

HERITAGE PINES
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA
February 9, 2016

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

February 2, 2016

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, February 9, 2016 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. Approval of **December 8, 2015** Regular Meeting Minutes
5. Other Business
6. Board Member Reports
 - A. Ponds and Lakes: *Supervisor Robert Zimmerman*
 - B. Finance Matters and Negotiations: *Supervisor Gilbert Herr*
 - C. Reclaimed Water Project: *Supervisor Raymond Russell*
 - D. Golf Course and Surrounding Areas: *Supervisor Jack Nelson*
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of December 31, 2015
 - ii. **NEXT MEETING: April 12, 2016 at 2:00 P.M.**
8. Supervisors' Requests
9. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

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

4
5 A Regular Meeting of the Heritage Pines Community Development District’s Board of
6 Supervisors was held on **Tuesday, December 8, 2015 at 3:00 p.m.**, in the **Heritage Pines**
7 **Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.**
8

9 **Present at the meeting were:**

10		
11	Raymond Russell	Chair
12	Jack Nelson	Vice Chair
13	Herbert Elliott	Assistant Secretary
14	Gilbert Herr	Assistant Secretary
15	Robert Zimmerman	Assistant Secretary
16		

17 **Also present were:**

18		
19	Chuck Adams	District Manager
20	Cleo Crismond	Assistant Regional Manager
21	Kurt Heath	District Engineer
22	John Burns	Golf Superintendant
23	Randy Doolittle	Association Manager
24	Sarah Brundage	Resident
25		

26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

28
29 Mr. Adams called the meeting to order at 3:00 p.m., and noted, for the record, that all
30 Supervisors were present, in person.
31

32 **SECOND ORDER OF BUSINESS**

Public Comments [3 minutes per person]

33
34 There being no public comments, the next item followed.
35

36 **THIRD ORDER OF BUSINESS**

Update: Reclaimed Water Construction Activities

37
38
39 Mr. Russell spoke to the Superintendent of the Reclaimed Water project. A few homes
40 were completed and work is occurring on Grand View. Sod is being installed today but the work
41 probably will not be completed until January or early February. Debris in the ground, pieces of
42 concrete in pipes and connection problems are creating delays. A subcontractor is working

43 under the road and going through homes. Mr. Russell believed that it would probably be March
44 or April before the project is fully completed. Mr. Heath agreed. All of the connections will not
45 be completed until February; however, the maintained villages are now hooked up, including
46 Country Club Village. Grand View will be connected this week and Country Club Estates will
47 be connected next week. On the average, four homes are being hooked up, daily.

48 A Country Club Village resident asked if reclaimed water is now being used. Mr. Heath
49 replied affirmatively. The resident should notice a reduction in her future water bills. No one
50 will be billed for reclaimed water until the project is completed.

51 A resident asked about the scan lights. Mr. Heath explained that the lights were installed,
52 temporarily, for surveying, to know where everything is, such as connections and fittings; the
53 surveyor will remove them once they are finished. Mr. Elliott asked if all of the permits were
54 gathered from residents or if any were still outstanding. Mr. Heath stated that, although a few
55 were outstanding, the county moved forward.

56
57 **FOURTH ORDER OF BUSINESS**

Approval of October 13, 2015 Regular Meeting Minutes

58
59
60 Mr. Adams presented the October 13, 2015 Regular Meeting Minutes and asked for any
61 additions, deletions or corrections.

62
63 **On MOTION by Mr. Elliott and seconded by Mr. Herr, with**
64 **all in favor, the October 13, 2015 Regular Meeting Minutes, as**
65 **presented, was approved.**

66
67
68 **FIFTH ORDER OF BUSINESS**

Other Business

69
70 There being no other business to discuss, the next item followed.

71
72 **SIXTH ORDER OF BUSINESS**

Board Member Reports

73
74 **A. Ponds and Lakes: Supervisor Robert Zimmerman**

75 There being no report, the next item followed.

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

77 Mr. Herr deferred to Mr. Adams asking how the \$316,000 needed for the reclaimed water
78 project will be funded. Mr. Adams explained that no money will be borrowed. Funds will be

79 off by \$15,000 to \$20,000 but the delay in the project helped because tax receipts will arrive
80 soon. The \$83,000 that was previously set aside for lake bank restoration will be repurposed, to
81 make the payment, along with the other three years of funds already collected.

82 **C. Reclaimed Water Project: *Supervisor Raymond Russell***

83 Mr. Elliott asked Mr. Randy Doolittle, Association Manager, about the Reclaimed Water
84 Project updates that Mr. Heath places in his office for residents but were not received the last two
85 meetings; he would like the information posted. Mr. Doolittle is provided with updates but Mr.
86 Elliott was showing the updates that Mr. Heath posts. Mr. Heath stated that the updates are
87 sometimes sporadic; however, an update was completed last week. Celeste will receive the
88 updates, as well; Mr. Doolittle will notify her today.

89 **D. Golf Course and Surrounding Areas: *Supervisor Jack Nelson***

90 Mr. Nelson was at the golf course this morning and checked all of the areas.

91 Mr. Elliott prepared an extensive report of all of the drains. He spoke of the retention
92 areas that are active, at this time. 112 areas were evaluated. Mr. Elliot concluded that the issues
93 can be corrected by maintaining, including establishing an ongoing trimming process and
94 controlling the grass because grows continuously. The other way to correct the issues is by
95 repairing. Water is standing in front of some inlets and some inlet pipes are $\frac{3}{4}$ full of debris.

96 Mr. Nelson suggested that, upon completion of the Reclaimed Water Project, and while
97 the equipment is on the premises, backups and sumps should be cleaned. Mr. Nelson mentioned
98 a house that was built and had 75% fill. It had many unresolved issues and an employee
99 involved in the work told Mr. Nelson that completion was determined when they were given
100 reports to sign off on. 21 drains must be cleaned and seven of them are at least 75% blocked.
101 Mr. Elliott directed Mr. Heath to get involved in this project. Mr. Heath pointed out that this is a
102 maintenance activity but he will provide a diagram to contractors and obtain an estimate for the
103 cleanup.

104 Mr. Nelson presented a copy of the contract and noted an issue with drainage
105 maintenance. A portion of the contract states that the pipes, sand and debris are to be removed,
106 as needed, by shovel, at least twice, annually. Maintenance was transferred in-house so the
107 responsibility now lies with the District. Mr. Heath will clean the ones that can be cleaned by
108 shovel and check with Nathan, case-by-case, for the cost. Mr. Russell was unsure, according to
109 the contract, who is responsible for this work. Mr. Health indicated that this is a winter project;

110 the water levels are probably starting to recede, in some of these areas. Mr. Heath will follow up
111 with Mr. Burns, as well.

112

113 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

114

115 **A. Attorney**

116 There being no report, the next item followed.

117 **B. Engineer**

118 There being no report, the next item followed.

119 **C. Manager**

120 **i. Approval of Unaudited Financial Statements as of October 31, 2015**

121 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2015. The
122 invoices received during October accrued to Fiscal Year 2015, which ended September 30, 2015.
123 There was limited activity during the first month of Fiscal Year 2016. The previous \$83,000
124 committed for lake bank erosion repairs was used for the loan repayment. \$72,000 will be
125 collected towards principal and interest.

126 **ii. NEXT MEETING: February 9, 2016 at 2:00 P.M.**

127 The next meeting will be held on February 9, 2016 at 2:00 p.m., at this location.

128

129 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests**

130

131 Mr. Russell and Mr. Elliott heard that one community wants the CDD to install handicap
132 access to most of the golf courses. Mr. Burns stated that there are approximately six locations
133 where the paths are steep and golfers are complaining about it. Mr. Russell indicated that golfers
134 go through the stop signs too fast; he sees no reason to go forward. Mr. Doolittle heard about
135 this complaint, as well, and noted that the paths are steep and were not built correctly, from the
136 beginning. Mr. Burns has a proposal for handicap access; the estimated cost would be \$10,000.
137 Mr. Russell questioned how there would be time to complete this project when other work is
138 needed on the golf course, such as repairing the greens and tees. Mr. Burns advised that the golf
139 course renovation would commence in 2017; in 2016, he will be contracting work on the
140 irrigation around the greens. The handicap project would not take place for another year, if the
141 motion passes. In the newsletter, Mr. Elliott read that the golf course project was going to be
142 spread over three years but also heard that the course could be closed for fifteen weeks to

143 complete all of the work at one time. Mr. Burns stated that was the 2017 consideration. Mr.
144 Russell asked about the curbing project and if it will impede drainage. Mr. Burns advised and
145 Mr. Heath agreed that it would not. Mr. Elliott asked who was responsible for funding water
146 drainage by the golf course. Mr. Adams indicated that it is not the District’s responsibility; it is
147 the responsibility of the golf course to fund the water issue, as it is more golf course related than
148 stormwater drainage. Mr. Elliott asked about beautification of the grounds. Mr. Heath advised
149 that bidding for beautification of the common grounds will close January 20. An architect will
150 prepare a design and inspect plant material. Installation will be completed in-house.

151

152 **NINTH ORDER OF BUSINESS**

Adjournment

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

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156 **On MOTION by Mr. Russell and seconded by Mr. Nelson,**
157 **with all in favor, the meeting adjourned at 3:28 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
DECEMBER 31, 2015**

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

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash - SunTrust	\$ 529,289	\$ -	\$ 529,289
Investments			
Federated	33,288	-	33,288
SBA			
Operating A	715	-	715
Reserve A	1,743	-	1,743
US Bank			
Revenue	-	207,830	207,830
Reserve	-	20,914	20,914
Total assets	\$ 565,035	\$ 228,744	\$ 793,779
LIABILITIES & FUND BALANCE			
Liabilities			
Total liabilities	\$ -	\$ -	\$ -
Fund balance			
Restricted for debt service	-	228,744	228,744
Committed			
Effluent project loan payments	216,000	-	216,000
Unassigned	349,035	-	349,035
Total fund balance	565,035	228,744	793,779
Total liabilities and fund balance	\$ 565,035	\$ 228,744	\$ 793,779

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 338,372	\$ 350,014	\$ 430,595	81%
Interest & miscellaneous	20	37	1,000	4%
Total revenues	<u>338,392</u>	<u>350,051</u>	<u>431,595</u>	81%
EXPENDITURES				
Professional & administrative fees				
Supervisors	431	861	3,014	29%
Management	2,704	8,112	32,450	25%
Legal	-	57	1,000	6%
Engineering	300	300	5,000	6%
Audit	-	-	9,785	0%
Assessment roll preparation	601	1,802	7,210	25%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	250	1,000	25%
Trustee fees	-	-	3,000	0%
Telephone	12	38	150	25%
Rentals and leases	155	465	1,860	25%
Postage	195	435	700	62%
Printing & binding	86	257	1,030	25%
Legal advertising	-	79	500	16%
Annual district filing fee	-	175	175	100%
Insurance	-	6,668	6,896	97%
Contingencies	375	1,807	1,000	181%
Website	-	95	500	19%
Principal (FY 2012 land purchase)	1,027	3,068	75,000	4%
Interest (FY 2012 land purchase)	143	440	5,677	8%
Principal & interest (effluent project)	843	843	72,000	1%
Total Professional & Administrative Fees	<u>6,955</u>	<u>25,752</u>	<u>229,147</u>	11%
Operations and maintenance				
Electricity - street lighting	856	2,365	15,000	16%
Retention pond mowing/weed control	4,220	9,121	87,000	10%
Irrigation	-	-	1,000	0%
Contingencies	-	-	2,500	0%
Aquatic weed control	1,525	3,050	17,400	18%
Dry retention pond refurbishment/planting	1,680	3,912	20,000	20%
Capital outlay (effluent project)	-	-	316,000	0%
Rentals and leases - mowers	-	-	14,040	N/A
Total operations and maintenance	<u>8,281</u>	<u>18,448</u>	<u>472,940</u>	4%

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 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	0%
Tax collector	<u>6,767</u>	<u>7,000</u>	<u>8,971</u>	78%
Total other fees and charges	<u>6,767</u>	<u>7,000</u>	<u>9,121</u>	77%
Total expenditures	<u>22,003</u>	<u>51,200</u>	<u>711,208</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	316,389	298,851	(279,613)	
Fund balance - beginning	<u>248,646</u>	<u>266,184</u>	<u>601,236</u>	
Fund balance - ending	<u>\$ 565,035</u>	<u>\$ 565,035</u>	<u>\$ 321,623</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 167,340	\$ 173,098	\$ 212,919	81%
Interest	-	1	-	N/A
Total revenue	<u>167,340</u>	<u>173,099</u>	<u>212,919</u>	81%
EXPENDITURES				
Debt service				
Principal	-	-	165,000	0%
Interest	-	21,860	43,483	50%
Total debt service	<u>-</u>	<u>21,860</u>	<u>208,483</u>	10%
Other fees and charges				
Tax collector fee	3,347	3,462	4,436	78%
Total other fees and charges	<u>3,347</u>	<u>3,462</u>	<u>4,436</u>	78%
Total expenditures	<u>3,347</u>	<u>25,322</u>	<u>212,919</u>	12%
Net increase/(decrease) of fund balance	163,993	147,777	-	
Fund balance - beginning	64,751	80,967	79,521	
Fund balance - ending	<u>\$ 228,744</u>	<u>\$ 228,744</u>	<u>\$ 79,521</u>	

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



Account Statement

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

JAN 0 2016

Questions? Please call
 1-800-786-8787

EFFECTIVE JANUARY 2016, YOUR ACCOUNT NAME WILL CHANGE,
 AND APPEAR AS PUB FUNDS NOW..

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS NOW	0615006011053	12/01/2015 - 12/31/2015

Description	Amount	Description	Amount
Beginning Balance	\$228,688.91	Average Balance	\$560,240.00
Deposits/Credits	\$495,616.33	Average Collected Balance	\$560,240.00
Checks	\$192,620.70	Number of Days in Statement Period	31
Withdrawals/Debits	\$295.06	Annual Percentage Yield Earned	.04%
Ending Balance	\$531,389.48	Interest Paid Year to Date	\$204.99

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	12/04	373,499.09		DEPOSIT	12/18	122,098.21		DEPOSIT
	12/31	19.03		INTEREST PAID THIS STATEMENT THRU 12/31				
Deposits/Credits: 3				Total Items Deposited: 3				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	146	184.70	12/15	2087	1,509.53	12/01	2094	2,012.83	12/29
	*2081	2,232.00	12/01	2088	169,635.90	12/23	*2096	3,641.66	12/23
	2082	57.00	12/01	2089	195.44	12/29	2097	855.57	12/29
	2083	4,900.71	12/04	2090	4,775.84	12/29			
	*2086	1,169.52	12/01	*2093	1,450.00	12/28			
Checks: 13				*Break in check sequence					

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	12/10	61.20		ELECTRONIC/ACH DEBIT ADP Tax/401k Tax/401k 07QHR 121150A01
	12/10	184.70		ELECTRONIC/ACH DEBIT ADP EEPAY/GARNWC EEPAY/GARN 687063049854QHR
	12/18	49.16		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 3				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	12/01	223,720.86	223,720.86	12/23	540,660.13	540,660.13
	12/04	592,319.24	592,319.24	12/28	539,210.13	539,210.13
	12/10	592,073.34	592,073.34	12/29	531,370.45	531,370.45
	12/15	591,888.64	591,888.64	12/31	531,389.48	531,389.48
	12/18	713,937.69	713,937.69			



Account Statement

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON FL 33431

Payroll check number: 000000146
 Pay date: 12/11/2015

PAY TO THE ORDER OF: RAYMOND RUESELL
 The amount: ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS \$184.70

MEMO: AUTHORIZED SIGNATURE

⑆00000146⑆ ⑆063102152⑆0615006011053⑆

Ck # 146 12/15 \$184.70

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
 The amount: One Thousand Five Hundred Nine and 53/100 DOLLARS \$1,509.53

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

MEMO: AUTHORIZED SIGNATURE

⑆002087⑆ ⑆063102152⑆0615006011053⑆

Ck # 2087 12/01 \$1,509.53

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: AVENTURA NURSERY & LANDSCAPE, INC.
 The amount: Two Thousand Two Hundred Thirty-Two and 00/100 DOLLARS \$2,232.00

MEMO: AVENTURA NURSERY & LANDSCAPE, INC.
 18332 AYERS ROAD
 BROOKSVILLE, FL 34600

MEMO: BERMUDA 500 12 PALLETS

MEMO: AUTHORIZED SIGNATURE

⑆002081⑆ ⑆063102152⑆0615006011053⑆

Ck # 2081 12/01 \$2,232.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: HERITAGE PINES CDD
 The amount: One Hundred Sixty-Nine Thousand Six Hundred Thirty-Five and 00/100 DOLLARS \$169,635.00

MEMO: HERITAGE PINES CDD
 2300 Glades Road
 SUITE 410W
 Boca Raton, FL 33481

MEMO: ACCOUNT 128052903

MEMO: AUTHORIZED SIGNATURE

⑆002088⑆ ⑆063102152⑆0615006011053⑆

Ck # 2088 12/23 \$169,635.90

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: BUSH ROSS
 The amount: Fifty-Seven and 00/100 DOLLARS \$57.00

MEMO: BUSH ROSS
 PO BOX 5913
 TAMPA, FL 33601-3913

MEMO: 1016 LEGAL FEES

MEMO: AUTHORIZED SIGNATURE

⑆002082⑆ ⑆063102152⑆0615006011053⑆

Ck # 2082 12/01 \$57.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: FEDEX
 The amount: One Hundred Ninety-Five and 44/100 DOLLARS \$195.44

MEMO: FEDEX
 PO BOX 850481
 DALLAS, TX 75288-0481

MEMO: 3643-5275-D

MEMO: AUTHORIZED SIGNATURE

⑆002089⑆ ⑆063102152⑆0615006011053⑆

Ck # 2089 12/29 \$195.44

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: HERITAGE PINES COMMUNITY ASSOCIATION, INC.
 The amount: Four Thousand Nine Hundred and 71/100 DOLLARS \$4,900.71

MEMO: HERITAGE PINES COMMUNITY ASSOCIATION, INC.
 11524 SCENIC HILLS BLVD
 HUDSON, FL 34607

MEMO: 1016 GROUNDS MAINT

MEMO: AUTHORIZED SIGNATURE

⑆002083⑆ ⑆063102152⑆0615006011053⑆

Ck # 2083 12/04 \$4,900.71

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: HERITAGE PINES COMMUNITY ASSOCIATION, INC.
 The amount: Four Thousand Seven Hundred Seventy-Five and 84/100 DOLLARS \$4,775.84

MEMO: HERITAGE PINES COMMUNITY ASSOCIATION, INC.
 11524 SCENIC HILLS BLVD
 HUDSON, FL 34607

MEMO: AUTHORIZED SIGNATURE

⑆002090⑆ ⑆063102152⑆0615006011053⑆

Ck # 2090 12/29 \$4,775.84

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: WELLS FARGO FINANCIAL LEASING, INC.
 The amount: One Thousand One Hundred Sixty-Nine and 82/100 DOLLARS \$1,169.52

MEMO: WELLS FARGO FINANCIAL LEASING, INC.
 PO BOX 8434
 CAROL STREAM, IL 60197

MEMO: LEASE PAYMENT - 11/01/15-12/28/15

MEMO: AUTHORIZED SIGNATURE

⑆002086⑆ ⑆063102152⑆0615006011053⑆

Ck # 2086 12/01 \$1,169.52

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON, FL 33431

PAY TO THE ORDER OF: SUNSHINE MASONRY
 The amount: One Thousand Four Hundred Fifty and 00/100 DOLLARS \$1,450.00

MEMO: SUNSHINE CONCRETE, INC.
 DBA SUNSHINE MASONRY
 3310 EBERS PARKWAY
 NEW PORT RICHEY, FL 34666

MEMO: REPAIR DAMAGED CONCRETE

MEMO: AUTHORIZED SIGNATURE

⑆002093⑆ ⑆063102152⑆0615006011053⑆

Ck # 2093 12/28 \$1,450.00



Account Statement

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

SUNTRUST
69-21683T 12/18/2015

2084

PAY TO THE ORDER OF WELLS FARGO FINANCIAL LEASING, INC \$2,012.83

Two Thousand Twelve and 83/100

WELLS FARGO FINANCIAL LEASING, INC.
PO BOX 6454
CAROL STREAM, IL 00197

MEMO LEASE PAYMENT - 12/20/15-01/20/16

1002094 006310215210615006011053

Ck # 2094 12/29 \$2,012.83

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

SUNTRUST
61-21683T 12/18/2015

2097

PAY TO THE ORDER OF WITHLACOCHEE RIVER ELECTRIC COOPERATIVE \$855.57

Eight Hundred Fifty-Five and 57/100

WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
12013 HAYS RD.
SHADY HILLS, FL 34610

MEMO

349072120138812/07/15

1002097 006310215210615006011053

Ck # 2097 12/29 \$855.57

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

SUNTRUST
69-21683T 12/18/2015

2096

PAY TO THE ORDER OF WRATHELL HUNT & ASSOCIATES, LLC \$3,641.66

Three Thousand Six Hundred Forty-One and 66/100

WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

MEMO 12/16 MGMT FEE

1002096 006310215210615006011053

Ck # 2096 12/23 \$3,641.66

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

**Heritage Pines CDD
CHECK REGISTER
December 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	12/11/2015	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	146	12/11/2015	RAYMOND E RUSSELL	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	2088	12/18/2015	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-169,635.90
				207.201 · Due to Debt Service	-169,635.90	169,635.90
TOTAL					-169,635.90	169,635.90
Bill Pmt -Check	2089	12/18/2015	FEDEX	101.000 · Suntrust Bank - Checking		-195.44
Bill	5-248-40899	12/18/2015		519.410 · Postage	-195.44	195.44
TOTAL					-195.44	195.44
Bill Pmt -Check	2090	12/18/2015	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-4,775.84
Bill	03184420	12/18/2015		519.490 · Contingencies	-325.84	325.84
Bill	121815	12/18/2015		539.340 · Retention Pond Mowing/Weed Cont	-4,220.00	4,220.00
				539.341 · Dry Retention Pond Refurbish	-230.00	230.00
TOTAL					-4,775.84	4,775.84
Bill Pmt -Check	2091	12/18/2015	LAKE MASTERS AQUATIC WEED CONTROL,INC.	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	15-08488	12/18/2015		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2092	12/18/2015	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-300.00
Bill	HPC1202-08-2	12/18/2015		519.320 · Engineering	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	2093	12/18/2015	SUNSHINE MASONRY	101.000 · Suntrust Bank - Checking		-1,450.00
Bill	121815	12/18/2015		539.341 · Dry Retention Pond Refurbish	-1,450.00	1,450.00
TOTAL					-1,450.00	1,450.00

**Heritage Pines CDD
CHECK REGISTER
December 2015**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2094	12/18/2015	WELLS FARGO FINANCIAL LEASING, INC.	101.000 · Suntrust Bank - Checking		-2,012.83
Bill	5002673667	12/18/2015		519.442 · Lease - Principal	-1,026.76	1,026.76
				519.443 · Lease - Interest	-142.76	142.76
				519.444 · Lease - Tax	-843.31	843.31
TOTAL					-2,012.83	2,012.83
Bill Pmt -Check	2095	12/18/2015	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	2096	12/18/2015	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2006-8957	12/18/2015		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					-3,641.66	3,641.66
Bill Pmt -Check	2097	12/18/2015	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-855.57
Bill	1490721298380 ...	12/18/2015		539.430 · Street Lighting	-855.57	1,509.53
TOTAL					-855.57	1,509.53