

# **HERITAGE PINES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 18, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**Heritage Pines Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

October 11, 2022

Board of Supervisors  
Heritage Pines Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on October 18, 2022 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. Pledge of Allegiance
3. Public Comments: Agenda Items [3 minutes per person]
4. Update: Discussions with HPCA Regarding Potential Lease of Front Property
  - A. Non-Binding Letter of Intent to Discuss Lease Terms for Real Property
    - CDD Letter
    - HPCA Counter Letter
5. Continued Discussion: Down to Earth Landscaping
  - A. Update: Status of HPCA Contract with Down to Earth Landscaping
  - B. Update: Status of Inspection of Slope Hazards at the Two Islands
  - C. Consideration of DTE Landscaping Proposal for EDRA #28 to Cover Slope with Irrigation and Sod (*provided under separate cover*)
6. Consideration of Wayne Vance Sunshine State Sprinkler Company Estimate #1440 to Add Rotor with Pipe and Fittings
7. Discussion/Update: Spatterdock Treatment Program for NWRAs 38 and 33
8. Consideration of Lupton's Construction Services, LLC, Proposals
  - A. Proposal #2022-3 for Storm Pipe Repair – Depression Area

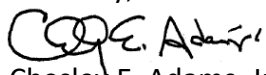
- B. Proposal #2022-4 for Curb Inlet Top Repair
- 9. Acceptance of Unaudited Financial Statements as of August 31, 2022
- 10. Approval of July 19, 2022 Public Hearing and Regular Meeting Minutes
  - To Do Action Items List
- 11. Staff Reports
  - A. District Counsel: *Straley Robin Vericker, P.A.*
  - B. District Engineer: *Stroud Engineering Consultants*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: December 7, 2022 at 2:00 P.M.

- QUORUM CHECK

Arthur Rhodes	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Janice Benedetti	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Walsh	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Kathleen F. Lonergan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Carol E. Vaughan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 12. Audience Comments: Non-Agenda Items [3 minutes per person]
- 13. Supervisors' Requests
- 14. 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**  
**PARTICIPANT PASSCODE: 229 774 8903**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**

## Non-Binding Letter of Intent to Discuss Lease Terms for Real Property

Property:

Parcel: 05-24-17-0000-00100-0019 (“Property”)

Unplatted 5.41 acres of undisturbed, vacant commercial property, subject to a drainage easement over the easterly 1 acre of the Property, located in Heritage Pines Community Development District, Hudson, Florida

Parties:

Owner/Proposed Lessor: Heritage Pines Community Development District (CDD)

Proposed Tenant: Heritage Pines Community Association (HPCA)

Introduction:

CDD minutes from July 10, 2012, reflect that the CDD authorized the Chair and District Manager to proceed with negotiations for the CDD to acquire the Property. In its discussions, the CDD decided to purchase the Property for the use of the community, to avoid a retail establishment being built in the front of the community, and for possible use in the future as a nature park. On October 1, 2012, U.S. Homes conveyed the Property to the District subject to matters of record. The Property is currently vacant.

On July 19, 2022, HPCA attended the CDD meeting to request the following:

- Request the CDD convey to HPCA the Property and
- Request the CDD acquire another parcel in the area.

The issue of acquisition of additional property was not heavily discussed at the CDD meeting; however, with regard to the possible HPCA acquisition of the CDD Property, the HPCA and CDD attorneys were directed to compose a non-binding letter of intent for HPCA.

This document summarizes condition to further the discussion of HPCA acquisition or use of the Property:

1. Propose the CDD and HPCA enter into a long-term lease agreement for HPCA use of the Property to include the following provisions:
  - a. HPCA meet conditions precedent described below.
  - b. Parties enter into up to a 99-year lease
  - c. Lease to include indemnification of the CDD by HPCA for any use or damages relating to HPCA use of the Property.
  - d. Use of Property be restricted to passive use, such as a nature trail.
  - e. Use of Property to ensure protection of the natural habitat, plants, trees, and aesthetics.
  - f. Development of the Property to result in minimal loss of trees on the Property.
  - g. Other than the access points to the trails, any development of the Property will be internal to the tree stand.
  - h. In addition to any code requirements, a minimum 20-foot buffer will remain between the Property and other, abutting property.

- i. Covenant that the Property will always be used to serve a clearly stated public purpose.
  - j. Covenant that the Property will be available to the public.
  - k. Provision allowing CDD to control and monitor use of the Property to ensure the use is consistent with a public purpose.
  - l. Require that the lessee will at all times be a not-for-profit corporation and that no profit or private gain will result to any individual as a result of the use of the Property.
  - m. A provision that the lease will terminate if Property is used in such a way as to not serve a public purpose.
  - n. A provision that, upon termination of the lease, the Property and all improvements will revert to the District.
  - o. Unless otherwise required by the County in its approval process, parking access will be limited to HPCA-owned property.
2. Prior to entering into a lease, the following conditions precedent shall be met:
  - a. HPCA obtain consent of the majority of property owners present at a public meeting to enter into a lease for the Property.
  - b. HPCA finalize any required revisions to the restrictive covenants that are necessary for the HPCA's proposed use of the Property.
  - c. CDD to approve any proposed use of the Property prior to HPCA's submittal to the County.
  - d. CDD must affirmatively vote to approve any proposed lease, following a public hearing.
3. The proposed lease may be signed in advance of HPCA obtaining any required permits but will not take effect until all permits are obtained.

**Heritage Pines Community Development District  
and  
Heritage Pines Community Association, Inc.  
Non-Binding Letter of Intent to Discuss Lease Terms for Real Property**

**Summary**

This nonbinding letter of intent sets forth the general terms by which the Heritage Pines Community Development District (“**CDD**”) would enter into an agreement to lease certain property to the Heritage Pines Community Association, Inc. (“**HPCA**” or “**Association**”) on a long-term basis for improvement and use for recreational purposes on a long-term basis. This letter of intent is not a legally enforceable agreement. The purpose of the letter is to express the parties’ good faith intentions to enter into negotiations.

**Property:**

The CDD owns parcel number 05-24-17-0000-00100-0019, located between County Line Road and Heritage Point Drive in the Heritage Pines Community Development District in Hudson, Florida (“**Property**”). The Property is a 5.41 acre unplatted parcel of undisturbed, vacant commercial property. The Property is largely covered with trees and other growth and is subject to a drainage easement over the easterly 1 acre of the Property.

**Parties:**

Owner/Proposed Lessor:       Heritage Pines Community Development District (CDD)  
Proposed Tenant:               Heritage Pines Community Association, Inc. (HPCA)

The HPCA operates and maintains certain common areas in the Heritage Pines community for the use and benefit of the members of HPCA pursuant to the Master Declaration of Covenants Conditions and Restrictions for Heritage Pines, as amended and restated (“**Declaration**”). The common area includes a clubhouse, pool, tennis courts, and golf course. The HPCA Board of Directors has received inquiries from its members who are interested in expanding the recreation facilities of the HPCA.

The CDD is a local unit of special purpose government entity established pursuant to Chapter 190, Florida Statutes on October 28, 1997, by the Board of County Commissioners of Pasco County, Florida Ordinance No. 97-15. The CDD responsible for owning, operating, and maintaining the Property in Heritage Pines. The CDD and HPCA share common membership. The voting members of the CDD include all of the registered voters residing within the boundaries the CDD. The members of the HPCA include all of the record owners of property in Heritage Pines subject to the Declaration.

The HPCA desires to enter into an agreement with the CDD to allow the HPCA to lease the Property in order to construct and maintain certain recreation facilities for the use and benefit of the members of the HPCA and residents of the CDD.

**Introduction and Background Regarding Property:**

The CDD acquired the property by a Special Warranty Deed from U.S. Home Corporation on October 1, 2012. The deed is recorded at O.R. Book 8764, Page 2015, in the public records of



Pasco County, Florida. CDD minutes from July 10, 2012, reflect that the CDD authorized the Chair and District Manager to proceed with negotiations for the CDD to acquire the Property for the use of the community, to avoid a retail establishment being built in the front of the community, and for possible use in the future as a nature park. The Property has been and remains vacant.

### **HPCA's Request**

On July 19, 2022, HPCA attended the CDD meeting to request the CDD convey to HPCA the Property for improvement and use by the members of HPCA and residents of the CDD. HPCA also requested the CDD to consider acquiring a parcel adjacent to the CDD for further use and improvement by the HPCA members and CDD residents and to avoid unwanted development or use of the parcel. The CDD did not take any action on the request to acquire the adjacent parcel, but did direct its District Counsel to communicate with counsel for HPCA to compose a non-binding letter of intent to enter into an agreement with HPCA to acquire and improve the Property.

### **Conditions and Requirements for Agreement of the Parties**

1. **Type of Transaction.** The form of acquisition would be a long-term lease agreement.

2. **Parties.** The parties to the lease will be the CDD and HPCA. The lease shall require that the lessee (HPCA) will at all times be a not-for-profit corporation and that no profit or private gain will result to any individual as a result of the use of the Property. The lease shall not be assignable without the prior written approval of both parties.

3. **Term.** The term would be not less than 50 nor more than 99 years. The agreement would automatically renew.

4. **Termination.** Lease shall be terminable by notice to the other party prior to automatic renewal. Lease shall be terminable at any time by CDD upon determination by CDD that the Property is used in a manner that is not a public use. Upon termination of the lease, the Property and all improvements will revert to the District.

5. **Use.** Use of the Property would be subject to the following:

- a. Use of Property be restricted to the following uses:
  - i. passive use, such as a nature trail
  - ii. fitness center
  - iii. ?
- b. CDD to approve any proposed use of the Property prior to HPCA's submittal to the County.
- c. Use must be approved by HPCA members in accordance with the Declaration
- d. Property will always be used to serve a clearly stated public purpose.
- e. Property will be available for use by the public subject to a reasonable fee established by HPCA.
- f. HPCA shall be authorized to adopt rules and regulations related to the use of the leased Property and improvements which rules and regulations shall apply to all users
- g. Provision allowing CDD to monitor use of the Property to ensure the use is consistent with a public purpose.

**6. Construction and Improvement.**

- a. HPCA shall be responsible for the construction, maintenance, repair and replacement of the improvements on the Property and shall assess its members for all such costs
- b. Use of Property shall protect the natural habitat, plants, trees, and aesthetics to the greatest extent possible consistent with the approved use.
- c. Development of the Property to result in minimal loss of trees on the Property
- d. Improvement is subject to compliance with applicable permitting/zoning and other requirements of any local government entity with jurisdiction
- e. Unless otherwise required by the County in its approval process, parking access will be limited to HPCA-owned property.
- f. Other than the access points to the trails or other improvements, any development of the Property will be internal to the tree stand.
- g. In addition to any code requirements, a minimum 20-foot buffer will remain between the Property and other, abutting property.

7. **Consideration.** Consideration for lease shall be use of the improvements by CDD residents

8. **Insurance/Indemnification.** Lease to include indemnification of the CDD by HPCA for any use or damages relating to HPCA use of the Property. HPCA and CDD shall obtain property and liability insurance appropriate to their respective interest in the property and shall name each other as named insureds on any policies for the Property.

9. **Governing law.** The lease agreement would be governed by Florida law. Venue for any dispute shall be in Pasco County, Florida. Parties shall be required to mediate any disputes prior to filing a lawsuit unless waived by both parties.

**Conditions Precedent to Lease.** Prior to entering into a lease, the following conditions precedent shall be met:

- a. HPCA shall obtain approval of the HPCA members as necessary to amend the Declaration to permit the HPCA to enter into the long-term lease with the CDD and to improve and maintain the Property and to assess its members for the costs of construction, maintenance, repair, and replacement of any improvements to the property.
- b. HPCA Board shall approve any proposed lease
- c. CDD Board shall approve any proposed lease, following a public hearing.
- d. The proposed lease may be signed in advance of HPCA obtaining any required permits but will not take effect until all permits are obtained.

**Termination of Discussion.** This letter of intent expresses the parties' intent to enter into a lease agreement, but this letter is not binding and either party may terminate discussion with or without cause at any time.

**Expenses.** Each party shall bear their expenses, including legal fees, related to the negotiation, drafting, and execution of this letter of intent and any resulting lease agreement.

The foregoing accurately represents the terms and conditions by which the HPCA and CDD would agree to enter into a lease. By executing this letter of intent, the parties agree that they have been duly authorized and shall act in good faith to negotiate, draft, and execute a long-term lease of the Property.

Heritage Pines Community Association, Inc.

Heritage Pines Community Development  
District

By:

By:

\_\_\_\_\_  
\_\_\_\_\_, President

\_\_\_\_\_  
\_\_\_\_\_, Chair

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

Wayne Vance Sunshine State Sprinkler Co.  
 8244 commercial way  
 WEEKI WACHEE, FL 34613 US  
 (352) 686-5924  
 sss4hoa@yahoo.com

# Estimate



ADDRESS
Heritage Pines Heritage Pines Community Association 11524 Scenic Hills Blvd Fl. Hudson, FL 34667

SHIP TO
Heritage Pines Heritage Pines Community Association 11524 Scenic Hills Blvd Fl. Hudson, FL 34667

ESTIMATE #	DATE
1440	08/15/2022

**SALES REP**  
 Wayne Vance

ACTIVITY	QTY	RATE	AMOUNT
<b>Add rotor</b> Add rotor w/ pipe and fittings- includes 1 valve tied into Country Green village main and Hunter Node battery operated controller with dc solenoid	8	90.00	720.00
<b>Labor</b> Additional Labor	8	40.00	320.00
<b>Water Meter</b> water meter with shut off and valve box installed	1	415.00	415.00

**TOTAL** **\$1,455.00**

Accepted By

Accepted Date

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**8A**

# Proposal #2022-3

## Lupton's Construction Services, LLC.

20840 Chisholm Trail, Land O Lakes, Florida 34638

Phone # 813-714-3530

State Certified Utility & Excavation Contractor CUC1225713

State Certified General Contractor CGC1529402

### Proposal

To: Heritage Pines Project: Heritage Pines Storm Pipe Repair  
Depression Area  
Bid Date: 09/19/2022

DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
Mobilization	1.000	ls	\$825.00	\$825.00
36" pipe plug rental/ install & remove	1.000	ea	\$2,058.15	\$2,058.15
Excavate depression area & backfill	1.000	ea	\$1,760.70	\$1,760.70
Rock & pump to keep hole dry	1.000	ea	\$1,095.42	\$1,095.42
Mirifi/concrete pipe joint or inlet box leak	40.000	bg	\$43.47	\$1,738.80
Grade & sod w/st. augustine sod	400.000	sf	\$4.91	\$1,964.00
			<b>TOTAL BID:</b>	<b>\$9,442.07</b>

### Project Comments

#### Notes & Exclusions:

All work to be completed on a weekday evenings & Saturdays.

Engineer certifications if required by others.

Density testing by others.

We are not responsible for sidewalk panels cracking when crossed over with our equipment to get to project location.

All permits and fees if required, by others.

Any conflict with existing utilities will be an extra cost.

Unsuitable/contaminated fill & rock removal and replacement by change order.

Dewatering permit if required by others.

Pollution Prevention Plan (SWPPP), permit & inspector / inspections by others.

This price is only good for thirty (30) days.

#### ACCEPTANCE OF PROPOSAL:

I accept this proposal and authorize you to proceed accordingly, payment due upon completion. By signing this document, this serves as a contract between \_\_\_\_\_ and Lupton's Construction Services, LLC.

Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**8B**



# Proposal #2022-4

## Lupton's Construction Services, LLC.

20840 Chisholm Trail, Land O Lakes, Florida 34638

Phone # 813-714-3530

State Certified Utility & Excavation Contractor CUC1225713

State Certified General Contractor CGC1529402

### Proposal

To: Heritage Pines Project: Heritage Pines Curb Inlet Top Repair Only - 2  
Bid Date: 09/20/2022

DESCRIPTION	BID QTY U/M	UNIT BID	AMOUNT
Clean & prepare surface	1 ea.	\$183.75	\$183.75
Drill & place dowls to support repairs	1 ea.	\$328.16	\$328.16
Form & pour concrete repair	1 ea.	\$640.52	\$640.52
Remove forms & clean up area	1 ea.	\$103.50	\$103.50

**TOTAL BID: \$1,255.93**

### Project Comments

#### Notes & Exclusions:

- All work to be done on a Saturday / Sunday or weekday evenings.
- This price is just for repairing the curb inlet tops only.
- The repair is only for cosmetic purposes only and not to bring back the structural strength it had when new.
- All permits and fees if required, by others.
- Grassing, seed & mulch, landscaping & landscape berms by others.
- Dewatering not included and will be an extra cost if needed.
- Dewatering permit if required by others.
- Pollution Prevention Plan (SWPPP), permit & inspector / inspections by others.
- This price is only good for thirty (30) days.
- 

#### ACCEPTANCE OF PROPOSAL

I accept this proposal and authorize you to proceed accordingly, payment due upon completion. By signing this document, this serves as a contract between \_\_\_\_\_ and Lupton's Construction Services, LLC.

Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_:

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2022**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2022**

	Major Funds	Total
	General	Governmental Funds
<b>ASSETS</b>		
Cash - SunTrust	\$ 532,595	\$ 532,595
SBA		
Operating A	774	774
Reserve A	1,887	1,887
Utility deposit	14,717	14,717
Total assets	\$ 549,973	\$ 549,973
<b>LIABILITIES &amp; FUND BALANCE</b>		
<b>Liabilities</b>		
Total liabilities	-	-
<b>Fund balance</b>		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	154,973	154,973
Total fund balance	549,973	549,973
<b>Total liabilities and fund balance</b>	<b>\$ 549,973</b>	<b>\$ 549,973</b>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
UNRECONCILED GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2022**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
<b>REVENUES</b>															
Assessment levy	\$ -	\$ 93,707	\$ 165,152	\$ 8,660	\$ 3,731	\$ 8,799	\$ 1,590	\$ 323	\$ 1,893	\$ -	\$ -	\$ -	\$ 283,856	\$ 282,926	100%
Interest & miscellaneous	4	4	5	734	5	6	6	7	7	9	760	-	1,549	1,000	155%
Total revenues	4	93,711	165,157	9,394	3,736	8,805	1,596	330	1,900	9	760	-	285,405	283,926	101%
<b>EXPENDITURES</b>															
<b>Professional &amp; administrative fees</b>															
Supervisors	861	-	1,076	-	1,076	-	1,076	-	-	1,076	1,076	-	6,244	7,000	89%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	29,746	32,450	92%
Legal	-	-	-	436	117	72	57	342	-	-	122	-	1,203	1,000	120%
Engineering	-	-	-	409	-	260	-	410	-	6,468	410	-	7,957	5,000	159%
Audit	-	-	500	7,000	-	-	-	-	-	-	-	-	7,500	7,500	100%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	601	-	6,609	7,210	92%
Arbitrage rebate calculation	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Dissemination agent fees	83	83	83	83	83	83	83	83	83	83	83	-	917	1,000	92%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	13	13	13	13	13	13	13	13	13	13	-	138	150	92%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	155	-	1,705	1,860	92%
Postage	-	102	95	8	-	-	-	200	109	7	109	-	631	1,000	63%
Printing & binding	86	86	86	86	86	86	86	86	86	86	86	-	944	1,030	92%
Legal advertising	160	-	-	-	-	-	-	-	-	111	303	-	573	350	164%
Annual district filing fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	7,720	-	-	-	-	-	-	-	-	-	-	-	7,720	8,205	94%
Contingencies	54	53	59	56	56	46	45	45	45	46	46	-	548	1,000	55%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total Professional & Administrative Fees	12,647	3,972	5,372	11,551	4,891	4,725	4,820	4,354	4,138	11,350	5,708	-	73,525	81,382	90%
<b>Operations and maintenance</b>															
Electricity - street lighting	1,914	1,914	1,914	1,914	1,923	1,949	1,963	1,983	2,007	2,025	2,025	-	21,534	22,500	96%
Retention pond mowing/weed control	-	4,001	-	1,440	10,491	6,641	13,978	5,187	9,054	1,200	6,329	-	58,321	88,000	66%
Irrigation water	-	1,194	-	1,013	-	1,850	3,200	-	4,143	4,978	2,347	-	18,727	15,000	125%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	1,525	1,525	2,720	1,525	1,525	3,086	1,586	-	3,859	2,274	1,586	-	21,211	20,000	106%
Dry retention pond refurbishment/planting	-	-	1,010	-	-	-	-	-	-	-	-	-	1,010	50,000	2%
EDRA Mowing/Spraying	-	-	-	-	-	-	-	-	-	-	4,531	-	4,531	50,000	9%
Water quality testing	-	-	750	-	-	-	-	-	-	-	-	-	750	-	N/A
Total operations and maintenance	3,439	8,634	6,394	5,892	13,939	13,526	20,727	7,170	19,063	10,477	16,818	-	126,084	246,500	51%
<b>EXPENDITURES (continued)</b>															
<b>Other fees and charges</b>															
Property appraiser	-	-	-	-	-	-	-	150	-	-	-	-	150	150	100%
Tax collector	-	1,874	3,303	173	75	176	31	6	39	-	-	-	5,677	5,894	96%
Total other fees and charges	-	1,874	3,303	173	75	176	31	156	39	-	-	-	5,827	6,044	96%
Total expenditures	16,086	14,480	15,069	17,616	18,905	18,427	25,578	11,680	23,240	21,827	22,526	-	205,436	333,926	62%
Excess/(deficiency) of revenues over/(under) expenditures	(16,082)	79,231	150,088	(8,222)	(15,169)	(9,622)	(23,982)	(11,350)	(21,340)	(21,818)	(21,766)	-	79,969	(50,000)	
Fund balance - beginning	470,004	453,922	533,153	683,241	675,019	659,850	650,228	626,246	614,896	593,557	571,739	549,973	470,004	423,740	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	58,922	138,153	288,241	280,019	264,850	255,228	231,246	219,896	198,556	176,739	154,973	154,973	154,973	(21,260)	
Fund balance - ending	\$ 453,922	\$ 533,153	\$ 683,241	\$ 675,019	\$ 659,850	\$ 650,228	\$ 626,246	\$ 614,896	\$ 593,556	\$ 571,739	\$ 549,973	\$ 549,973	\$ 549,973	\$ 373,740	

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL LEDGER  
AS OF  
AUGUST 2022**

**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>101.000 · Suntrust Bank - Checking</b>							470,774.36
General Journal	10/14/2021	2802		A/P 10/14/2021		20,347.54	450,426.82
General Journal	10/21/2021	2814		ACCOUNT ANALYSIS FEE		53.56	450,373.26
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21		738.80	449,634.46
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21		122.40	449,512.06
General Journal	10/29/2021	2807		A/P 10/29/2021		2,172.66	447,339.40
General Journal	10/29/2021	2813		INTEREST INCOME	3.99		447,343.39
General Journal	11/09/2021	2810		A/P 11/09/2021		8,393.49	438,949.90
General Journal	11/12/2021	2815		EXCESS FEES	1,099.00		440,048.90
General Journal	11/16/2021	2818		A/P 11/16/2021		4,175.51	435,873.39
General Journal	11/19/2021	2819		TAX COLLECTION	6,194.40		442,067.79
General Journal	11/19/2021	2829		ACCOUNT ANALYSIS FEE		52.57	442,015.22
General Journal	11/29/2021	2823		TAX COLLECTION	41,215.51		483,230.73
General Journal	11/30/2021	2830		INTEREST INCOME	3.80		483,234.53
General Journal	12/03/2021	2825		TAX COLLECTION	44,422.59		527,657.12
General Journal	12/13/2021	2828		A/P 12/13/2021		18,294.37	509,362.75
General Journal	12/17/2021	2832		NO PRIOR ENTRY - DISTRIBUTION CHECK...	142,434.52		651,797.27
General Journal	12/20/2021	2845		ACCOUNT ANALYSIS FEE		59.05	651,738.22
General Journal	12/22/2021	2833		BOARD MEETING - 12/07/21		923.50	650,814.72
General Journal	12/22/2021	2833		BOARD MEETING - 12/07/21		153.00	650,661.72
General Journal	12/31/2021	2844		INTEREST INCOME	4.89		650,666.61
General Journal	01/06/2022	2837		TAX COLLECTION	10,115.09		660,781.70
General Journal	01/11/2022	2840		A/P 01/11/2022		15,862.92	644,918.78
General Journal	01/20/2022	2848		Misc refund	728.48		645,647.26
General Journal	01/21/2022	2849		A/P 01/21/2022		5,729.45	639,917.81
General Journal	01/21/2022	2856		ACCOUNT ANALYSIS FEE		56.75	639,861.06
General Journal	01/31/2022	2850		TAX COLLECTION	9,301.83		649,162.89
General Journal	01/31/2022	2854		TAX COLLECTION	8,487.23		657,650.12
General Journal	01/31/2022	2857		INTEREST INCOME	5.62		657,655.74
General Journal	02/08/2022	2853		A/P 02/08/2022		18,402.54	639,253.20
General Journal	02/18/2022	2861		ACCOUNT ANALYSIS FEE		55.75	639,197.45
General Journal	02/18/2022	2861		INTEREST INCOME	3.82		639,201.27
General Journal	02/23/2022	2858		BOARD MEETING - 02/15/22		923.50	638,277.77
General Journal	02/23/2022	2858		BOARD MEETING - 02/15/22		153.00	638,124.77
General Journal	02/28/2022	2859		INTEREST INCOME	1.24		638,126.01
General Journal	02/28/2022	2863		TAX COLLECTION	3,656.39		641,782.40
General Journal	03/17/2022	2862		A/P 03/17/2022		17,500.81	624,281.59
General Journal	03/21/2022	2874		ACCOUNT ANALYSIS FEE		45.07	624,236.52
General Journal	03/24/2022	2864		VOID: TO VOID CHECK #3764 - NEVER RE...	0.00		624,236.52
General Journal	03/24/2022	2865		REISSUE CHECK #3764 - DOWN TO EART...	0.00		624,236.52
General Journal	03/31/2022	2868		TAX COLLECTION	0.25		624,236.77
General Journal	03/31/2022	2869		TAX COLLECTION	8,622.77		632,859.54
General Journal	03/31/2022	2875		INTERST INCOME	5.46		632,865.00
General Journal	04/12/2022	2867		A/P 04/12/2022		24,426.57	608,438.43
General Journal	04/21/2022	2880		SERVICE CHARGE		43.24	608,395.19
General Journal	04/22/2022	2870		BOARD MEETING - 04/19/22		923.50	607,471.69
General Journal	04/22/2022	2870		BOARD MEETING - 04/19/22		153.00	607,318.69
General Journal	04/29/2022	2881		INTEREST INCOME	5.12		607,323.81
General Journal	04/30/2022	2877		TAX COLLECTION	1,526.07		608,849.88
General Journal	05/11/2022	2878		A/P 05/11/2022		11,628.19	597,221.69
General Journal	05/12/2022	2879		TAX COLLECTION CK# 18036	33.00		597,254.69
General Journal	05/23/2022	2892		SERVICE CHARGE		45.88	597,208.81
General Journal	05/31/2022	2885		TAX COLLECTION	316.67		597,525.48
General Journal	05/31/2022	2893		INTEREST INCOME	5.14		597,530.62
General Journal	06/02/2022	2907		DUPLICATE PAYMENT PROCESSED FOR ...		1,440.00	596,090.62
General Journal	06/02/2022	2907		DUPLICATE PAYMENT PROCESSED FOR ...		1,013.50	595,077.12

**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	06/09/2022	2905		TAX COLLECTION	1,854.65		596,931.77
General Journal	06/14/2022	2884		A/P 06/14/2022		19,982.28	576,949.49
General Journal	06/21/2022	2903		service charges		45.08	576,904.41
General Journal	06/24/2022	2887		A/P 06/24/2022		3,174.26	573,730.15
General Journal	06/28/2022	2888		FEDEX REIMBURSMENT - INCORRECT PRI...	0.21		573,730.36
General Journal	06/30/2022	2904		INTEREST PAYMENT	4.87		573,735.23
General Journal	07/11/2022	2891		A/P 07/11/2022		17,448.90	556,286.33
General Journal	07/13/2022	2890		BOARD MEETING - 06/21/22		923.50	555,362.83
General Journal	07/13/2022	2890		BOARD MEETING - 06/21/22		153.00	555,209.83
General Journal	07/18/2022	2895		A/P 07/18/2022		3,255.49	551,954.34
General Journal	07/21/2022	2901		SERVICE CHARGES		46.40	551,907.94
General Journal	07/29/2022	2902		INTEREST PAYMENT	4.81		551,912.75
General Journal	08/02/2022	2897		A/P 08/02/2022		2,952.79	548,959.96
General Journal	08/08/2022	2898		BOARD MEETING - 07/19/22		923.50	548,036.46
General Journal	08/08/2022	2898		BOARD MEETING - 07/19/22		153.00	547,883.46
General Journal	08/15/2022	2900		A/P 08/15/2022		18,451.17	529,432.29
General Journal	08/22/2022	2914		SERVICE CHARGE		45.22	529,387.07
General Journal	08/25/2022	2908		CHARGE REVERSAL - CHECKS DOUBLE P...	1,440.00		530,827.07
General Journal	08/25/2022	2908		CHARGE REVERSAL - CHECKS DOUBLE P...	1,013.50		531,840.57
General Journal	08/30/2022	2911		SOLITUDE CK #47993	750.00		532,590.57
General Journal	08/31/2022	2915		INTEREST INCOME	4.67		532,595.24
Total 101.000 · Suntrust Bank - Checking					283,265.59	221,444.71	532,595.24
<b>151.000 · Investments</b>							2,644.06
<b>151.001 · SBA-Operating A Account</b>							769.22
General Journal	10/31/2021	2812		INTEREST INCOME	0.06		769.28
General Journal	11/30/2021	2830		INTEREST INCOME	0.07		769.35
General Journal	12/31/2021	2844		INTEREST INCOME	0.09		769.44
General Journal	01/31/2022	2857		INTEREST INCOME	0.09		769.53
General Journal	02/28/2022	2859		INTEREST INCOME	0.09		769.62
General Journal	03/31/2022	2872		02/22 INTEREST INCOME	0.19		769.81
General Journal	04/30/2022	2873		03/22 INTEREST INCOME	0.28		770.09
General Journal	05/31/2022	2919		INTEREST INCOME	0.55		770.64
General Journal	06/30/2022	2920		INTEREST INCOME	0.79		771.43
General Journal	07/31/2022	2921		INTEREST INCOME	1.18		772.61
General Journal	08/31/2022	2922		INTEREST INCOME	1.48		774.09
Total 151.001 · SBA-Operating A Account					4.87	0.00	774.09
<b>151.101 · SBA - Reserve A Account</b>							1,874.84
General Journal	10/31/2021	2812		INTEREST INCOME	0.15		1,874.99
General Journal	11/30/2021	2830		INTEREST INCOME	0.16		1,875.15
General Journal	12/31/2021	2844		INTEREST INCOME	0.21		1,875.36
General Journal	01/31/2022	2857		INTEREST INCOME	0.23		1,875.59
General Journal	02/28/2022	2859		INTEREST INCOME	0.23		1,875.82
General Journal	03/31/2022	2872		02/22 INTEREST INCOME	0.46		1,876.28
General Journal	04/30/2022	2873		03/22 INTEREST INCOME	0.70		1,876.98
General Journal	05/31/2022	2919		INTEREST INCOME	1.35		1,878.33
General Journal	06/30/2022	2920		INTEREST INCOME	1.93		1,880.26
General Journal	07/31/2022	2921		INTEREST INCOME	2.88		1,883.14
General Journal	08/31/2022	2922		INTEREST INCOME	3.62		1,886.76
Total 151.101 · SBA - Reserve A Account					11.92	0.00	1,886.76
Total 151.000 · Investments					16.79	0.00	2,660.85



**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>121.000 · Assessments Receivable</b>							1,099.00
General Journal	11/12/2021	2817		EXCESS FEES FY 21		1,099.00	0.00
Total 121.000 · Assessments Receivable					0.00	1,099.00	0.00
<b>1299 · Undeposited Funds</b>							0.00
General Journal	11/01/2021	2821		TAX COLLECTION	6,194.40		6,194.40
General Journal	11/05/2021	2822		TAX COLLECTION	41,215.51		47,409.91
General Journal	11/12/2021	2815		EXCESS FEES		1,099.00	46,310.91
General Journal	11/12/2021	2817		EXCESS FEES FY 21	1,099.00		47,409.91
General Journal	11/18/2021	2824		TAX COLLECTION	44,422.59		91,832.50
General Journal	11/19/2021	2819		TAX COLLECTION		6,194.40	85,638.10
General Journal	11/29/2021	2823		TAX COLLECTION		41,215.51	44,422.59
General Journal	12/03/2021	2825		TAX COLLECTION		44,422.59	0.00
General Journal	12/05/2021	2834		TAX COLLECTION	113,246.17		113,246.17
General Journal	12/05/2021	2835		FEDEX REFUND	2.18		113,248.35
General Journal	12/08/2021	2831		TAX COLLECTION	29,186.17		142,434.52
General Journal	12/10/2021	2836		TAX COLLECTION	10,115.09		152,549.61
General Journal	12/17/2021	2832		NO PRIOR ENTRY - DISTRIBUTION CHECKS		113,246.17	39,303.44
General Journal	12/17/2021	2832		NO PRIOR ENTRY - DISTRIBUTION CHECKS		29,186.17	10,117.27
General Journal	12/17/2021	2832		NO PRIOR ENTRY - FED EX REFUND		2.18	10,115.09
General Journal	12/31/2021	2841		TAX COLLECTION	0.12		10,115.21
General Journal	12/31/2021	2842		TAX COLLECTION	9,301.71		19,416.92
General Journal	01/04/2022	2843		Misc refund	728.48		20,145.40
General Journal	01/06/2022	2837		TAX COLLECTION		10,115.09	10,030.31
General Journal	01/20/2022	2848		Misc refund		728.48	9,301.83
General Journal	01/31/2022	2850		TAX COLLECTION		9,301.71	0.12
General Journal	01/31/2022	2850		TAX COLLECTION		0.12	0.00
General Journal	04/20/2022	2871		TAX COLLECTION	33.00		33.00
General Journal	05/12/2022	2879		TAX COLLECTION CK# 18036		33.00	0.00
General Journal	05/25/2022	2882		FEDEX REIMBURSMENT - INCORRECT PRI...	0.21		0.21
General Journal	06/28/2022	2888		FEDEX REIMBURSMENT - INCORRECT PRI...		0.21	0.00
General Journal	08/24/2022	2906		SOLITIUDE CK #47993	750.00		750.00
General Journal	08/30/2022	2911		SOLITIUDE CK #47993		750.00	0.00
Total 1299 · Undeposited Funds					256,294.63	256,294.63	0.00
<b>131.000 · Due from Other</b>							0.00
General Journal	06/02/2022	2907		DUPLICATE PAYMENT PROCESSED FOR ...	1,440.00		1,440.00
General Journal	06/02/2022	2907		DUPLICATE PAYMENT PROCESSED FOR ...	1,013.50		2,453.50
General Journal	08/25/2022	2908		CHARGE REVERSAL - CHECKS DOUBLE P...		1,440.00	1,013.50
General Journal	08/25/2022	2908		CHARGE REVERSAL - CHECKS DOUBLE P...		1,013.50	0.00
Total 131.000 · Due from Other					2,453.50	2,453.50	0.00
<b>155.000 · Prepaid Expense</b>							0.00
Bill	02/07/2022	2022-...	STRANGE ZONE	WEBSITE MAINTENANCE AND HOSTING 0...	704.99		704.99
General Journal	03/01/2022	2851		TO REFLECT CORRECT DATES FOR STRA...		704.99	0.00
Total 155.000 · Prepaid Expense					704.99	704.99	0.00
<b>156.100 · Utility Deposit</b>							14,716.80
Total 156.100 · Utility Deposit							14,716.80
<b>202.000 · Accounts Payable - Year End</b>							-19,230.27
General Journal	10/01/2021	2855R		VOID: Reverse of GJE 2855 -- Audit JE: Shift ...	0.00		-19,230.27
General Journal	10/13/2021	2801		A/P 10/13/2021		15,170.64	-34,400.91
General Journal	10/14/2021	2802		A/P 10/14/2021	20,347.54		-14,053.37

**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	10/29/2021	2807		A/P 10/29/2021	2,172.66		-11,880.71
General Journal	11/08/2021	2809		A/P 11/08/2021		8,377.83	-20,258.54
General Journal	11/09/2021	2810		A/P 11/09/2021	8,393.49		-11,865.05
General Journal	11/15/2021	2811		A/P 11/15/2021		4,175.51	-16,040.56
General Journal	11/16/2021	2818		A/P 11/16/2021	4,175.51		-11,865.05
General Journal	12/10/2021	2827		A/P 12/10/2021		10,633.77	-22,498.82
General Journal	12/13/2021	2828		A/P 12/13/2021	18,294.37		-4,204.45
General Journal	01/10/2022	2839		A/P 01/10/2022		15,862.92	-20,067.37
General Journal	01/11/2022	2840		A/P 01/11/2022	15,862.92		-4,204.45
General Journal	01/20/2022	2846		A/P 01/20/2022		1,525.00	-5,729.45
General Journal	01/21/2022	2849		A/P 01/21/2022	5,729.45		0.00
General Journal	02/07/2022	2852		A/P 02/07/2022		18,402.54	-18,402.54
General Journal	02/08/2022	2853		A/P 02/08/2022	18,402.54		0.00
General Journal	03/16/2022	2860		A/P 03/16/2022		17,500.81	-17,500.81
General Journal	03/17/2022	2862		A/P 03/17/2022	17,500.81		0.00
General Journal	04/11/2022	2866		A/P 04/11/2022		24,426.57	-24,426.57
General Journal	04/12/2022	2867		A/P 04/12/2022	24,426.57		0.00
General Journal	05/10/2022	2876		A/P 05/10/2022		11,628.19	-11,628.19
General Journal	05/11/2022	2878		A/P 05/11/2022	11,628.19		0.00
General Journal	06/13/2022	2883		A/P 06/13/2022		19,982.28	-19,982.28
General Journal	06/14/2022	2884		A/P 06/14/2022	19,982.28		0.00
General Journal	06/23/2022	2886		A/P 06/23/2022		3,174.26	-3,174.26
General Journal	06/24/2022	2887		A/P 06/24/2022	3,174.26		0.00
General Journal	07/08/2022	2889		A/P 07/08/2022		17,448.90	-17,448.90
General Journal	07/11/2022	2891		A/P 07/11/2022	17,448.90		0.00
General Journal	07/15/2022	2894		A/P 07/15/2022		3,255.49	-3,255.49
General Journal	07/18/2022	2895		A/P 07/18/2022	3,255.49		0.00
General Journal	08/01/2022	2896		A/P 08/01/2022		2,952.79	-2,952.79
General Journal	08/02/2022	2897		A/P 08/02/2022	2,952.79		0.00
General Journal	08/12/2022	2899		A/P 08/12/2022		18,451.17	-18,451.17
General Journal	08/15/2022	2900		A/P 08/15/2022	18,451.17		0.00
Total 202.000 · Accounts Payable - Year End					212,198.94	192,968.67	0.00
<b>271.000 · Unreserved Fund Balance</b>							43,724.92
Total 271.000 · Unreserved Fund Balance							43,724.92
<b>271.100 · Reserved Fund Balance</b>							-83,000.00
Total 271.100 · Reserved Fund Balance							-83,000.00
<b>3900 · Retained Earnings</b>							-430,728.87
Total 3900 · Retained Earnings							-430,728.87
<b>361.000 · Interest Income</b>							0.00
<b>361.100 · Interest Income - Surplus Acct</b>							0.00
General Journal	10/29/2021	2813		INTEREST INCOME		3.99	-3.99
General Journal	10/31/2021	2812		INTEREST INCOME		0.06	-4.05
General Journal	10/31/2021	2812		INTEREST INCOME		0.15	-4.20
General Journal	11/30/2021	2830		INTEREST INCOME		3.80	-8.00
General Journal	11/30/2021	2830		INTEREST INCOME		0.16	-8.16
General Journal	11/30/2021	2830		INTEREST INCOME		0.07	-8.23
General Journal	12/31/2021	2844		INTEREST INCOME		0.21	-8.44
General Journal	12/31/2021	2844		INTEREST INCOME		0.09	-8.53
General Journal	12/31/2021	2844		INTEREST INCOME		4.89	-13.42
General Journal	01/31/2022	2857		INTEREST INCOME		5.62	-19.04
General Journal	01/31/2022	2857		INTEREST INCOME		0.23	-19.27
General Journal	01/31/2022	2857		INTEREST INCOME		0.09	-19.36

**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	02/18/2022	2861		INTEREST INCOME		3.82	-23.18
General Journal	02/28/2022	2859		INTEREST INCOME		0.09	-23.27
General Journal	02/28/2022	2859		INTEREST INCOME		0.23	-23.50
General Journal	02/28/2022	2859		INTEREST INCOME		1.24	-24.74
General Journal	03/31/2022	2872		02/22 INTEREST INCOME		0.19	-24.93
General Journal	03/31/2022	2872		02/22 INTEREST INCOME		0.46	-25.39
General Journal	03/31/2022	2875		INTERST INCOME		5.46	-30.85
General Journal	04/29/2022	2881		INTEREST INCOME		5.12	-35.97
General Journal	04/30/2022	2873		03/22 INTEREST INCOME		0.28	-36.25
General Journal	04/30/2022	2873		03/22 INTEREST INCOME		0.70	-36.95
General Journal	05/31/2022	2893		INTEREST INCOME		5.14	-42.09
General Journal	05/31/2022	2919		INTEREST INCOME		0.55	-42.64
General Journal	05/31/2022	2919		INTEREST INCOME		1.35	-43.99
General Journal	06/30/2022	2904		INTEREST PAYMENT		4.87	-48.86
General Journal	06/30/2022	2920		INTEREST INCOME		0.79	-49.65
General Journal	06/30/2022	2920		INTEREST INCOME		1.93	-51.58
General Journal	07/29/2022	2902		INTEREST PAYMENT		4.81	-56.39
General Journal	07/31/2022	2921		INTEREST INCOME		1.18	-57.57
General Journal	07/31/2022	2921		INTEREST INCOME		2.88	-60.45
General Journal	08/31/2022	2915		INTEREST INCOME		4.67	-65.12
General Journal	08/31/2022	2922		INTEREST INCOME		1.48	-66.60
General Journal	08/31/2022	2922		INTEREST INCOME		3.62	-70.22
Total 361.100 · Interest Income - Surplus Acct					0.00	70.22	-70.22
Total 361.000 · Interest Income					0.00	70.22	-70.22
<b>363.100 · Assessment Levy</b>							0.00
General Journal	11/01/2021	2821		TAX COLLECTION		6,194.40	-6,194.40
General Journal	11/01/2021	2821		TAX COLLECTION		126.42	-6,320.82
General Journal	11/05/2021	2822		TAX COLLECTION	41,215.51		-47,536.33
General Journal	11/05/2021	2822		TAX COLLECTION	841.13		-48,377.46
General Journal	11/18/2021	2824		TAX COLLECTION	44,422.59		-92,800.05
General Journal	11/18/2021	2824		TAX COLLECTOR FEE	906.58		-93,706.63
General Journal	12/05/2021	2834		TAX COLLECTION	113,246.17		-206,952.80
General Journal	12/05/2021	2834		TAX COLLECTOR FEE	2,311.15		-209,263.95
General Journal	12/08/2021	2831		TAX COLLECTION	29,186.17		-238,450.12
General Journal	12/08/2021	2831		TAX COLLECTOR FEE	595.64		-239,045.76
General Journal	12/10/2021	2836		TAX COLLECTION	10,115.09		-249,160.85
General Journal	12/10/2021	2836		TAX COLLECTOR FEE	206.43		-249,367.28
General Journal	12/31/2021	2841		TAX COLLECTION	0.12		-249,367.40
General Journal	12/31/2021	2842		TAX COLLECTION	9,301.71		-258,669.11
General Journal	12/31/2021	2842		TAX COLLECTOR FEE	189.83		-258,858.94
General Journal	01/31/2022	2854		TAX COLLECTION	8,487.23		-267,346.17
General Journal	01/31/2022	2854		TAX COLLECTOR FEE	173.21		-267,519.38
General Journal	02/28/2022	2863		TAX COLLECTION	3,656.39		-271,175.77
General Journal	02/28/2022	2863		TAX COLLECTOR FEE	74.62		-271,250.39
General Journal	03/31/2022	2868		TAX COLLECTION	0.25		-271,250.64
General Journal	03/31/2022	2869		TAX COLLECTION	8,622.77		-279,873.41
General Journal	03/31/2022	2869		TAX COLLECTOR FEE	175.97		-280,049.38
General Journal	04/20/2022	2871		TAX COLLECTION	33.00		-280,082.38
General Journal	04/30/2022	2877		TAX COLLECTION	1,526.07		-281,608.45
General Journal	04/30/2022	2877		TAX COLLECTOR FEE	31.14		-281,639.59
General Journal	05/31/2022	2885		TAX COLLECTION	316.67		-281,956.26
General Journal	05/31/2022	2885		TAX COLLECTOR FEE	6.47		-281,962.73
General Journal	06/09/2022	2905		TAX COLLECTION	1,854.65		-283,817.38

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	06/09/2022	2905		TAX COLLECTOR FEE		38.86	-283,856.24
Total 363.100 · Assessment Levy					0.00	283,856.24	-283,856.24
<b>369.100 · Misc. Income</b>							0.00
General Journal	01/04/2022	2843		Misc refund		728.48	-728.48
General Journal	08/24/2022	2906		SOLITIUDE CK #47993		750.00	-1,478.48
Total 369.100 · Misc. Income					0.00	1,478.48	-1,478.48
<b>511.000 · Legislative</b>							0.00
<b>511.110 · Supervisor's Fees</b>							0.00
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21	122.40		122.40
Check	10/28/2021	DD	ARTHUR RHODES	BOARD MEETING - 10/19/21	184.70		307.10
Check	10/28/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 10/19/21	184.70		491.80
Check	10/28/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/19/21	184.70		676.50
Check	10/28/2021	DD	CAROL VAUGHAN	BOARD MEETING - 10/19/21	184.70		861.20
General Journal	12/22/2021	2833		BOARD MEETING - 12/07/21	153.00		1,014.20
Check	12/22/2021	DD	JANICE M. BENEDETTI	BOARD MEETING - 12/07/21	184.70		1,198.90
Check	12/22/2021	DD	ARTHUR RHODES	BOARD MEETING - 12/07/21	184.70		1,383.60
Check	12/22/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 12/07/21	184.70		1,568.30
Check	12/22/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 12/07/21	184.70		1,753.00
Check	12/22/2021	DD	CAROL VAUGHAN	BOARD MEETING - 12/07/21	184.70		1,937.70
General Journal	02/23/2022	2858		BOARD MEETING - 02/15/22	153.00		2,090.70
Check	02/23/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 02/15/22	184.70		2,275.40
Check	02/23/2022	DD	ARTHUR RHODES	BOARD MEETING - 02/15/22	184.70		2,460.10
Check	02/23/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 02/15/22	184.70		2,644.80
Check	02/23/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 02/15/22	184.70		2,829.50
Check	02/23/2022	DD	CAROL VAUGHAN	BOARD MEETING - 02/15/22	184.70		3,014.20
General Journal	04/22/2022	2870		BOARD MEETING - 04/19/22	153.00		3,167.20
Check	04/22/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 04/19/22	184.70		3,351.90
Check	04/22/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 04/19/22	184.70		3,536.60
Check	04/22/2022	DD	ARTHUR RHODES	BOARD MEETING - 04/19/22	184.70		3,721.30
Check	04/22/2022	DD	CAROL VAUGHAN	BOARD MEETING - 04/19/22	184.70		3,906.00
Check	04/22/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 04/19/22	184.70		4,090.70
General Journal	07/13/2022	2890		BOARD MEETING - 06/21/22	153.00		4,243.70
Check	07/13/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 06/21/22	184.70		4,428.40
Check	07/13/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 06/21/22	184.70		4,613.10
Check	07/13/2022	DD	ARTHUR RHODES	BOARD MEETING - 06/21/22	184.70		4,797.80
Check	07/13/2022	DD	CAROL VAUGHAN	BOARD MEETING - 06/21/22	184.70		4,982.50
Check	07/13/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 06/21/22	184.70		5,167.20
General Journal	08/08/2022	2898		BOARD MEETING - 07/19/22	153.00		5,320.20
Check	08/08/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 07/19/22	184.70		5,504.90
Check	08/08/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 07/19/22	184.70		5,689.60
Check	08/08/2022	DD	ARTHUR RHODES	BOARD MEETING - 07/19/22	184.70		5,874.30
Check	08/08/2022	DD	CAROL VAUGHAN	BOARD MEETING - 07/19/22	184.70		6,059.00
Check	08/08/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 07/19/22	184.70		6,243.70
Total 511.110 · Supervisor's Fees					6,243.70	0.00	6,243.70
Total 511.000 · Legislative					6,243.70	0.00	6,243.70
<b>512.000 · Executive</b>							0.00
<b>512.311 · Management Fees</b>							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	2,704.16		2,704.16
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	2,704.16		5,408.32
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	2,704.16		8,112.48

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	2,704.16		10,816.64
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	2,704.16		13,520.80
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	2,704.16		16,224.96
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	2,704.16		18,929.12
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	2,704.16		21,633.28
Bill	06/13/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/22 MGMT FEE	2,704.16		24,337.44
Bill	07/08/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/22 MGMT FEE	2,704.16		27,041.60
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	2,704.16		29,745.76
Total 512.311 · Management Fees					29,745.76	0.00	29,745.76
Total 512.000 · Executive					29,745.76	0.00	29,745.76
<b>513.000 · Financial &amp; Administrative</b>							0.00
<b>513.310 · Assessment Roll Preparation</b>							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	600.83		600.83
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	600.83		1,201.66
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	600.83		1,802.49
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	600.83		2,403.32
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	600.83		3,004.15
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	600.83		3,604.98
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	600.83		4,205.81
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	600.83		4,806.64
Bill	06/13/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/22 MGMT FEE	600.83		5,407.47
Bill	07/08/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/22 MGMT FEE	600.83		6,008.30
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	600.83		6,609.13
Total 513.310 · Assessment Roll Preparation					6,609.13	0.00	6,609.13
<b>513.312 · Dissemination Agent</b>							0.00
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	83.34		83.34
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	83.34		166.68
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	83.34		250.02
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	83.34		333.36
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	83.34		416.70
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	83.34		500.04
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	83.34		583.38
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	83.34		666.72
Bill	06/13/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/22 MGMT FEE	83.34		750.06
Bill	07/08/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/22 MGMT FEE	83.34		833.40
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	83.34		916.74
Total 513.312 · Dissemination Agent					916.74	0.00	916.74
<b>513.314 · Property Appraiser</b>							0.00
Bill	05/10/2022	042922	PASCO COUNTY PROPERTY APPRAISER	ANNUAL FEE	150.00		150.00
Total 513.314 · Property Appraiser					150.00	0.00	150.00
<b>513.315 · Tax Collector</b>							0.00
General Journal	11/01/2021	2821		TAX COLLECTION	126.42		126.42
General Journal	11/05/2021	2822		TAX COLLECTION	841.13		967.55
General Journal	11/18/2021	2824		TAX COLLECTOR FEE	906.58		1,874.13
General Journal	12/05/2021	2834		TAX COLLECTOR FEE	2,311.15		4,185.28
General Journal	12/08/2021	2831		TAX COLLECTOR FEE	595.64		4,780.92
General Journal	12/10/2021	2836		TAX COLLECTOR FEE	206.43		4,987.35
General Journal	12/31/2021	2842		TAX COLLECTOR FEE	189.83		5,177.18
General Journal	01/31/2022	2854		TAX COLLECTOR FEE	173.21		5,350.39

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	02/28/2022	2863		TAX COLLECTOR FEE	74.62		5,425.01
General Journal	03/31/2022	2869		TAX COLLECTOR FEE	175.97		5,600.98
General Journal	04/30/2022	2877		TAX COLLECTOR FEE	31.14		5,632.12
General Journal	05/31/2022	2885		TAX COLLECTOR FEE	6.47		5,638.59
General Journal	06/09/2022	2905		TAX COLLECTOR FEE	38.86		5,677.45
Total 513.315 · Tax Collector					5,677.45	0.00	5,677.45
<b>513.320 · Audit</b>							0.00
Bill	12/10/2021	17258...	CARR, RIGGS & INGRAM, LLC	FY 2021 AUDIT - INITIAL PROGRESS BILLING	500.00		500.00
Bill	01/10/2022	17265...	CARR, RIGGS & INGRAM, LLC	FY 2021 AUDIT - FINAL PROGRESS BILLING	7,000.00		7,500.00
Total 513.320 · Audit					7,500.00	0.00	7,500.00
Total 513.000 · Financial & Administrative					20,853.32	0.00	20,853.32
<b>514.000 · Legal Counsel</b>							0.00
<b>514.310 · Legal Fees</b>							0.00
Bill	01/10/2022	20769	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 01/21/2021	436.45		436.45
Bill	02/07/2022	20573	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2021	117.00		553.45
Bill	03/16/2022	21034	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 02/15/2022	72.00		625.45
Bill	04/11/2022	21271	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 03/15/2022	57.00		682.45
Bill	05/10/2022	21325	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 04/15/2022	57.00		739.45
Bill	06/13/2022	21477	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 05/15/2022	342.00		1,081.45
Bill	08/01/2022	21774	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 07/15/2022	122.00		1,203.45
Total 514.310 · Legal Fees					1,203.45	0.00	1,203.45
Total 514.000 · Legal Counsel					1,203.45	0.00	1,203.45
<b>519.000 · Other General Government</b>							0.00
<b>519.320 · Engineering</b>							0.00
Bill	01/10/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	10/01/21 - 12/31/21 ENG. FEES	408.60		408.60
Bill	03/16/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	01/01/22-02/28/22 ENG. FEES	260.10		668.70
Bill	05/10/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	03/01/22-04/30/22 ENG. FEES	410.10		1,078.80
Bill	07/08/2022	22016	MCH ENGINEERING	06/22 ENGINEERING FEES	5,460.00		6,538.80
Bill	07/08/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	05/01/22-06/30/22 ENG. FEES	1,007.70		7,546.50
Bill	08/12/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	07/22 ENG. FEES	410.10		7,956.60
Total 519.320 · Engineering					7,956.60	0.00	7,956.60
<b>519.410 · Postage</b>							0.00
Bill	11/08/2021	7-545-...	FEDEX	7-545-51979	7.83		7.83
Bill	11/08/2021	7-537-...	FEDEX	7-537-54807	94.53		102.36
General Journal	12/05/2021	2835		FEDEX REFUND		2.18	100.18
Bill	12/10/2021	7-589-...	FEDEX	7-589-07795	97.63		197.81
Bill	01/10/2022	7-597-...	FEDEX	7-597-16026	8.23		206.04
Bill	05/10/2022	7-736-...	FEDEX	7-736-51868	8.23		214.27
Bill	05/10/2022	7-729-...	FEDEX	7-729-49043	99.87		314.14
Bill	05/10/2022	7-662-...	FEDEX	7-662-29039	83.71		397.85
Bill	05/10/2022	7-669-...	FEDEX	7-669-84080	8.23		406.08
General Journal	05/25/2022	2882		FEDEX REIMBURSEMENT - INCORRECT PRI...		0.21	405.87
Bill	06/23/2022	7-794-...	FEDEX	7-794-63319	109.46		515.33
Bill	07/08/2022	7-802-...	FEDEX	7-802-46604	7.31		522.64
Bill	08/01/2022	7-824-...	FEDEX	7-824-23554	100.94		623.58
Bill	08/01/2022	7-831-...	FEDEX	7-831-08943	7.83		631.41

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 519.410 · Postage					633.80	2.39	631.41
<b>519.411 · Telephone</b>							
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	12.50		0.00
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	12.50		12.50
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	12.50		25.00
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	12.50		37.50
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	12.50		50.00
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	12.50		62.50
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	12.50		75.00
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	12.50		87.50
Bill	06/13/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/22 MGMT FEE	12.50		100.00
Bill	07/08/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/22 MGMT FEE	12.50		112.50
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	12.50		125.00
Total 519.411 · Telephone					137.50	0.00	137.50
<b>519.413 · Website Maintenance</b>							
General Journal	03/01/2022	2851		TO REFLECT CORRECT DATES FOR STRA...	704.99		0.00
Total 519.413 · Website Maintenance					704.99	0.00	704.99
<b>519.414 · ADA Website Compliance</b>							
Bill	10/13/2021	1965	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tech...	210.00		0.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
<b>519.440 · Rentals and Leases</b>							
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	155.00		0.00
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	155.00		155.00
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	155.00		310.00
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	155.00		465.00
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	155.00		620.00
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	155.00		775.00
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	155.00		930.00
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	155.00		1,085.00
Bill	06/13/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/22 MGMT FEE	155.00		1,240.00
Bill	07/08/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/22 MGMT FEE	155.00		1,395.00
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	155.00		1,550.00
Total 519.440 · Rentals and Leases					1,705.00	0.00	1,705.00
<b>519.450 · Insurance</b>							
Bill	10/13/2021	14561	EGIS INSURANCE & RISK ADVISORS	FY 2020 INSURANCE PREMIUM - 10/01/21 - ...	7,720.00		0.00
Total 519.450 · Insurance					7,720.00	0.00	7,720.00
<b>519.470 · Printing and Binding</b>							
Bill	10/13/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	85.83		0.00
Bill	11/08/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/21 MGMT FEE	85.83		85.83
Bill	12/10/2021	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/21 MGMT FEE	85.83		171.66
Bill	01/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/22 MGMT FEE	85.83		257.49
Bill	02/07/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/22 MGMT FEE	85.83		343.32
Bill	03/16/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/22 MGMT FEE	85.83		429.15
Bill	04/11/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/22 MGMT FEE	85.83		514.98
Bill	05/10/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/22 MGMT FEE	85.83		600.81
Bill	06/13/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/22 MGMT FEE	85.83		686.64
Bill	07/08/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/22 MGMT FEE	85.83		772.47
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	85.83		858.30

**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	08/12/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	08/22 MGMT FEE	85.83		944.13
Total 519.470 · Printing and Binding					944.13	0.00	944.13
<b>519.480 · Legal Advertising</b>							0.00
Bill	10/13/2021	00001...	TAMPA BAY TIMES	NOTICE OF FY2022 MEETINGS - 10/10/2021	159.50		159.50
Bill	07/15/2022	00002...	TAMPA BAY TIMES	NOTICE OF QUALIFYING PERIOD FOR CA...	110.50		270.00
Bill	08/12/2022	00002...	TAMPA BAY TIMES	NOTICE OF PUBLIC HEARING - 07/03/22	303.00		573.00
Total 519.480 · Legal Advertising					573.00	0.00	573.00
<b>519.490 · Contingencies</b>							0.00
General Journal	10/21/2021	2814		ACCOUNT ANALYSIS FEE	53.56		53.56
General Journal	11/19/2021	2829		ACCOUNT ANALYSIS FEE	52.57		106.13
General Journal	12/20/2021	2845		ACCOUNT ANALYSIS FEE	59.05		165.18
General Journal	01/21/2022	2856		ACCOUNT ANALYSIS FEE	56.75		221.93
General Journal	02/18/2022	2861		ACCOUNT ANALYSIS FEE	55.75		277.68
General Journal	03/21/2022	2874		ACCOUNT ANALYSIS FEE	45.07		322.75
General Journal	04/21/2022	2880		SERVICE CHARGE	43.24		365.99
General Journal	05/23/2022	2892		SERVICE CHARGE	45.88		411.87
General Journal	06/21/2022	2903		service charges	45.08		456.95
General Journal	07/21/2022	2901		SERVICE CHARGES	46.40		503.35
General Journal	08/22/2022	2914		SERVICE CHARGE	45.22		548.57
Total 519.490 · Contingencies					548.57	0.00	548.57
<b>519.540 · Annual District Filing Fee</b>							0.00
Bill	11/15/2021	84138	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2021/2022 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					21,308.59	2.39	21,306.20
<b>539.000 · Field Maintenance</b>							0.00
<b>539.311 · Aquatic Weed Control</b>							0.00
Bill	10/13/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	10/21 AQUATIC WEED CONTROL	1,525.00		1,525.00
Bill	11/08/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	11/21 AQUATIC WEED CONTROL	1,525.00		3,050.00
Bill	12/10/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	12/21 AQUATIC WEED CONTROL	1,525.00		4,575.00
Bill	12/10/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,195.00		5,770.00
Bill	01/20/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	01/22 AQUATIC WEED CONTROL	1,525.00		7,295.00
Bill	02/07/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	02/22 AQUATIC WEED CONTROL	1,525.00		8,820.00
Bill	03/16/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	WATER QUALITY TESTING PONDS 7 & 18	1,500.00		10,320.00
Bill	03/16/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	03/22 AQUATIC WEED CONTROL	1,586.00		11,906.00
Bill	04/11/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	04/22 AQUATIC WEED CONTROL	1,586.00		13,492.00
Bill	06/13/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	05/22 AQUATIC WEED CONTROL	1,586.00		15,078.00
Bill	06/13/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	06/22 AQUATIC WEED CONTROL	1,586.00		16,664.00
Bill	06/23/2022	SMOR...	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT (50% DEPOS...	687.50		17,351.50
Bill	07/08/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT (REMAINING ...	687.50		18,039.00
Bill	07/15/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	07/22 AQUATIC WEED CONTROL	1,586.00		19,625.00
Bill	08/12/2022	PI-A00...	SOLITUDE LAKE MANAGEMENT	08/22 AQUATIC WEED CONTROL	1,586.00		21,211.00
Total 539.311 · Aquatic Weed Control					21,211.00	0.00	21,211.00
<b>539.340 · Retention Pond Mowing/Weed Cont</b>							0.00
General Journal	10/01/2021	2855R		Audit JE: Shift to FY 2022 as the audit was co...	0.00		0.00
Bill	11/15/2021	INV10...	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/21 MOWING SERVICES	4,000.51		4,000.51
Bill	01/10/2022	122821	HERITAGE PINES COMMUNITY ASSOCIATION, INC	EQUIPMENT USE	1,440.00		5,440.51
Bill	02/07/2022	INV11...	DOWN TO EARTH LANDSCAPE & IRRIGATION	11/21 MOWING SERVICES	3,475.90		8,916.41



**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	02/07/2022	INV11...	DOWN TO EARTH LANDSCAPE & IRRIGATION	12/21 MOWING SERVICES	7,015.28		15,931.69
Bill	03/16/2022	INV11...	DOWN TO EARTH LANDSCAPE & IRRIGATION	02/22 MOWING SERVICES	5,301.46		21,233.15
Bill	03/16/2022	013122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	1,340.00		22,573.15
Deposit	03/24/2022	2764	DOWN TO EARTH LANDSCAPE & IRRIGATION	VOID CK. 2764		3,333.19	19,239.96
Check	03/24/2022	2802	DOWN TO EARTH LANDSCAPE & IRRIGATION	TO REISSUE CHECK #3764 - VENDOR NEV...	3,333.19		22,573.15
Bill	04/11/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	03/22 MOWING SERVICES	4,735.50		27,308.65
Bill	04/11/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	01/22 MOWING SERVICES	5,142.69		32,451.34
Bill	04/11/2022	02282...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	2,600.00		35,051.34
Bill	04/11/2022	03312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	1,500.00		36,551.34
Bill	05/10/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	04/22 MOWING SERVICES	5,186.77		41,738.11
Bill	06/13/2022	INV12...	DOWN TO EARTH LANDSCAPE & IRRIGATION	05/22 MOWING SERVICES	6,053.58		47,791.69
Bill	06/13/2022	04302...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	04/22 EQUIPMENT USE	1,240.00		49,031.69
Bill	06/13/2022	05312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	05/22 EQUIPMENT USE	1,760.00		50,791.69
Bill	07/08/2022	06302...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	06/22 EQUIPMENT USE	1,200.00		51,991.69
Bill	08/12/2022	INV13...	DOWN TO EARTH LANDSCAPE & IRRIGATION	07/22 MOWING SERVICES	6,328.95		58,320.64
Total 539.340 · Retention Pond Mowing/Weed Cont					61,653.83	3,333.19	58,320.64
<b>539.341 · Dry Retention Pond Refurbish</b>							0.00
General Journal	12/31/2021	2838		TO RECLASS INVOICE CODED TO WRON...	1,010.00		1,010.00
Total 539.341 · Dry Retention Pond Refurbish					1,010.00	0.00	1,010.00
<b>539.342 · EDRA Mowing/Spraying</b>							0.00
Bill	08/01/2022	1235	DOMBROWSKI PROPERTY MAINTENANCE LLC	CERTIFIED ARBORIST CONSULTING SERV...	375.00		375.00
Bill	08/12/2022	INV86...	DOWN TO EARTH LANDSCAPE & IRRIGATION	MOWING/SPRAYING	4,156.05		4,531.05
Total 539.342 · EDRA Mowing/Spraying					4,531.05	0.00	4,531.05
<b>539.430 · Street Lighting</b>							0.00
Bill	10/13/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 10/05/2021	456.87		456.87
Bill	10/13/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 10/07/2021	1,457.61		1,914.48
Bill	11/08/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 11/04/2021	1,457.61		3,372.09
Bill	11/08/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 11/02/2021	456.87		3,828.96
Bill	12/10/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 12/01/2021	456.87		4,285.83
Bill	12/10/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 12/07/2021	1,457.61		5,743.44
Bill	01/10/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 01/07/22	1,457.61		7,201.05
Bill	01/10/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 01/05/22	456.87		7,657.92
Bill	02/07/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 02/02/22	456.87		8,114.79
Bill	02/07/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 02/04/22	1,465.84		9,580.63
Bill	03/16/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 02/04/22	1,490.33		11,070.96
Bill	03/16/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 03/03/22	459.12		11,530.08
Bill	04/11/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 04/07/22	1,503.21		13,033.29
Bill	04/11/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 04/05/22	460.23		13,493.52
Bill	05/10/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 05/06/22	1,520.14		15,013.66
Bill	05/10/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 05/04/22	462.48		15,476.14
Bill	06/13/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 06/07/22	1,542.35		17,018.49
Bill	06/13/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 06/03/22	464.73		17,483.22
Bill	07/08/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 07/06/22	466.42		17,949.64
Bill	07/15/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 07/08/22	1,558.99		19,508.63
Bill	08/12/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 08/03/22	466.42		19,975.05
Bill	08/12/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 08/05/22	1,558.99		21,534.04
Total 539.430 · Street Lighting					21,534.04	0.00	21,534.04
<b>539.431 · Irrigation of Pond Banks</b>							0.00
Bill	11/08/2021	103121	HERITAGE PINES COMMUNITY ASSOCIATION,INC	10/21 RECLAIMED WATER	1,194.33		1,194.33
Bill	12/10/2021	113021	HERITAGE PINES COMMUNITY ASSOCIATION,INC	EQUIPMENT USE	1,010.00		2,204.33

**Heritage Pines CDD  
General Ledger  
As of August 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	12/31/2021	2838		TO RECLASS INVOICE CODED TO WRON...		1,010.00	1,194.33
Bill	01/10/2022	123121	HERITAGE PINES COMMUNITY ASSOCIATION,INC	12/21 RECLAIMED WATER	1,013.50		2,207.83
Bill	03/16/2022	013122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	01/22 RECLAIMED WATER	1,850.14		4,057.97
Bill	04/11/2022	033122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	03/22 RECLAIMED WATER	1,714.41		5,772.38
Bill	04/11/2022	022822	HERITAGE PINES COMMUNITY ASSOCIATION,INC	02/22 RECLAIMED WATER	1,485.87		7,258.25
Bill	06/13/2022	043022	HERITAGE PINES COMMUNITY ASSOCIATION,INC	04/22 RECLAIMED WATER	1,765.96		9,024.21
Bill	06/23/2022	113121	HERITAGE PINES COMMUNITY ASSOCIATION,INC	11/21 RECLAIMED WATER	1,342.30		10,366.51
Bill	06/23/2022	12282...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	12/21 RECLAIMED WATER - BALANCE OW...	1,035.00		11,401.51
Bill	07/08/2022	053122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	05/22 RECLAIMED WATER + LATE FEE	2,576.92		13,978.43
Bill	07/08/2022	063022	HERITAGE PINES COMMUNITY ASSOCIATION,INC	06/22 RECLAIMED WATER	2,401.39		16,379.82
Bill	08/01/2022	073122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	07/22 RECLAIMED WATER + LATE FEES	2,347.02		18,726.84
Total 539.431 · Irrigation of Pond Banks					19,736.84	1,010.00	18,726.84
<b>539.461 · Water Quality Testing</b>							0.00
Bill	12/10/2021	SMOR...	SOLITUDE LAKE MANAGEMENT	WATER QUALITY TESTING 50% DEPOSIT	750.00		750.00
Total 539.461 · Water Quality Testing					750.00	0.00	750.00
Total 539.000 · Field Maintenance					130,426.76	4,343.19	126,083.57
<b>TOTAL</b>					<b>964,716.02</b>	<b>964,716.02</b>	<b>0.00</b>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BANK STATEMENTS**



999-99-99-99 40386 0 C 001 30 50 004  
 HERITAGE PINE COMMUNITY DEVELOPMENT  
 DISTRICT  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556

# Your account statement

For 08/31/2022

## Contact us



(844) 4TRUIST or  
 (844) 487-8478

### ■ PUBLIC SPECIAL MRC 0615006011053

#### Account summary

Your previous balance as of 07/31/2022	\$554,892.35
Checks	- 8,182.18
Other withdrawals, debits and service charges	- 3,255.90
Deposits, credits and interest	+ 3,208.17
<b>Your new balance as of 08/31/2022</b>	<b>= \$546,662.44</b>

#### Interest summary

Interest paid this statement period	\$4.67
2022 interest paid year-to-date	\$40.75
Interest rate	0.01%

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
08/04	2825	1,586.00	08/22	2827	375.00	08/25	2829	122.00
08/02	2826	110.50	08/22	2828	2,347.02	08/25	*2834	3,641.66

\* indicates a skip in sequential check numbers above this item

**Total checks = \$8,182.18**

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
08/04	INTERNET PAYMENT DEBIT FEDERAL EXPRESS EPA92681412	108.77
08/08	ACH CORP DEBIT ADP Tax ADP Tax HERITAGE PINES COMMUNI CUSTOMER ID 07QHR 080832A01	153.00
08/08	ACH CORP DEBIT WAGE PAY ADP WAGE PAY HERITAGE PINES COMMUNI CUSTOMER ID 931124874072QHR	923.50
08/16	ACH CORP DEBIT WEB PMTS Withlacoochee Ri HERITAGE PINES C OM DE CUSTOMER ID DSWW3K	2,025.41
08/22	SERVICE CHARGES - PRIOR PERIOD	45.22

**Total other withdrawals, debits and service charges = \$3,255.90**

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/25	ADJUSTMENT ADJUSTMENT CASE# 0003703289001 2788	1,013.50
08/25	ADJUSTMENT ADJUSTMENT CASE# 0003703281001 2784	1,440.00
08/30	COUNTER DEPOSIT	750.00
08/31	INTEREST PAYMENT	4.67

**Total deposits, credits and interest = \$3,208.17**



## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](http://Truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
 P.O. Box 1014  
 Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
 PO Box 200  
 Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](http://Truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](http://Truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
THROUGH  
AUGUST 2022**

## Heritage Pines CDD Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>08/02/2022</b>	<b>FEDEX</b>	<b>101.000 · Suntrust ...</b>		<b>-108.77</b>
Bill	7-824-23554	08/01/2022		519.410 · Postage	-100.94	100.94
Bill	7-831-08943	08/01/2022		519.410 · Postage	-7.83	7.83
TOTAL					-108.77	108.77
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>08/15/2022</b>	<b>WITHLACOOCHEE...</b>	<b>101.000 · Suntrust ...</b>		<b>-2,025.41</b>
Bill	2041547 080322	08/12/2022		539.430 · Street Lig...	-466.42	466.42
Bill	1306910 080522	08/12/2022		539.430 · Street Lig...	-1,558.99	1,558.99
TOTAL					-2,025.41	2,025.41
<b>Check</b>	<b>DD</b>	<b>08/08/2022</b>	<b>JANICE M. BENED...</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/08/2022</b>	<b>KATHLEEN LONE...</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/08/2022</b>	<b>ARTHUR RHODES</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/08/2022</b>	<b>CAROL VAUGHAN</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>08/08/2022</b>	<b>MICHAEL V. WALSH</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70

**Heritage Pines CDD**  
**Check Detail**  
**August 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2827</b>	<b>08/02/2022</b>	<b>DOMBROWSKI PR...</b>	<b>101.000 · Suntrust ...</b>		<b>-375.00</b>
Bill	1235	08/01/2022		539.342 · EDRA Mo...	-375.00	375.00
TOTAL					-375.00	375.00
<b>Bill Pmt -Check</b>	<b>2828</b>	<b>08/02/2022</b>	<b>HERITAGE PINES ...</b>	<b>101.000 · Suntrust ...</b>		<b>-2,347.02</b>
Bill	073122	08/01/2022		539.431 · Irrigation ...	-2,347.02	2,347.02
TOTAL					-2,347.02	2,347.02
<b>Bill Pmt -Check</b>	<b>2829</b>	<b>08/02/2022</b>	<b>STRALEY ROBIN ...</b>	<b>101.000 · Suntrust ...</b>		<b>-122.00</b>
Bill	21774	08/01/2022		514.310 · Legal Fees	-122.00	122.00
TOTAL					-122.00	122.00
<b>Bill Pmt -Check</b>	<b>2830</b>	<b>08/15/2022</b>	<b>DOWN TO EARTH ...</b>	<b>101.000 · Suntrust ...</b>		<b>-10,485.00</b>
Bill	INV131565	08/12/2022		539.340 · Retention...	-6,328.95	6,328.95
Bill	INV86623	08/12/2022		539.342 · EDRA Mo...	-4,156.05	4,156.05
TOTAL					-10,485.00	10,485.00
<b>Bill Pmt -Check</b>	<b>2831</b>	<b>08/15/2022</b>	<b>SOLITUDE LAKE ...</b>	<b>101.000 · Suntrust ...</b>		<b>-1,586.00</b>
Bill	PI-A00868153	08/12/2022		539.311 · Aquatic ...	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
<b>Bill Pmt -Check</b>	<b>2832</b>	<b>08/15/2022</b>	<b>STROUD ENGINE...</b>	<b>101.000 · Suntrust ...</b>		<b>-410.10</b>
Bill	HPC1202-19-05	08/12/2022		519.320 · Engineeri...	-410.10	410.10
TOTAL					-410.10	410.10
<b>Bill Pmt -Check</b>	<b>2833</b>	<b>08/15/2022</b>	<b>TAMPA BAY TIMES</b>	<b>101.000 · Suntrust ...</b>		<b>-303.00</b>
Bill	0000234779	08/12/2022		519.480 · Legal Adv...	-303.00	303.00
TOTAL					-303.00	303.00



**Heritage Pines CDD**  
**Check Detail**  
**August 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2834	08/15/2022	WRATHELL, HUNT...	101.000 · Suntrust ...		-3,641.66
Bill	2021-1587	08/12/2022		512.311 · Managem...	-2,704.16	2,704.16
				513.310 · Assessm...	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals a...	-155.00	155.00
				519.470 · Printing a...	-85.83	85.83
				513.312 · Dissemin...	-83.34	83.34
TOTAL					-3,641.66	3,641.66

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
INVOICES**



<b>Invoice Number</b> 7-824-23554	<b>Invoice Date</b> Jul 18, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 4
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FedEx Tax ID: 71-0427007

**Billing Address:**  
HERITAGE PINES CDD  
2300 GLADES RD STE 410W  
SUITE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**  
FRAUD--HERITAGE PINES CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$100.94	519.410
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$100.94</b>	001

Other discounts may apply.  
To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b> 7-824-23554	<b>Invoice Amount</b> USD \$100.94	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by Sep 01, 2022**

7824235548000010094193994241680000000000000000001009410



HERITAGE PINES CDD  
2300 GLADES RD STE 410W  
SUITE 410W  
BOCA RATON FL 33431-8556

FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



<b>Invoice Number</b> 7-824-23554	<b>Invoice Date</b> Jul 18, 2022	<b>Account Number</b> [REDACTED]	Page 2 of 4
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### FedEx Express Shipment Summary By Payor Type

#### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	8	11.0	59.71	41.23			100.94
<b>Total FedEx Express</b>	<b>8</b>	<b>11.0</b>	<b>\$59.71</b>	<b>\$41.23</b>			<b>\$100.94</b>

**TOTAL THIS INVOICE** **USD** **\$100.94**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Jul 13, 2022	<b>Cust. Ref.:</b> HERITAGE PINES CDD 7/19	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	
Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment. Distance Based Pricing, Zone 2 Package Delivered to Recipient Address Release Authorized		
<b>Automation</b> INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b> 777379981217	Daphne Gillyard	Janice Benedetti
<b>Service Type</b> FedEx Priority Overnight	WHA	18440 FAIRWAY GREEN DR
<b>Package Type</b> FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US
<b>Zone</b> 02	BOCA RATON FL 33431 US	
<b>Packages</b> 1		
<b>Rated Weight</b> 1.0 lbs, 0.5 kgs		
<b>Delivered</b> Jul 14, 2022 10:02	<b>Transportation Charge</b>	7.25
<b>Svc Area</b> A3	<b>Fuel Surcharge</b>	0.85
<b>Signed by</b> see above	<b>Residential Delivery</b>	4.95
<b>FedEx Use</b> 000000000/331491/02	<b>Total Charge</b>	<b>USD</b> <b>\$13.05</b>

### FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to [fedex.com](http://fedex.com) to sign up today!



<b>Invoice Number</b> 7-824-23554	<b>Invoice Date</b> Jul 18, 2022	<b>Account Number</b> [REDACTED]	Page 3 of 4
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**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777379982636	Daphne Gillyard	Carol E. Vaughan	
Service Type	FedEx Priority Overnight	WHA	18717 Rolling Hills Loop	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 14, 2022 10:13	Transportation Charge		7.25
Svc Area	A3	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.05</b>

**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777379983047	Daphne Gillyard	Mr. Kurt D. Heath, P.E.	
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants	
Package Type	FedEx Pak	2300 Glades Rd	10503 CYNDEE LN	
Zone	02	BOCA RATON FL 33431 US	ODESSA FL 33556 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 14, 2022 09:40	Transportation Charge		7.25
Svc Area	A2	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.05</b>

**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777379983172	Daphne Gillyard	Arthur Rhodes	
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD	
Package Type	FedEx Pak	2300 Glades Rd	18218 NESTLEBRANCH CT	
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 14, 2022 10:04	Transportation Charge		7.25
Svc Area	A3	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.05</b>

**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777379983220	Daphne Gillyard	Kim Norton	
Service Type	FedEx Priority Overnight	WHA	Heritage Pines Country Club	
Package Type	FedEx Pak	2300 Glades Rd	11524 SCENIC HILLS BLVD	
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 14, 2022 10:08	Transportation Charge		7.25
Svc Area	A3	Fuel Surcharge		0.51
Signed by	M.MADDY	<b>Total Charge</b>	<b>USD</b>	<b>\$7.76</b>
FedEx Use	000000000/331491/			



<b>Invoice Number</b> 7-824-23554	<b>Invoice Date</b> Jul 18, 2022	<b>Account Number</b> [REDACTED]	Page 4 of 4
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**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777379983242	Daphne Gillyard	Kathleen Lonergan	
Service Type	FedEx Priority Overnight	WHA	18641 FAIRWAY GREEN DR	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 14, 2022 09:59	Transportation Charge		7.25
Svc Area	A3	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.05</b>

**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777379983507	Daphne Gillyard	MICHAEL WALSH	
Service Type	FedEx Priority Overnight	WHA	18215 NESTLEBRANCH CT	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 14, 2022 10:05	Transportation Charge		7.25
Svc Area	A3	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.05</b>

**Ship Date:** Jul 13, 2022      **Cust. Ref.:** HERITAGE PINES CDD 7/19      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 20.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777380046980	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Jul 14, 2022 10:31	Transportation Charge		8.96
Svc Area	A3	Fuel Surcharge		0.97
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331521/02	<b>Total Charge</b>	<b>USD</b>	<b>\$14.88</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$100.94</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$100.94</b>



<b>Invoice Number</b> 7-831-08943	<b>Invoice Date</b> Jul 25, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 2
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FedEx Tax ID: 71-0427007

**Billing Address:**  
 HERITAGE PINES CDD  
 2300 GLADES RD STE 410W  
 SUITE 410W  
 BOCA RATON FL 33431-8556

**Shipping Address:**  
 FRAUD--HERITAGE PINES CDD  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556

**Invoice Questions?  
 Contact FedEx Revenue Services**  
 Phone: 800.645.9424  
 M-F 7-5 (CST)  
 Internet: fedex.com/usgovt

**Invoice Summary**

<b>FedEx Express Services</b>				519.410
Total Charges	USD	\$7.83		001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$7.83</b>		

Other discounts may apply.  
 To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank  
 you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return  
 this portion with your payment to FedEx.  
 Please do not staple or fold.  
 Please make check payable to FedEx.

<b>Invoice Number</b> 7-831-08943	<b>Invoice Amount</b> USD \$7.83	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

Your payment is due by Sep 08, 2022

78310894330000007831939942416800000000000000000078310



HERITAGE PINES CDD  
 2300 GLADES RD STE 410W  
 SUITE 410W  
 BOCA RATON FL 33431-8556

FedEx  
 P.O. Box 371461  
 Pittsburgh PA 15250-7461



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-831-08943	Jul 25, 2022		2 of 2

## FedEx Express Shipment Summary By Payor Type

### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	4.0	7.32	0.51			7.83
<b>Total FedEx Express</b>	<b>1</b>	<b>4.0</b>	<b>\$7.32</b>	<b>\$0.51</b>			<b>\$7.83</b>

**TOTAL THIS INVOICE** **USD** **\$7.83**

## FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Jul 20, 2022	<b>Cust. Ref.:</b> Heritage Pines Meeting F	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.  
Package Delivered to Recipient Address Release Authorized  
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

		<b>Sender</b>	<b>Recipient</b>
Automation	INET	cleo adams	Daphne Gillyard
Tracking ID	777388964274	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Service Type	FedEx Standard Overnight	9220 Bonita Beach Road	2300 Glades Road
Package Type	Customer Packaging	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Zone	02		
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Jul 21, 2022 09:29		
Svc Area	A1	Transportation Charge	7.32
Signed by	see above	Fuel Surcharge	0.51
FedEx Use	000000000/158117/02	<b>Total Charge</b>	<b>USD \$7.83</b>
		<b>Third Party Subtotal</b>	<b>USD \$7.83</b>
		<b>Total FedEx Express</b>	<b>USD \$7.83</b>

### FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to [fedex.com](https://fedex.com) to sign up today!





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2041547** Cycle 02  
Meter Number  
Customer Number 10183439  
Customer Name HERITAGE PINES COM DEV

Bill Date **08/03/2022**  
Amount Due **466.42**  
Current Charges Due **08/24/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

**ELECTRIC SERVICE**

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

**Comparative Usage Information**

Average kWh  
Period Days Per Day

**BILLS ARE DUE WHEN RENDERED**  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **466.42**  
Payment **466.42CR**  
Balance Forward 539.430 001 **0.00**

Light Energy Charge 6.01  
Light Support Charge 10.65  
Light Maintenance Charge 140.59  
Light Fixture Charge 173.50  
Light Fuel Adj 547 KWH @ 0.05300 29.00  
Poles(QTY 29) 105.50  
FL Gross Receipts Tax 1.17

Total Current Charges **466.42**  
Total Due **466.42** Please Pay



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 25	910 4	935 25



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **08/03/2022**

Use above space for address change ONLY.

District: BP02

2041547 BP02  
HERITAGE PINES COM DEV  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431 8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>08/24/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>466.42</b>
Total Charges Due After Due Date	<b>473.42</b>

000204154700004664200004734206



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1306910** Cycle **04**  
Meter Number  
Customer Number 10183439  
Customer Name HERITAGE PINES COM DEV

Bill Date **08/05/2022**  
Amount Due **1,558.99**  
Current Charges Due **08/26/2022**

District Office Serving You  
Bayonet Point

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Average kWh  
Period Days Per Day

BILLS ARE DUE WHEN RENDERED  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 1,558.99  
Payment 1,558.99CR  
Balance Forward 539.430 001 0.00

Light Energy Charge 153.71  
Light Support Charge 108.82  
Light Maintenance Charge 220.09  
Light Fixture Charge 262.66  
Light Fuel Adj 5,408 KWH @ 0.05300 286.63  
Poles (QTY 103) 513.00  
FL Gross Receipts Tax 14.08

Total Current Charges 1,558.99  
Total Due Please Pay 1,558.99



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 82	205 13	305 7	455 2	960 9
	150 3	270 4	360 1	910 94	



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/05/2022

Use above space for address change ONLY.

District: BP04

1306910 BP04  
HERITAGE PINES COM DEV  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431 8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/26/2022
<b>TOTAL CHARGES DUE</b>	<b>1,558.99</b>
Total Charges Due After Due Date	1,582.37

000130691000015589900015823701

**DOMBROWSKI PROPERTY  
MAINTENANCE, LLC**

1613 Greenwood Dr  
Dunedin, FL 34698 US  
Dombrowskitree@gmail.com  
[https //dombrowskipropertymaintenance.com/](https://dombrowskipropertymaintenance.com/)



**INVOICE**

BILL TO  
Tim Gatz  
11524 Scenic Hills Dr.  
Hudson, FL

INVOICE 1235  
DATE 07/13/2022  
TERMS Net 15  
DUE DATE 07/28/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
ISA Certified Arborist Consulting Services	ISA Certified Arborist Consulting Services	1	250.00	250.00
Tree Survey Report		1	125.00	125.00

BALANCE DUE

**\$375.00**

GA

EDRA mowing, spraying

Member Account Inquiry

From: Jul 1/22 to Jul 31/22

HPCCDD - Heritage Pines CDD

Wraithell, Hart & Hunt  
 2300 Glades Rd. Ste 410W  
 Boca Raton FL 33431

539.431  
 001

Phone : 561.571.0010  
 Alt. No: EXT 305  
 Status : A  
 Unspent Min: 0.00

Email : HeritagePinesCDD@districtap.com  
 Cell :

DATE	TYPE	REF#	DESCRIPTION	CHARGES	TAX/SVC	AMOUNT	DUE DATE	AREA
	BF		Balance Forward	0.00	0.00	8,605.61		
Jul 14,2022	PY	02192662	Personal- Check- On Account	0.00	0.00	-6,178.31		CLUB
Jul 14,2022	PY	02192663	Personal- Check- On Account	0.00	0.00	-2,377.30		CLUB
Jul 28,2022	CH	SJ0131	JULY -2022 RECLAIMED WATER	2,297.02	0.00	2,297.02	Jul 28,2022	CLUB

INQUIRY TOTALS:

AREA	CURRENT	1 MTH	2 MTHS	3 MTHS	4 MTHS+	TOTAL
CLUB	2297.02	50.00	0.00	0.00	0.00	2347.02

==== End of Report =====



UTILITIES SERVICES BRANCH  
 CUSTOMER INFORMATION &  
 SERVICE DEPT.  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
 NEW PORT RICHEY (727) 847-8131  
 DADE CITY (352) 521-4285  
[utilcustserv@MyPasco.net](mailto:utilcustserv@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: **18801 GRAND CLUB DR**

Bill Number: 16938758

Billing Date: 7/25/2022

Billing Period: 6/8/2022 to 7/8/2022

Account #	Customer #
0010470	01016692
Please use the 15-digit number below when making a payment through your bank	
001047001016692	

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	13349042	6/8/2022	880079	7/8/2022	903518	30	23439

Usage History

Month	Usage
July 2022	23439
June 2022	24504
May 2022	26040
April 2022	18020
March 2022	17494
February 2022	15162
January 2022	18879
December 2021	20648
November 2021	13697
October 2021	12187
September 2021	14626
August 2021	16743

Transactions

Previous Bill	8,576.40
Payment 07/05/22	-8,576.40 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	23,439 Thousand Gals X \$0.35 = 8,203.65
<b>Total Current Transactions</b>	8,203.65
<b>TOTAL BALANCE DUE</b>	<b>\$8,203.65</b>

*Reclaimed Water*  
 8/21-080 \$ 2,297.02

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

Check this box if entering change of mailing address on back.

Account # 0010470  
 Customer # 01016692  
 Balance Forward 0.00  
 Current Transactions 8,203.65

<b>Total Balance Due</b>	<b>\$8,203.65</b>
<b>Due Date</b>	<b>8/11/2022</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically transferred on 08/11/2022.**

HERITAGE PINES COMMUNITY ASSOCIATION  
 11524 Scenic Hills BOULEVARD  
 HUDSON FL 346675601

PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

## Member Account Inquiry

From: May 1/22 to May 31/22

HPCCDD - Heritage Pines CDD

Wraithell, Hart & Hunt  
 2300 Glades Rd. Ste 410W  
 Boca Raton FL 33431

Phone : 561.571.0010  
 Alt. No: EXT 305  
 Status : A  
 Unspent Min: 0.00

Email : HeritagePinesCDD@districtap.com

Cell :

DATE	TYPE	REF#	DESCRIPTION	CHARGES	TAX/SVC	AMOUNT	DUE DATE	AREA
	BF		Balance Forward	0.00	0.00	4,168.26		
May 31,2022	CH	SJ9Y36	APRIL LATE FEE	25.00	0.00	25.00	May 31,2022	CLUB
May 31,2022	CH	SJ9Y37	MAY -2022 RECLAIMED WATER	2,551.92	0.00	2,551.92	May 31,2022	CLUB
May 31,2022	CH	SJ9Y37	APR -2022 EQUIPMENT USE	1,240.00	0.00	1,240.00	May 31,2022	CLUB
May 31,2022	CH	SJ9Y37	MAY -2022 EQUIPMENT USE	1,760.00	0.00	1,760.00	May 31,2022	CLUB

## INQUIRY TOTALS:

AREA	CURRENT	1 MTH	2 MTHS	3 MTHS	4 MTHS+	TOTAL
CLUB	5576.92	2825.96	0.00	0.00	1342.30	9745.18

==== End of Report =====

Member Account Inquiry

From: Jun 1/22 to Jun 30/22

HPCCDD - Heritage Pines CDD

Wraithell, Hart & Hunt  
 2300 Glades Rd. Ste 410W  
 Boca Raton FL 33431

Phone : 561.571.0010  
 Alt. No: EXT 305  
 Status : A  
 Unspent Min: 0.00

Email : HeritagePinesCDD@districtap.com  
 Cell :

DATE	TYPE	REF#	DESCRIPTION	CHARGES	TAX/SVC	AMOUNT	DUE DATE	AREA
	BF		Balance Forward	0.00	0.00	9,745.18		
Jun 23,2022	PY	02192224	Personal- Check- On Account	0.00	0.00	-4,765.96		CLUB
Jun 27,2022	CH	SJ9Z70	JUNE -2022 RECLAIMED WATER	2,401.39	0.00	2,401.39	Jun 27,2022	CLUB
Jun 30,2022	CH	SJ0001	MAY CLUB LATE FEE	25.00	0.00	25.00	Jun 30,2022	CLUB
Jun 30,2022	CH	SJ0040	JUNE 2022 EQUIPMENT USE	1,200.00	0.00	1,200.00	Jun 30,2022	CLUB

INQUIRY TOTALS:

AREA	CURRENT	1 MTH	2 MTHS	3 MTHS	4 MTHS+	TOTAL
CLUB	3626.39	4979.22	0.00	0.00	0.00	8605.61

==== End of Report =====

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Heritage Pines Community Development District  
c/o Wrathell Hunt & Associates  
9220 Bonita Beach Rd., Suite 214  
Bonita Springs, FL 34135

514.310  
001

July 21, 2022

Client: 001044

Matter: 000001

Invoice #: 21774

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through July 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/16/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
7/13/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	\$61.00
Total Professional Services			0.4	\$122.00
Total Services			\$122.00	
Total Disbursements			\$0.00	
Total Current Charges				\$122.00
Previous Balance				\$399.00
Less Payments				(\$399.00)
<b>PAY THIS AMOUNT</b>				<b>\$122.00</b>

*Please Include Invoice Number on all Correspondence*



Down to Earth  
 Landscape & Irrigation  
 2701 Maitland Center Pkwy.  
 Suite 200  
 Maitland FL 32751  
 (321) 263-2700 Ext 2727



**PAST DUE**  
 August 2020  
 Invoice #INV86623

**Customer**  
 Chuck Adams  
 Heritage Pines CDD  
 9220 Bonita Springs Rd  
 Suite 214  
 Bonita Springs FL 34135  
 adamsc@wwhassociates.com

539.342  
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
Heritage Pines CDD Expenses	8/31/2020	9/30/2020	Net 30	

Item	Qty	Rate	Amount
Labor - 8/21/20	5.28	\$20.00	\$105.60
Labor 8/6/20	8	\$20.00	\$160.00
Labor 8/17/20	8	\$20.00	\$160.00
Labor 8/10/20	8.03	\$20.00	\$160.60
Labor - 8/13/20	8.03	\$20.00	\$160.60
Labor 8/19/20	8.03	\$20.00	\$160.60
Labor 8/24/20	8.08	\$20.00	\$161.60
Labor 8/25/20	8.08	\$20.00	\$161.60
Labor 8/26/20	8.08	\$20.00	\$161.60
Labor 8/27/20	8.08	\$20.00	\$161.60
Labor 8/20/20	8.1	\$20.00	\$162.00
Labor 8/12/20	8.18	\$20.00	\$163.60
Labor 8/18/20	8.22	\$20.00	\$164.40
Labor 8/7/20	8.55	\$20.00	\$171.00
Labor 8/11/20	8.57	\$20.00	\$171.40
Labor 8/14/20	9.54	\$20.00	\$190.80
Chemical Applications	1	\$163.40	\$163.40
Clean Drains	1	\$543.25	\$543.25
Equipment Maintenance	1	\$0.00	\$0.00
Irrigation Repairs	1	\$0.00	\$0.00

Labor 8/18/20  
 Labor 8/7/20

Down to Earth  
 Landscape & Irrigation  
 2701 Maitland Center Pkwy.  
 Suite 200  
 Maitland FL 32751  
 (321) 263-2700 Ext 2727



**PAST DUE**  
 August 2020  
 Invoice #INV86623

Item	Qty	Rate	Amount
<b>Spraying Beds, Dry Retentions</b>	1	\$0.00	\$0.00
Turf Renovation	1	\$550.00	\$550.00
Labor - 08/13/20	2.13	\$20.00	\$42.60
Labor - 08/18/20	2.34	\$20.00	\$46.80
Labor - 08/21/20	3.07	\$20.00	\$61.40
Labor - 08/11/20	3.52	\$20.00	\$70.40
Labor - 08/25/20	3.79	\$20.00	\$75.80
Labor - 08/26/20	3.82	\$20.00	\$76.40
Labor - 08/24/20	3.98	\$20.00	\$79.60
Labor - 08/10/20	4	\$20.00	\$80.00
Labor - 08/27/20	4.01	\$20.00	\$80.20
Labor - 08/17/20	4.03	\$20.00	\$80.60
Labor - 08/12/20	4.22	\$20.00	\$84.40
Labor - 08/20/20	4.71	\$20.00	\$94.20
Mulch	1	\$0.00	\$0.00

Subtotal	\$4,706.05
Payments/Credits	\$550.00
<b>Balance Due</b>	<b>\$4,156.05</b>

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. GA

EDRA mowing, spraying



CDD Expenses August 2020

**Routine Mowing Operations**

				<b>Total</b>
Toro 4000 operator (incl weed eat)	101 Hrs	\$20.00	Per Hr	\$2,020.00 ✓
Toro Z Mower operator (incl weed eat)	26 Hrs	\$20.00	Per Hr	\$520.00 ✓
Machinery Maintenance*	both-service, blades	\$70.87		\$70.87
Machinery Maintenance Labor	3 Hrs	\$25.00	Per Hr	\$75.00 ✓
Fuel Cost 4000	151.8 Gallons	\$3.45	Per Gal	\$523.71
Fuel Cost Z Mower	20.1 Gallons	\$2.67	Per Gal	\$53.67
Spraying beds in retentions	12 Hrs	\$20.00	Per Hr	\$240.00 ✓
Clean drains/WE/Rake waste areas	12 Hrs	\$20.00	Per Hr	\$240.00 ✓
Rake/Till/Spray/Other	5 Hrs	\$30.00		\$150.00 ✓

**Total Mowing Operations**

\$3,893.25

Rodeo	Hrs	\$20.00	Per Hr	\$0.00
	3 Gallons	\$24.60		\$73.80
Mulch Prep - Paleo Park				\$0.00
Labor	6 Hrs	\$20.00	Per Hr	\$120.00 ✓

**Irrigation**

Parts drains/W				\$0.00
Rake/Till/Sp	3 Sprinklers	\$12.00	Ea	\$36.00
	knockon	\$18.00	Ea	\$0.00
	Golf Can	\$150.00	Ea	\$0.00
	Valve/brea	\$75.00	Ea	\$0.00
Labor	1.5 Hrs	\$22.00	Per Hr	\$33.00

**Total Other Operations**

\$262.80

**Month Total**

\$4,156.05

	July	August	Hours Run
4000 hours	776.8	873.3	96.5
Z Mower hours	1225	1242.6	17.6

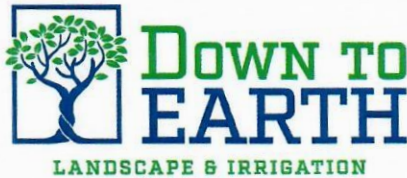
\*Full service on 4000 and Z mower, plus new blades.

# CDD Man Hours Back-up

Aug 2020

DAY	Scott - Mechanic		Pat		Bill		Dave G - Irrigation		OTHER JOBS			Chris/Keith/Tim - Supervisor										
	Burden Rate \$25.00	4000 Zmow	Rate - \$ 20.00	4000 WE	Rate - \$ 20.00	Zmow	WE	Rate - \$22.00	Repairs/hr	Rate - \$20.00	Rake	Drains	WE	Paleo	Till	Rate - \$30.00	Till	Spray	WE	Other		
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Down to Earth  
 Landscape & Irrigation  
 2701 Maitland Center Pkwy.  
 Suite 200  
 Maitland FL 32751  
 (321) 263-2700 Ext 3342



July 2022  
 INV131565

**Customer**

Heritage Pines CDD  
 9220 Bonita Springs Rd  
 Suite 214  
 Bonita Springs FL 34135  
 adams@whhassociates.com

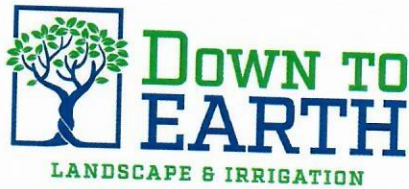
539.340  
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses July 2022 - Estimate 34932	7/31/2022	8/30/2022	Net 30	

Item	Qty	Rate	Amount
<b>Scope of Work</b>			
Monthly Maintenance for the CDD at Heritage Pines.			

<b>4000 - Mow/Weedeat Retentions</b>			
Diesel - 1 Gallon	106	\$4.77	\$505.62
Maintenance Labor - Hours	105.2	\$25.00	\$2,630.00 ✓
<b>Sub Total</b>			\$3,135.62
<b>Z-Mow Weedeat Retentions</b>			
Equipment Repair & Maintenance - Hours	8	\$30.00	\$240.00 ✓
Maintenance Labor - Hours	36.1	\$25.00	\$902.50 ✓
Miscellaneous Equipment Parts - Dollar	1	\$276.00	\$276.00
Unleaded Gasoline - 1 Gallon	31	\$4.25	\$131.75
<b>Sub Total</b>			\$1,550.25
<b>Spraying Beds, Dry Retentions</b>			
Glyphosate 41% - 1 Gallon	4	\$29.52	\$118.08
Paleo Park Labor - Hours	4	\$25.00	\$100.00 ✓
Spray Labor - Hours	28	\$25.00	\$700.00 ✓
<b>Sub Total</b>			\$918.08
<b>Clean Drains</b>			
Rake Retentions - Hours	16	\$25.00	\$400.00 ✓
<b>Sub Total</b>			\$400.00

Down to Earth  
 Landscape & Irrigation  
 2701 Maitland Center Pkwy.  
 Suite 200  
 Maitland FL 32751  
 (321) 263-2700 Ext 3342



July 2022  
 INV131565

Item	Qty	Rate	Amount
<b>Irrigation Inspection &amp; Repairs</b>			
Irrigation Labor - Hours	10	\$27.50	\$275.00
Miscellaneous Irrigation Parts - Each	1	\$50.00	\$50.00
<b>Sub Total</b>			<b>\$325.00</b>

Landscape & Irrig  
 2701 Maitland C  
 Suite 200  
 Maitland FL

Subtotal	\$6,328.95
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$6,328.95</b>

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Landscape & Irrig  
 2701 Maitland C  
 Suite 200  
 Maitland FL



Landscape & Irrig  
 2701 Maitland C  
 Suite 200  
 Maitland FL

Landscape & Irrig  
 2701 Maitland C  
 Suite 200  
 Maitland FL

CDD Expenses July 2022

**Routine Mowing Operations**

				<b>Total</b>
Toro 4000 operator (incl weed eat)	105.2 Hrs	\$25.00 Per Hr		\$2,630.00
Toro Z Mower operator (incl weed eat)	36.1 Hrs	\$25.00 Per Hr		\$902.50
Machinery Maintenance Parts*		\$276		\$276.00
Machinery Maintenance Labor**	8 Hrs	\$30.00 Per Hr		\$240.00
Fuel Cost 4000 and Bush Hog	106 Gallons	\$4.77 Per Gal		\$505.62 ✓
Fuel Cost Z Mower	31 Gallons	\$4.25 Per Gal		\$131.75 ✓
Spraying beds in retentions	28 Hrs	\$25.00 Per Hr		\$700.00
Clean drains/WE/Rake Waste Areas	16 Hrs	\$25.00 Per Hr		\$400.00
Bush Hog	0 Hrs	\$25.00 Per Hr		\$0.00
Till/Rake Waste Areas/Spray	0 Hrs	\$30.00		\$0.00
<b>Total Mowing Operations</b>				<b>\$5,785.87</b>

Rodeo	4 Gallons	\$29.52		\$118.08
Mulch Prep - Paleo Park Labor	4 Hrs	\$25.00 Per Hr		\$100.00

**Irrigation Parts**

Till/Rake Waste	2 Rotors	\$20.00 Ea		\$40.00 ✓
Total Mowing	1 Misc fittings	\$10.00 Ea		\$10.00 ✓
Toro 4000	0 knockon	\$18.00 Ea		\$0.00
	0 Solenoid	\$50.00 Ea		\$0.00
	0 Golf Drive	\$160.00 Ea		\$0.00
	0 Valve	\$120.00 Ea		\$0.00
	0 ESP Timer	\$130.00 Ea		\$0.00
Labor	10 Hrs	\$27.50 Per Hr		\$275.00 ✓

**Total Other Operations**

**\$543.08**

**Month Total**

**\$6,328.95**

	June	July	Hours Run
4000 hours	2514.6	2614.8	100.2
Z Mower hours	1837.1	1871.2	34.1

\*New blades/filters/oil

\*\*PM/Safety check on Z mower and 4000

Till/Rake Waste  
Total Mowing  
Toro 4000

# CDD Man Hours Back-up

JULY

2022

DAY	Ken - Mechanic		Pat		Bill		NEP JOBS		David G - Irrigation		OTHER JOBS		Keith/Tim - Supervisor					
	4000 Zmow	Rate - \$30.00	4000 WE	Rate - \$25.00	Zmow	WE	Other	Paleo	Rate - \$27.50	Repairs/hr	Rate - \$25.00	Rake	Drains	Spray	Till	Spray	WE	Other
1																		
2			3.8	0.25	3.7	0.25			Irr. Check	1								
3			4.7	0.5	2.4													
4			7.7	0.5	3.1	0.25			Irr. Check	1	4							
5			4.2	0.25	1.7													
6			3.8															
7																		
8																		
9			4.6	0.25	3				Irr. Check	1								
10			8.8								4							
11			5		2.5													
12			4.3	0.25	2.9	0.25			Irr. Check	2								
13			6.5	0.5														
14																		
15																		
16			7	0.25	2.2	0.25												
17			6	0.25														
18			2		1	0.25			Irr. Check	1	4							
19			4.9	0.25														
20			5.9	0.25	2.5													
21																		
22																		
23			5.9	0.5	2.7	0.25			Irr. Check	3								
24			4.5	0.25														
25					2	0.25			Irr Repair	1	4							
26			5.5	0.5	1.6													
27			5.1	0.25	2.8	0.25												
28																		
29																		
30																		
31	6	2	0	100.2	5	34.1	2	0	0.2	10	16	0	28	4	0	0	0	0





**INVOICE**

**Invoice Number:** PI-A00868153  
**Invoice Date:** 08/01/22  
**PROPERTY:** Heritage Pines CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

539.311  
001

**SOLD TO:** Heritage Pines CDD  
 9220 Bonita Beach Road, Suite 214  
 Bonita Springs, FL 34135

<b>CUSTOMER ID</b>	<b>CUSTOMER PO</b>	<b>Payment Terms</b>	
H2224		Net 45	
<b>Sales Rep ID</b>	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Bill Kurth			09/15/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR05927 08/01/22 - 08/31/22 Lake & Pond Management Services		1,586.00	1,586.00

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>1,586.00</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>1,586.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>1,586.00</b>



**Transmittal Letter**

10503 Cyndee Ln.  
 Odessa, Florida 33556  
 Office/Cell: (813) 706-1964  
 Kurt@StroudEngineering.com

August 5, 2022

To:  
 Heritage Pines CDD  
 Attn: Mr. Chuck Adams  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

**Attention:** Mr. Chuck Adams  
**Re:** Current Invoice (Heritage Pines CDD – Misc. Engineering Services FY 22)  
**Job Number:** HPC 12-02-19

We are sending you			
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover the following:		
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Other:
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change Order	<input type="checkbox"/> Samples	
<input type="checkbox"/> Report	<input type="checkbox"/> Reproducible	<input type="checkbox"/> Specification	

Copies	Date	Description
1	8-05-22	Consultant Invoice (Period of 7/1/22 to 7/31/22)

These are transmitted as checked below	
<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> For Review and Comment
<input type="checkbox"/> For Your Use	<input type="checkbox"/> For Your Information
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Your File

**Comments:**  
 Chuck,  
 Attached is the current invoice for requested services through July 31, 2022, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.

**Copy to:**  
 File

  
 Kurt D. Heath, P.E.

INVOICE #HPC1202-19-05

Date: August 5, 2022

INVOICE 519.320  
001

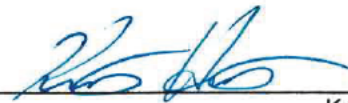
**TO:**  
Heritage Pines CDD  
Attn: Chuck Adams  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**FOR:**  
Heritage Pines CDD  
Work Task No. 19 - Misc. Engineering Services (FY 2022)  
(Period of 7/1/22 through 7/31/22)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$410.10	\$410.10
<b>Total Completed to Date</b>			<b>\$410.10</b>
<b>Total Previously Invoiced</b>			<b>\$0.00</b>
<b>Total Due This Invoice (Net 30)</b>			<b>\$410.10</b>

CA

engineering



Kurt D. Heath, PE  
Stroud Engineering Consultants, Inc.

**INVOICE BREAKDOWN**

(Period of 7/1/22 through 7/31/22)

**Task 1 - Miscellaneous Engineering Services**

Labor Description	Date	Hours	Rate	Amount
<b>General/Miscellaneous Tasks</b>				
Attended CDD Board Meeting, Discussed storm inlet repair proposals	7/19	4.0	\$ 75.00	\$ 300.00
Coordinated with Charles Lupton to process contract documents for storm inlet repairs	7/20	1.0	\$ 75.00	\$ 75.00
<b>Labor Total</b>				<b>\$ 375.00</b>
<b>Expenses Description</b>				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.585
<b>Expenses Total</b>				<b>\$ 35.10</b>
<b>Total Billing Period Cost for Task 1</b>				<b>\$ 410.10</b>

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/03/22 - 07/10/22		HERITAGE PINES CDD	
Billing Date	Sales Rep	Customer Account	
07/10/2022	Jill Harrison	123496	
Total Amount Due		Ad Number	
\$303 00		0000234779	

519.480

001

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/03/22	07/10/22	0000234779	Times	Legals CLS	Notice of Public Hearing	2	2x43 L	\$301 00
07/03/22	07/10/22	0000234779	Tampabay.com	Legals CLS	Notice of Public Hearing AffidavitMaterial	2	2x43 L	\$0 00 \$2 00

PAID 08 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/03/22 - 07/10/22		HERITAGE PINES CDD	
Billing Date	Sales Rep	Customer Account	
07/10/2022	Jill Harrison	123496	
Total Amount Due		Ad Number	
\$303 00		0000234779	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

HERITAGE PINES CDD  
 ATTN: C/O WRATHELL, HART, HUNT & A  
 2300 GLADES RD, STE 410W  
 BOCA RATON, FL 33431

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco


Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Public Hearing was published in said newspaper by print in the issues of: 7/3/22, 7/10/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature Affiant

Sworn to and subscribed before me this 07/10/2022



Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



**HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING**

The Board of Supervisors ("Board") of the Heritage Pines Community Development District ("District") will hold a public hearing on Tuesday, July 19, 2022 at 2:00 p.m., at the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://heritagepinescdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
7/3, 7/10/2022 0000234779

} SS

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
8/1/2022	2021-1587

Bill To:
Heritage Pines CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	2,704.16
Assessment Services 513.310	600.83
Telephone 519.411	12.50
Rentals & Leases 519.440	155.00
Printing & Binding 519.470	85.83
Dissemination Agent 513.312	83.34
001	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$3,641.66

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**  
**MINUTES OF MEETING**  
**HERITAGE PINES**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Heritage Pines Community Development District held a Public Hearing and Regular Meeting on July 19, 2022 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

**Present were:**

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Dana Crosby-Collier	District Counsel
Kurt Heath	District Engineer
Michelle Reiss	HPCA Counsel
Gary Farley	HPCA President
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)

**Residents present, were:**

Virginia Granpre	Bob Bonitano	Larry Elvis	Herb Matheson
Gene Andre	Nat Dribble	Pam Dugle	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Public Comments: Agenda Items [3 minutes per person]**

43 Resident Virginia Granpre stated she objected to the agenda, to special assessments and  
44 to the money spent for activities and projects. She stated she was told that the CDD would  
45 expire in 2020. She questioned the CDD's private contract with Down to Earth Landscaping  
46 (DTE) and stated her belief that DTE reports to the HPCA.

47 Ms. Lonergan stated the CDD did not expire, as it is responsible for stormwater  
48 management, which includes all drains and ponds.

49 Mr. Adams stated all CDD assessments are considered "special" assessments because  
50 they apply to the "special" and peculiar benefits that the properties receive. The assessment in  
51 the Fifth Order of Business is the annual assessment included on the property tax bill to fund  
52 the Operation & Maintenance (O&M) of the CDD. Overall, assessments went down slightly.  
53 Assessments are subject to a rigid notification process, including public hearings. Regarding the  
54 Seventh Order of Business, the CDD contract with DTE for mowing and maintenance and  
55 upkeep of the dry retention areas is tied into the master contract with the HPCA so the CDD has  
56 concerns about those negotiations and whether DTE will continue to partner with the CDD.

57 Ms. Granpre questioned the concerns about slope issues in areas to be mowed. Mr.  
58 Adams stated there are some concerns about safe mowing of slopes for the CDD to consider, as  
59 deterioration can lead to unsafe slopes; the slopes will be monitored closely.

60 Resident Bob Bonitano asked if a subcontractor, other than DTE, works in the retention  
61 pond adjacent to the maintenance area. A Board Member stated the CDD contracts with  
62 SOLitude to maintain the ponds.

63

64 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

65

66  
67 **A. Affidavit/Proof of Publication**

68 The proof of publication was included for informational purposes.

69 **B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations of the**  
70 **District and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and**  
71 **Ending September 30, 2023; Authorizing Budget Amendments; and Providing an**  
72 **Effective Date**

73 Mr. Adams presented the proposed Fiscal Year 2023 budget, noting that it was  
74 unchanged since the last version presented; it is a status quo budget compared to the Fiscal

75 Year 2022 budget. Although minor increases are anticipated in some operational costs and  
76 services, it is anticipated that those costs will be absorbed within the budget. Disaster recovery  
77 funds totaling \$125,000 have accrued and \$70,000 is set aside for future mower replacement.  
78 \$150,000 was reserved in "Working capital" for the first three months of the operating year to  
79 cover expenses until revenues are received. As proposed, the Fiscal Year 2023 assessments are  
80 projected to be slightly less than Fiscal Year 2022.

81 Mr. Rhodes recalled a mid-year increase by DTE and asked Mr. Adams if he anticipates  
82 any other increases, based on other CDDs. Mr. Adams stated he does not; while labor costs  
83 remain high, he hoped fuel and other associated costs continue to trend downward.

84

85 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**  
86 **the Public Hearing was opened.**

87

88

89 A resident noted the mowing cost increase compared to Fiscal Year 2022 and asked for  
90 the outlook for 2023 and 2024. Mr. Adams stated the contract is based on actual hours for  
91 services provided; it is anticipated that, even with increased hourly rates, the CDD can stay  
92 within budget. To the extent that is not possible, Unassigned Funds can be used on the  
93 expense. He hoped for a more stable environment in 2024 but, given the current economic  
94 climate, the DTE increase is justifiable.

95 Mr. Hurley stated the previous General Manager signed a five-year contract with DTE  
96 that expires on April 30, 2023, which will be discussed further.

97 A resident asked about the budget approval and assessment processes. Mr. Adams  
98 stated supporting documentation for the proposed Fiscal Year 2023 budget is included in the  
99 agenda, which was also posted online. Special assessments are levied on all property owners  
100 who receive a special and peculiar benefit. The lien roll provides information to the Property  
101 Tax Collector for placement of the assessments on the property tax bill. Chapter 190 of the  
102 Florida Statutes provides information about CDDs being independent special taxing districts.

103 Mr. Napolitano asked why the CDD owns a mower if DTE performs the mowing. Mr.  
104 Adams stated the CDD has always provided the mowers. The CDD purchased mowers when the  
105 HPCA had an in-house operation because the CDD mowing was causing wear and tear on the  
106 HPCA's mowers and because different mowers are needed for different mowing requirements.

107 Costs are reduced because the CDD realizes a savings because, as a tax-exempt governmental  
108 entity, the CDD can acquire the equipment tax-free.

109

110 **On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the**  
111 **Public Hearing was closed.**

112

113

114 Mr. Adams presented Resolution 2022-05.

115

116 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**  
117 **Resolution 2022-05, Relating to the Annual Appropriations of the District and**  
118 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**  
119 **September 30, 2023; Authorizing Budget Amendments; and Providing an**  
120 **Effective Date, was adopted.**

121

122

123 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

124

125

126

127

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132

133 Mr. Adams presented Resolution 2022-06. Ms. Lonergan noted that, in her four years on  
134 the Board, assessments have decreased. The Fiscal Year 2023 assessment will be \$209.46.

135

136 **On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor,**  
137 **Resolution 2022-06, Making a Determination of Benefit and Imposing Special**  
138 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
139 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**  
140 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**  
141 **Providing an Effective Date, was adopted.**

142

143

144 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: HPCA’s Interest in CDD’s County Line Road Property, as well as Potential Acquisition of Additional Property**

145

146

147

148

149 Ms. Reiss discussed the HPCA's interest in the empty CDD parcel on County Line Road.  
150 As Counsel for the HPCA, she wants to discuss the respective interests of the CDD and the HPCA  
151 with District Counsel about the HPCA acquiring the property and using its funds to turn it into  
152 something that benefits the community. If the CDD transfers ownership to the HPCA, the CDD  
153 will be relieved of maintenance and insurance responsibilities for the property. She discussed  
154 the HPCA's interest in another vacant parcel on County Line Road owned by a private owner.

155 Discussion ensued about the location and possible cost and future uses for the property.

156 Mr. Farley wanted to open a sincere line of discussion to allow the HPCA Board to  
157 acquire the CDD-owned property by the front gate, bordered by Heritage Point Drive and  
158 County Line Road. He asked the CDD to investigate the possibility of purchasing the property to  
159 the west of the CDD, bordered by Parade Road and County Line Road. He stated, after traveling  
160 to nearby 55 and over communities, the common thread the HPCA Board noticed is that  
161 Heritage Pines is land poor. He stated the July 2012 Heritage Pines CDD Meeting Minutes  
162 indicated that the CDD Board, at that time, suggested the CDD purchase the property bordered  
163 by Heritage Point Drive and County Line Road to allow the HOA to develop the property. The  
164 minutes further stated that, if the property was acquired by the HOA, it would be for the  
165 benefit of the residents. He stated the members of the HPCA paid off the loan for the property  
166 and, since 2012, this land has remained vacant and has not benefitted the residents.

167 Mr. Farley stated the HOA held numerous town hall meetings over the past three years  
168 to obtain resident input for the five-year Capital Plan. As the community has seen resident  
169 turnover, there has been a change in the ideas and requests for improvements, many of which  
170 require the availability of additional land. He felt that, without land, any HPCA Board  
171 discussions are useless. He stated the HPCA Board of Directors is prepared to enter into legal  
172 discussions for the "Transfer of Ownership of Title to the Property" and is requesting the same  
173 from the CDD Board, in the hopes that the CDD board will vote to authorize the acquisition  
174 process to commence today. He asked the CDD Board to investigate the possibility of  
175 purchasing the previously mentioned private property in the area of County Line Road and  
176 Parade Road, for the same reasons that the 2012 CDD Board had the vision to protect the  
177 community from undesired development and for the enjoyment of residents.

178 Ms. Benedetti voiced her opinion that there are two issues; the matter of the property  
179 the CDD owns and the second property that HPCA wants the CDD to purchase.

180 Mr. Farley hoped this CDD Board would have a vision similar to the previous CDD Board  
181 and act in what he thinks would protect the interests of Heritage Pines.

182 Ms. Reiss stated, for today's purposes, the HPCA is seeking permission to speak with  
183 District Counsel to explore what is necessary for such a process, in terms of the CDD Statutes  
184 and the CDD's Rules and Regulations and the HPCA's Covenants.

185 Mr. Rhodes wanted to know the proposed use of the property. Mr. Farley stated, at  
186 town hall meetings, residents expressed a desire for a physical fitness walking trail, a dog park  
187 and a new physical fitness building; however, the HPCA has storage issues and, without having  
188 more property, the discussions are, in his opinion, a waste of time.

189 Potential uses of the properties, the locations, resident concerns, town hall meetings  
190 and how to justify the purchase of property without a definite plan for it, were discussed.

191 Ms. Reiss suggested beginning with the property the CDD already owns. She noted that  
192 HPCA member input will be required before decisions are made.

193 Mr. Rhodes expressed concern that the HPCA might act without resident input.

194 Discussion ensued regarding the benefit of the property purchases to the community.

195 Mr. Adams stated, while the primary purpose of a purchase is that it must be a benefit  
196 to residents, secondary benefits can include blocking potential future undesired development.

197 A resident voiced their opinion that it seems the CDD does not want to purchase the  
198 property without knowing the intention for the land and asked if the CDD would accept it, if a  
199 project is approved by residents at a town hall meeting. Mr. Walsh noted attendance at a town  
200 hall meeting might not be a sufficient representation of all 1,400 homes.

201 Resident Gene Andre stated he attended past town hall meetings and felt that some  
202 residents were not polite. He discussed previous ideas for the property and pine trees and  
203 water retention and noted that, if the CDD owns the property, it will be open to the public.

204 Ms. Reiss stated transferring the property to the HPCA would allow the HPCA to restrict  
205 access.

206 Resident Pam Dugle wanted the CDD to purchase the property and construct an assisted  
207 living facility.

208 A resident stated the HPCA would like Ms. Reiss to speak with District Counsel.

209 Ms. Granpre stated she did not hear an opportunity for the residents to vote on new  
210 expenses. She thought an assisted living facility was in the original plans. She expressed support  
211 for keeping costs low rather than spending on unneeded expenses or legal fees.

212 A resident noted the proximity of homes on County Line and Heritage Pines Roads to  
213 the property in question. He stated the property is narrow and suggested rezoning it and  
214 changing the documents to prevent buildings that would require bypass roads that could  
215 increase HOA costs for paving.

216 Ms. Reiss stated the considerations and concerns raised will be taken into account  
217 during discussions. Mr. Rhodes asked about the desired outcome from a joint discussion. Ms.  
218 Reiss stated things that need to be accomplished in order to transfer ownership to the HPCA  
219 would be presented. She noted that limitations can be inserted, if necessary. Zoning questions  
220 can be addressed but, now, the HPCA needs to know if the CDD will entertain the discussion.

221 Mr. Adams believed a Letter of Intent might be a good first step, given that the CDD  
222 wants to know what the HPCA intends to do with the property and the HPCA does not want to  
223 go through the exercise of determining what to do with the property without the assurance  
224 that the CDD is willing to transfer the property. Ms. Reiss stated possible uses for the property  
225 will depend on many factors, including the size and zoning of the property, whether drainage is  
226 present, the amount of usable space, what percentage of the trees the community wants to  
227 preserve and what combination of options might be viable.

228 Mr. Adams recommended Ms. Lonergan and Mr. Farley work with the attorneys to  
229 develop a package for presentation to the Board.

230

231 **On MOTION by Ms. Benedetti and seconded by Ms. Vaughan, with all in favor,**  
232 **authorizing District Counsel to work with Ms. Reiss, Ms. Lonergan and Mr.**  
233 **Farley to develop a package for presentation to the CDD Board and the HPCA**  
234 **Board, was approved.**

235

236

237 Mr. Andre asked how binding a Letter of Intent will be and what action was decided. Ms.  
238 Crosby-Collier stated the attorneys will meet to develop parameters for the Board to consider  
239 and action would only be taken after a vote. She described the steps the CDD would need to  
240 complete, should the CDD Board agree to convey the property.

241 **SEVENTH ORDER OF BUSINESS** **Down to Earth Landscaping Discussion**  
242 **Items**

243

244 **A. Update: Status of HPCA Contract with Down to Earth Landscaping**

245 Mr. Hurley stated the CDD's five-year contract with DTE expires at the end of April and  
246 he suggested several revisions to the contract, which had substantial increases, such as for fuel  
247 charges; some were accepted and some were not. The HPCA's attorney is reviewing the  
248 proposed revisions, including notice increases, staffing level guarantees and the request to  
249 change the contract term from five years to three years.

250 **B. Update: Status of Slope Hazards at the Two Islands**

251 Mr. Walsh stated two issues exist at Hole #2. Mr. Gatz felt that physical inspection of  
252 these areas and any others needing attention is needed before remedies, such as sod or  
253 irrigation, can be discussed for Items 7B and 7C. Ms. Lonergan stated the two ponds in question  
254 are between Holes #2 and #3, EWRA's #24b and #20b. Mr. Walsh stated the islands are related  
255 to EWRA #40; there was some confusion with those areas in the minutes. Ms. Lonergan stated  
256 these will be addressed as separate issues in the To Do List.

257 **C. Consideration of DTE Landscaping Proposal for EDRA #28 to Cover Slope with**  
258 **Irrigation and Sod (*to be provided under separate cover*)**

259 This item was discussed in conjunction with Item 7B.

260

261 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
262 **Statements as of May 31, 2022**

263

264 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022. The Bank  
265 Statement Reconciliations were emailed to the Board, as they were not included in the agenda.

266

267 **On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the**  
268 **Unaudited Financial Statements as of May 31, 2022, were accepted.**

269

270

271 **NINTH ORDER OF BUSINESS** **Approval of June 21, 2022 Regular Meeting**  
272 **Minutes**

273

274 Ms. Lonergan presented the June 21, 2022 Regular Meeting Minutes. The following  
275 changes were made:



276 Line 100: Insert “addendum” after “contract”

277 Line 101: Delete “March 1, 2022 or”

278 Ms. Vaughan stated that, at the last meeting, she listed all the responsibilities of the  
279 CDD at Paleo Park but they were not itemized in the minutes. At Ms. Vaughan’s request, the  
280 following change was made to the minutes:

281 Lines 112 through 113: Change “Mr. Gatz gave an overview of DTE’s maintenance  
282 responsibilities at Paleo Park” to “Ms. Vaughan gave an overview of the CDD’s maintenance  
283 responsibilities at Paleo Park, which include the following:

284 ➤ Mulch installation.

285 ➤ Raking leaves.

286 ➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.)

287 ➤ Removal of dead branches and debris.

288 ➤ Mowing of certain small areas.

289 ➤ Spraying weeds.”

290 General changes to the minutes resumed as follows:

291 Line 113: Change “He” to “Mr. Gatz”

292 Line 165: Change “EDRA #18” to “Hole #18, which is EDRA #47,”

293 Line 210: Change “Ann Bugle” to “Pam Dugle”

294 Line 210 Change “Sweet Hill Blue” to “Wheatfield Loop”

295 Lines 213 and 217: Change “Olski” to “Dolski”

296

297 **On MOTION by Ms. Vaughan and seconded by Ms. Benedetti, with all in favor,**  
298 **the June 21, 2022 Regular Meeting Minutes, as amended, were approved.**

299

300

301 Mr. Rhodes requested that updated Meeting Minutes be posted to the CDD website.

302 • **To Do Action Items List**

303 Item 5: Ms. Lonergan stated “EDRA #36” should be changed to “EDRA #47”. This was  
304 included in the meeting minutes and also in the To Do List. She stated, from now on, those  
305 should be kept on the To-Do List so they can be moved out of the List until proposals can be  
306 obtained and motions made to take action. From now on, items that arise should be added to  
307 the To Do List as separate issues, rather than bringing up discussion in the minutes.

308 Item 6: This will be an ongoing item. Ms. Vaughan's edit request to add an itemized list  
309 of all the responsibilities of the CDD at Paleo Park to the June 21, 2022 minutes, was addressed  
310 during discussion of the minutes.

311 Item 13: Ms. Lonergan stated those items identified will be compiled on a monthly list.  
312 Asked if plants in the area will be removed or sod installed, Mr. Walsh stated that will be  
313 determined when the area is inspected. Ms. Vaughan noted that complaints were received  
314 from residents who felt that the grass should be cut.

315 Item 16: Per Ms. Lonergan, change "EDRA #33 at the same time as EDRA #38" to "EWRA  
316 #33 at the same time as NWRA #38"

317 Item 17: Ms. Lonergan stated the Arborist surveyed the area. Mr. Adams stated he will  
318 email the report to the Board. Ms. Lonergan stated action will be taken at the next meeting.

319 The following new, ongoing item was added: "Mr. Gatz to meet with Mr. Hurley, Mr.  
320 Walsh and Ms. Lonergan regarding inspecting areas to be refurbished."

321

## 322 TENTH ORDER OF BUSINESS

## Staff Reports

323

### 324 A. District Counsel: *Straley Robin Vericker, P.A.*

325 There was no report.

### 326 B. District Engineer: *Stroud Engineering Consultants*

- 327 • **Consideration of Proposal to Repair Damaged Storm Elements (*to be provided***  
328 ***under separate cover*)**

329 Mr. Heath discussed five Wheatfield Loop storm inlets in need of repairs due to spalling  
330 concrete edges, which resulted in exposed rebar puncturing tires. He presented a \$41,303.73  
331 proposal for replacement of the inlets and a \$5,023.70 proposal for repair of the inlets .

332 The proposals, previous storm inlet repairs, tire damage, obtaining multiple competitive  
333 bids and addressing the issue expeditiously, were discussed.

334

335 **On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the**  
336 **Lupton's Construction Services, LLC, proposal for Heritage Pines Curb Inlet Top**  
337 **Repairs Only, in the amount of \$5,023.70, was approved.**

338

339

### 340 C. District Manager: *Wrathell, Hunt and Associates, LLC*

341 • **NEXT MEETING DATE: September 20, 2022 at 2:00 P.M.**

342 ○ **QUORUM CHECK**

343 The next meeting would be held on September 20, 2022.

344

345

346 **ELEVENTH ORDER OF BUSINESS**

**Audience Comments: Non-Agenda Items [3  
minutes per person]**

347

348

349 A resident provided photographs of a pond that was recently sprayed for an algae  
350 bloom. He suggested installation of a second fountain, as the algae blooms at the end without a  
351 fountain. The consensus was that SOLitude treats the reclaimed water pond as aggressively as  
352 allowed but algae treatment is a challenge. Mr. Adams stated the CDD will not install a water  
353 feature to treat the pond. Ms. Lonergan stated the fountain was installed by HPCA.

354 Discussion ensued about Pond 12. A resident expressed concern about snakes in thick  
355 matting grass. Mr. Adams stated SOLitude treats the pond; multiple treatments will be needed.  
356 Regarding the rapid development of algae, it was noted that the pond is treated regularly.

357 A resident noted that \$22,000 is budgeted for lighting and asked why there are no LED  
358 lights on the main street. Mr. Adams stated those lights are maintained by the HPCA. The CDD  
359 filled in dark spots working in conjunction with Withlacoochee.

360

361 **TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

362

363 Ms. Vaughan stated nothing was done in Paleo Park since the last meeting. She asked  
364 for the tree in the middle of the path to be cut down and noted that mulch is needed. Mr. Gatz  
365 stated he will have the tree removed. Mulch was recently received and it would be installed  
366 soon; additional manpower will be requested. Mr. Rhodes stated the hours submitted have  
367 been satisfactory. Ms. Vaughan asked that Mr. Gatz to text her when work is done in Paleo Park  
368 so she can follow up. Mr. Walsh suggested Mr. Gatz schedule the meetings with himself and  
369 Ms. Lonergan when the golf course is closed. Mrs. Lonergan concurred with the suggestion.

370

371 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

372

373

374 **On MOTION by Ms. Benedetti and seconded by Mr. Rhodes, with all in favor,**  
375 **the meeting adjourned at 3:55 p.m.**

376

377

378

379

380

381

382 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Mr. Adams to send copies of engagement letters & other CDD communications to all Supervisors. <b>Revised 12.01.20</b> Mr. Adams to email bank statements for months between reg mtgs. <b>06.21.22</b> Mr. Adams to email Reconciliation Reports to Board monthly.	ONGOING	
2	06.09.20	Mr. Gatz to inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. <b>Revised 09.08.20</b> Pond 15A & 15B: inspect sparse plant bed. <b>Revised 12.01.20</b> Mr. Gatz to install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area. <b>Revised 04.19.22</b> Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A.	ONGOING	
3	07.14.20	SOLitude to send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath to survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	DTE Staff to have pipes at Hole #17 at NWRA #38 and EDRA #47 cleaned out, and inspect entire community. <b>07.20.21</b> Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff to increase spraying Paleo Park twice each month and mulch as needed. <b>06.21.22</b> Remove the tree in middle of the path. <b>07.19.22</b> Ms. Vaughan noted that the CDD's maintenance responsibilities at Paleo Park include the following: <ul style="list-style-type: none"> <li>➤ Mulch installation.</li> <li>➤ Raking leaves.</li> <li>➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.)</li> <li>➤ Removal of dead branches and debris</li> <li>➤ Mowing of certain small areas</li> <li>➤ Spraying weeds</li> </ul>	ONGOING	
7	06.29.21	Mr. Gatz to have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	ONGOING	
8	09.21.21	Mr. Gatz to obtain proposal for sod to install at EDRA #58 <b>07.20.21</b> This is an HOA, not CDD issue. <b>09.21.21</b> Added back to list for follow-up: Replace patch of sod by maintenance shed. <b>10.19.21</b> Mr. Gatz to order with next sod order.	ONGOING	

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
9	09.21.21	Mr. Heath to inspect and monitor 18445 Fairway Green Drive for ETA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
10	09.21.21	Mr. Heath to inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops.	ONGOING	
11	02.15.22	Mr. Adams to pay outstanding DTE invoices at old rate. <b>04.19.22</b> Mr. Adams waiting on Jan & Feb correct invoices from DTE to process payment. Mr. Adams to give Mr. Hurley and all Supervisors copy of executed Addendum to DTE contract.	ONGOING	
12	04.19.22	Mr. Adams to send a copy of the SOLitude HPCP Enhanced Waterbody Assessment Report to the person at SOLitude in the Audubon Department for review and make recommendations if needed. <b>06.21.22</b>	ONGOING	
13	06.21.22	Mr. Gatz to inspect landscaping & erosion issues to determine the best course of action at the "snake pit" lake and the two islands. <b>07.19.22</b> Ms. Lonergan stated these items identified will be compiled on a monthly list. Asked if plants in the area would be removed or sod installed, Mr. Walsh stated that would be determined when the area is inspected. Ms. Vaughan noted that complaints were received residents who felt that the grass should be cut.	ONGOING	
14	06.21.22	Going forward, Ms. Lonergan and Mr. Walsh to participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season.	ONGOING	
15	06.21.22	Mr. Gatz to submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation.	ONGOING	
16	06.21.22	Mr. Adams to coordinate SOLitude treating EDRA #33 at the same time as EDRA #38 in October and increase treatment to three times a year; March, June and October.	ONGOING	
17	06.21.22	Mr. Adams designated point of contact with PCV's Counsel to address their request to have leaning hazardous trees removed. Mr. Adams also to engage the HPCA's Arborist to survey the area and implement an annual Firewise monitoring program for the undeveloped property to commence February 2023. <b>07.19.22</b> Ms. Lonergan stated the Arborist surveyed the area. Mr. Adams stated he would forward the electronic report to the Board Members. Ms. Lonergan stated action would be taken at the next meeting.	ONGOING	

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

<b>#</b>	<b>DATE ADDED TO LIST</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE MOVED TO COMPLETED</b>
18	06.21.22	Mr. Health to provide the vendor onsite today a photograph of the broken storm grate to ensure it is included in the proposal, which will be presented at the next meeting.	ONGOING	
19	06.21.22	Mr. Adams to put HPCA's interest in purchasing CDD property or entering into a Land Lease Agreement on the July agenda.	ONGOING	
20	07.19.22	Mr. Gatz to meet with Mr. Hurley, Mr. Walsh and Ms. Lonergan regarding inspecting areas to be refurbished.	ONGOING	

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

**COMPLETED  
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	04.20.21	Mr. Gatz to ensure hole on Hole #7 entering wet retention area before the green is filled & monitored. <b>7.20.21</b> Area stabilized and sod being installed, mowing not yet recommended.	COMPLETED	07.20.21
2	04.20.21	<b>6.29.21</b> Staff to confirm issue is corrected, have sod installed at EDRA #6 & inspect irrigation system. <b>07.20.21</b> Previous Action Item split into two entries. Sod being installed.	COMPLETED	07.20.21
3	04.20.21	Mr. Adams to contact the auditor to request an adjusted proposal.	COMPLETED	07.20.21
4	06.29.21	Staff to research & determine if easement exists between the homeowners' property and the CDD, where the fence was removed. <b>07.20.21</b> No easement recorded in public records.	COMPLETED	07.20.21
5	06.29.21	Mr. Rhodes to forward Mr. Adams the email sent to Down-to-Earth.	COMPLETED	07.20.21
6	06.29.21	Mr. Adams to include March and April SunTrust statements in the next agenda package.	COMPLETED	07.20.21
7	06.29.21	Staff to research and determine if an easement exists between the homeowners' property and the CDD, where the fence was removed.	COMPLETED	09.21.21
8	06.29.21	Mr. Heath to contact SWFWMD to obtain approval to remove the HP well. <b>07.20.21</b> Engage Contractor to fill well and coordinate project with Mr. Gatz.	COMPLETED	09.21.21
9	06.29.21	Mr. Adams to monitor lighting install in Villages 1, 2 & 3 projects and provide updates.	COMPLETED	09.21.21
10	12.01.20	Board approved DTE proposal to complete the pathway. <b>2.16.21</b> Pathway is completed; the maintenance will be ongoing.	COMPLETED	09.21.21
11	04.20.21	Mr. Heath to solicit bids for inspection regarding asphalt depression at 11131 Brambleleaf Way. <b>6.29.21</b> Mr. Adams to monitor project and provide Board updates. <b>07.20.21</b> HOA will not proceed with patchwork roadway repairs until the CDD gets the storm drain pipe inspected and repaired. Mr. Heath to check on the status of the contractors' schedules.	COMPLETED	09.21.21
12	07.20.21	Mr. Adams to provide HPCDD staff the correct link to the District, to list on the last page of the education presentation.	COMPLETED	09.21.21
13	07.20.21	Mr. Adams provide resident section of prior minutes discussing justifying purchase of the front property.	COMPLETED	09.21.21



**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

**COMPLETED  
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
14	09.21.21	Mr. Adams to ask SOLitude to check Pond 15C and Pond 4.	COMPLETED	10.19.21
15	09.21.21	Mr. Gatz research prices and submit a proposal for a Maintenance Agreement for contractor usage of HPCA equipment at the next meeting.	COMPLETED	10.19.21
16	09.21.21	Mr. Gatz to inspect Hole #7 where the retention area that seemed to have a leak has a dip again. <b>10.19.21</b> Mr. Hurley stated it would need continual filling. Mr. Walsh stated at Hole #7, EDRA #2A has deep rivulets, possibly due to a sprinkler issue.	COMPLETED	12.07.21
17	09.21.21	Mr. Heath to re-send documents relating to Paleo Park to Ms. Botterbusch.	COMPLETED	12.07.21
18	09.21.21	Mr. Adams to send copies of the section of prior minutes discussing justifying purchase of the front property to the Board.	COMPLETED	12.07.21
19	10.19.21	Ms. Lonergan to email the resident who complained about drainage issues at EDRA #13. Mr. Gatz stated that area was mowed.	COMPLETED	12.07.21
20	10.19.21	Mr. Adams to request spatterdock be reduced own to 35% and EWRA #33 reduced down to 85% when technicians are on site.	COMPLETED	12.07.21
21	10.19.21	Mr. Gatz to submit HPCA Equipment usage billing information to Mr. Hurley for submission to Mr. Adams monthly.	COMPLETED	12.07.21
22	06.29.21	Staff to have overgrown areas at EDRA #47 trimmed.	COMPLETED	02.15.22
23	09.21.21	Mr. Gatz to inspect the area next to Grand Club Drive for the presence of two large Brazilian Pepper trees.	COMPLETED	02.15.22
24	09.21.21	Mr. Gatz to inspect Paleo Park for poison ivy to the left around the corner when entering the park, past the bench. <b>04.19.22</b> Mr. Gatz to monitor this continually.	COMPLETED	04.19.22
25	12.07.21	Revisit removal of trees along the wall at NWRA 33, in Spring 2022.	COMPLETED	04.19.22
26	02.15.22	Mr. Adams to request Mr. Martinjak provide DTE's Staff's hourly rates and to negotiate the contract to commence March 1, 2022.	COMPLETED	04.19.22
27	02.15.22	Mr. Gatz to have DTE remove downed tree at NWRA 33.	COMPLETED	04.19.22

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

**COMPLETED  
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
28	02.15.22	Mr. Gatz to have DTE remove dead branches and debris from Paleo Park.	COMPLETED	04.19.22
29	02.15.22	Mr. Gatz to inspect all the areas where the Brazilian Pepper trees were removed for regrowth. <b>04.19.22</b> Mr. Gatz to monitor this continually.	COMPLETED	04.19.22
30	04.19.22	Mr. Adams to invite the Auditor to present the Audit Report for Fiscal Year 2021 at the next meeting.	COMPLETED	06.21.22
31	06.09.20	<b>ITEM 2-Revised 04.19.22</b> Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A. <b>06.21.22</b> Task for EDRA #21 was completed.	COMPLETED	06.21.22
32	09.21.21	<b>ITEM 11</b> Ms. Lonergan and Mr. Walsh to compile a list of pipe repairs for Mr. Gatz and Mr. Heath to be addressed during dry season. <b>02.15.22</b> Inspection date is March 16, 2022, 10:00 a.m., meeting up at the maintenance building. Inspection to include EDRA #22. <b>06.21.22</b> Inspection held after the April 19, 2022 meeting and concluded most of the issues required DTE cleanup services versus engineering services.	COMPLETED	06.21.22
33	04.19.22	Mr. Gatz to inspect integrity of the wall at NWRA 33 and remove any vegetation. <b>06.21.22</b> This was removed at it is not a CDD item.	COMPLETED	06.21.22

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida 34667*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 18, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 7, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 21, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 18, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 20, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 18, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM</b>
<b>September 19, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>