

HERITAGE PINES
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

October 13, 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

October 6, 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, October 13, 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 Construction Activities
4. Update: Loan Modification with Patriot Bank for Reclaimed Water Project Costs
5. Discussion: Cost Estimate for Outfalls (*to be provided under separate cover*)
6. Approval of **September 8, 2015** Public Hearing and Regular Meeting Minutes
7. Other Business
8. 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*
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of August 31, 2015
 - ii. **NEXT MEETING: December 8, 2015 at 2:00 P.M.**

10. Supervisors' Requests

11. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

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

5 A Public Hearing and Regular Meeting of the Heritage Pines Community Development
6 District's Board of Supervisors were held on **Tuesday, September 8, 2015 at 2:00 p.m.**, in the
7 **Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson,**
8 **Florida 34667.**
9

10 **Present at the meeting were:**

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

16 **Also present were:**

17 Chuck Adams	District Manager
18 Kurt Heath	District Engineer
19 John Burns	Golf Course Superintendent
20 Nathan Youmans	Schaer Development
21 Bonnie Walsh	Resident

22 **FIRST ORDER OF BUSINESS**

23 **Call to Order/Roll Call**

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

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

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

32 **Update: Reclaimed Water Construction**
33 **Activities (Nathan Youmans, Schaer**
34 **Development)**

35 Mr. Nathan Youmans, of Schaer Development (Schaer), reported that three-quarters of
36 the reclaimed water project was completed and he anticipated completion at the end of
37 December.
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43 In response to Mr. Russell’s question, Mr. Youmans indicated that the 12” line was tested
44 and, upon county approval, the Villages will be connected.

45 Mr. Russell asked how Scenic Pines and Scenic View Estates will be tied in. Mr.
46 Youmans indicated that, as soon as the six connections are placed underground and tested,
47 Scenic Pines and Scenic View Estates will be tied in, depending on the weather.

48 Mr. Russell inquired whether the lower area will be cleaned and sodded, after the
49 Villages were connected. Mr. Youmans replied affirmatively.

50 Mr. Elliott asked if new meter boxes will be installed. Mr. Youmans indicated that
51 Villages 4 and 28 will receive new meter boxes. Mr. Russell pointed out that the self-maintained
52 Villages will also receive new meter boxes.

53 Mr. Heath explained that Scenic Pines and Scenic View Estates were not yet connected
54 because the pipe on Grand Club Drive was not long enough; however, the majority of the large
55 piping was connected. He noted that some interconnects must be completed but the 12” pipe
56 was tested and is ready to be connected. In the next several weeks, the county will schedule
57 when the water will be turned off to tie in the maintained Villages on the east side. Mr. Heath
58 indicated that the only remaining non-connected maintained Villages, Villages 1, 2 and 3, on the
59 northwest corner of Brook Lawn Drive, will be connected to the reclaimed system within the
60 next few weeks. Schaer will then connect the eight self-maintained Villages; however, prior to
61 the work commencing, a Right of Entry form is required from all 249 homeowners; as of Friday,
62 85% were completed, thanks to the efforts of Mr. Russell and Mr. Herr.

63 In response to Mr. Russell’s question, Mr. Adams anticipated completion of the project
64 after the first of the year, due to the county certification process. A draft financing agreement,
65 from Patriot Bank, will be provided at the October meeting.

66 Mr. Elliott voiced concern about houses for sale, in bankruptcy or in foreclosure, in the
67 self-maintained Villages. Mr. Heath indicated that some letters were returned because the
68 owners either were in bankruptcy or foreclosure.

69 Mr. Russell reported that he and Mr. Herr contacted every homeowner and spoke to the
70 owner of the house for sale through their realtor. Mr. Russell believed that the remaining Right
71 of Entry forms would be received in a week to ten days.

72 Mr. Russell asked if the pipe can be connected to an abandoned house. Mr. Youmans
73 indicated that the county wanted permission from the owner, which, in this case, was a bank and

74 assumed less than ten had ownership issues; if no one is living in the home, Mr. Youmans
75 recommended making the connection.

76 Mr. Russell reported that the meter boxes installed by the county were too small and
77 asked when this will be corrected. Mr. Youmans indicated that the incorrect boxes were flagged,
78 so that the county can install the correct size meter box. Mr. Heath pointed out that the meter
79 boxes were installed prior to Schaer’s arrival.

80 In response to Mr. Russell’s question, Mr. Adams indicated that meter boxes were
81 previously stabilized by placing bricks around the perimeter but, now, a 2” to 3” hole is dug and
82 57 stones are placed under the meter assembly, which prevents soil from washing up under the
83 meter box and covering the assembly. Mr. Russell asked Mr. Youmans to stabilize the boxes,
84 using this method.

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86 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2015/2016 Budget**

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90 **A. Affidavit of Publication**

91 Mr. Adams presented the affidavit of publication for today’s Public Hearing and Regular
92 Meeting.

93 **B. Consideration of Resolution 2015-4, Relating to the Annual Appropriations and**
94 **Adopting the Budget for the Fiscal Year Beginning October 1, 2015 and Ending**
95 **September 30, 2016**

96 Mr. Adams presented Resolution 2015-4 for the Board’s consideration. He noted that the
97 proposed budget for Fiscal Year 2016 was an exhibit to the resolution and had not changed from
98 the version presented in April.

99 Mr. Adams reviewed the following General Fund budget changes:

- 100 • “Interest (FY 2012) land purchase” was reduced by \$3,500 under “Professional
101 and administrative” expenditures because the principal was paid down.
- 102 • “Water quality testing” was reduced to zero, under “Operation and maintenance”,
103 because the District was Audubon certified and water quality testing was no
104 longer needed.
- 105 • “Effluent project loan payments” through 2016 increased to \$216,000, based on
106 the District’s third year of collecting \$72,000.

107 Mr. Adams indicated that, based on earlier discussion, the District may extend the
108 existing loan, to offset the difference between what would be collected in Fiscal Year 2016 and
109 what was owed for several more years, leaving an “Unassigned” fund balance of \$105,623. He
110 felt that the District was in a comfortable position, due to the Board’s frugality, during the
111 course of this year, which allowed the District to replenish the fund balance.

112 Mr. Adams reviewed the following “Debt Service” Fund budget changes:

- 113 • “Principal” increased from \$160,000 to \$165,000, based on the amortization
114 schedule.
- 115 • “Interest” decreased from \$50,988 to \$43,483.
- 116 • “Tax collector” decreased from \$4,489 to \$4,436.
- 117 • “Ending fund balance (projected)” increased from \$77,737 to \$79,521. This
118 includes a “Debt service reserve account balance” of (\$20,914) and “Interest
119 expense – November 1, 2016” of (\$17,897), leaving an “Ending fund balance
120 (projected)” of \$40,710. A portion will be used for the current year expense
121 repayment.

122 Based on these changes, Mr. Adams reported that the Fiscal Year 2016 assessment, for
123 all units except Pine Ridge, decreased from \$484.77 to \$482.87, and the Pine Ridge assessment
124 decreased from \$399.28 to \$397.37. The Debt Service Fund assessment is exactly the same for
125 all units, but for all units except Pine Ridge, the “General” Fund assessment is \$324.79 and Pine
126 Ridge is \$239.29. He noted that Pine Ridge does not participate in the effluent project, as they
127 receive water from the county main line along County Line Road.

128 ******Mr. Adams opened the Public Hearing.******

129 No members of the public spoke.

130 ******Mr. Adams closed the Public Hearing.******

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132 **On MOTION by Mr. Elliott and seconded by Mr. Herr, with**
133 **all in favor, Resolution 2015-4, Relating to the Annual**
134 **Appropriations of the District and Adopting the Final Budget**
135 **for the Fiscal Year Beginning October 1, 2015 and Ending**
136 **September 30, 2016, was adopted.**

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139 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-5,
Imposing Special Assessments and
Certifying an Assessment Roll**

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142 Mr. Adams presented Resolution 2015-5 for the Board’s consideration.

143 Mr. Adams explained that this is the assessment levying resolution, recognizing the
144 Fiscal Year 2016 budget, which was just adopted, and appropriates, through an assessment levy
145 program, the assessments necessary to offset the appropriations in the adopted budget. He
146 conveyed that the resolution identifies the budget as Exhibit “A”, the lien roll as Exhibit “B” and
147 directs and authorizes Staff to finalize and certify the lien, for transmission to Pasco County, for
148 placement of assessments on the property tax bills, which are mailed the first week of November,
149 and post the adopted budget on the District website.

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On MOTION by Mr. Nelson and seconded by Mr. Russell, with all in favor, Resolution 2015-5, Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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161 ▪ **Approval of July 14, 2015 Regular Meeting Minutes**

162 ****This item, previously the Seventh Order of Business, was presented out of order.****

163 Mr. Adams presented the July 14, 2015 Regular Meeting Minutes and asked for any
164 additions, deletions or corrections.

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On MOTION by Mr. Nelson and seconded by Mr. Russell, with all in favor, the July 14, 2015 Regular Meeting Minutes, as presented, were approved.

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171 The following change was made:

172 Line 89: Change “causing” to “treating the”

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On MOTION by Mr. Nelson and seconded by Mr. Russell, with all in favor, amending the prior motion to approve the July 14, 2015 Regular Meeting Minutes, as amended, was approved.

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180 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-6,
Adopting the Annual Meeting Schedule
for Fiscal Year 2015/2016**

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Mr. Adams presented Resolution 2015-6 for the Board’s consideration. He advised that the Fiscal Year 2016 meeting schedule follows the same schedule as prior years.

On MOTION by Mr. Herr and seconded by Mr. Nelson, with all in favor, Resolution 2015-6, Adopting the Annual Meeting Schedule for Fiscal Year 2015/2016, and authorizing Staff to advertise, accordingly, was adopted.

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193 **SEVENTH ORDER OF BUSINESS**

Approval of July 14, 2015 Regular Meeting Minutes

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This item was discussed following the Fifth Order of Business.

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198 **EIGHTH ORDER OF BUSINESS**

Other Business

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Mr. Herr provided the results of an inspection that Mr. Heath performed in areas with standing water. He noted 12 environmental dry retention areas (EDRAs) with 2” to 6” of standing water. Mr. Herr and Mr. Heath discussed the results with Mr. Youmans and, after touring the neighborhoods, Mr. Youmans opined that these areas were above the water table and will drain once the water table level decreases. Mr. Heath will review the drawings to compare the elevations.

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Mr. Herr wondered why 12 EDRAs were under water but the remaining EDRAs were not and why EDRAs 4 and 7 had deep water. He suggested further examination of the remaining EDRAs and hiring a contractor to drill holes in EDRA 6, which continually has standing water, to see if this helps the water to drain faster.

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Mr. Herr expressed concern about standing water causing mosquito breeding issues and asked if LakeMasters Aquatic Weed Control, Inc. (LakeMasters) can spray those areas. Mr. Adams indicated that the county was responsible for mosquito control.

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Mr. Nelson pointed out that the slope for Heritage Pines extends from the front gate back to the southeastern corner. Mr. Youmans concurred. Mr. Youmans offered to meet with Mr. Herr and Mr. Heath, on Thursday, to review the permitted pond files from the Southwest Florida Water Management District (SWFWMD), showing the seasonal high water elevation for every

217 EDRA, as Heritage Pines ponds have different elevations. Mr. Heath explained that the bottom
218 elevation for the EDRA's varies from 16' to 29' and some areas are wet retention areas, as they
219 are below the seasonal high water level.

220 Mr. Youmans recommended hiring a contractor to drill holes in the EDRA's and a
221 surveyor to measure the water table, adjacent to these areas, to provide the depth of the natural
222 water level. The next time the surveyor is here to pick up pipe elevations, Mr. Youmans will ask
223 him to take measurements.

224 Mr. Herr questioned the permitted level, as some areas that were supposed to have a 4:1
225 slope have a 2:1 slope and several side slopes.

226 Mr. Youmans indicated that as-builts indicated that some ponds were 6" to 1' higher than
227 what was permitted and several outfalls were not as deep as permitted. He suggested surveying
228 the actual water and comparing to the actual elevations.

229 Mr. Herr noted that EDRA 6, in Bent Pine, was filled with 6" to 8" of standing water for
230 six to eight months and had standing water for the past four to five weeks.

231 Mr. Zimmerman pointed out that the property to the south of EDRA 11 is a lake but not
232 according to a Pasco County map.

233 In response to Mr. Russell's question, Mr. Youmans confirmed that there is standing
234 water in low lying areas. Mr. Herr noted standing water in EDRA's 1 and 2, next to the fifth
235 green. Mr. Russell noticed standing water on the right side of EDRA 4. Mr. Youmans
236 confirmed that the pond bottom elevations on EDRA's 1 and 2 were lower than Pond 48.

237 Mr. Youmans pointed out that the original design for the entire community shows the
238 type of soil below the ponds, which may differ, as the hydraulic conductivity was not the same
239 throughout the community.

240 Mr. Herr questioned the cost to drill holes as a test case. Mr. Youmans estimated several
241 thousand dollars.

242 Mr. Russell noted that he was available at 12:00 p.m., on Thursday, to meet with Mr.
243 Heath and Mr. Youmans.

244 Ms. Bonnie Walsh, a resident, asked if the material to fill in sinkholes affected the water
245 table. Mr. Youmans indicated that grout can migrate outward.

246 Mr. Russell requested that the EDRA outfalls be grouped into three categories, so the
247 Board knows the cost for labor, equipment, etc., for cleaning the outfalls.

248 Mr. Zimmerman estimated 120 outfalls; 20% requiring shovel cleaning and 80%
249 requiring simple maintenance, four times per year. He noted that shovel cleaning is labor
250 intensive. Mr. Russell requested a detailed cost estimate at the next meeting.

251 Mr. Nelson reiterated his request, at the last meeting, that Mr. Burns spray weed killer
252 around drains.

253 Mr. Russell asked if a permit to clean the outfalls was required by SWFWMD. Mr.
254 Youmans did not believe that a permit was necessary, as this was typical maintenance; however,
255 he will verify.

256 In response to Mr. Russell’s question, Mr. Burns indicated that there are currently three
257 grills and three more are expected. Those grills will replace the ones on the golf course that are
258 in the worst condition. A total of nine grills are expected to be replaced. Mr. Russell requested
259 that all grills be replaced now, as there were funds available.

260 Mr. Russell asked Mr. Zimmerman to see if lily pads can be cleaned out of EDRA 16
261 and 17, due to resident complaints. Mr. Burns is contacting a company to clean these areas twice
262 per year and suggested having LakeMasters handle the lily pads.

264 **NINTH ORDER OF BUSINESS**

Board Member Reports

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

267 This item was discussed during the Eighth Order of Business.

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

269 Mr. Adams reported that he and Mr. Herr will be working with Patriot Bank to amend the
270 note to incorporate the money borrowed to pay for the reclaimed water transition.

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

272 Mr. Elliott reported that the budget was discussed at the last Common Grounds
273 Committee meeting. The District will be involved in long-term landscape projects that are
274 EDRA related.

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

276 Mr. Russell reiterated that he and Mr. Herr will continue retrieving the remaining Right
277 of Entry forms from owners in the self-maintained Villages.

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

279 Mr. Nelson reported that Mr. Burns and his crew are doing a good job, considering the
280 large amount of rain. He noted that several areas look great and positive comments were
281 received from Rolling Hills Loop residents.

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283 **TENTH ORDER OF BUSINESS**

Staff Reports

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285 **A. Attorney**

286 There being no report, the next item followed.

287 **B. Engineer**

288 Mr. Heath reported that the reclaimed water project is proceeding well, due to the efforts
289 of the community.

290 **C. Manager**

291 **i. Approval of Unaudited Financial Statements as of July 31, 2015**

292 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2015. He
293 indicated that assessment collections were at 100%. Mr. Adams noted, on Page 2, that
294 “Expenditures” were within budget, with the exception of some one-time seasonal expenses that
295 were over budget.

296 Mr. Adams indicated that, on Page 3, \$54,000 was projected for fund balance at the end
297 of Fiscal Year 2015, compared to the prior year’s fund balance of \$10,000 to \$15,000. He noted
298 that, with two months remaining in Fiscal Year 2015, the District was recovering the fund
299 balance up to safer levels.

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301 **ELEVENTH ORDER OF BUSINESS**

Supervisors’ Requests

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

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305 **TWELFTH ORDER OF BUSINESS**

Adjournment

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

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309 **On MOTION by Mr. Nelson and seconded by Mr. Herr, with**
310 **all in favor, the meeting adjourned at 2:52 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash - SunTrust	\$ 269,743	\$ -	\$ 269,743
Investments			
Federated	33,286	-	33,286
SBA			
Operating A	714	-	714
Reserve A	1,740	-	1,740
US Bank			
Revenue	-	53,755	53,755
Reserve	-	20,914	20,914
Due from other funds			
General fund	-	5,857	5,857
Total assets	\$ 305,483	\$ 80,526	\$ 386,009
LIABILITIES & FUND BALANCE			
Liabilities			
Due to other funds			
Debt service fund	\$ 5,857	\$ -	\$ 5,857
Total liabilities	5,857	-	5,857
Fund balance			
Restricted for debt service	-	80,526	80,526
Assigned for stormwater improvements	83,000	-	83,000
Unassigned	216,626	-	216,626
Total fund balance	299,626	80,526	380,152
Total liabilities and fund balance	\$ 305,483	\$ 80,526	\$ 386,009

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 33	\$ 432,712	\$ 430,595	100%
Interest & miscellaneous	11	204	1,000	20%
Net inc/(dec) fair value of investment	-	231	-	N/A
Total revenues	<u>44</u>	<u>433,147</u>	<u>431,595</u>	100%
EXPENDITURES				
Professional & administrative fees				
Supervisors	-	2,614	3,014	87%
Management	2,704	29,745	32,450	92%
Legal	-	145	1,000	15%
Engineering	-	1,100	5,000	22%
Audit	-	9,500	10,411	91%
Assessment roll preparation	601	6,609	7,210	92%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	917	1,000	92%
Trustee fees	-	-	3,000	0%
Telephone	13	138	150	92%
Rentals and leases	155	1,705	1,860	92%
Postage	129	1,001	700	143%
Printing & binding	86	944	1,030	92%
Legal advertising	-	106	500	21%
Annual district filing fee	-	175	175	100%
Insurance	-	6,568	6,876	96%
Contingencies	48	1,027	1,000	103%
Website	-	-	500	0%
Principal (FY 2012 land purchase)	-	75,000	75,000	100%
Interest (FY 2012 land purchase)	678	8,608	9,658	89%
Principal & interest (effluent project)	-	-	72,000	0%
Total Professional & Administrative Fees	<u>4,497</u>	<u>145,902</u>	<u>233,734</u>	62%
Operations and maintenance				
Electricity - street lighting	1,510	14,507	15,000	97%
Retention pond mowing/weed control	5,209	70,147	87,000	81%
Irrigation	230	230	1,000	23%
Contingencies	-	995	2,500	40%
Aquatic weed control	1,525	17,370	17,400	100%
Dry retention pond refurbishment/planting	6,104	13,921	20,000	70%
Water quality testing	150	1,500	1,800	83%
Capital outlay (effluent project)	-	-	316,000	0%
Rentals and leases - mowers	1,170	14,944	14,040	N/A
Total operations and maintenance	<u>15,898</u>	<u>133,614</u>	<u>474,740</u>	28%

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 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	150	100%
Tax collector	-	8,687	8,971	97%
Total other fees and charges	-	8,837	9,121	97%
Total expenditures	<u>20,395</u>	<u>288,353</u>	<u>717,595</u>	40%
 Excess/(deficiency) of revenues over/(under) expenditures	 (20,351)	 144,794	 (286,000)	
OTHER FINANCING SOURCES/(USES)				
Loan proceeds	-	-	316,000	N/A
Total other financing sources/(uses)	-	-	316,000	N/A
Net increase/(decrease) of fund balance	<u>(20,351)</u>	<u>144,794</u>	<u>30,000</u>	
 Fund balance - beginning	 <u>319,977</u>	 <u>154,832</u>	 <u>137,542</u>	
Fund balance - ending	<u><u>\$ 299,626</u></u>	<u><u>\$ 299,626</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 AUGUST 31, 2015**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 17	\$ 216,518	\$ 215,477	100%
Interest	-	4	-	N/A
Total revenue	<u>17</u>	<u>216,522</u>	<u>215,477</u>	100%
EXPENDITURES				
Debt service				
Principal	-	160,000	160,000	100%
Interest	-	50,988	50,988	100%
Total debt service	<u>-</u>	<u>210,988</u>	<u>210,988</u>	100%
Other fees and charges				
Tax collector fee	-	4,348	4,489	97%
Total other fees and charges	<u>-</u>	<u>4,348</u>	<u>4,489</u>	97%
Total expenditures	<u>-</u>	<u>215,336</u>	<u>215,477</u>	100%
Net increase/(decrease) of fund balance	17	1,186	-	
Fund balance - beginning	80,509	79,340	77,737	
Fund balance - ending	<u>\$ 80,526</u>	<u>\$ 80,526</u>	<u>\$ 77,737</u>	

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



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	08/01/2015 - 08/31/2015

Description	Amount	Description	Amount
Beginning Balance	\$290,352.59	Average Balance	\$288,620.30
Deposits/Credits	\$60.20	Average Collected Balance	\$288,620.30
Checks	\$11,737.63	Number of Days in Statement Period	31
Withdrawals/Debits	\$49.13	Annual Percentage Yield Earned	.04%
Ending Balance	\$278,626.03	Interest Paid Year to Date	\$161.70

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #
	08/21	50.39		DEPOSIT			
	08/31	9.81		INTEREST PAID THIS STATEMENT THRU 08/31			
Deposits/Credits: 2				Total Items Deposited: 1			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	2041	3,000.00	08/28	2044	31.80	08/28	*2050	1,675.00	08/31
	2042	1,073.00	08/24	2045	678.11	08/24	2051	3,661.82	08/28
	2043	108.37	08/26	*2047	1,509.53	08/25			
Checks: 8				*Break in check sequence					

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	08/20	49.13		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	290,352.59	290,352.59	08/25	287,093.21	287,093.21
	08/20	290,303.46	290,303.46	08/26	286,984.84	286,984.84
	08/21	290,353.85	290,353.85	08/28	280,291.22	280,291.22
	08/24	288,602.74	288,602.74	08/31	278,626.03	278,626.03



Account Statement

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

SUNTRUST
 8/18/2015

2041

PAY TO THE ORDER OF AMERICAN MULCH & GROUND COVER, LLC. \$**3,000.00

Three Thousand and 00/100 DOLLARS

AMERICAN MULCH & GROUND COVER, LLC.
 13838 HAYS RD.
 SPRING HILL, FL 34610

MEMO
 RED MULCH INSTALL - CDD PORTION

AUTHORIZED SIGNATURE

Ck # 2041 08/28 \$3,000.00

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

SUNTRUST
 8/18/2015

2045

PAY TO THE ORDER OF PATRIOT BANK \$**678.11

Six Hundred Seventy-Eight and 11/100 DOLLARS

PATRIOT BANK
 1818 LITTLE ROAD
 TRINITY, FL 34655

MEMO
 7001139

AUTHORIZED SIGNATURE

Ck # 2045 08/24 \$678.11

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

SUNTRUST
 8/18/2015

2042

PAY TO THE ORDER OF AVENTURA NURSERY & LANDSCAPE, INC. \$**1,073.00

One Thousand Seventy-Three and 00/100 DOLLARS

AVENTURA NURSERY & LANDSCAPE, INC.
 18332 AYERS ROAD
 BROOKSVILLE, FL 34608

MEMO
 SPARTINA BAKERI, PINE STRAW BUNDLE

AUTHORIZED SIGNATURE

Ck # 2042 08/24 \$1,073.00

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

SUNTRUST
 8/18/2015

2047

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

One Thousand Five Hundred Nine and 53/100 DOLLARS

WITHLACOCOCHEE RIVER ELECTRIC COOPERAT
 12013 HAYS RD.
 SHADY HILLS, FL 34610

MEMO
 1480 721 283 380 08/07/15

AUTHORIZED SIGNATURE

Ck # 2047 08/25 \$1,509.53

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

SUNTRUST
 8/18/2015

2043

PAY TO THE ORDER OF FEDEX \$**108.37

One Hundred Eight and 37/100 DOLLARS

FEDEX
 PO BOX 880481
 DALLAS, TX 75285-0481

MEMO

AUTHORIZED SIGNATURE

Ck # 2043 08/26 \$108.37

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2395 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

SUNTRUST
 8/27/2015

2050

PAY TO THE ORDER OF LAKE MASTERS AQUATIC WEED CONTROL INC. \$**1,675.00

One Thousand Six Hundred Seventy-Five and 00/100 DOLLARS

LAKE MASTERS AQUATIC WEED CONTROL INC.
 P.O. BOX 2500
 PALM CITY, FL 34991

MEMO
 07/16 AQUATIC WEED CONTROL

AUTHORIZED SIGNATURE

Ck # 2050 08/31 \$1,675.00

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

SUNTRUST
 8/18/2015

2044

PAY TO THE ORDER OF GILBERT HERR \$**31.80

Thirty-One and 80/100 DOLLARS

HERR, GILBERT
 18226 NESTLEBRANCH COURT
 HUDSON, FL 34887

MEMO
 COROPLAST SIGN

AUTHORIZED SIGNATURE

Ck # 2044 08/28 \$31.80

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2395 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

SUNTRUST
 8/27/2015

2051

PAY TO THE ORDER OF WRATHPELL, HUNT & ASSOCIATES, LLC \$**3,661.82

Three Thousand Six Hundred Sixty-One and 82/100 DOLLARS

WRATHPELL, HUNT & ASSOCIATES, LLC
 6131 LYONS ROAD
 SUITE 100
 COCONUT CREEK, FL 33073

MEMO

AUTHORIZED SIGNATURE

Ck # 2051 08/28 \$3,661.82

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

**Heritage Pines CDD
CHECK REGISTER
August 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2041	08/18/2015	AMERICAN MULCH & GROUND COVER, LLC.	101.000 - Suntrust Bank - Checking		-3,000.00
Bill	6487	08/18/2015		539.341 · Dry Retention Pond Refurbish	-3,000.00	3,000.00
TOTAL					-3,000.00	3,000.00
Bill Pmt -Check	2042	08/18/2015	AVENTURA NURSERY & LANDSCAPE	101.000 - Suntrust Bank - Checking		-1,073.00
Bill	18142	08/18/2015		539.341 · Dry Retention Pond Refurbish	-1,073.00	1,073.00
TOTAL					-1,073.00	1,073.00
Bill Pmt -Check	2043	08/18/2015	FEDEX	101.000 - Suntrust Bank - Checking		-108.37
Bill	5-094-78141	08/18/2015		519.410 · Postage	-60.74	60.74
Bill	5-102-18431	08/18/2015		519.410 · Postage	-47.63	47.63
TOTAL					-108.37	108.37
Bill Pmt -Check	2044	08/18/2015	HERR, GILBERT	101.000 - Suntrust Bank - Checking		-31.80
Bill	081815	08/18/2015		539.341 · Dry Retention Pond Refurbish	-31.80	31.80
TOTAL					-31.80	31.80
Bill Pmt -Check	2045	08/18/2015	PATRIOT BANK	101.000 - Suntrust Bank - Checking		-678.11
Bill	081815	08/18/2015		519.492 · Contingencies - Interest	-678.11	678.11
TOTAL					-678.11	678.11
Bill Pmt -Check	2046	08/18/2015	WELLS FARGO FINANCIAL LEASING, INC.	101.000 - Suntrust Bank - Checking		-1,169.52
Bill	5002369477	08/18/2015		519.442 · Lease - Principal	-1,010.69	1,010.69
				519.443 · Lease - Interest	-158.83	158.83
TOTAL					-1,169.52	1,169.52
Bill Pmt -Check	2047	08/18/2015	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 - Suntrust Bank - Checking		-1,509.53
Bill	1490721298380 ...	08/18/2015		539.430 · Street Lighting	-1,509.53	1,509.53
TOTAL					-1,509.53	1,509.53
Bill Pmt -Check	2048	08/27/2015	COASTAL PRECAST OF FLORIDA, INC.	101.000 - Suntrust Bank - Checking		-1,999.17
Bill	082715	08/27/2015		539.341 · Dry Retention Pond Refurbish	-1,999.17	1,999.17
TOTAL					-1,999.17	1,999.17
Bill Pmt -Check	2049	08/27/2015	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 - Suntrust Bank - Checking		-5,439.09
Bill	081815	08/18/2015		539.340 · Retention Pond Mowing/Weed Cont	-5,209.09	5,209.09
				539.431 · Irrigation of Pond Banks	-230.00	230.00

**Heritage Pines CDD
CHECK REGISTER
August 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-5,439.09	5,439.09
Bill Pmt -Check	2050	08/27/2015	LAKE MASTERS AQUATIC WEED CONTROL,INC.	101.000 · Suntrust Bank - Checking		-1,675.00
Bill	15-05247	08/18/2015		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	2051	08/27/2015	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,661.82
Bill	2006-8708	08/18/2015		519.410 · Postage	-20.16	20.16
Bill	2006-8669	08/18/2015		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					-3,661.82	3,661.82