amount. He pointed out that the current assessment is \$30 less than last year and increasing the  
183 budget by \$14,000 would increase the assessment by \$10. Mr. Herr noted that, if the Board  
184 wanted to keep assessments low, funds must be reserved.

185 Mr. Herr agreed with Mr. Elliott’s suggestion to speak to the Heritage Pines Community  
186 Association (HPCA), as the residents suffered through the year with ValleyCrest Golf Course  
187 Maintenance, Inc. (ValleyCrest) not completing enough dry retention ponds. Mr. Elliott pointed  
188 out that ValleyCrest was gone for almost six months and he based his statement on the existing  
189 conditions. Mr. Herr reported that ValleyCrest must complete mulching and weeding of the  
190 existing plantings.

191 Mr. Russell recalled that his agreement with Mr. Eade was that the District would furnish  
192 the plants and the HPCA would install the irrigation and mulch; the mulch was currently being  
193 installed. Mr. Russell suggested that Mr. Eade be permitted to answer both Mr. Herr and Mr.  
194 Elliott’s questions. Mr. Russell reported that he spoke to Mr. Eade, several times, about the  
195 HPCA’s responsibility to maintain the property and the Board would mainly “supervise”. Mr.  
196 Herr stressed that the Board must be clear about the responsibilities and incomplete items, from  
197 January through May, before discussing the agreed upon price between the two parties. He  
198 commented that this was the time for residents to express their opinions. Mr. Russell agreed and  
199 confirmed that he spoke to Mr. Adams and Mr. Eade about the same issues, especially future  
200 maintenance.

201 Mr. Chuck Eade, Master Association General Manager, indicated that the HPCA  
202 proposed an “at cost” maintenance schedule. He confirmed that Mr. Herr and Mr. John Burns,  
203 Golf Course Superintendent, discussed what must to be completed, which needs to be delineated.  
204 Mr. Herr acknowledged Mr. Eade’s best efforts to ensure that items are completed. Mr. Herr met  
205 with Mr. Burns, two weeks ago, in Paleo Park, and Mr. Burns agreed to cooperate. Mr. Burns  
206 informed Mr. Herr that weed whacking would be completed but it was not, even though it was  
207 mowed. Mr. Herr stressed that a routine should be established and suggested a maintenance  
208 schedule. Mr. Eade advised that each item would be checked off as completed and verified.

209 Mr. Zimmerman asked if a staff of 17 was adequate. Mr. Eade concurred and indicated  
210 that seasonal people can be utilized, if necessary, as the District is paying for this service. Mr.  
211 Zimmerman recalled that, previously, a staff of 16 employees was inadequate. Mr. Eade  
212 indicated that the budget was structured to cover enough employees and the CDD is paying for  
213 the employees; on that basis, there was no reason for the HPCA not to provide maintenance  
214 services.

215 Mr. Russell alluded to the District’s reluctance after being “burned” in the past. He was  
216 not concerned with the number of employees but their performance. Mr. Eade requested in  
217 writing, what must be done. Mr. Russell agreed and requested initial estimates from Mr. Eade,  
218 for budgeting purposes.

219 Mr. Herr asked if the amount the District will pay for the remainder of Fiscal Year 2015  
220 and Fiscal Year 2016 could be established at this meeting. Mr. Eade indicated that he provided a  
221 handout of the CDD’s costs for January through May, 2015. Mr. Herr surmised that the CDD’s  
222 costs for January through May, 2015 were \$31,016 and \$76,300 for the entire year, off-season  
223 and in-season; \$87,000 was budgeted, or 88% of the budget, for a 12% reduction over what was  
224 paid last year. Mr. Eade concurred. Mr. Herr noted that, according to Page 2 of the financial  
225 statements, the District paid \$28,468 for “Retention pond mowing/weed control” but nothing for  
226 the current month. Mr. Adams commented that he did not receive a bill. Mr. Adams noted  
227 \$7,250 for last month. Mr. Herr recalled that the Board was not satisfied with the level of work  
228 last year and the HPCA performed at the same level this year, or slightly better. Mr. Eade  
229 reported that staff applied more herbicides. Mr. Herr expressed that the District should pay the  
230 HPCA for the level of work performed. Mr. Eade requested the Board’s expectations, in writing.

231 Mr. Adams pointed out that a revised and restated agreement between the two entities  
232 would be prepared to address the “at cost” issue and detailed scope, as the previous agreement  
233 was generalized. He noted that Mr. Eade provided a five-month projection to project the entire  
234 year, which looked promising; now the Board was addressing the level and scope of services.  
235 Mr. Russell asked if the agreement would be provided at the July meeting. Mr. Adams replied  
236 affirmatively.

237 Mr. Herr suggested approving \$80,000 and revising the amount after the agreement is  
238 approved. Mr. Adams clarified that the amount would be the actual cost with no markup for the  
239 services listed on the handout provided by Mr. Eade. Mr. Adams believed that, once the level of  
240 service was satisfactory, the routine maintenance cost would be at or below the amounts being

241 paid. Mr. Herr noted that, to maintain Paleo Park properly, the HPCA would need more labor,  
242 which would exceed the \$76,278 estimate. Mr. Adams agreed.

243 Mr. Nelson observed more maintenance activity from the HPCA than in the past and  
244 noted improvement with EDRA 24A and 20B, due to the new plants. He agreed that several  
245 areas must be mulched. Mr. Nelson reported that EDRA 40, on Bent Pine, had dead plants and  
246 three planting areas on the right side of hole 9 had weeds. Mr. Zimmerman noted that Plumbago  
247 took over EDRA 40. Mr. Nelson indicated that the area near the bathrooms and behind number  
248 5, to the right of the palm trees, needed sprucing, like the right side of the number 17 tee.

249 Mr. Eade voiced his opinion that the Board’s written expectations, for accountability,  
250 were a step in the right direction. Mr. Russell suggested that Mr. Herr prepare the list for the  
251 next meeting.

252

**On MOTION by Mr. Russell and seconded by Mr. Nelson,  
with all in favor, Resolution 2015-3, Approving the District’s  
Proposed Budgets for Fiscal Year 2015/2016, as amended, and  
Setting a Public Hearing Thereon Pursuant to Florida Law, for  
September 8, 2015 at 2:00 p.m., at this location, was adopted.**

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Ms. Sarah Brundage, a resident, asked why a website was budgeted for \$500. Mr. Adams indicated that the District is statutorily required to have a separate website, prior to September 30, 2015; the website will include the Board’s contact and District information. Ms. Brundage inquired who determined that the water quality testing was no longer necessary. Mr. Adams recalled that the water quality testing was performed quarterly but he was asked to stop. Mr. Eade explained that there was no reason for testing because the county tests its wells monthly.

266 Ms. Bonnie Walsh, a resident, pointed out that, on Page 8, “Rolling Green” should be  
267 “Pine Ridge”.

268

**SEVENTH ORDER OF BUSINESS**

**Discussion/Consideration of Request from  
the Greens Committee for Valley Gutters  
in Transition Areas**

This item was not discussed.

274

**EIGHTH ORDER OF BUSINESS**

**Approval of April 14, 2015 Regular  
Meeting Minutes**

275

276

277 Mr. Adams presented the April 14, 2015 Regular Meeting Minutes and asked for any  
278 additions, deletions or corrections.

279

280 **On MOTION by Mr. Nelson and seconded by Mr. Elliott, with**  
281 **all in favor, the April 14, 2015 Regular Meeting Minutes, as**  
282 **presented, were approved.**

283

284

285 **NINTH ORDER OF BUSINESS**

**Other Business**

286

287 There being no other business, the next item followed.

288

289 **TENTH ORDER OF BUSINESS**

**Board Member Reports**

290

291 **A. Ponds and Lakes: *Supervisor Robert Zimmerman***

292 Mr. Zimmerman reported that he will meet, on Friday, with LakeMasters Aquatic Weed  
293 Control, Inc. (LakeMasters).

294 **B. Finance Matters and Negotiations: *Supervisor Gilbert Herr***

295 Mr. Herr had nothing to report.

296 Mr. Adams indicated that he and Mr. Herr will meet with Patriot Bank, at the end of the  
297 summer, and will work with Mr. Eade on the revised and restated agreement with the HPCA.

298 **C. Common Grounds Interest to CDD: *Supervisor Herbert Elliott***

299 Mr. Elliott indicated that he missed the last Common Grounds Committee meeting but  
300 Ms. Brundage attended.

301 Ms. Brundage reported that the committee was taking a slow approach in prioritizing the  
302 dry retention areas.

303 Mr. Elliott reported that, earlier today, he met with the landscape architect, who presented  
304 to the Greens Committee; the plan was for the Greens and Common Grounds Committees to  
305 meet. The first priority is the front entrance, in terms of preparing a design, obtaining bids and  
306 providing to the Board for approval. Mr. Elliott noted that the blueprints for the second of the  
307 Florida friendly islands, were received and provided to the landscaping supervisor. Pine bark  
308 mulch will be placed in the islands. Ms. Brundage indicated that she walked through the islands  
309 with Mr. Burns and the landscape supervisor, last week, and additional plants will be installed.

310 Mr. Elliott reported that, according to Mr. Burns and Mr. Chris Ansley, a waste area is  
311 being placed in EDRA 4 and artifacts were found during a dig-out behind the number 9 green, in  
312 Paleo Park.

313 Mr. Herr asked if further conversations between Mr. Elliott and the Common Grounds  
314 Committee were necessary, regarding including additional plantings in the budget for Fiscal  
315 Year 2016. Mr. Herr suggested budgeting \$35,000 towards the plantings. Mr. Eade  
316 recommended obtaining input from the landscape architect; there should be layers of plantings,  
317 starting at the entrance, for a continuous flow. Mr. Elliott stressed that work should not proceed  
318 until the current plantings are aesthetically acceptable.

319 In response to a question, Mr. Eade noted that there was money under “Common  
320 grounds” and the Board recognized the need for aesthetically pleasing landscaping; it is the  
321 responsibility of the HPCA to do what needs to be done, do it right the first time and accomplish  
322 one task before proceeding to the next. Mr. Eade is working with Mr. Gene Estensin utilizing  
323 reserve funds to pay for the plantings.

324 **D. Reclaimed Water Project: *Supervisor Raymond Russell***

325 Mr. Russell introduced Mr. Roger Anderson, of Pasco County, who is responsible for  
326 construction of the reclaimed water project.

327 Mr. Anderson indicated that the county tries to handle construction complaints properly  
328 and complimented Mr. Heath on completing jobs timely. Mr. Anderson was happy that Shear  
329 Construction was awarded the reclaimed water contract. Mr. Anderson acknowledged that the  
330 District has a great construction team and crew handling this project.

331 Regarding the pipeline, Mr. Anderson reported that the county has a small easement and  
332 is in the process of obtaining a temporary construction easement to interrupt the pipeline and  
333 install an above ground station with a pressure regulating valve, to resolve or greatly reduce the  
334 noise problem.

335 Mr. Hurth pointed out that Mr. Anderson was been extremely helpful, especially on the  
336 emergency connections.

337 Mr. Hurth reported that, as of today, seven maintained villages, or 337 homes were  
338 connected and seven villages were expected to be connected in the next two to three weeks.  
339 Then there will be a slowdown because piping will be installed in the self-maintained villages.

340 Regarding the backflow valves, Mr. Herr indicated that the problem with Heritage Pines  
341 was the villages, which do not act like individual customers for reclaimed water. Mr. Herr

342 recalled that, when Mr. Bruce Kennedy accused the District of reselling water, the Board tried to  
343 convince him that the District does not resell water; it sells water to the management company  
344 serving the villages and the residents of those villages contract for maintenance, including water.  
345 Mr. Herr pointed out that Mr. Kennedy's September 17, 2014 letter referenced the ultimate  
346 consumer and how the District protected him when reclaimed water was installed. According to  
347 Mr. Heath, 70 to 90 homes in maintained villages are not connected to reclaimed water. The  
348 water goes into a distribution system and there is no way to interface between the potable water,  
349 which the customer pays for through a meter, and the reclaimed water because it is a completely  
350 separate distribution system. Mr. Herr believed that backflow preventers were placed where  
351 potential issues might exist and suggested that someone examine this.

352 Mr. Herr noted that he and Ms. Walsh have individual access to both reclaimed and  
353 potable water and have two meter she needs a separate pipe is necessary.

354 Ms. Walsh stated that she has a regulator. Mr. Anderson advised that everyone will  
355 receive a regulator from the county. Mr. Herr asked if the county is charging \$5 per month for  
356 the regulator. Mr. Anderson replied affirmatively.

357 Mr. Nelson reported that the reclaimed water installation in his community took 17  
358 months to complete. Mr. Nelson spoke to the Chief Engineer, who said that the systems are  
359 totally separated but it is the law. Mr. Herr clarified that it is the interpretation of the law by the  
360 county. Mr. Anderson noted that a state statute requires every municipality to enact a cross  
361 control program.

362 Mr. Herr pointed out that the state requirement for backflow preventers does not refer to  
363 an independent village, organized as a unit, it only refers to an individual user, which he opined,  
364 did not make sense. He believed that residents are not being sensible and always blame the  
365 regulation; many regulations are no longer being followed because they are redundant or useless.

366 Mr. Eade noted that his village of 64 homes, has a well for potable water and each house  
367 has an individual well for irrigation, with backflow preventers.

368 Mr. Nelson stated that his house and 20 others in his village have backflow preventers  
369 and, according to Pasco County, they qualified for the reclaimed water project.

370 Mr. Anderson explained that there are contamination issues from tapping into a reclaimed  
371 water line.

372 Mr. Herr stated that, if residents fight the regulation, they should fight the county  
373 charging \$5 a month, or \$60 per year, to use backflow preventers, which can be purchased in a



374 hardware store for \$50. He felt that residents were not there to generate additional money for the  
375 county and someone needs to stand up and fight. Mr. Herr wished that the District had listened  
376 in 2006, when Mr. Kennedy ruled that the reclaimed permit for the maintained villages was  
377 inadequate and the county would not recognize that the villages were maintained villages. The  
378 District allowed the villages to pay a contractor \$400,000 to drill 29 wells and pumped endless  
379 water out of the aquifer, which was not beneficial for the aquifer now. Residents must spend  
380 nearly \$1 million to install reclaimed water. Mr. Herr requested that individuals who wish to  
381 discuss what is best and most economical for the community stand up and be heard.

382 Mr. Anderson reported that someone cut into a reclaimed line and the county pumped the  
383 water into a truck and hauled it away because they can only let so much water into the ground.  
384 He agreed that this is ridiculous but the county has to handle it in a different manner.

385 **E. Golf Course and Surrounding Areas: Supervisor Jack Nelson**

386 Mr. Nelson had nothing to report.

387  
388 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

389  
390 **A. Attorney**

391 There being no report, the next item followed.

392 **B. Engineer**

393 There being no report, the next item followed.

394 **C. Manager**

395 **i. Approval of Unaudited Financial Statements as of April 30, 2015**

396 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2015.

397 **ii. 1,884 Registered Voters in District as of April 15, 2015**

398 Mr. Adams advised that there were 1,884 registered voters residing within the boundaries  
399 of the District as of April 15, 2015.

400 **iii. NEXT MEETING: July 14, 2015 at 2:00 P.M.**

401 Mr. Adams indicated that the next meeting will be held on July 14, 2015 at 2:00 p.m., at  
402 this location.

403  
404 **TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

405 There being no Supervisors' requests, the next item followed.  
406

407 **THIRTEENTH ORDER OF BUSINESS**                      **Adjournment**

408

409                      There being nothing further to discuss, the meeting adjourned.

410

411                      **On MOTION by Mr. Herr and seconded by Mr. Russell, with**  
412                      **all in favor, the meeting adjourned at 3:22 p.m.**

413

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415

416                      [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2015**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2015**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash - SunTrust	\$ 313,308	\$ -	\$ 313,308
Investments			
Federated	33,286	-	33,286
SBA			
Operating A	647	-	647
Reserve A	1,575	-	1,575
US Bank			
Revenue	-	53,754	53,754
Reserve	-	20,914	20,914
Total assets	<u>\$ 348,816</u>	<u>\$ 74,668</u>	<u>\$ 423,484</u>
<b>LIABILITIES &amp; FUND BALANCE</b>			
<b>Liabilities</b>			
Total liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Fund balance</b>			
Restricted for debt service	-	74,668	74,668
Assigned for stormwater improvements	83,000	-	83,000
Unassigned	265,816	-	265,816
Total fund balance	<u>348,816</u>	<u>74,668</u>	<u>423,484</u>
<b>Total liabilities and fund balance</b>	<u>\$ 348,816</u>	<u>\$ 74,668</u>	<u>\$ 423,484</u>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 420,733	\$ 430,595	98%
Interest & miscellaneous	12	171	1,000	17%
Total revenues	<u>12</u>	<u>420,904</u>	<u>431,595</u>	98%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative fees</b>				
Supervisors	-	1,753	3,014	58%
Management	2,704	21,633	32,450	67%
Legal	-	145	1,000	15%
Engineering	-	1,100	5,000	22%
Audit	1,000	9,500	10,411	91%
Assessment roll preparation	601	4,807	7,210	67%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	667	1,000	67%
Trustee fees	-	-	3,000	0%
Telephone	13	100	150	67%
Rentals and leases	155	1,240	1,860	67%
Postage	97	502	700	72%
Printing & binding	86	686	1,030	67%
Legal advertising	-	106	500	21%
Annual district filing fee	-	175	175	100%
Insurance	-	6,568	6,876	96%
Contingencies	47	878	1,000	88%
Website	-	-	500	0%
Principal (FY 2012 land purchase)	-	75,000	75,000	100%
Interest (FY 2012 land purchase)	678	6,595	9,658	68%
Principal & interest (effluent project)	-	-	72,000	0%
Total Professional & Administrative Fees	<u>5,464</u>	<u>131,455</u>	<u>233,734</u>	56%
<b>Operations and maintenance</b>				
Electricity - street lighting	1,510	9,979	15,000	67%
Retention pond mowing/weed control	21,750	50,208	87,000	58%
Irrigation	-	-	1,000	0%
Contingencies	-	995	2,500	40%
Aquatic weed control	1,525	10,675	17,400	61%
Dry retention pond refurbishment/planting	2,558	2,558	20,000	13%
Water quality testing	150	1,050	1,800	58%
Capital outlay (effluent project)	-	-	316,000	0%
Rentals and leases - mowers	1,170	11,435	14,040	N/A
Total operations and maintenance	<u>28,663</u>	<u>86,900</u>	<u>474,740</u>	18%

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MAY 31, 2015**

	<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	150	100%
Tax collector	-	8,415	8,971	94%
Total other fees and charges	<u>150</u>	<u>8,565</u>	<u>9,121</u>	94%
Total expenditures	<u>34,277</u>	<u>226,920</u>	<u>717,595</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(34,265)	193,984	(286,000)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Loan proceeds	-	-	316,000	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>316,000</u>	N/A
Net increase/(decrease) of fund balance	<u>(34,265)</u>	<u>193,984</u>	<u>30,000</u>	
Fund balance - beginning	<u>383,081</u>	<u>154,832</u>	<u>137,542</u>	
Fund balance - ending	<u><u>\$ 348,816</u></u>	<u><u>\$ 348,816</u></u>	<u><u>\$ 167,542</u></u>	

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2008  
FOR THE PERIOD ENDED MAY 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 210,524	\$ 215,477	98%
Interest	1	2	-	N/A
Total revenue	<u>1</u>	<u>210,526</u>	<u>215,477</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	160,000	160,000	160,000	100%
Interest	25,285	50,988	50,988	100%
Total debt service	<u>185,285</u>	<u>210,988</u>	<u>210,988</u>	100%
<b>Other fees and charges</b>				
Tax collector fee	-	4,210	4,489	94%
Total other fees and charges	<u>-</u>	<u>4,210</u>	<u>4,489</u>	94%
Total expenditures	<u>185,285</u>	<u>215,198</u>	<u>215,477</u>	100%
Net increase/(decrease) of fund balance	(185,284)	(4,672)	-	
Fund balance - beginning	259,952	79,340	77,737	
Fund balance - ending	<u>\$ 74,668</u>	<u>\$ 74,668</u>	<u>\$ 77,737</u>	



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

SUNTRUST BANK  
 PO BOX 305183  
 NASHVILLE TN 37230-5183

Page 1 of 4  
 36/E00/0175/0 /34  
 0615006011053  
 05/31/2015  
 0000



Account Statement

HERITAGE PINE COMMUNITY DEVELOPMENT DISTRICT  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556

Questions? Please call  
 1-800-786-8787

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Account Summary	Account Type	Account Number	Statement Period
	PREMIUM CHECKING + INTEREST	0615006011053	05/01/2015 - 05/31/2015

Description	Amount	Description	Amount
Beginning Balance	\$351,878.47	Average Balance	\$333,563.29
Deposits/Credits	\$11.33	Average Collected Balance	\$333,563.29
Checks	\$36,937.87	Number of Days in Statement Period	31
Withdrawals/Debits	\$48.87	Annual Percentage Yield Earned	.04%
Ending Balance	\$314,903.06	Interest Paid Year to Date	\$130.69

Deposits/Credits	Date	Amount	Serial #	Description
	05/29	11.33		INTEREST PAID THIS STATEMENT THRU 05/31
Deposits/Credits:		1	Total Items Deposited: 0	

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	141	184.70	05/01	2015	53.10	05/11	2020	43.68	05/28
	*2008	1,675.00	05/01	2016	21,750.00	05/19	*2022	678.12	05/26
	*2010	1,169.52	05/01	2017	1,675.00	05/08	*2024	1,509.53	05/27
	*2013	727.56	05/12	2018	3,641.66	05/11			
	2014	1,830.00	05/11	2019	2,000.00	05/28			
Checks: 13		*Break in check sequence							

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	05/20	48.87		ACCOUNT ANALYSIS FEE
Withdrawals/Debits:		1		

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	05/01	348,849.25	348,849.25	05/20	319,123.06	319,123.06
	05/08	347,174.25	347,174.25	05/26	318,444.94	318,444.94
	05/11	341,649.49	341,649.49	05/27	316,935.41	316,935.41
	05/12	340,921.93	340,921.93	05/28	314,891.73	314,891.73
	05/19	319,171.93	319,171.93	05/29	314,903.06	314,903.06



# Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787). Business clients call 1-800-752-2515

Complete this section to balance this statement to your transaction register.

Month \_\_\_\_\_ Year \_\_\_\_\_

Bank Balance Shown on statement \$ \_\_\_\_\_

Add (+)  
Deposits not shown on this statement (if any). \$ \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Subtract (-)  
Checks and other items outstanding but not paid on this statement (if any).

	\$		\$

Total (-) \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

These balances should agree

Your Transaction Register Balance \$ \_\_\_\_\_

Add (+)  
Other credits shown on this statement but not in transaction register. \$ \_\_\_\_\_

Add (+)  
Interest paid (for use in balancing interest-bearing accounts only). \$ \_\_\_\_\_

Total (+) \$ \_\_\_\_\_

Subtract (-) Other debits shown on this statement but not in transaction register.

Service Fees (if any)	\$

Total (-) \$ \_\_\_\_\_

Balance \$ \_\_\_\_\_

### In Case Of Errors Or Questions About Your Electronic Transfers (ETF)

Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.



# Account Statement

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 2102 GLADES ROAD, SUITE 410W  
 BOCA RATON FL 33431

Payroll check number: 000000141  
 Pay date: 04/22/2015

PAY TO THE ORDER OF: **RAYMOND RUSSELL**

The amount: **ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS** \$184.70

MEMO: *[Signature]*

\*00000141\* 106310215240615006011053\*

Ck # 141 05/01 \$184.70

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2015  
 5/4/2015

PAY TO THE ORDER OF: **FEDEX**

Amount: **\$53.10**

MEMO: *[Signature]*

\*002015\* 106310215240615006011053\*

Ck # 2015 05/11 \$53.10

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2008  
 4/22/2015

PAY TO THE ORDER OF: **LAKE MASTERS AQUATIC WEED CONTROL, INC.**

Amount: **\$1,675.00**

MEMO: *[Signature]*

\*002008\* 106310215240615006011053\*

Ck # 2008 05/01 \$1,675.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2016  
 5/4/2015

PAY TO THE ORDER OF: **HERITAGE PINES COMMUNITY ASSOCIATION, INC.**

Amount: **\$21,750.00**

MEMO: *[Signature]*

\*002016\* 106310215240615006011053\*

Ck # 2016 05/19 \$21,750.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2010  
 4/22/2015

PAY TO THE ORDER OF: **WELLS FARGO FINANCIAL LEASING, INC.**

Amount: **\$1,169.62**

MEMO: *[Signature]*

\*002010\* 106310215240615006011053\*

Ck # 2010 05/01 \$1,169.52

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2017  
 5/4/2015

PAY TO THE ORDER OF: **LAKE MASTERS AQUATIC WEED CONTROL, INC.**

Amount: **\$1,675.00**

MEMO: *[Signature]*

\*002017\* 106310215240615006011053\*

Ck # 2017 05/08 \$1,675.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2013  
 5/4/2015

PAY TO THE ORDER OF: **ADAMS, CHELSEY**

Amount: **\$727.56**

MEMO: *[Signature]*

\*002013\* 106310215240615006011053\*

Ck # 2013 05/12 \$727.56

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2018  
 5/4/2015

PAY TO THE ORDER OF: **WRATHLELL HUNT & ASSOCIATES, LLC**

Amount: **\$3,641.66**

MEMO: *[Signature]*

\*002018\* 106310215240615006011053\*

Ck # 2018 05/11 \$3,641.66

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2014  
 5/4/2015

PAY TO THE ORDER OF: **AVENTURA NURSERY & LANDSCAPE, INC.**

Amount: **\$1,830.00**

MEMO: *[Signature]*

\*002014\* 106310215240615006011053\*

Ck # 2014 05/11 \$1,830.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
 8131 LYONS ROAD, SUITE 100  
 COCONUT CREEK, FL 33073

2019  
 5/21/2015

PAY TO THE ORDER OF: **CARR, RIGGS & INGRAM, LLC**

Amount: **\$2,000.00**

MEMO: *[Signature]*

\*002019\* 106310215240615006011053\*

Ck # 2019 05/28 \$2,000.00

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

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36/E00/0175/0 /34  
0615006011053  
05/31/2015



# Account Statement

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
431 LYONS ROAD, SUITE 100  
COCONUT CREEK, FL 32929

SUNTRUST  
6/21/2015

2020

PAY TO THE ORDER OF FEDEX \$43.68

Forty-Three and 88/100 DOLLARS

FEDEX  
PO BOX 950481  
DALLAS, TX 75289-0481

MEMO 3012-5278-D

AUTHORIZED SIGNATURE

⑆002020⑆ 106310215210615006011053⑆

Ck # 2020 05/28 \$43.68

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
431 LYONS ROAD, SUITE 100  
COCONUT CREEK, FL 32929

SUNTRUST  
5/21/2015

2024

PAY TO THE ORDER OF WITHLACOCHEE RIVER ELECTRIC COOPERATIVE \$1,509.53

One Thousand Five Hundred Nine and 53/100 DOLLARS

WITHLACOCHEE RIVER ELECTRIC COOPERAT  
12013 HAYS RD.  
SHADY HILLS, FL 34810

MEMO 1490-721-238-389-589-589-07/13

AUTHORIZED SIGNATURE

⑆002024⑆ 106310215210615006011053⑆

Ck # 2024 05/27 \$1,509.53

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
431 LYONS ROAD, SUITE 100  
COCONUT CREEK, FL 32929

SUNTRUST  
5/21/2015

2022

PAY TO THE ORDER OF PATRIOT BANK \$678.12

Six Hundred Seventy-Eight and 12/100 DOLLARS

PATRIOT BANK  
1818 LITTLE ROAD  
TRINITY, FL 34655

MEMO 7011438

AUTHORIZED SIGNATURE

⑆002022⑆ 106310215210615006011053⑆

Ck # 2022 05/26 \$678.12

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

**Heritage Pines CDD  
CHECK REGISTER  
May 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2013</b>	<b>05/04/2015</b>	<b>ADAMS, CHELSEY</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-727.56</b>
Bill	31010	05/04/2015		539.341 · Dry Retention Pond Refurbish	-727.56	727.56
TOTAL					-727.56	727.56
<b>Bill Pmt -Check</b>	<b>2014</b>	<b>05/04/2015</b>	<b>AVENTURA NURSERY &amp; LANDSCAPE</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-1,830.00</b>
Bill	17216	05/04/2015		539.341 · Dry Retention Pond Refurbish	-1,075.00	1,075.00
Bill	17357	05/04/2015		539.341 · Dry Retention Pond Refurbish	-755.00	755.00
TOTAL					-1,830.00	1,830.00
<b>Bill Pmt -Check</b>	<b>2015</b>	<b>05/04/2015</b>	<b>FEDEX</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-53.10</b>
Bill	5-007-91954	05/04/2015		519.410 · Postage	-53.10	53.10
TOTAL					-53.10	53.10
<b>Bill Pmt -Check</b>	<b>2016</b>	<b>05/04/2015</b>	<b>HERITAGE PINES COMMUNITY ASSOCIATION,INC</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-21,750.00</b>
Bill	02/15 IRRIG WA...	05/04/2015		539.340 · Retention Pond Mowing/Weed Cont	-7,250.00	7,250.00
Bill	03/15 IRRIG WA...	05/04/2015		539.340 · Retention Pond Mowing/Weed Cont	-7,250.00	7,250.00
Bill	04/15 IRRIG WA...	05/04/2015		539.340 · Retention Pond Mowing/Weed Cont	-7,250.00	7,250.00
TOTAL					-21,750.00	21,750.00
<b>Bill Pmt -Check</b>	<b>2017</b>	<b>05/04/2015</b>	<b>LAKE MASTERS AQUATIC WEED CONTROL,INC.</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-1,675.00</b>
Bill	15-02733	05/04/2015		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
<b>Bill Pmt -Check</b>	<b>2018</b>	<b>05/04/2015</b>	<b>WRATHELL, HUNT &amp; ASSOCIATES. LLC</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-3,641.66</b>
Bill	2006-8421	05/04/2015		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
<b>Bill Pmt -Check</b>	<b>2019</b>	<b>05/21/2015</b>	<b>CARR, RIGGS &amp; INGRAM, LLC</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-2,000.00</b>
Bill	920613	03/23/2015		513.320 · Audit	-1,000.00	1,000.00
Bill	958846	05/20/2015		513.320 · Audit	-1,000.00	1,000.00
TOTAL					-2,000.00	2,000.00
<b>Bill Pmt -Check</b>	<b>2020</b>	<b>05/21/2015</b>	<b>FEDEX</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-43.68</b>
Bill	5-015-29744	05/20/2015		519.410 · Postage	-43.68	43.68

**Heritage Pines CDD  
CHECK REGISTER  
May 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					-43.68	43.68
<b>Bill Pmt -Check</b>	<b>2021</b>	<b>05/21/2015</b>	<b>PASCO COUNTY PROPERTY APPRAISER</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-150.00</b>
Bill	052015	05/20/2015		513.314 · Property Appraiser	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>2022</b>	<b>05/21/2015</b>	<b>PATRIOT BANK</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-678.12</b>
Bill	052015	05/20/2015		519.492 · Contigencies - Interest	-678.12	678.12
TOTAL					-678.12	678.12
<b>Bill Pmt -Check</b>	<b>2023</b>	<b>05/21/2015</b>	<b>WELLS FARGO FINANCIAL LEASING, INC.</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-1,169.52</b>
Bill	5002137855	05/20/2015		519.442 · Lease - Principal	-998.80	998.80
				519.443 · Lease - Interest	-170.72	170.72
TOTAL					-1,169.52	1,169.52
<b>Bill Pmt -Check</b>	<b>2024</b>	<b>05/21/2015</b>	<b>WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE</b>	<b>101.000 · Suntrust Bank - Checking</b>		<b>-1,509.53</b>
Bill	1490721298380 ...	05/20/2015		539.430 · Street Lighting	-1,509.53	1,509.53
TOTAL					-1,509.53	1,509.53