

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

July 18, 2023

BOARD OF SUPERVISORS PUBLIC HEARING AND 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

July 11, 2023

Board of Supervisors
Heritage Pines Community Development District

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

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Public Hearing and Regular Meeting on July 18, 2023 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. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-06, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date
5. Consideration of Resolution 2023-07, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of May 31, 2023
7. Approval of June 20, 2023 Regular Meeting Minutes
 - To Do Action Items List
8. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*

- B. District Engineer: *Stroud Engineering Consultants*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

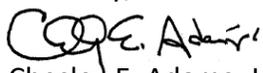
- NEXT MEETING DATE: August 15, 2023 at 2:00 PM

- QUORUM CHECK

| | | | | |
|--------|----------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | ARTHUR RHODES | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | JANICE BENEDETTI | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | MICHAEL WALSH | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | KATHLEEN F. LONERGAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | CAROL E. VAUGHAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

- 9. Audience Comments: Non-Agenda Items [3 minutes per person]
- 10. Supervisors' Requests
- 11. Adjournment

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

4A

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: Fiscal Year 2024 Budget Hearing** was published in said newspaper by print in the issues of: **6/28/23, 7/ 5/23** 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.

} SS

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 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 18, 2023 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, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024")**. 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
Published 6/28/23, 7/5/23 (292063)



Signature Affiant

Sworn to and subscribed before me this **07/05/2023**

Signature of Notary Public

Personally known or produced identification

Type of identification produced



**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Heritage Pines Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Heritage Pines Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”
- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$309,314, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|-------------------------|------------------|
| Total General Fund | \$309,314 |
| Total All Funds* | \$309,314 |

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 18, 2023.

Attested By:

**Heritage Pines
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Exhibit A: FY 2023-2024 Adopted Budget

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

| | Fiscal Year 2023 | | | | Proposed Budget FY 2024 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2023 | Actual through 2/28/2023 | Projected through 9/30/2023 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy - gross | \$ 294,502 | | | | \$ 294,338 |
| Allowable discounts (4%) | (11,780) | | | | (11,774) |
| Assessment levy - net | 282,722 | \$ 271,082 | \$ 11,640 | \$ 282,722 | 282,564 |
| Interest and miscellaneous | 1,000 | 71 | 929 | 1,000 | 1,000 |
| Total revenues | 283,722 | 271,153 | 12,569 | 283,722 | 283,564 |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Supervisors | 7,000 | 2,153 | 4,847 | 7,000 | 7,000 |
| Management/recording | 32,450 | 13,521 | 18,929 | 32,450 | 32,450 |
| Legal | 1,000 | 769 | 231 | 1,000 | 1,000 |
| Engineering | 5,000 | 525 | 4,475 | 5,000 | 5,000 |
| Audit | 7,500 | 1,000 | 6,500 | 7,500 | 7,500 |
| Assessment roll preparation | 7,210 | 3,004 | 4,206 | 7,210 | 7,210 |
| Trustee | 4,337 | - | 4,337 | 4,337 | 4,337 |
| Telephone | 150 | 65 | 85 | 150 | 150 |
| Rental and leases | 1,860 | 775 | 1,085 | 1,860 | 1,860 |
| Postage | 1,000 | 216 | 784 | 1,000 | 1,000 |
| Printing & binding | 1,030 | 429 | 601 | 1,030 | 1,030 |
| Legal advertising | 350 | - | 350 | 350 | 350 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 8,205 | 8,318 | - | 8,318 | 8,800 |
| Contingencies | 1,000 | 318 | 682 | 1,000 | 1,000 |
| Website ADA compliance | 210 | 210 | - | 210 | 210 |
| Website hosting & maintenance | 705 | - | 705 | 705 | 705 |
| Total professional & administrative | 79,182 | 31,478 | 47,817 | 79,295 | 79,777 |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

| | Fiscal Year 2023 | | | Total Actual & Projected | Proposed Budget FY 2024 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2023 | Actual through 2/28/2023 | Projected through 9/30/2023 | | |
| Operation and maintenance | | | | | |
| Street lighting | 22,500 | 7,337 | 15,163 | 22,500 | 22,500 |
| Retention pond mowing/weed control/irr. | 115,000 | 34,298 | 80,702 | 115,000 | 129,000 |
| Irrigation Water | 15,000 | 7,675 | 7,325 | 15,000 | 15,000 |
| Contingency | 1,000 | 1,451 | - | 1,451 | 1,000 |
| Aquatic weed control | 20,000 | 9,305 | 10,695 | 20,000 | 20,000 |
| Dry retention pond refurbishment/planting | 50,000 | 47,657 | 2,343 | 50,000 | 36,000 |
| Total operation and maintenance | <u>223,500</u> | <u>107,723</u> | <u>116,228</u> | <u>223,951</u> | <u>223,500</u> |
| Other fees and charges | | | | | |
| Property appraiser | 150 | - | 150 | 150 | 150 |
| Tax collector | 5,890 | 5,428 | 462 | 5,890 | 5,887 |
| Total other fees and charges | <u>6,040</u> | <u>5,428</u> | <u>612</u> | <u>6,040</u> | <u>6,037</u> |
| Total expenditures | <u>308,722</u> | <u>144,629</u> | <u>164,657</u> | <u>309,286</u> | <u>309,314</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (25,000) | 126,524 | (152,088) | (25,564) | (25,750) |
| Fund balance - beginning (unaudited) | 466,744 | 510,196 | 636,720 | 510,196 | 484,632 |
| Fund balance - ending | | | | | |
| Committed | | | | | |
| Disaster recovery | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 |
| Future mower replacement | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 |
| Working capital | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 |
| Unassigned | 46,744 | 241,720 | 89,632 | 89,632 | 63,882 |
| Fund balance - ending (projected) | <u>\$ 441,744</u> | <u>\$ 636,720</u> | <u>\$ 484,632</u> | <u>\$ 484,632</u> | <u>\$ 458,882</u> |

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

EXPENDITURES

Professional and Administrative Services

| | |
|---|----------|
| Supervisors | \$ 7,000 |
| <p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates seven meetings and all 5 Board Members receiving fees during the fiscal year.</p> | |
| Management/recording | 32,450 |
| <p>Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p> | |
| Legal | 1,000 |
| <p>Straley Robin Vericker, provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p> | |
| Engineering | 5,000 |
| <p>Stroud Engineering Consultants provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p> | |
| Audit | 7,500 |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. The District currently has an agreement with Carr, Riggs & Ingram, LLC.</p> | |
| Assessment roll preparation | 7,210 |
| <p>Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.</p> | |
| Trustee | 4,337 |
| <p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and</p> | |
| Telephone | 150 |
| <p>Telephone and fax machine.</p> | |
| Rental and leases | 1,860 |
| <p>This fee relates to management/recording.</p> | |
| Postage | 1,000 |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p> | |
| Printing & binding | 1,030 |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p> | |
| Legal advertising | 350 |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p> | |

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

EXPENDITURES (continued)

| | |
|---|--------------------------|
| Annual special district fee | 175 |
| Annual fee paid to the Florida Department of Economic Opportunity. | |
| Insurance | 8,800 |
| The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability. | |
| Contingencies | 1,000 |
| Bank charges, automate AP routing and other miscellaneous expenses incurred during the year. | |
| Website ADA compliance | 210 |
| Website hosting & maintenance | 705 |
| Operation and maintenance | |
| Street lighting | 22,500 |
| Estimated cost of annual street lighting cost paid to Withlacoochee River Electric. | |
| Retention pond mowing/weed control/irr. | 129,000 |
| The District has entered into an agreement with a qualified landscape contractor to provide dry retention pond mowing, weed control and irrigation repair services. The agreement includes the CDD providing the mowing equipment and the contractor providing everything else at cost. | |
| Irrigation Water | 15,000 |
| Provides for the irrigation water used to irrigate certain dry retention pond banks. This service is a pass through expense based upon a percentage of what the golf course is billed monthly by Pasco County. | |
| Contingency | 1,000 |
| The category is for automated AP routing and unforeseen expenditures that the District may incur during the fiscal year. | |
| Aquatic weed control | 20,000 |
| The District currently contract with a licensed lake maintenance contractor to provide monthly services to the District for aquatic weed control in it's wet ponds. | |
| Dry retention pond refurbishment/planting | 36,000 |
| Provides for dry retention pond refurbishment, overseeding and planting. | |
| Property appraiser | 150 |
| The property appraiser's fee is \$150. | |
| Tax collector | 5,887 |
| The tax collector's fee is 2% of assessments collected. | |
| Total expenditures | <u><u>\$ 309,314</u></u> |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

| Description | Number of Units | Projected FY 2024 Assessments | | FY 23 Assessment |
|-------------|--------------------|-------------------------------|-----------|---------------------|
| | | GF | Total | |
| All Units | 1,406 | \$ 209.34 | \$ 209.34 | \$ 209.46 |
| Total | <u>1,406</u> | | | |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heritage Pines Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A ("FY 2023-2024 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments

on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in

its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 18, 2023.

Attested By:

**Heritage Pines
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31,2023**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31,2023**

| | <u>Major Funds</u> | <u>Total Governmental Funds</u> |
|---|--------------------|---|
| | <u>General</u> | |
| ASSETS | | |
| Cash - SunTrust | \$ 544,691 | \$ 544,691 |
| SBA | | |
| Operating A | 799 | 799 |
| Reserve A | 1,947 | 1,947 |
| Due from other | 40 | 40 |
| Utility deposit | 14,717 | 14,717 |
| Total assets | <u>\$ 562,194</u> | <u>\$ 562,194</u> |
| LIABILITIES & FUND BALANCE | | |
| Liabilities | | |
| Total liabilities | <u>-</u> | <u>-</u> |
| Fund balance | | |
| Committed | | |
| Disaster recovery | 175,000 | 175,000 |
| Future mower replacement | 70,000 | 70,000 |
| Working capital | 150,000 | 150,000 |
| Unassigned | 167,194 | 167,194 |
| Total fund balance | <u>562,194</u> | <u>562,194</u> |
| Total liabilities and fund balance | <u>\$ 562,194</u> | <u>\$ 562,194</u> |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2023**

| | October | November | December | January | February | March | April | May | June | July | August | September | Year to Date | Budget | % of Budget |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|------------|-------------|
| REVENUES | | | | | | | | | | | | | | | |
| Assessment levy | \$ - | \$ 118,608 | \$ 141,595 | \$ 8,252 | \$ 2,627 | \$ - | \$ 10,231 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 281,313 | \$ 282,722 | 100% |
| Interest & miscellaneous | 11 | 13 | 16 | 16 | 15 | 16 | 16 | 17 | - | - | - | - | 120 | 1,000 | 12% |
| Total revenues | 11 | 118,621 | 141,611 | 8,268 | 2,642 | 16 | 10,247 | 17 | - | - | - | - | 281,433 | 283,722 | 99% |
| EXPENDITURES | | | | | | | | | | | | | | | |
| Professional & administrative fees | | | | | | | | | | | | | | | |
| Supervisors | 1,076 | - | - | 1,076 | - | 1,076 | 1,076 | - | - | - | - | - | 4,305 | 7,000 | 62% |
| Management | 2,704 | 2,704 | 2,704 | 2,704 | 2,704 | 2,704 | 2,704 | 2,704 | - | - | - | - | 21,633 | 32,450 | 67% |
| Legal | 110 | - | 488 | - | 170 | 296 | 31 | - | - | - | - | - | 1,095 | 1,000 | 110% |
| Engineering | - | 187 | - | 338 | - | 564 | 414 | 641 | - | - | - | - | 2,145 | 5,000 | 43% |
| Audit | - | - | - | - | 1,000 | 3,000 | 2,000 | 1,950 | - | - | - | - | 7,950 | 7,500 | 106% |
| Assessment roll preparation | 601 | 601 | 601 | 601 | 601 | 601 | 601 | 601 | - | - | - | - | 4,807 | 7,210 | 67% |
| Trustee fees | - | - | - | - | - | - | - | - | - | - | - | - | - | 4,337 | 0% |
| Telephone | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | - | - | - | - | 103 | 150 | 69% |
| Rentals and leases | 155 | 155 | 155 | 155 | 155 | 155 | 155 | 155 | - | - | - | - | 1,240 | 1,860 | 67% |
| Postage | 104 | - | 112 | - | - | 118 | - | 118 | - | - | - | - | 452 | 1,000 | 45% |
| Printing & binding | 86 | 86 | 86 | 86 | 86 | 86 | 86 | 86 | - | - | - | - | 687 | 1,030 | 67% |
| Legal advertising | - | - | - | - | - | - | - | - | - | - | - | - | - | 350 | 0% |
| Annual district filing fee | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 | 175 | 100% |
| Insurance | 8,318 | - | - | - | - | - | - | - | - | - | - | - | 8,318 | 8,205 | 101% |
| Contingencies | 45 | 45 | 138 | 47 | 44 | 46 | 46 | 271 | - | - | - | - | 682 | 1,000 | 68% |
| ADA website compliance | 210 | - | - | - | - | - | - | - | - | - | - | - | 210 | 210 | 100% |
| Website | - | - | - | - | - | 705 | - | - | - | - | - | - | 705 | 705 | 100% |
| Total Professional & Administrative Fees | 13,597 | 3,791 | 4,297 | 5,020 | 4,773 | 9,364 | 7,126 | 6,539 | - | - | - | - | 54,507 | 79,182 | 69% |
| Operations and maintenance | | | | | | | | | | | | | | | |
| Electricity - street lighting | - | 2,059 | 1,264 | 2,044 | 1,970 | 1,948 | 1,924 | 1,920 | - | - | - | - | 13,129 | 22,500 | 58% |
| Retention pond mowing/weed control | - | 1,900 | 21,793 | 6,009 | 4,596 | 7,343 | 8,017 | 8,409 | - | - | - | - | 58,067 | 115,000 | 50% |
| Irrigation water | 1,568 | - | 2,856 | 1,830 | 1,421 | 1,681 | 2,134 | 2,394 | - | - | - | - | 13,884 | 15,000 | 93% |
| Contingencies | - | 1,451 | - | - | - | 102 | - | - | - | - | - | - | 1,553 | 1,000 | 155% |
| Aquatic weed control | 2,961 | 1,586 | 1,586 | 1,586 | 1,586 | 1,586 | 1,586 | 2,961 | - | - | - | - | 15,438 | 20,000 | 77% |
| Dry retention pond refurbishment/planting | - | 3,783 | 9,893 | - | 33,981 | - | - | 19,568 | - | - | - | - | 67,225 | 50,000 | 134% |
| Total operations and maintenance | 4,529 | 10,779 | 37,392 | 11,469 | 43,554 | 12,660 | 13,661 | 35,252 | - | - | - | - | 169,296 | 223,500 | 76% |
| EXPENDITURES (continued) | | | | | | | | | | | | | | | |
| Other fees and charges | | | | | | | | | | | | | | | |
| Property appraiser | - | - | - | - | - | - | - | - | - | - | - | - | - | 150 | 0% |
| Tax collector | - | 2,372 | 2,831 | 165 | 60 | - | 204 | - | - | - | - | - | 5,632 | 5,890 | 96% |
| Total other fees and charges | - | 2,372 | 2,831 | 165 | 60 | - | 204 | - | - | - | - | - | 5,632 | 6,040 | 93% |
| Total expenditures | 18,126 | 16,942 | 44,520 | 16,654 | 48,387 | 22,024 | 20,991 | 41,791 | - | - | - | - | 229,435 | 308,722 | 74% |
| Excess/(deficiency) of revenues over/(under) expenditures | (18,115) | 101,679 | 97,091 | (8,386) | (45,745) | (22,008) | (10,744) | (41,774) | - | - | - | - | 51,998 | (25,000) | |
| Fund balance - beginning | 510,196 | 492,081 | 593,760 | 690,851 | 682,465 | 636,720 | 614,712 | 603,968 | 562,194 | 562,194 | 562,194 | 562,194 | 510,196 | 466,744 | |
| 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 | 97,081 | 198,760 | 295,851 | 287,465 | 241,720 | 219,712 | 208,968 | 167,194 | 167,194 | 167,194 | 167,194 | 167,194 | 167,194 | 46,744 | |
| Fund balance - ending | \$ 492,081 | \$ 593,760 | \$ 690,851 | \$ 682,465 | \$ 636,720 | \$ 614,712 | \$ 603,968 | \$ 562,194 | \$ 562,194 | \$ 562,194 | \$ 562,194 | \$ 562,194 | \$ 562,194 | \$ 441,744 | |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
MAY 2023**

**Heritage Pines CDD
General Ledger
As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|------|------|---|-----------|-----------|------------|
| 101.000 · Suntrust Bank - Checking - 1053 | | | | | | | 507,457.14 |
| General Journal | 10/07/2022 | 2918 | | | | 18,277.46 | 489,179.68 |
| General Journal | 10/21/2022 | 2936 | | A/P 10/06/2022 | | 44.89 | 489,134.79 |
| General Journal | 10/24/2022 | 2926 | | SERVICE CHARGE | | 923.50 | 488,211.29 |
| General Journal | 10/24/2022 | 2926 | | BOARD MEETING - 10/18/22 | | 153.00 | 488,058.29 |
| General Journal | 10/28/2022 | 2929 | | BOARD MEETING - 10/18/22 | | 14,451.93 | 473,606.36 |
| General Journal | 10/31/2022 | 2937 | | A/P 09/30/2022 & 10/27/2022 | | | 473,610.59 |
| General Journal | 11/04/2022 | 2934 | | INTEREST INCOME | 4.23 | | 479,443.89 |
| General Journal | 11/07/2022 | 2940 | | TAX COLLECTION | 5,833.30 | | 499,987.95 |
| General Journal | 11/07/2022 | 2933 | | TAX COLLECTION | 20,544.06 | | 499,992.51 |
| General Journal | 11/15/2022 | 2938 | | TAX COLLECTION | 4.56 | | 485,467.94 |
| General Journal | 11/15/2022 | 2941 | | A/P 11/14/2022 | | 14,524.57 | 545,767.34 |
| General Journal | 11/17/2022 | 2939 | | TAX COLLECTION | 60,299.40 | | 546,842.34 |
| General Journal | 11/18/2022 | 2942 | | FY 22 EXCESS FEES | 1,075.00 | | 576,401.09 |
| General Journal | 11/21/2022 | 2938 | | TAX COLLECTION | 29,558.75 | | 576,356.53 |
| General Journal | 11/30/2022 | 2937 | | ACCOUNT ANALYSIS FEE | | 44.56 | 576,360.76 |
| General Journal | 12/02/2022 | 2943 | | INTEREST INCOME | 4.23 | | 667,401.75 |
| General Journal | 12/04/2022 | 2934 | | TAX COLLECTION | 91,040.99 | | 698,096.75 |
| General Journal | 12/07/2022 | 2945 | | TAX COLLECTION | 30,695.00 | | 665,982.88 |
| General Journal | 12/15/2022 | 2937 | | A/P 12/06/2022 | | 32,113.87 | 672,923.46 |
| General Journal | 12/19/2022 | 2936 | | TAX COLLECTION | 6,940.58 | | 662,618.02 |
| General Journal | 12/21/2022 | 2938 | | A/P 12/16/2022 | | 10,305.44 | 662,568.65 |
| General Journal | 12/31/2022 | 2937 | | ACCOUNT ANALYSIS FEE | | 49.37 | 662,574.38 |
| General Journal | 12/31/2022 | 2939 | | INTEREST INCOME | 5.73 | | 662,627.07 |
| General Journal | 12/31/2022 | 2940 | | TAX COLLECTION | 52.69 | | 672,662.30 |
| General Journal | 01/10/2023 | 2940 | | TAX COLLECTION | 10,035.23 | | 659,341.21 |
| General Journal | 01/11/2023 | 2938 | | A/P 01/09/2023 | | 13,321.09 | 658,417.71 |
| General Journal | 01/11/2023 | 2938 | | BOARD MEETING - 12/06/22 | | 923.50 | 658,264.71 |
| General Journal | 01/11/2023 | 2943 | | BOARD MEETING - 12/06/22 | | 153.00 | 656,220.55 |
| General Journal | 01/19/2023 | 2941 | | A/P 01/10/2023 | | 2,044.16 | 657,000.43 |
| General Journal | 01/23/2023 | 2938 | | CAPITAL CREDITS REFUND - SEE ATTACHED | 779.88 | | 656,953.89 |
| General Journal | 01/31/2023 | 2937 | | ACCOUNT ANALYSIS FEE | | 46.54 | 656,959.51 |
| General Journal | 01/31/2023 | 2939 | | INTEREST INCOME | 5.62 | | 665,046.43 |
| General Journal | 02/07/2023 | 2946 | | TAX COLLECTION | 8,086.92 | | 617,730.94 |
| General Journal | 02/21/2023 | 2941 | | A/P 02/06/2023 | | 47,315.49 | 616,051.99 |
| General Journal | 02/21/2023 | 2940 | | A/P 02/20/2023 | | 1,678.95 | 615,448.97 |
| General Journal | 02/21/2023 | 2940 | | FRAUD INTERNET PAYMENT | | 603.02 | 613,844.81 |
| General Journal | 02/22/2023 | 2938 | | FRAUD INTERNET PAYMENT | | 1,604.16 | 613,799.07 |
| General Journal | 02/28/2023 | 2937 | | ACCOUNT ANALYSIS FEE | | 45.74 | 613,803.96 |
| General Journal | 02/28/2023 | 2939 | | INTEREST INCOME | 4.89 | | 616,378.71 |
| General Journal | 03/02/2023 | 2942 | | TAX COLLECTION | 2,574.75 | | 615,455.21 |
| General Journal | 03/02/2023 | 2942 | | BOARD MEETING - 02/21/23 | | 923.50 | 615,302.21 |
| General Journal | 03/07/2023 | 2949 | | BOARD MEETING - 02/21/23 | | 153.00 | 613,820.74 |
| General Journal | 03/09/2023 | 2944 | | FRAUD PAYMENT | | 1,481.47 | 593,725.96 |
| General Journal | 03/09/2023 | 2944 | | A/P 03/09/2023 | | 20,094.78 | 593,844.19 |
| General Journal | 03/10/2023 | 2946 | | FEDEX PAYMENT REJECTED | 118.23 | | 594,447.21 |
| General Journal | 03/10/2023 | 2946 | | REVERSAL OF FRAUD PAYMENTS | 603.02 | | 596,051.37 |
| General Journal | 03/16/2023 | 2941 | | REVERSAL OF FRAUD PAYMENTS | 1,604.16 | | 595,933.14 |
| General Journal | 03/21/2023 | 2947 | | FEDEX PAYMENT MADE AGAIN | | 118.23 | 595,887.26 |
| General Journal | 03/31/2023 | 2943 | | ACCOUNT ANALYSIS FEE | | 45.88 | 595,784.87 |
| General Journal | 03/31/2023 | 2948 | | A/P 03/31/2023 | | 102.39 | 595,790.09 |
| General Journal | 04/11/2023 | 2945 | | INTEREST INCOME | 5.22 | | 576,125.66 |
| General Journal | 04/12/2023 | 2952 | | A/P 04/10/2023 | | 19,664.43 | 577,607.13 |
| General Journal | 04/13/2023 | 2948 | | FRAUD PAYMENTS REVERSED AS PER BAN... | 1,481.47 | | 577,641.77 |
| General Journal | 04/13/2023 | 2949 | | TAX COLLECTION | 34.64 | | 587,428.68 |
| General Journal | 04/26/2023 | 2951 | | TAX COLLECTION | 9,786.91 | | 586,505.18 |
| General Journal | 04/26/2023 | 2951 | | BOARD MEETING - 04/18/23 | | 923.50 | 586,352.18 |
| General Journal | 04/30/2023 | 2955 | | BOARD MEETING - 04/18/23 | | 153.00 | 586,357.14 |
| General Journal | 04/30/2023 | 2955 | | INTEREST INCOME | 4.96 | | 586,357.15 |
| General Journal | 04/30/2023 | 2947 | | INTEREST PAID ADJUSTMENT ACH -202304... | 0.01 | | 586,311.14 |
| General Journal | 04/30/2023 | 2952 | | ACCOUNT ANALYSIS FEE | | 46.01 | 586,516.41 |
| General Journal | 05/03/2023 | 2954 | | TAX COLLECTION | 205.27 | | 557,325.99 |
| General Journal | 05/11/2023 | 2951 | | A/P 05/02/2023 | | 29,190.42 | 544,734.03 |
| General Journal | 05/22/2023 | 2947 | | A/P 05/10/2023 | | 12,591.96 | 544,686.70 |
| General Journal | 05/31/2023 | 2955 | | ACCOUNT ANALYSIS FEE | | 47.33 | 544,691.47 |
| General Journal | | | | INTEREST INCOME | 4.77 | | |

**Heritage Pines CDD
General Ledger
As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|------|------|---------------------------------------|------------|------------|------------|
| General Journal | 06/05/2023 | 2954 | | A/P 06/05/2023 | | 4,549.81 | 540,141.66 |
| General Journal | 06/09/2023 | 2956 | | A/P 06/09/2023 | | 1,919.79 | 538,221.87 |
| General Journal | 06/15/2023 | 2948 | | TRANSFER TO NEW ACCOUNT | | 536,041.11 | 2,180.76 |
| Total 101.000 · Suntrust Bank - Checking - 1053 | | | | | 281,394.47 | 786,670.85 | 2,180.76 |
| 101.002 · Suntrust Checking-5304 - NEW | | | | | | | 0.00 |
| General Journal | 06/09/2023 | 2956 | | A/P 06/09/2023 | | 14,308.32 | -14,308.32 |
| General Journal | 06/15/2023 | 2948 | | TRANSFER TO NEW ACCOUNT | 536,041.11 | | 521,732.79 |
| General Journal | 06/27/2023 | 2952 | | WESCO TURF CREDIT MEMO | 40.25 | | 521,773.04 |
| Total 101.002 · Suntrust Checking-5304 - NEW | | | | | 536,081.36 | 14,308.32 | 521,773.04 |
| 151.000 · Investments | | | | | | | 2,666.56 |
| 151.001 · SBA-Operating A Account | | | | | | | 775.75 |
| General Journal | 10/31/2022 | 2937 | | INTEREST INCOME | 2.08 | | 777.83 |
| General Journal | 11/30/2022 | 2937 | | INTEREST INCOME | 2.51 | | 780.34 |
| General Journal | 12/31/2022 | 2937 | | INTEREST INCOME | 2.85 | | 783.19 |
| General Journal | 01/31/2023 | 2937 | | INTEREST INCOME | 3.03 | | 786.22 |
| General Journal | 02/28/2023 | 2937 | | INTEREST INCOME | 2.87 | | 789.09 |
| General Journal | 03/31/2023 | 2948 | | INTEREST INCOME | 3.24 | | 792.33 |
| General Journal | 04/30/2023 | 2955 | | INTEREST INCOME | 3.30 | | 795.63 |
| General Journal | 05/31/2023 | 2955 | | INTEREST INCOME | 3.53 | | 799.16 |
| Total 151.001 · SBA-Operating A Account | | | | | 23.41 | 0.00 | 799.16 |
| 151.101 · SBA - Reserve A Account | | | | | | | 1,890.81 |
| General Journal | 10/31/2022 | 2937 | | INTEREST INCOME | 5.06 | | 1,895.87 |
| General Journal | 11/30/2022 | 2937 | | INTEREST INCOME | 6.13 | | 1,902.00 |
| General Journal | 12/31/2022 | 2937 | | INTEREST INCOME | 6.95 | | 1,908.95 |
| General Journal | 01/31/2023 | 2937 | | INTEREST INCOME | 7.38 | | 1,916.33 |
| General Journal | 02/28/2023 | 2937 | | INTEREST INCOME | 7.02 | | 1,923.35 |
| General Journal | 03/31/2023 | 2948 | | INTEREST INCOME | 7.90 | | 1,931.25 |
| General Journal | 04/30/2023 | 2955 | | INTEREST INCOME | 8.03 | | 1,939.28 |
| General Journal | 05/31/2023 | 2955 | | INTEREST INCOME | 8.61 | | 1,947.89 |
| Total 151.101 · SBA - Reserve A Account | | | | | 57.08 | 0.00 | 1,947.89 |
| Total 151.000 · Investments | | | | | 80.49 | 0.00 | 2,747.05 |
| 121.000 · Assessments Receivable | | | | | | | 1,079.56 |
| General Journal | 11/01/2022 | 2931 | | FY 22 EXCESS FEES | | 1,075.00 | 4.56 |
| General Journal | 11/04/2022 | 2933 | | TAX COLLECTION | | 4.56 | 0.00 |
| Total 121.000 · Assessments Receivable | | | | | 0.00 | 1,079.56 | 0.00 |
| 1299 · Undeposited Funds | | | | | | | 0.00 |
| General Journal | 11/01/2022 | 2931 | | FY 22 EXCESS FEES | 1,075.00 | | 1,075.00 |
| General Journal | 11/04/2022 | 2933 | | TAX COLLECTION | 4.56 | | 1,079.56 |
| General Journal | 11/07/2022 | 2933 | | TAX COLLECTION | | 4.56 | 1,075.00 |
| General Journal | 11/17/2022 | 2939 | | FY 22 EXCESS FEES | | 1,075.00 | 0.00 |
| General Journal | 12/27/2022 | 2942 | | CAPITAL CREDITS REFUND - SEE ATTACHED | 779.88 | | 779.88 |
| General Journal | 01/19/2023 | 2941 | | CAPITAL CREDITS REFUND - SEE ATTACHED | | 779.88 | 0.00 |
| General Journal | 06/13/2023 | 2950 | | WESCO TURF CREDIT MEMO | 40.25 | | 40.25 |
| General Journal | 06/13/2023 | 2951 | | TAX COLLECTION - TAX SALE | 2,379.74 | | 2,419.99 |
| General Journal | 06/27/2023 | 2952 | | WESCO TURF CREDIT MEMO | | 40.25 | 2,379.74 |
| Total 1299 · Undeposited Funds | | | | | 4,279.43 | 1,899.69 | 2,379.74 |
| 131.000 · Due from Other | | | | | | | 0.00 |
| General Journal | 02/21/2023 | 2940 | | FRAUD INTERNET PAYMENT | 603.02 | | 603.02 |
| General Journal | 02/21/2023 | 2940 | | FRAUD INTERNET PAYMENT | 1,604.16 | | 2,207.18 |
| General Journal | 03/07/2023 | 2949 | | FRAUD PAYMENT | 1,481.47 | | 3,688.65 |
| General Journal | 03/10/2023 | 2946 | | REVERSAL OF FRAUD PAYMENTS | | 603.02 | 3,085.63 |
| General Journal | 03/10/2023 | 2946 | | REVERSAL OF FRAUD PAYMENTS | | 1,604.16 | 1,481.47 |
| General Journal | 04/12/2023 | 2952 | | FRAUD PAYMENTS REVERSED AS PER BAN... | | 1,481.47 | 0.00 |
| General Journal | 05/31/2023 | 2949 | | WESCO TURF CREDIT MEMO | 40.25 | | 40.25 |

**Heritage Pines CDD
General Ledger
As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|-----------|--------------|--|------------|------------|-------------|
| General Journal | 06/13/2023 | 2950 | | WESCO TURF CREDIT MEMO | | 40.25 | 0.00 |
| Total 131.000 · Due from Other | | | | | 3,728.90 | 3,728.90 | 0.00 |
| 155.000 · Prepaid Expense | | | | | | | 0.00 |
| Bill | 02/06/2023 | 2023-0021 | STRANGE ZONE | WEBSITE MAINTENANCE AND HOSTING 03/... | 704.99 | | 704.99 |
| General Journal | 03/01/2023 | 2944 | | TO REFLECT CORRECT DATES FOR STRAN... | | 704.99 | 0.00 |
| Total 155.000 · Prepaid Expense | | | | | 704.99 | 704.99 | 0.00 |
| 156.100 · Utility Deposit | | | | | | | 14,716.80 |
| Total 156.100 · Utility Deposit | | | | | | | 14,716.80 |
| 202.000 · Accounts Payable - Year End | | | | | | | -15,724.49 |
| General Journal | 10/06/2022 | 2917 | | A/P 10/06/2022 | | 8,318.00 | -24,042.49 |
| General Journal | 10/07/2022 | 2918 | | A/P 09/30/2022 | 9,959.46 | | -14,083.03 |
| General Journal | 10/07/2022 | 2918 | | A/P 10/06/2022 | 8,318.00 | | -5,765.03 |
| General Journal | 10/27/2022 | 2928 | | A/P 10/27/2022 | | 8,686.90 | -14,451.93 |
| General Journal | 10/28/2022 | 2929 | | A/P 09/30/2022 | 5,765.03 | | -8,686.90 |
| General Journal | 10/28/2022 | 2929 | | A/P 10/27/2022 | 8,686.90 | | 0.00 |
| General Journal | 11/14/2022 | 2935 | | A/P 11/14/2022 | | 14,524.57 | -14,524.57 |
| General Journal | 11/15/2022 | 2938 | | A/P 11/14/2022 | 14,524.57 | | 0.00 |
| General Journal | 12/06/2022 | 2944 | | A/P 12/06/2022 | | 32,113.87 | -32,113.87 |
| General Journal | 12/07/2022 | 2945 | | A/P 12/06/2022 | 32,113.87 | | 0.00 |
| General Journal | 12/16/2022 | 2935 | | A/P 12/16/2022 | | 10,305.44 | -10,305.44 |
| General Journal | 12/19/2022 | 2936 | | A/P 12/16/2022 | 10,305.44 | | 0.00 |
| General Journal | 01/09/2023 | 2939 | | A/P 01/09/2023 | | 13,321.09 | -13,321.09 |
| General Journal | 01/10/2023 | 2940 | | A/P 01/09/2023 | 13,321.09 | | 0.00 |
| General Journal | 01/10/2023 | 2941 | | A/P 01/10/2023 | | 2,044.16 | -2,044.16 |
| General Journal | 01/11/2023 | 2943 | | A/P 01/10/2023 | 2,044.16 | | 0.00 |
| General Journal | 02/06/2023 | 2945 | | A/P 02/06/2023 | | 47,315.49 | -47,315.49 |
| General Journal | 02/07/2023 | 2946 | | A/P 02/06/2023 | 47,315.49 | | 0.00 |
| General Journal | 02/20/2023 | 2940 | | A/P 02/20/2023 | | 1,678.95 | -1,678.95 |
| General Journal | 02/21/2023 | 2941 | | A/P 02/20/2023 | 1,678.95 | | 0.00 |
| General Journal | 03/08/2023 | 2943 | | A/P 03/08/2023 | | 20,094.78 | -20,094.78 |
| General Journal | 03/09/2023 | 2944 | | A/P 03/09/2023 | 20,094.78 | | 0.00 |
| General Journal | 03/09/2023 | 2944 | | FEDEX PAYMENT REJECTED | | 118.23 | -118.23 |
| General Journal | 03/16/2023 | 2941 | | FEDEX PAYMENT MADE AGAIN | 118.23 | | 0.00 |
| General Journal | 03/30/2023 | 2942 | | A/P 03/30/2023 | | 102.39 | -102.39 |
| General Journal | 03/31/2023 | 2943 | | A/P 03/31/2023 | 102.39 | | 0.00 |
| General Journal | 04/10/2023 | 2944 | | A/P 04/10/2023 | | 19,664.43 | -19,664.43 |
| General Journal | 04/11/2023 | 2945 | | A/P 04/10/2023 | 19,664.43 | | 0.00 |
| General Journal | 05/02/2023 | 2953 | | A/P 05/02/2023 | | 29,190.42 | -29,190.42 |
| General Journal | 05/03/2023 | 2954 | | A/P 05/02/2023 | 29,190.42 | | 0.00 |
| General Journal | 05/10/2023 | 2950 | | A/P 05/10/2023 | | 12,591.96 | -12,591.96 |
| General Journal | 05/11/2023 | 2951 | | A/P 05/10/2023 | 12,591.96 | | 0.00 |
| General Journal | 06/05/2023 | 2953 | | A/P 06/05/2023 | | 4,549.81 | -4,549.81 |
| General Journal | 06/05/2023 | 2954 | | A/P 06/05/2023 | 4,549.81 | | 0.00 |
| General Journal | 06/08/2023 | 2955 | | A/P 06/08/2023 | | 16,228.11 | -16,228.11 |
| General Journal | 06/09/2023 | 2956 | | A/P 06/09/2023 | 16,228.11 | | 0.00 |
| Total 202.000 · Accounts Payable - Year End | | | | | 256,573.09 | 240,848.60 | 0.00 |
| 271.000 · Unreserved Fund Balance | | | | | | | 43,724.92 |
| Total 271.000 · Unreserved Fund Balance | | | | | | | 43,724.92 |
| 271.100 · Reserved Fund Balance | | | | | | | -83,000.00 |
| Total 271.100 · Reserved Fund Balance | | | | | | | -83,000.00 |
| 3900 · Retained Earnings | | | | | | | -470,920.49 |
| Total 3900 · Retained Earnings | | | | | | | -470,920.49 |
| 361.000 · Interest Income | | | | | | | 0.00 |
| 361.100 · Interest Income - Surplus Acct | | | | | | | 0.00 |
| General Journal | 10/31/2022 | 2937 | | INTEREST INCOME | | 4.23 | -4.23 |
| General Journal | 10/31/2022 | 2937 | | INTEREST INCOME | | 5.06 | -9.29 |
| General Journal | 10/31/2022 | 2937 | | INTEREST INCOME | | 2.08 | -11.37 |

**Heritage Pines CDD
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| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|------|---------------------|---|--------|------------|-------------|
| General Journal | 11/30/2022 | 2937 | | INTEREST INCOME | | 4.23 | -15.60 |
| General Journal | 11/30/2022 | 2937 | | INTEREST INCOME | | 6.13 | -21.73 |
| General Journal | 11/30/2022 | 2937 | | INTEREST INCOME | | 2.51 | -24.24 |
| General Journal | 12/31/2022 | 2937 | | INTEREST INCOME | | 5.73 | -29.97 |
| General Journal | 12/31/2022 | 2937 | | INTEREST INCOME | | 6.95 | -36.92 |
| General Journal | 12/31/2022 | 2937 | | INTEREST INCOME | | 2.85 | -39.77 |
| General Journal | 01/31/2023 | 2937 | | INTEREST INCOME | | 5.62 | -45.39 |
| General Journal | 01/31/2023 | 2937 | | INTEREST INCOME | | 7.38 | -52.77 |
| General Journal | 01/31/2023 | 2937 | | INTEREST INCOME | | 3.03 | -55.80 |
| General Journal | 02/28/2023 | 2937 | | INTEREST INCOME | | 4.89 | -60.69 |
| General Journal | 02/28/2023 | 2937 | | INTEREST INCOME | | 7.02 | -67.71 |
| General Journal | 02/28/2023 | 2937 | | INTEREST INCOME | | 2.87 | -70.58 |
| General Journal | 03/31/2023 | 2948 | | INTEREST INCOME | | 5.22 | -75.80 |
| General Journal | 03/31/2023 | 2948 | | INTEREST INCOME | | 7.90 | -83.70 |
| General Journal | 03/31/2023 | 2948 | | INTEREST INCOME | | 3.24 | -86.94 |
| General Journal | 04/30/2023 | 2955 | | INTEREST INCOME | | 4.96 | -91.90 |
| General Journal | 04/30/2023 | 2955 | | INTEREST INCOME | | 8.03 | -99.93 |
| General Journal | 04/30/2023 | 2955 | | INTEREST INCOME | | 3.30 | -103.23 |
| General Journal | 04/30/2023 | 2955 | | INTEREST PAID ADJUSTMENT ACH -202304... | | 0.01 | -103.24 |
| General Journal | 05/31/2023 | 2955 | | INTEREST INCOME | | 4.77 | -108.01 |
| General Journal | 05/31/2023 | 2955 | | INTEREST INCOME | | 8.61 | -116.62 |
| General Journal | 05/31/2023 | 2955 | | INTEREST INCOME | | 3.53 | -120.15 |
| Total 361.100 · Interest Income - Surplus Acct | | | | | 0.00 | 120.15 | -120.15 |
| Total 361.000 · Interest Income | | | | | 0.00 | 120.15 | -120.15 |
| 363.100 · Assessment Levy | | | | | | | 0.00 |
| General Journal | 11/04/2022 | 2934 | | TAX COLLECTION | | 5,833.30 | -5,833.30 |
| General Journal | 11/04/2022 | 2934 | | TAX COLLECTOR FEE | | 119.05 | -5,952.35 |
| General Journal | 11/07/2022 | 2940 | | TAX COLLECTION | | 20,544.06 | -26,496.41 |
| General Journal | 11/07/2022 | 2940 | | TAX COLLECTOR FEE | | 419.26 | -26,915.67 |
| General Journal | 11/15/2022 | 2941 | | TAX COLLECTION | | 60,299.40 | -87,215.07 |
| General Journal | 11/15/2022 | 2941 | | TAX COLLECTOR FEE | | 1,230.60 | -88,445.67 |
| General Journal | 11/18/2022 | 2942 | | TAX COLLECTION | | 29,558.75 | -118,004.42 |
| General Journal | 11/18/2022 | 2942 | | TAX COLLECTOR FEE | | 603.25 | -118,607.67 |
| General Journal | 12/02/2022 | 2943 | | TAX COLLECTION | | 91,040.99 | -209,648.66 |
| General Journal | 12/02/2022 | 2943 | | TAX COLLECTION | | 1,857.97 | -211,506.63 |
| General Journal | 12/04/2022 | 2934 | | TAX COLLECTION | | 30,695.00 | -242,201.63 |
| General Journal | 12/04/2022 | 2934 | | TAX COLLECTOR FEE | | 626.43 | -242,828.06 |
| General Journal | 12/15/2022 | 2937 | | TAX COLLECTION | | 6,940.58 | -249,768.64 |
| General Journal | 12/15/2022 | 2937 | | TAX COLLECTOR FEE | | 141.65 | -249,910.29 |
| General Journal | 12/31/2022 | 2939 | | TAX COLLECTION | | 52.69 | -249,962.98 |
| General Journal | 12/31/2022 | 2940 | | TAX COLLECTION | | 10,035.23 | -259,998.21 |
| General Journal | 12/31/2022 | 2940 | | TAX COLLECTOR FEE | | 204.80 | -260,203.01 |
| General Journal | 01/31/2023 | 2939 | | TAX COLLECTION | | 8,086.92 | -268,289.93 |
| General Journal | 01/31/2023 | 2939 | | TAX COLLECTOR FEE | | 165.04 | -268,454.97 |
| General Journal | 02/28/2023 | 2939 | | TAX COLLECTION | | 2,574.75 | -271,029.72 |
| General Journal | 02/28/2023 | 2939 | | TAX COLLECTOR FEE | | 52.54 | -271,082.26 |
| General Journal | 04/13/2023 | 2948 | | TAX COLLECTION | | 34.64 | -271,116.90 |
| General Journal | 04/13/2023 | 2949 | | TAX COLLECTION | | 9,786.91 | -280,903.81 |
| General Journal | 04/13/2023 | 2949 | | TAX COLLECTOR FEE | | 199.73 | -281,103.54 |
| General Journal | 04/30/2023 | 2952 | | TAX COLLECTION | | 205.27 | -281,308.81 |
| General Journal | 04/30/2023 | 2952 | | TAX COLLECTOR FEE | | 4.19 | -281,313.00 |
| General Journal | 06/13/2023 | 2951 | | TAX COLLECTION - TAX SALE | | 2,379.74 | -283,692.74 |
| General Journal | 06/13/2023 | 2951 | | TAX COLLECTOR FEE - TAX SALE | | 48.57 | -283,741.31 |
| Total 363.100 · Assessment Levy | | | | | 0.00 | 283,741.31 | -283,741.31 |
| 511.000 · Legislative | | | | | | | 0.00 |
| 511.110 · Supervisor's Fees | | | | | | | 0.00 |
| General Journal | 10/24/2022 | 2926 | | BOARD MEETING - 10/18/22 | 153.00 | | 153.00 |
| Check | 10/24/2022 | DD | JANICE M. BENEDETTI | BOARD MEETING - 10/18/22 | 184.70 | | 337.70 |
| Check | 10/24/2022 | DD | ARTHUR RHODES | BOARD MEETING - 10/18/22 | 184.70 | | 522.40 |
| Check | 10/24/2022 | DD | MICHAEL V. WALSH | BOARD MEETING - 10/18/22 | 184.70 | | 707.10 |
| Check | 10/24/2022 | DD | KATHLEEN LONERGAN | BOARD MEETING - 10/18/22 | 184.70 | | 891.80 |

**Heritage Pines CDD
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As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|-----------|----------------------------------|--------------------------|-----------|----------|-----------|
| Check | 10/24/2022 | DD | CAROL VAUGHAN | BOARD MEETING - 10/18/22 | 184.70 | | 1,076.50 |
| General Journal | 01/11/2023 | 2938 | | BOARD MEETING - 12/06/22 | 153.00 | | 1,229.50 |
| Check | 01/11/2023 | DD | JANICE M. BENEDETTI | BOARD MEETING - 12/06/22 | 184.70 | | 1,414.20 |
| Check | 01/11/2023 | DD | ARTHUR RHODES | BOARD MEETING - 12/06/22 | 184.70 | | 1,598.90 |
| Check | 01/11/2023 | DD | MICHAEL V. WALSH | BOARD MEETING - 12/06/22 | 184.70 | | 1,783.60 |
| Check | 01/11/2023 | DD | KATHLEEN LONERGAN | BOARD MEETING - 12/06/22 | 184.70 | | 1,968.30 |
| Check | 01/11/2023 | DD | CAROL VAUGHAN | BOARD MEETING - 12/06/22 | 184.70 | | 2,153.00 |
| General Journal | 03/02/2023 | 2942 | | BOARD MEETING - 02/21/23 | 153.00 | | 2,306.00 |
| Check | 03/02/2023 | DD | JANICE M. BENEDETTI | BOARD MEETING - 02/21/23 | 184.70 | | 2,490.70 |
| Check | 03/02/2023 | DD | ARTHUR RHODES | BOARD MEETING - 02/21/23 | 184.70 | | 2,675.40 |
| Check | 03/02/2023 | DD | MICHAEL V. WALSH | BOARD MEETING - 02/21/23 | 184.70 | | 2,860.10 |
| Check | 03/02/2023 | DD | KATHLEEN LONERGAN | BOARD MEETING - 02/21/23 | 184.70 | | 3,044.80 |
| Check | 03/02/2023 | DD | CAROL VAUGHAN | BOARD MEETING - 02/21/23 | 184.70 | | 3,229.50 |
| General Journal | 04/26/2023 | 2951 | | BOARD MEETING - 04/18/23 | 153.00 | | 3,382.50 |
| Check | 04/26/2023 | DD | JANICE M. BENEDETTI | BOARD MEETING - 04/18/23 | 184.70 | | 3,567.20 |
| Check | 04/26/2023 | DD | ARTHUR RHODES | BOARD MEETING - 04/18/23 | 184.70 | | 3,751.90 |
| Check | 04/26/2023 | DD | MICHAEL V. WALSH | BOARD MEETING - 04/18/23 | 184.70 | | 3,936.60 |
| Check | 04/26/2023 | DD | KATHLEEN LONERGAN | BOARD MEETING - 04/18/23 | 184.70 | | 4,121.30 |
| Check | 04/26/2023 | DD | CAROL VAUGHAN | BOARD MEETING - 04/18/23 | 184.70 | | 4,306.00 |
| Total 511.110 · Supervisor's Fees | | | | | 4,306.00 | 0.00 | 4,306.00 |
| Total 511.000 · Legislative | | | | | 4,306.00 | 0.00 | 4,306.00 |
| 512.000 · Executive | | | | | | | 0.00 |
| 512.311 · Management Fees | | | | | | | 0.00 |
| Bill | 10/27/2022 | 2021-1908 | WRATHELL, HUNT & ASSOCIATES. LLC | 10/22 MGMT FEE | 2,704.16 | | 2,704.16 |
| Bill | 11/14/2022 | 2021-2177 | WRATHELL, HUNT & ASSOCIATES. LLC | 11/22 MGMT FEE | 2,704.16 | | 5,408.32 |
| Bill | 12/06/2022 | 2021-2361 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/22 MGMT FEE | 2,704.16 | | 8,112.48 |
| Bill | 01/09/2023 | 2021-2524 | WRATHELL, HUNT & ASSOCIATES. LLC | 01/23 MGMT FEE | 2,704.16 | | 10,816.64 |
| Bill | 02/06/2023 | 2021-2687 | WRATHELL, HUNT & ASSOCIATES. LLC | 02/23 MGMT FEE | 2,704.16 | | 13,520.80 |
| Bill | 03/08/2023 | 2021-2893 | WRATHELL, HUNT & ASSOCIATES. LLC | 03/23 MGMT FEE | 2,704.16 | | 16,224.96 |
| Bill | 04/10/2023 | 2021-2321 | WRATHELL, HUNT & ASSOCIATES. LLC | 04/23 MGMT FEE | 2,704.16 | | 18,929.12 |
| Deposit | 04/13/2023 | 2884 | WRATHELL, HUNT & ASSOCIATES. LLC | CHECK #2884 RETURNED | | 2,704.16 | 16,224.96 |
| Check | 04/13/2023 | 2895 | WRATHELL, HUNT & ASSOCIATES. LLC | REPLACE CK #2884 | 2,704.16 | | 18,929.12 |
| Bill | 05/10/2023 | 2021-3582 | WRATHELL, HUNT & ASSOCIATES. LLC | 05/23 MGMT FEE | 2,704.16 | | 21,633.28 |
| Bill | 06/08/2023 | 2021-3791 | WRATHELL, HUNT & ASSOCIATES. LLC | 06/23 MGMT FEE | 2,704.16 | | 24,337.44 |
| Total 512.311 · Management Fees | | | | | 27,041.60 | 2,704.16 | 24,337.44 |
| Total 512.000 · Executive | | | | | 27,041.60 | 2,704.16 | 24,337.44 |
| 513.000 · Financial & Administrative | | | | | | | 0.00 |
| 513.310 · Assessment Roll Preparation | | | | | | | 0.00 |
| Bill | 10/27/2022 | 2021-1908 | WRATHELL, HUNT & ASSOCIATES. LLC | 10/22 MGMT FEE | 600.83 | | 600.83 |
| Bill | 11/14/2022 | 2021-2177 | WRATHELL, HUNT & ASSOCIATES. LLC | 11/22 MGMT FEE | 600.83 | | 1,201.66 |
| Bill | 12/06/2022 | 2021-2361 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/22 MGMT FEE | 600.83 | | 1,802.49 |
| Bill | 01/09/2023 | 2021-2524 | WRATHELL, HUNT & ASSOCIATES. LLC | 01/23 MGMT FEE | 600.83 | | 2,403.32 |
| Bill | 02/06/2023 | 2021-2687 | WRATHELL, HUNT & ASSOCIATES. LLC | 02/23 MGMT FEE | 600.83 | | 3,004.15 |
| Bill | 03/08/2023 | 2021-2893 | WRATHELL, HUNT & ASSOCIATES. LLC | 03/23 MGMT FEE | 600.83 | | 3,604.98 |
| Bill | 04/10/2023 | 2021-2321 | WRATHELL, HUNT & ASSOCIATES. LLC | 04/23 MGMT FEE | 600.83 | | 4,205.81 |
| Deposit | 04/13/2023 | 2884 | WRATHELL, HUNT & ASSOCIATES. LLC | CHECK #2884 RETURNED | | 600.83 | 3,604.98 |
| Check | 04/13/2023 | 2895 | WRATHELL, HUNT & ASSOCIATES. LLC | REPLACE CK #2884 | 600.83 | | 4,205.81 |
| Bill | 05/10/2023 | 2021-3582 | WRATHELL, HUNT & ASSOCIATES. LLC | 05/23 MGMT FEE | 600.83 | | 4,806.64 |
| Bill | 06/08/2023 | 2021-3791 | WRATHELL, HUNT & ASSOCIATES. LLC | 06/23 MGMT FEE | 600.83 | | 5,407.47 |
| Total 513.310 · Assessment Roll Preparation | | | | | 6,008.30 | 600.83 | 5,407.47 |
| 513.314 · Property Appraiser | | | | | | | 0.00 |
| Bill | 06/05/2023 | 050223 | PASCO COUNTY PROPERTY APPRAISER | ANNUAL FEE | 150.00 | | 150.00 |
| Total 513.314 · Property Appraiser | | | | | 150.00 | 0.00 | 150.00 |
| 513.315 · Tax Collector | | | | | | | 0.00 |
| General Journal | 11/04/2022 | 2934 | | TAX COLLECTOR FEE | 119.05 | | 119.05 |
| General Journal | 11/07/2022 | 2940 | | TAX COLLECTOR FEE | 419.26 | | 538.31 |
| General Journal | 11/15/2022 | 2941 | | TAX COLLECTOR FEE | 1,230.60 | | 1,768.91 |

**Heritage Pines CDD
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| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|---------------|----------------------------------|--|-----------|----------|-----------|
| General Journal | 11/18/2022 | 2942 | | TAX COLLECTOR FEE | 603.25 | | 2,372.16 |
| General Journal | 12/02/2022 | 2943 | | TAX COLLECTION | 1,857.97 | | 4,230.13 |
| General Journal | 12/04/2022 | 2934 | | TAX COLLECTOR FEE | 626.43 | | 4,856.56 |
| General Journal | 12/15/2022 | 2937 | | TAX COLLECTOR FEE | 141.65 | | 4,998.21 |
| General Journal | 12/31/2022 | 2940 | | TAX COLLECTOR FEE | 204.80 | | 5,203.01 |
| General Journal | 01/31/2023 | 2939 | | TAX COLLECTOR FEE | 165.04 | | 5,368.05 |
| Bill | 02/06/2023 | 11642712 | PASCO COUNTY TAX COLLECTOR | NEGATIVE DISTRIBUTION | 7.63 | | 5,375.68 |
| General Journal | 02/28/2023 | 2939 | | TAX COLLECTOR FEE | 52.54 | | 5,428.22 |
| General Journal | 04/13/2023 | 2949 | | TAX COLLECTOR FEE | 199.73 | | 5,627.95 |
| General Journal | 04/30/2023 | 2952 | | TAX COLLECTOR FEE | 4.19 | | 5,632.14 |
| General Journal | 06/13/2023 | 2951 | | TAX COLLECTOR FEE - TAX SALE | 48.57 | | 5,680.71 |
| Total 513.315 · Tax Collector | | | | | 5,680.71 | 0.00 | 5,680.71 |
| 513.320 · Audit | | | | | | | 0.00 |
| Bill | 02/06/2023 | 17511539 | CARR, RIGGS & INGRAM, LLC | FY 2022 AUDIT - INITIAL PROGRESS BILLING | 1,000.00 | | 1,000.00 |
| Bill | 03/08/2023 | 17528935 | CARR, RIGGS & INGRAM, LLC | FY 2022 AUDIT - SECOND PROGRESS BILLING | 3,000.00 | | 4,000.00 |
| Bill | 04/10/2023 | 17555794 | CARR, RIGGS & INGRAM, LLC | FY 2022 AUDIT - THIRD PROGRESS BILLING | 2,000.00 | | 6,000.00 |
| Deposit | 04/11/2023 | 2878 | CARR, RIGGS & INGRAM, LLC | BOUNCED CK 2878 | | 3,000.00 | 3,000.00 |
| Check | 04/11/2023 | 2886 | CARR, RIGGS & INGRAM, LLC | REPLACE CK 2878 | 3,000.00 | | 6,000.00 |
| Bill | 05/02/2023 | 17587467 | CARR, RIGGS & INGRAM, LLC | FY 2022 AUDIT - FINAL BILLING | 1,950.00 | | 7,950.00 |
| Total 513.320 · Audit | | | | | 10,950.00 | 3,000.00 | 7,950.00 |
| Total 513.000 · Financial & Administrative | | | | | 22,789.01 | 3,600.83 | 19,188.18 |
| 514.000 · Legal Counsel | | | | | | | 0.00 |
| 514.310 · Legal Fees | | | | | | | 0.00 |
| Bill | 10/27/2022 | 22191 | STRALEY ROBIN VERICKER | PROF SVCS THROUGH 10/15/2022 | 110.50 | | 110.50 |
| Bill | 12/06/2022 | 22338 | STRALEY ROBIN VERICKER | PROF SVCS THROUGH 11/15/2022 | 488.00 | | 598.50 |
| Bill | 02/20/2023 | 22680 | STRALEY ROBIN VERICKER | PROF SVCS THROUGH 01/15/2023 | 170.00 | | 768.50 |
| Bill | 03/08/2023 | 22812 | STRALEY ROBIN VERICKER | PROF SVCS THROUGH 02/15/2023 | 295.50 | | 1,064.00 |
| Bill | 04/10/2023 | 22865 | STRALEY ROBIN VERICKER | PROF SVCS THROUGH 03/15/2023 | 30.95 | | 1,094.95 |
| Bill | 06/05/2023 | 23092 | STRALEY ROBIN VERICKER | PROF SVCS THROUGH 04/15/2023 | 71.00 | | 1,165.95 |
| Total 514.310 · Legal Fees | | | | | 1,165.95 | 0.00 | 1,165.95 |
| Total 514.000 · Legal Counsel | | | | | 1,165.95 | 0.00 | 1,165.95 |
| 519.000 · Other General Government | | | | | | | 0.00 |
| 519.320 · Engineering | | | | | | | 0.00 |
| Bill | 11/14/2022 | HPC1202-20-01 | STROUD ENGINEERING CONSULTANTS | 10/22 ENG. FEES | 187.50 | | 187.50 |
| Bill | 01/09/2023 | HPC1202-20-02 | STROUD ENGINEERING CONSULTANTS | 11/22 & 12/22 ENG. FEES | 337.50 | | 525.00 |
| Bill | 03/08/2023 | HPC1202-20-03 | STROUD ENGINEERING CONSULTANTS | 01/23 & 02/23 ENG. FEES | 564.30 | | 1,089.30 |
| Bill | 04/10/2023 | HPC1202-20-04 | STROUD ENGINEERING CONSULTANTS | 03/23 ENG. FEES | 414.30 | | 1,503.60 |
| Bill | 05/10/2023 | HPC1202-20-05 | STROUD ENGINEERING CONSULTANTS | 04/23 ENG. FEES | 641.10 | | 2,144.70 |
| Total 519.320 · Engineering | | | | | 2,144.70 | 0.00 | 2,144.70 |
| 519.410 · Postage | | | | | | | 0.00 |
| Bill | 10/27/2022 | 7-917-75070 | FEDEX | 7-917-75070 | 96.26 | | 96.26 |
| Bill | 10/27/2022 | 7-925-00421 | FEDEX | 7-925-00421 | 7.83 | | 104.09 |
| Bill | 12/06/2022 | 7-967-82594 | FEDEX | 7-967-82594 | 103.70 | | 207.79 |
| Bill | 12/16/2022 | 7-975-90390 | FEDEX | 7-975-90390 | 8.50 | | 216.29 |
| Bill | 03/08/2023 | 8-046-09139 | FEDEX | 8-046-09139 | 109.73 | | 326.02 |
| Bill | 03/08/2023 | 8-052-72043 | FEDEX | 8-052-72043 | 8.50 | | 334.52 |
| Bill | 05/02/2023 | 8-104-33417 | FEDEX | 8-104-33417 | 109.35 | | 443.87 |
| Bill | 05/02/2023 | 8-110-68776 | FEDEX | 8-110-68776 | 8.50 | | 452.37 |
| Total 519.410 · Postage | | | | | 452.37 | 0.00 | 452.37 |
| 519.411 · Telephone | | | | | | | 0.00 |
| Bill | 10/27/2022 | 2021-1908 | WRATHELL, HUNT & ASSOCIATES. LLC | 10/22 MGMT FEE | 12.50 | | 12.50 |
| Bill | 11/14/2022 | 2021-2177 | WRATHELL, HUNT & ASSOCIATES. LLC | 11/22 MGMT FEE | 12.50 | | 25.00 |
| Bill | 12/06/2022 | 2021-2361 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/22 MGMT FEE | 12.50 | | 37.50 |
| Bill | 01/09/2023 | 2021-2524 | WRATHELL, HUNT & ASSOCIATES. LLC | 01/23 MGMT FEE | 12.50 | | 50.00 |
| Bill | 02/06/2023 | 2021-2687 | WRATHELL, HUNT & ASSOCIATES. LLC | 02/23 MGMT FEE | 12.50 | | 62.50 |

**Heritage Pines CDD
General Ledger
As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|------------|----------------------------------|---|----------|--------|----------|
| Bill | 03/08/2023 | 2021-2893 | WRATHELL, HUNT & ASSOCIATES. LLC | 03/23 MGMT FEE | 12.50 | | 75.00 |
| Bill | 04/10/2023 | 2021-2321 | WRATHELL, HUNT & ASSOCIATES. LLC | 04/23 MGMT FEE | 12.50 | | 87.50 |
| Deposit | 04/13/2023 | 2884 | WRATHELL, HUNT & ASSOCIATES. LLC | CHECK #2884 RETURNED | | 12.50 | 75.00 |
| Check | 04/13/2023 | 2895 | WRATHELL, HUNT & ASSOCIATES. LLC | REPLACE CK #2884 | 12.50 | | 87.50 |
| Bill | 05/10/2023 | 2021-3582 | WRATHELL, HUNT & ASSOCIATES. LLC | 05/23 MGMT FEE | 12.50 | | 100.00 |
| Bill | 06/08/2023 | 2021-3791 | WRATHELL, HUNT & ASSOCIATES. LLC | 06/23 MGMT FEE | 12.50 | | 112.50 |
| Total 519.411 · Telephone | | | | | 125.00 | 12.50 | 112.50 |
| 519.413 · Website Maintenance | | | | | | | 0.00 |
| General Journal | 03/01/2023 | 2944 | | TO REFLECT CORRECT DATES FOR STRAN... | 704.99 | | 704.99 |
| Total 519.413 · Website Maintenance | | | | | 704.99 | 0.00 | 704.99 |
| 519.414 · ADA Website Compliance | | | | | | | 0.00 |
| Bill | 10/27/2022 | 2446 | ADA SITE COMPLIANCE | Compliance Shield, Accessibility Policy, Techn... | 210.00 | | 210.00 |
| Total 519.414 · ADA Website Compliance | | | | | 210.00 | 0.00 | 210.00 |
| 519.440 · Rentals and Leases | | | | | | | 0.00 |
| Bill | 10/27/2022 | 2021-1908 | WRATHELL, HUNT & ASSOCIATES. LLC | 10/22 MGMT FEE | 155.00 | | 155.00 |
| Bill | 11/14/2022 | 2021-2177 | WRATHELL, HUNT & ASSOCIATES. LLC | 11/22 MGMT FEE | 155.00 | | 310.00 |
| Bill | 12/06/2022 | 2021-2361 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/22 MGMT FEE | 155.00 | | 465.00 |
| Bill | 01/09/2023 | 2021-2524 | WRATHELL, HUNT & ASSOCIATES. LLC | 01/23 MGMT FEE | 155.00 | | 620.00 |
| Bill | 02/06/2023 | 2021-2687 | WRATHELL, HUNT & ASSOCIATES. LLC | 02/23 MGMT FEE | 155.00 | | 775.00 |
| Bill | 03/08/2023 | 2021-2893 | WRATHELL, HUNT & ASSOCIATES. LLC | 03/23 MGMT FEE | 155.00 | | 930.00 |
| Bill | 04/10/2023 | 2021-2321 | WRATHELL, HUNT & ASSOCIATES. LLC | 04/23 MGMT FEE | 155.00 | | 1,085.00 |
| Deposit | 04/13/2023 | 2884 | WRATHELL, HUNT & ASSOCIATES. LLC | CHECK #2884 RETURNED | | 155.00 | 930.00 |
| Check | 04/13/2023 | 2895 | WRATHELL, HUNT & ASSOCIATES. LLC | REPLACE CK #2884 | 155.00 | | 1,085.00 |
| Bill | 05/10/2023 | 2021-3582 | WRATHELL, HUNT & ASSOCIATES. LLC | 05/23 MGMT FEE | 155.00 | | 1,240.00 |
| Bill | 06/08/2023 | 2021-3791 | WRATHELL, HUNT & ASSOCIATES. LLC | 06/23 MGMT FEE | 155.00 | | 1,395.00 |
| Total 519.440 · Rentals and Leases | | | | | 1,550.00 | 155.00 | 1,395.00 |
| 519.450 · Insurance | | | | | | | 0.00 |
| Bill | 10/06/2022 | 16998 | EGIS INSURANCE & RISK ADVISORS | INSURANCE PREMIUM - 10/01/22 -10/01/23 | 8,318.00 | | 8,318.00 |
| Total 519.450 · Insurance | | | | | 8,318.00 | 0.00 | 8,318.00 |
| 519.470 · Printing and Binding | | | | | | | 0.00 |
| Bill | 10/27/2022 | 2021-1908 | WRATHELL, HUNT & ASSOCIATES. LLC | 10/22 MGMT FEE | 85.83 | | 85.83 |
| Bill | 11/14/2022 | 2021-2177 | WRATHELL, HUNT & ASSOCIATES. LLC | 11/22 MGMT FEE | 85.83 | | 171.66 |
| Bill | 12/06/2022 | 2021-2361 | WRATHELL, HUNT & ASSOCIATES. LLC | 12/22 MGMT FEE | 85.83 | | 257.49 |
| Bill | 01/09/2023 | 2021-2524 | WRATHELL, HUNT & ASSOCIATES. LLC | 01/23 MGMT FEE | 85.83 | | 343.32 |
| Bill | 02/06/2023 | 2021-2687 | WRATHELL, HUNT & ASSOCIATES. LLC | 02/23 MGMT FEE | 85.83 | | 429.15 |
| Bill | 03/08/2023 | 2021-2893 | WRATHELL, HUNT & ASSOCIATES. LLC | 03/23 MGMT FEE | 85.83 | | 514.98 |
| Bill | 04/10/2023 | 2021-2321 | WRATHELL, HUNT & ASSOCIATES. LLC | 04/23 MGMT FEE | 85.83 | | 600.81 |
| Deposit | 04/13/2023 | 2884 | WRATHELL, HUNT & ASSOCIATES. LLC | CHECK #2884 RETURNED | | 85.83 | 514.98 |
| Check | 04/13/2023 | 2895 | WRATHELL, HUNT & ASSOCIATES. LLC | REPLACE CK #2884 | 85.83 | | 600.81 |
| Bill | 05/10/2023 | 2021-3582 | WRATHELL, HUNT & ASSOCIATES. LLC | 05/23 MGMT FEE | 85.83 | | 686.64 |
| Bill | 06/08/2023 | 2021-3791 | WRATHELL, HUNT & ASSOCIATES. LLC | 06/23 MGMT FEE | 85.83 | | 772.47 |
| Total 519.470 · Printing and Binding | | | | | 858.30 | 85.83 | 772.47 |
| 519.490 · Contingencies | | | | | | | 0.00 |
| General Journal | 10/21/2022 | 2936 | | SERVICE CHARGE | 44.89 | | 44.89 |
| General Journal | 11/21/2022 | 2938 | | ACCOUNT ANALYSIS FEE | 44.56 | | 89.45 |
| Bill | 12/06/2022 | 035188145 | SAFEGUARD BUSINESS SYSTEMS | DEPOSIT TICKER 100044 FORMAT 2PT 1053 | 89.03 | | 178.48 |
| General Journal | 12/21/2022 | 2938 | | ACCOUNT ANALYSIS FEE | 49.37 | | 227.85 |
| General Journal | 01/23/2023 | 2938 | | ACCOUNT ANALYSIS FEE | 46.54 | | 274.39 |
| General Journal | 02/22/2023 | 2938 | | ACCOUNT ANALYSIS FEE | 45.74 | | 320.13 |
| General Journal | 03/21/2023 | 2947 | | ACCOUNT ANALYSIS FEE | 45.88 | | 366.01 |
| General Journal | 04/30/2023 | 2947 | | ACCOUNT ANALYSIS FEE | 46.01 | | 412.02 |
| Bill | 05/10/2023 | 9001223823 | SAFEGUARD BUSINESS SYSTEMS | CHECKS & DEPOSIT TICKET | 224.14 | | 636.16 |
| General Journal | 05/22/2023 | 2947 | | ACCOUNT ANALYSIS FEE | 47.33 | | 683.49 |
| Total 519.490 · Contingencies | | | | | 683.49 | 0.00 | 683.49 |

**Heritage Pines CDD
General Ledger
As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|--|------------|----------------|--|--|-----------|----------|-----------|
| 519.540 · Annual District Filing Fee | | | | | | | 0.00 |
| Bill | 10/27/2022 | 86047 | DEPARTMENT OF ECONOMIC OPPORTUNITY | FY 2022/2023 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 | | | | | 15,221.85 | 253.33 | 14,968.52 |
| 539.000 · Field Maintenance | | | | | | | 0.00 |
| 539.311 · Aquatic Weed Control | | | | | | | 0.00 |
| Bill | 10/27/2022 | PSI-15944 | SOLITUDE LAKE MANAGEMENT | 10/22 AQUATIC WEED CONTROL | 1,586.00 | | 1,586.00 |
| Bill | 10/27/2022 | PSI-21949 | SOLITUDE LAKE MANAGEMENT | SPATTERDOCK TREATMENT | 1,375.00 | | 2,961.00 |
| Bill | 11/14/2022 | PSI-24966 | SOLITUDE LAKE MANAGEMENT | 11/22 AQUATIC WEED CONTROL | 1,586.00 | | 4,547.00 |
| Bill | 12/16/2022 | PSI-34265 | SOLITUDE LAKE MANAGEMENT | 12/22 AQUATIC WEED CONTROL | 1,586.00 | | 6,133.00 |
| Bill | 01/09/2023 | PSI-44391 | SOLITUDE LAKE MANAGEMENT | 01/23 AQUATIC WEED CONTROL | 1,586.00 | | 7,719.00 |
| Bill | 02/06/2023 | PSI-48073 | SOLITUDE LAKE MANAGEMENT | 02/23 AQUATIC WEED CONTROL | 1,586.00 | | 9,305.00 |
| Bill | 03/08/2023 | PSI-57512 | SOLITUDE LAKE MANAGEMENT | 03/23 AQUATIC WEED CONTROL | 1,586.00 | | 10,891.00 |
| Bill | 04/10/2023 | PSI-67386 | SOLITUDE LAKE MANAGEMENT | 04/23 AQUATIC WEED CONTROL | 1,586.00 | | 12,477.00 |
| Bill | 05/02/2023 | PSI-68373 | SOLITUDE LAKE MANAGEMENT | SPATTERDOCK TREATMENT | 1,375.00 | | 13,852.00 |
| Bill | 05/02/2023 | PSI-73321 | SOLITUDE LAKE MANAGEMENT | 05/23 AQUATIC WEED CONTROL | 1,586.00 | | 15,438.00 |
| Bill | 06/05/2023 | PSI-83315 | SOLITUDE LAKE MANAGEMENT | 06/23 AQUATIC WEED CONTROL | 1,586.00 | | 17,024.00 |
| Total 539.311 · Aquatic Weed Control | | | | | 17,024.00 | 0.00 | 17,024.00 |
| 539.340 · Retention Pond Mowing/Weed Cont | | | | | | | 0.00 |
| Bill | 11/14/2022 | 103122EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 10/22 EQUIPMENT USE | 1,900.00 | | 1,900.00 |
| Bill | 12/06/2022 | INV136745 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 10/22 MOWING SERVICES | 7,252.28 | | 9,152.28 |
| Bill | 12/06/2022 | INV143909 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 11/22 MOWING SERVICES | 6,053.70 | | 15,205.98 |
| Bill | 12/06/2022 | 113022EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 11/22 EQUIPMENT USE | 1,820.00 | | 17,025.98 |
| Bill | 12/16/2022 | INV141082 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 10/22 MOWING SERVICES | 6,666.78 | | 23,692.76 |
| Bill | 01/09/2023 | INV146638 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 12/22 MOWING SERVICES | 4,628.97 | | 28,321.73 |
| Bill | 01/09/2023 | 123122EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 12/22 EQUIPMENT USE | 1,380.00 | | 29,701.73 |
| Bill | 02/06/2023 | INV148893 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 01/23 MOWING SERVICES | 3,116.41 | | 32,818.14 |
| Bill | 02/06/2023 | 013123EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 01/23 EQUIPMENT USE | 1,480.00 | | 34,298.14 |
| Bill | 03/08/2023 | INV151450 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 02/23 MOWING SERVICES | 5,383.25 | | 39,681.39 |
| Bill | 03/08/2023 | 022823EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 02/23 EQUIPMENT USE | 1,960.00 | | 41,641.39 |
| Deposit | 03/22/2023 | 2880 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | VOID CHECK 2880 | | 1,960.00 | 39,681.39 |
| Check | 03/22/2023 | 2885 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | REPLACE CK 2880 | 1,960.00 | | 41,641.39 |
| Bill | 04/10/2023 | INV154113 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 03/23 MOWING SERVICES | 5,716.80 | | 47,358.19 |
| Bill | 04/10/2023 | 033123EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 03/23 EQUIPMENT USE | 2,300.00 | | 49,658.19 |
| Deposit | 04/11/2023 | 2879 | DOWN TO EARTH LANDSCAPE & IRRIGATION | BOUNCED CK 2879 | | 5,383.25 | 44,274.94 |
| Check | 04/11/2023 | 2887 | DOWN TO EARTH LANDSCAPE & IRRIGATION | REPLACE CK 2879 | 5,383.25 | | 49,658.19 |
| Bill | 05/02/2023 | 043023EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 04/23 EQUIPMENT USE | 2,200.00 | | 51,858.19 |
| Bill | 05/10/2023 | INV157638 | DOWN TO EARTH LANDSCAPE & IRRIGATION | 04/23 MOWING SERVICES | 5,257.66 | | 57,115.85 |
| Bill | 05/10/2023 | 41135050 | WESCO TURF, INC. | REBUILT SURGE BOARD, OUTPUT MODULE... | 990.95 | | 58,106.80 |
| General Journal | 05/31/2023 | 2949 | | WESCO TURF CREDIT MEMO | | 40.25 | 58,066.55 |
| Bill | 06/08/2023 | 053123 EU | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 05/23 EQUIPMENT USE | 10,750.00 | | 68,816.55 |
| Total 539.340 · Retention Pond Mowing/Weed Cont | | | | | 76,200.05 | 7,383.50 | 68,816.55 |
| 539.341 · Dry Retention Pond Refurbish | | | | | | | 0.00 |
| Bill | 11/14/2022 | 2022-3 | LUPTON'S CONSTRUCTION SERVICES, LLC | CURB INLET TOP REPAIRS ONLY | 3,782.85 | | 3,782.85 |
| Bill | 12/06/2022 | INV141026 | DOWN TO EARTH LANDSCAPE & IRRIGATION | ORNAMENTAL GRASS CUT BACKS | 7,488.00 | | 11,270.85 |
| Bill | 12/06/2022 | INV136746 | DOWN TO EARTH LANDSCAPE & IRRIGATION | INSTALL SOD, CLEAN UP SLOPE AND TRIM | 2,405.00 | | 13,675.85 |
| Bill | 02/06/2023 | INV148601 | DOWN TO EARTH LANDSCAPE & IRRIGATION | BAHIA SOD INSTALL | 14,040.00 | | 27,715.85 |
| Bill | 02/06/2023 | INV148838 | DOWN TO EARTH LANDSCAPE & IRRIGATION | MULCH INSTALL | 18,486.00 | | 46,201.85 |
| Bill | 02/06/2023 | 2019761 | WAYNE VANCE SUNSHINE STATE SPRINKER CO. | ROTOR ZONE TO COVER SOUTH BANK OF ... | 1,455.00 | | 47,656.85 |
| Bill | 05/02/2023 | 042623 | A-Z TREE SERVICE LLC | 33 PINES REMOVED & STUMP GRINDING | 6,625.00 | | 54,281.85 |
| Bill | 05/02/2023 | 2023-2 | LUPTON'S CONSTRUCTION SERVICES, LLC | MOBILIZATION,PIPE REPAIR, ROCK & SUMP... | 8,552.08 | | 62,833.93 |
| Bill | 05/02/2023 | 2023-3 | LUPTON'S CONSTRUCTION SERVICES, LLC | MOBILIZATION,SAW CUT, REMOVE & DISPO... | 3,065.50 | | 65,899.43 |
| Bill | 05/02/2023 | 2023-4 | LUPTON'S CONSTRUCTION SERVICES, LLC | MOBILIZATION,CLEAR BRUSH/OVERGROW... | 1,175.00 | | 67,074.43 |
| Bill | 05/02/2023 | 2023-5 | LUPTON'S CONSTRUCTION SERVICES, LLC | MOBILIZATION, SAW CUTS IN CURBING VAL... | 150.00 | | 67,224.43 |
| Total 539.341 · Dry Retention Pond Refurbish | | | | | 67,224.43 | 0.00 | 67,224.43 |
| 539.430 · Street Lighting | | | | | | | 0.00 |
| Bill | 11/14/2022 | 1306910 110422 | WITHLACOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 11/04/22 | 1,583.28 | | 1,583.28 |
| Bill | 11/14/2022 | 2041547 110222 | WITHLACOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 11/02/22 | 475.69 | | 2,058.97 |

**Heritage Pines CDD
General Ledger
As of June 30, 2023**

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|---|------------|----------------|--|---------------------------------------|---------------------|---------------------|-------------|
| Bill | 12/16/2022 | 1306910 120722 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 12/07/22 | 1,576.62 | | 3,635.59 |
| Bill | 12/16/2022 | 2041547 120522 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 12/05/22 | 467.54 | | 4,103.13 |
| General Journal | 12/27/2022 | 2942 | | CAPITAL CREDITS REFUND - SEE ATTACHED | | 779.88 | 3,323.25 |
| Bill | 01/10/2023 | 1306910 010923 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 01/09/2023 | 1,576.62 | | 4,899.87 |
| Bill | 01/10/2023 | 2041547 010523 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 01/05/23 | 467.54 | | 5,367.41 |
| Bill | 02/06/2023 | 2041547 020223 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 02/02/23 | 460.58 | | 5,827.99 |
| Bill | 02/20/2023 | 1306910 020623 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 02/06/2023 | 1,508.95 | | 7,336.94 |
| Bill | 03/08/2023 | 1306910 030723 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 03/07/2023 | 1,489.29 | | 8,826.23 |
| Bill | 03/08/2023 | 2041547 030323 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 03/03/2023 | 458.57 | | 9,284.80 |
| Bill | 04/10/2023 | 1306910 040623 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 04/06/2023 | 1,467.48 | | 10,752.28 |
| Bill | 04/10/2023 | 2041547 040423 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 04/04/2023 | 456.32 | | 11,208.60 |
| Bill | 05/10/2023 | 1306910 050523 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 05/05/2023 | 1,463.47 | | 12,672.07 |
| Bill | 05/10/2023 | 2041547 050323 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 05/03/2023 | 456.32 | | 13,128.39 |
| Bill | 06/08/2023 | 1306910 060723 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 06/07/2023 | 1,463.47 | | 14,591.86 |
| Bill | 06/08/2023 | 2041547 060523 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 2041547 06/05/2023 | 456.32 | | 15,048.18 |
| Total 539.430 · Street Lighting | | | | | 15,828.06 | 779.88 | 15,048.18 |
| 539.431 · Irrigation of Pond Banks | | | | | | | 0.00 |
| Bill | 10/27/2022 | 103122 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 10/22 RECLAIMED WATER | 1,567.99 | | 1,567.99 |
| Bill | 12/06/2022 | 113022 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 11/22 RECLAIMED WATER | 2,855.84 | | 4,423.83 |
| Bill | 01/09/2023 | 123122 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 12/22 RECLAIMED WATER | 1,830.30 | | 6,254.13 |
| Bill | 02/06/2023 | 013123 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 01/23 RECLAIMED WATER | 1,420.56 | | 7,674.69 |
| Bill | 03/08/2023 | 022823 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 02/23 RECLAIMED WATER | 1,681.32 | | 9,356.01 |
| Deposit | 03/22/2023 | 2880 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | VOID CHECK 2880 | | 1,681.32 | 7,674.69 |
| Check | 03/22/2023 | 2885 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | REPLACE CK. 2880 | 1,681.32 | | 9,356.01 |
| Bill | 04/10/2023 | 033123 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 03/23 RECLAIMED WATER | 2,134.26 | | 11,490.27 |
| Bill | 05/02/2023 | 043023 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 04/23 RECLAIMED WATER | 2,393.99 | | 13,884.26 |
| Bill | 06/05/2023 | 053123 | HERITAGE PINES COMMUNITY ASSOCIATION,INC | 05/23 RECLAIMED WATER | 2,742.81 | | 16,627.07 |
| Total 539.431 · Irrigation of Pond Banks | | | | | 18,308.39 | 1,681.32 | 16,627.07 |
| 539.490 · Contingencies | | | | | | | 0.00 |
| Bill | 11/14/2022 | 2022-4 | LUPTON'S CONSTRUCTION SERVICES, LLC | CURB INLET TOP REPAIRS ONLY | 1,255.93 | | 1,255.93 |
| Bill | 11/14/2022 | 48137 | KATHLEEN F LONERGAN | AVENTURA NURSERY INVOICE REIMBURSED | 195.00 | | 1,450.93 |
| Bill | 03/30/2023 | 1306910 033023 | WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE | 1306910 03/30/2023 LATE PAYMENT FEE | 102.39 | | 1,553.32 |
| Total 539.490 · Contingencies | | | | | 1,553.32 | 0.00 | 1,553.32 |
| Total 539.000 · Field Maintenance | | | | | 196,138.25 | 9,844.70 | 186,293.55 |
| TOTAL | | | | | 1,349,505.39 | 1,349,505.39 | 0.00 |

**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 05/31/2023

Contact us



Truist.com



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

■ PUBLIC SPECIAL MRC 0615006011053

Account summary

| | |
|---|-----------------------|
| Your previous balance as of 04/30/2023 | \$587,000.84 |
| Checks | - 39,517.94 |
| Other withdrawals, debits and service charges | - 2,084.97 |
| Deposits, credits and interest | + 210.04 |
| Your new balance as of 05/31/2023 | = \$545,607.97 |

Interest summary

| | |
|-------------------------------------|---------|
| Interest paid this statement period | \$4.77 |
| 2023 interest paid year-to-date | \$25.47 |
| Interest rate | 0.01% |

Checks

| DATE | CHECK # | AMOUNT(\$) | DATE | CHECK # | AMOUNT(\$) | DATE | CHECK # | AMOUNT(\$) |
|-------|---------|------------|-------|---------|------------|-------|---------|------------|
| 05/05 | 2893 | 414.30 | 05/11 | 2899 | 12,942.58 | 05/22 | 2902 | 224.14 |
| 05/15 | *2896 | 6,625.00 | 05/10 | 2900 | 2,961.00 | 05/16 | *2904 | 990.95 |
| 05/11 | 2897 | 1,950.00 | 05/16 | 2901 | 5,257.66 | 05/15 | 2905 | 3,558.32 |
| 05/10 | 2898 | 4,593.99 | | | | | | |

* indicates a skip in sequential check numbers above this item

Total checks = \$39,517.94

Other withdrawals, debits and service charges

| DATE | DESCRIPTION | AMOUNT(\$) |
|-------|---|------------|
| 05/08 | INTERNET PAYMENT DEBIT FEDERAL EXPRESS EPA90179680 | 117.85 |
| 05/15 | ACH CORP DEBIT WEB PMTS Withlacoochee Ri HERITAGE PINES C OM DE | 1,919.79 |
| 05/22 | SERVICE CHARGES - PRIOR PERIOD | 47.33 |

Total other withdrawals, debits and service charges = \$2,084.97

Deposits, credits and interest

| DATE | DESCRIPTION | AMOUNT(\$) |
|-------|--|------------|
| 05/10 | TAX ACC PASCOTAX HERITAGE PINES CDD CUSTOMER ID 00000000001008 | 205.27 |
| 05/31 | INTEREST PAYMENT | 4.77 |

Total deposits, credits and interest = \$210.04

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
MAY 2023**

Heritage Pines CDD Check Detail May 2023

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|----------------|-------------------|--------------------------------|-------------------------------|-------------|-------------------|
| Bill Pmt -Check | CBI | 05/03/2023 | FEDEX | 101.000 · Suntrust ... | | -117.85 |
| Bill | 8-104-33417 | 05/02/2023 | | 519.410 · Postage | -109.35 | 109.35 |
| Bill | 8-110-68776 | 05/02/2023 | | 519.410 · Postage | -8.50 | 8.50 |
| TOTAL | | | | | -117.85 | 117.85 |
| Bill Pmt -Check | CBI | 05/11/2023 | WITHLACOOCHEE... | 101.000 · Suntrust ... | | -1,919.79 |
| Bill | 1306910 050523 | 05/10/2023 | | 539.430 · Street Lig... | -1,463.47 | 1,463.47 |
| Bill | 2041547 050323 | 05/10/2023 | | 539.430 · Street Lig... | -456.32 | 456.32 |
| TOTAL | | | | | -1,919.79 | 1,919.79 |
| Bill Pmt -Check | 2896 | 05/03/2023 | A-Z TREE SERVIC... | 101.000 · Suntrust ... | | -6,625.00 |
| Bill | 042623 | 05/02/2023 | | 539.341 · Dry Rete... | -6,625.00 | 6,625.00 |
| TOTAL | | | | | -6,625.00 | 6,625.00 |
| Bill Pmt -Check | 2897 | 05/03/2023 | CARR, RIGGS & IN... | 101.000 · Suntrust ... | | -1,950.00 |
| Bill | 17587467 | 05/02/2023 | | 513.320 · Audit | -1,950.00 | 1,950.00 |
| TOTAL | | | | | -1,950.00 | 1,950.00 |
| Bill Pmt -Check | 2898 | 05/03/2023 | HERITAGE PINES ... | 101.000 · Suntrust ... | | -4,593.99 |
| Bill | 043023 | 05/02/2023 | | 539.431 · Irrigation ... | -2,393.99 | 2,393.99 |
| Bill | 043023EU | 05/02/2023 | | 539.340 · Retention... | -2,200.00 | 2,200.00 |
| TOTAL | | | | | -4,593.99 | 4,593.99 |
| Bill Pmt -Check | 2899 | 05/03/2023 | LUPTON'S CONST... | 101.000 · Suntrust ... | | -12,942.58 |
| Bill | 2023-2 | 05/02/2023 | | 539.341 · Dry Rete... | -8,552.08 | 8,552.08 |
| Bill | 2023-3 | 05/02/2023 | | 539.341 · Dry Rete... | -3,065.50 | 3,065.50 |
| Bill | 2023-4 | 05/02/2023 | | 539.341 · Dry Rete... | -1,175.00 | 1,175.00 |
| Bill | 2023-5 | 05/02/2023 | | 539.341 · Dry Rete... | -150.00 | 150.00 |
| TOTAL | | | | | -12,942.58 | 12,942.58 |
| Bill Pmt -Check | 2900 | 05/03/2023 | SOLITUDE LAKE ... | 101.000 · Suntrust ... | | -2,961.00 |

Heritage Pines CDD Check Detail May 2023

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|---------------|-------------------|--------------------------|-------------------------------|-------------|------------------|
| Bill | PSI-68373 | 05/02/2023 | | 539.311 · Aquatic ... | -1,375.00 | 1,375.00 |
| Bill | PSI-73321 | 05/02/2023 | | 539.311 · Aquatic ... | -1,586.00 | 1,586.00 |
| TOTAL | | | | | -2,961.00 | 2,961.00 |
| Bill Pmt -Check | 2901 | 05/11/2023 | DOWN TO EARTH ... | 101.000 · Suntrust ... | | -5,257.66 |
| Bill | INV157638 | 05/10/2023 | | 539.340 · Retention... | -5,257.66 | 5,257.66 |
| TOTAL | | | | | -5,257.66 | 5,257.66 |
| Bill Pmt -Check | 2902 | 05/11/2023 | SAFEGUARD BUSI... | 101.000 · Suntrust ... | | -224.14 |
| Bill | 9001223823 | 05/10/2023 | | 519.490 · Continge... | -224.14 | 224.14 |
| TOTAL | | | | | -224.14 | 224.14 |
| Bill Pmt -Check | 2903 | 05/11/2023 | STROUD ENGINE... | 101.000 · Suntrust ... | | -641.10 |
| Bill | HPC1202-20-05 | 05/10/2023 | | 519.320 · Engineeri... | -641.10 | 641.10 |
| TOTAL | | | | | -641.10 | 641.10 |
| Bill Pmt -Check | 2904 | 05/11/2023 | WESCO TURF, INC. | 101.000 · Suntrust ... | | -990.95 |
| Bill | 41135050 | 05/10/2023 | | 539.495 · Capital O... | -990.95 | 990.95 |
| TOTAL | | | | | -990.95 | 990.95 |
| Bill Pmt -Check | 2905 | 05/11/2023 | WRATHELL, HUNT... | 101.000 · Suntrust ... | | -3,558.32 |
| Bill | 2021-3582 | 05/10/2023 | | 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 |
| TOTAL | | | | | -3,558.32 | 3,558.32 |

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



| | | | |
|-----------------------|---------------------|-----------------------|--------|
| Invoice Number | Invoice Date | Account Number | Page |
| 8-104-33417 | Apr 17, 2023 | [REDACTED] | 1 of 4 |

FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
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 \$109.35

TOTAL THIS INVOICE USD \$109.35

519.410
001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com



| | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|
| Invoice Number 8-104-33417 | Invoice Date Apr 17, 2023 | Account Number [REDACTED] | Page 3 of 4 |
|--------------------------------------|-------------------------------------|-------------------------------------|----------------|

Ship Date: Apr 12, 2023 **Cust. Ref.:** HPCDD 04/18/23 AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Weather delay - Flooding.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

| | | | |
|-------------------|--------------------------|------------------------|--------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832366836 | Daphne Gillyard | Janice Benedetti |
| Service Type | FedEx Priority Overnight | WHA | HUDSON FL 34667 US |
| Package Type | FedEx Pak | BOCA RATON FL 33431 US | |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 2.0 lbs, 0.9 kgs | | |
| Delivered | Apr 14, 2023 10:23 | Transportation Charge | 8.01 |
| Svc Area | A3 | Fuel Surcharge | 0.93 |
| Signed by | see above | Residential Delivery | 5.30 |
| FedEx Use | 000000000/337475/02 | Total Charge | USD \$14.24 |

Ship Date: Apr 12, 2023 **Cust. Ref.:** HPCDD 04/18/23 AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Weather delay - Flooding.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

| | | | |
|-------------------|--------------------------|------------------------|--------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832367074 | Daphne Gillyard | Arthur Rhodes |
| Service Type | FedEx Priority Overnight | WHA | Heritage Pines CDD |
| Package Type | FedEx Pak | BOCA RATON FL 33431 US | HUDSON FL 34667 US |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 2.0 lbs, 0.9 kgs | | |
| Delivered | Apr 14, 2023 10:50 | Transportation Charge | 8.01 |
| Svc Area | A3 | Fuel Surcharge | 0.93 |
| Signed by | see above | Residential Delivery | 5.30 |
| FedEx Use | 000000000/337475/02 | Total Charge | USD \$14.24 |

Ship Date: Apr 12, 2023 **Cust. Ref.:** HPCDD 04/18/23 AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Weather delay - Flooding.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

| | | | |
|-------------------|--------------------------|------------------------|--------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832367372 | Daphne Gillyard | Carol E. Vaughan |
| Service Type | FedEx Priority Overnight | WHA | HUDSON FL 34667 US |
| Package Type | FedEx Pak | BOCA RATON FL 33431 US | |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 2.0 lbs, 0.9 kgs | | |
| Delivered | Apr 14, 2023 10:56 | Transportation Charge | 8.01 |
| Svc Area | A3 | Fuel Surcharge | 0.93 |
| Signed by | see above | Residential Delivery | 5.30 |
| FedEx Use | 000000000/337475/02 | Total Charge | USD \$14.24 |

Ship Date: Apr 12, 2023 **Cust. Ref.:** HPCDD 04/18/23 AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Weather delay - Flooding.
Distance Based Pricing, Zone 2

| | | | |
|-------------------|--------------------------|------------------------|-----------------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832367729 | Daphne Gillyard | Kim Norton |
| Service Type | FedEx Priority Overnight | WHA | Heritage Pines Country Club |
| Package Type | FedEx Pak | BOCA RATON FL 33431 US | HUDSON FL 34667 US |
| Zone | 02 | | |
| Packages | 1 | | |

Continued on next page



| | | | |
|-----------------------|---------------------|-----------------------|--------|
| Invoice Number | Invoice Date | Account Number | Page |
| 8-104-33417 | Apr 17, 2023 | | 4 of 4 |

Tracking ID: 771832367729 continued

| | | | |
|--------------|--------------------|-----------------------|-------------------|
| Rated Weight | 2.0 lbs, 0.9 kgs | | |
| Delivered | Apr 14, 2023 10:33 | | |
| Svc Area | A3 | Transportation Charge | 8.01 |
| Signed by | K.KIM | Fuel Surcharge | 0.56 |
| FedEx Use | 000000000/337475/_ | Total Charge | USD \$8.57 |

| | | |
|--------------------------------|--|----------------|
| Ship Date: Apr 12, 2023 | Cust. Ref.: HPCDD 04/18/23 AGENDA | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
 Weather delay - Flooding.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

| | | | |
|-------------------|--------------------------|------------------------|--------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832368151 | Daphne Gillyard | MICHAEL WALSH |
| Service Type | FedEx Priority Overnight | WHA | HUDSON FL 34667 US |
| Package Type | FedEx Pak | BOCA RATON FL 33431 US | |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 2.0 lbs, 0.9 kgs | | |
| Delivered | Apr 14, 2023 10:51 | Transportation Charge | 8.01 |
| Svc Area | A3 | Fuel Surcharge | 0.93 |
| Signed by | see above | Residential Delivery | 5.30 |
| FedEx Use | 000000000/337475/02 | Total Charge | USD \$14.24 |

| | | |
|--------------------------------|--|----------------|
| Ship Date: Apr 12, 2023 | Cust. Ref.: HPCDD 04/18/23 AGENDA | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
 Weather delay - Flooding.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

| | | | |
|-------------------|--------------------------|------------------------|--------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832368666 | Daphne Gillyard | Kathleen Lonergan |
| Service Type | FedEx Priority Overnight | WHA | HUDSON FL 34667 US |
| Package Type | FedEx Pak | BOCA RATON FL 33431 US | |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 2.0 lbs, 0.9 kgs | | |
| Delivered | Apr 14, 2023 10:19 | Transportation Charge | 8.01 |
| Svc Area | A3 | Fuel Surcharge | 0.93 |
| Signed by | see above | Residential Delivery | 5.30 |
| FedEx Use | 000000000/337475/02 | Total Charge | USD \$14.24 |

| | | |
|--------------------------------|--|----------------|
| Ship Date: Apr 12, 2023 | Cust. Ref.: HPCDD 04/18/23 AGENDA | Ref.#2: |
| Payor: Third Party | Ref.#3: | |

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
 Weather delay - Flooding.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

| | | | |
|-------------------|--------------------------|------------------------|------------------------------|
| Automation | INET | Sender | Recipient |
| Tracking ID | 771832418105 | Daphne Gillyard | Chuck Adams-Cleo Adams |
| Service Type | FedEx Priority Overnight | WHA | NORTH FORT MYERS FL 33917 US |
| Package Type | FedEx Box | BOCA RATON FL 33431 US | |
| Zone | 02 | | |
| Packages | 1 | | |
| Rated Weight | 3.0 lbs, 1.4 kgs | | |
| Delivered | Apr 14, 2023 10:32 | Transportation Charge | 9.04 |
| Svc Area | A3 | Fuel Surcharge | 1.00 |
| Signed by | see above | Residential Delivery | 5.30 |
| FedEx Use | 000000000/337505/02 | Total Charge | USD \$15.34 |

| | | |
|-----------------------------|------------|-----------------|
| Third Party Subtotal | USD | \$109.35 |
| Total FedEx Express | USD | \$109.35 |



| | | | |
|-----------------------|---------------------|-----------------------|--------|
| Invoice Number | Invoice Date | Account Number | Page |
| 8-110-68776 | Apr 24, 2023 | [REDACTED] | 1 of 2 |

FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
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 | \$8.50 | 519.410 |
| TOTAL THIS INVOICE | USD | \$8.50 | 001 |

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

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

Bill Date **05/05/2023**
 Amount Due **1,463.47**
 Current Charges Due **05/26/2023**

District Office Serving You
Bayonet Point

Service Address **PUBLIC LIGHTING**
 Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | | | | | | |
|------|---------|------|---------|------------|--------------|-----------|----------|
| Date | Reading | 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 **1,467.48**
 Payment **1,467.48CR**
 Balance Forward **0.00**



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. 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.

Light Energy Charge **147.64**
 Light Support Charge **107.11**
 Light Maintenance Charge **228.22**
 Light Fixture Charge **272.53**
 Light Fuel Adj 5,249 KWH @ 0.03500 **183.73**
 Poles (QTY 103) **513.00**
 FL Gross Receipts Tax **11.24**

Total Current Charges **1,463.47**
 Total Due **1,463.47** Please Pay

539.430
001

| Lights/Poles | Type/Qty | Type/Qty | Type/Qty | Type/Qty | Type/Qty |
|--------------|----------|----------|----------|----------|----------|
| | 105 79 | 205 16 | 305 7 | 455 3 | 960 9 |
| | 150 3 | 270 4 | 360 1 | 910 94 | |

Bill Date: 05/05/2023

District: BP04

Use above space for address change ONLY.

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 | 05/26/2023 |
| TOTAL CHARGES DUE | 1,463.47 |
| Total Charges Due After Due Date | 1,485.42 |

000130691000014634700014854205



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 **05/03/2023**
Amount Due **456.32**
Current Charges Due **05/24/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

| From | To | | | | | |
|------|---------|------|---------|------------|--------------|----------|
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | 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 **456.32**
Payment **456.32CR**
Balance Forward **0.00**



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. 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.

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 @ 0.03500 **19.15**
Poles (QTY 29) **105.50**
FL Gross Receipts Tax **0.92**

Total Current Charges **456.32**
Total Due **456.32** Please Pay

539.430
001

| 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: 05/03/2023

District: BP02

Use above space for address change ONLY.

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 | 05/24/2023 |
| TOTAL CHARGES DUE | 456.32 |
| Total Charges Due After Due Date | 463.16 |

000204154700004563200004631608

From: [Chuck Adams](#)
To: [HeritagePinesCDD](#)
Subject: FW: AZ TREE INVOICE HP CDD
Date: Friday, April 28, 2023 1:38:35 PM
Attachments: [invoice HP CDD.pdf](#)
[W9 AZT new.pdf](#)

Book to Dry Detention renovations

Chesley "Chuck" E. Adams jr.

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

From: Tim Gatz <Tim.Gatz@down2earthinc.com>
Sent: Friday, April 28, 2023 1:28 PM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Fwd: AZ TREE INVOICE HP CDD

Chuck,

Please find attached the invoice for tree work by AZ.

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: alick dean <alickazlandscapesllc@yahoo.com>
Sent: Wednesday, April 26, 2023 8:21:30 AM
To: Tim Gatz <Tim.Gatz@down2earthinc.com>
Subject: AZ TREE INVOICE HP CDD

Hi please see attached invoice and W9 thank you

Alick Dean
A-Z Tree Service,LLC
352-345-3050
AlickAZLandscapesLLC@yahoo.com

Attention!

Notice: External Email Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information. Please report any suspicious email to the DTE Service Desk.



500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

Heritage Pines CDD
Email Invoice to Nicole
HeritagePinesCDD@DistrictAP.com

513.320
001

Invoice No. 17587467 (include on check)
Date 04/26/2023
Client No. 20-03195.000

Professional services rendered as follows:

Final billing on audit of financial statements
as of September 30, 2022.

\$ 7,950.00
Progress Applied (6,000.00)
Current Amount Due \$ 1,950.00

Table with 6 columns: 0-30, 31-60, 61-90, 91-120, Over 120, Balance. Values: 1,950.00, 0.00, 0.00, 0.00, 0.00, 1,950.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 04/26/2023 Client No: 20-03195
Invoice Number: 17587467 Total Amount Due: \$ 1,950.00 Heritage Pines CDD

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ CVV # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: April 28, 2023

To: Heritage Pines CDD

Attn: Chuck Adams

Below is the list of hours and equipment used for the month of April 2023 and the total amount payable to HPCA.

| <u>Equipment</u> | <u>Hours</u> | <u>Rate</u> | <u>Total</u> |
|-------------------------------|--------------|-------------|--------------|
| Trap Rake | 16 | \$30.00 | \$480.00 |
| Utility Cart (Spray Cart) | 26 | \$20.00 | \$520.00 |
| Utility Cart (Drain Cleaning) | 18 | \$20.00 | \$360.00 |
| Utility Cart (Irrigation) | 10 | \$20.00 | \$200.00 |
| Utility Cart (Paleo Park) | 4 | \$20.00 | \$80.00 |
| John Deere/Bush Hog | 14 | \$40.00 | \$560.00 |
| Total | | | \$2,200.00 |

539.340
001

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

Member Account Inquiry

From: Apr 1/23 to Apr 30/23

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 | 4,469.26 | | |
| Apr 17,2023 | PY | 02199316 | Personal- Check- On Account | 0.00 | 0.00 | -4,434.26 | | CLUB |
| Apr 24,2023 | CH | SJ1497 | APRIL RECLAIMED WATER | 2,393.99 | 0.00 | 2,393.99 | Apr 24,2023 | CLUB |
| Apr 28,2023 | CH | SJ1517 | APRIL EQUIPMENT USE | 2,200.00 | 0.00 | 2,200.00 | Apr 28,2023 | CLUB |

INQUIRY TOTALS:

| AREA | CURRENT | 1 MTH | 2 MTHS | 3 MTHS | 4 MTHS+ | TOTAL |
|------|---------|-------|--------|--------|---------|---------|
| CLUB | 4593.99 | 35.00 | 0.00 | 0.00 | 0.00 | 4628.99 |

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



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 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
 Pay By Phone: 1-855-786-5344

1 0 1
 10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: 18801 GRAND CLUB DR

Bill Number: 18284389

Billing Date: 4/20/2023

Billing Period: 3/8/2023 to 4/6/2023

| 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 took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

| Service | Meter # | Previous | | Current | | # of Days | Consumption In thousands |
|---------|----------|----------|-------|----------|-------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Reclaim | 13349042 | 3/8/2023 | 58580 | 4/6/2023 | 81688 | 29 | 23108 |

Usage History

| Month | Consumption |
|----------------|-------------|
| April 2023 | 23108 |
| March 2023 | 20601 |
| February 2023 | 16229 |
| January 2023 | 13712 |
| December 2022 | 17667 |
| November 2022 | 27566 |
| October 2022 | 15135 |
| September 2022 | 23273 |
| August 2022 | 20879 |
| July 2022 | 23439 |
| June 2022 | 24504 |
| May 2022 | 26040 |

Transactions

| | |
|-----------------------------------|--|
| Previous Bill | 7,622.37 |
| Payment 04/14/23 | -7,622.37 CR |
| Balance Forward | 0.00 |
| Current Transactions | |
| Reclaimed | |
| Reclaimed | 23,108 Thousand Gals X \$0.37 8,549.96 |
| Total Current Transactions | 8,549.96 |
| TOTAL BALANCE DUE | \$8,549.96 |

$\$8549.96 \times 28\% = \$2,393.99$

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

539.431
001



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

| | |
|----------------------|----------|
| Account # | 0010470 |
| Customer # | 01016692 |
| Balance Forward | 0.00 |
| Current Transactions | 8,549.96 |

| | |
|--------------------------|-------------------|
| Total Balance Due | \$8,549.96 |
| Due Date | 5/8/2023 |

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

The Total Due will be electronically transferred on 05/08/2023.

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: Apr 1/23 to Apr 30/23

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 | 4,469.26 | | |
| Apr 17,2023 | PY | 02199316 | Personal- Check- On Account | 0.00 | 0.00 | -4,434.26 | | CLUB |
| Apr 24,2023 | CH | SJ1497 | APRIL RECLAIMED WATER | 2,393.99 | 0.00 | 2,393.99 | Apr 24,2023 | CLUB |
| Apr 28,2023 | CH | SJ1517 | APRIL EQUIPMENT USE | 2,200.00 | 0.00 | 2,200.00 | Apr 28,2023 | CLUB |

INQUIRY TOTALS:

| AREA | CURRENT | 1 MTH | 2 MTHS | 3 MTHS | 4 MTHS+ | TOTAL |
|------|---------|-------|--------|--------|---------|---------|
| CLUB | 4593.99 | 35.00 | 0.00 | 0.00 | 0.00 | 4628.99 |

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

Invoice #2023-2

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

| Invoice # | Date | Total Due | Due Date | Terms |
|-----------|---------------|------------|-------------|--------|
| 2023-2 | April 17,2023 | \$8,552.08 | May 17,2023 | Net 30 |

Invoice

Bill To: Heritage Pines Community Development District
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL. 34135

Project: Heritage Pines, Hudson, Florida
36" Repair

Invoice Date: 04/17/2023

| DESCRIPTION | BID QTY | U/M | UNIT BID | AMOUNT |
|---------------------------------|---------|------|------------|------------|
| Mobilization | 1 | ls. | \$825.00 | \$825.00 |
| 36" ads pipe repair | 1 | ea. | \$3,917.66 | \$3,917.66 |
| Rock & sump | 1 | ea. | \$1,595.42 | \$1,595.42 |
| Mirifi around repair | 1 | ea. | \$250.00 | \$250.00 |
| Grade & sod w/st. augustine sod | 400 | s.f. | \$4.91 | \$1,964.00 |

Total Invoice: \$8,552.08

539.341

001

All outstanding invoices remaining past due
After 30 days are subject to additional late fees.

Invoice #2023-3

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

| Invoice # | Date | Total Due | Due Date | Terms |
|-----------|---------------|------------|---------------|--------|
| 2023-3 | April 12,2023 | \$3,065.50 | April 12,2023 | Net 30 |

Invoice

Bill To: Heritage Pines Community Development District
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL. 34135

Project: Heritage Pines, Hudson, Florida
Inlet Top Repair

Invoice Date: 04/12/2023

| DESCRIPTION | BID QTY | U/M | UNIT BID | AMOUNT |
|--------------------------------------|---------|-----|------------|------------|
| Mobilization | 1 | ls. | \$525.00 | \$525.00 |
| Saw cut, remove & dispose broken top | 1 | ea. | \$825.00 | \$825.00 |
| Drill & install rebar reinforcement | 1 | ls. | \$415.50 | \$415.50 |
| Form & pour new top | 1 | ea. | \$1,250.00 | \$1,250.00 |
| Remove & re-install metal grate | 1 | Ea. | \$50.00 | \$50.00 |

Total Invoice: \$3,065.50

All outstanding invoices remaining past due
After 30 days are subject to additional late fees.

539.341
001

From: [Chuck Adams](#)
To: [HeritagePinesCDD](#)
Subject: FW: Heritage PInes
Date: Wednesday, April 12, 2023 9:38:19 AM
Attachments: [Heritage Pines Curb Inlet Top Repair Invoice 2023-3.pdf](#)
[Heritage Pines Miter Brush Removal Invoice 2023-4.pdf](#)
[Heritage Pines Curb Cut To Drain Invoice 2023-5.pdf](#)

Dry retention refurbishment

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Charles Lupton <charles44lcs@gmail.com>
Sent: Wednesday, April 12, 2023 9:36 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Heritage PInes

Chuck,

Good Morning, attached is three invoices for completed work and some images of the inlet top repair and the miter brush cleared out, I did do some saw cutting to help the water drain, however I did not get any pictures of that area and when I'm out there this weekend to do the last project, I will get a picture of it to send. Thank you sir and have a great Wednesday. I will send the pictures in the next email.

Invoice #2023-4

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

| Invoice # | Date | Total Due | Due Date | Terms |
|-----------|---------------|------------|---------------|--------|
| 2023-4 | April 12,2023 | \$1,175.00 | April 12,2023 | Net 30 |

Invoice

Bill To: Heritage Pines Community Development District
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL. 34135

Project: Heritage Pines, Hudson, Florida
Miter Brush Removal

Invoice Date: 04/12/2023

| DESCRIPTION | BID QTY | U/M | UNIT BID | AMOUNT |
|------------------------------------|---------|-----|----------|----------|
| Mobilization | 1 | ls. | \$350.00 | \$350.00 |
| Clear brush / overgrowth & dispose | 1 | ea. | \$825.00 | \$825.00 |

Total Invoice: \$1,175.00

All outstanding invoices remaining past due
After 30 days are subject to additional late fees.

539.341
001

From: [Chuck Adams](#)
To: [HeritagePinesCDD](#)
Subject: FW: Heritage PInes
Date: Wednesday, April 12, 2023 9:38:19 AM
Attachments: [Heritage Pines Curb Inlet Top Repair Invoice 2023-3.pdf](#)
[Heritage Pines Miter Brush Removal Invoice 2023-4.pdf](#)
[Heritage Pines Curb Cut To Drain Invoice 2023-5.pdf](#)

Dry retention refurbishment

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Charles Lupton <charles44lcs@gmail.com>
Sent: Wednesday, April 12, 2023 9:36 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Heritage PInes

Chuck,

Good Morning, attached is three invoices for completed work and some images of the inlet top repair and the miter brush cleared out, I did do some saw cutting to help the water drain, however I did not get any pictures of that area and when I'm out there this weekend to do the last project, I will get a picture of it to send. Thank you sir and have a great Wednesday. I will send the pictures in the next email.

Invoice #2023-5

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

| Invoice # | Date | Total Due | Due Date | Terms |
|-----------|---------------|-----------|---------------|--------|
| 2023-5 | April 12,2023 | \$150.00 | April 12,2023 | Net 30 |

Invoice

Bill To: Heritage Pines Community Development District
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL. 34135

Project: Heritage Pines, Hudson, Florida
Curb Cut To Drain

Invoice Date: 04/12/2023

| DESCRIPTION | BID QTY | U/M | UNIT BID | AMOUNT |
|----------------------------|---------|-----|----------|----------|
| Mobilization | 1 | ls. | \$25.00 | \$25.00 |
| Saw cuts in curbing valley | 1 | ea. | \$125.00 | \$125.00 |

Total Invoice: \$150.00

All outstanding invoices remaining past due
After 30 days are subject to additional late fees.

539.341
001

From: [Chuck Adams](#)
To: [HeritagePinesCDD](#)
Subject: FW: Heritage PInes
Date: Wednesday, April 12, 2023 9:38:19 AM
Attachments: [Heritage Pines Curb Inlet Top Repair Invoice 2023-3.pdf](#)
[Heritage Pines Miter Brush Removal Invoice 2023-4.pdf](#)
[Heritage Pines Curb Cut To Drain Invoice 2023-5.pdf](#)

Dry retention refurbishment

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Charles Lupton <charles44lcs@gmail.com>
Sent: Wednesday, April 12, 2023 9:36 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Heritage PInes

Chuck,

Good Morning, attached is three invoices for completed work and some images of the inlet top repair and the miter brush cleared out, I did do some saw cutting to help the water drain, however I did not get any pictures of that area and when I'm out there this weekend to do the last project, I will get a picture of it to send. Thank you sir and have a great Wednesday. I will send the pictures in the next email.



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI-68373
 Invoice Date: 4/26/2023

Bill
 To: Heritage Pines CDD
 9220 Bonita Beach Road, Suite 214
 Bonita Springs, FL 34135

Ship
 To: Heritage Pines CDD
 9220 Bonita Beach Road, Suite 214
 Bonita Springs, FL 34135

Ship Via
 Ship Date 4/26/2023
 Due Date 6/10/2023
 Terms Net 45

Customer ID H2224
 P.O. Number
 P.O. Date 4/26/2023
 Our Order No.

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Lake, Pond & Wetland Application One-Time Service One Time Treatment - Spatterdock Treatment - NWRA INVASIVES CONTROL 2023 One Time Treatment -- Spatterdock Treatment - NWRA 38 and 33 | | 1 | 1 | 1,375.00 | 1,375.00 |

**539.311
 001**

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 1,375.00

Subtotal: 1,375.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 1,375.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-73321
Invoice Date: 5/1/2023

Bill
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship Via
Ship Date 5/1/2023
Due Date 6/15/2023
Terms Net 45

Customer ID H2224
P.O. Number
P.O. Date 5/1/2023
Our Order No.

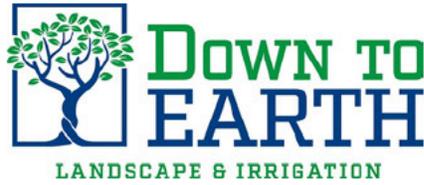
| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Annual Maintenance May Billing 5/1/2023 - 5/31/2023 Heritage Pines Cdd LAKE ALL | | 1 | 1 | 1,586.00 | 1,586.00 |

539.311
001

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,586.00

Subtotal: 1,586.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,586.00

Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 291-7618 Ext. 3342



April 2023
 INV157638

Customer

Heritage Pines CDD
 Wrathell, Hunt and Associates, LLC
 9220 Bonita Springs Rd
 Suite 214
 Bonita Springs FL 34135
adamsc@whhassociates.com

539.340
001

| Project/Job | Invoice Date | Due Date | Terms | PO # |
|--|--------------|-----------|----------------|------|
| CDD Expenses April 2023 - Estimate 52868 | 4/30/2023 | 4/30/2023 | Due on receipt | |

| Item | Qty | Rate | Amount |
|--|-----|------|--------|
| Scope of Work | | | |
| Monthly Maintenance for the CDD at Heritage Pines. | | | |

| 4000 - Mow/Weedeat Retentions | | | |
|--|------|----------|------------|
| Bush hog - Hours | 14 | \$25.00 | \$350.00 |
| Diesel - 1 Gallon | 11 | \$4.77 | \$52.47 |
| Maintenance Labor - Hours | 14 | \$25.00 | \$350.00 |
| Sub Total | | | \$752.47 |
| Z-Mow Weedeat Retentions | | | |
| Equipment Repair & Maintenance - Hours | 3 | \$30.00 | \$90.00 |
| Maintenance Labor - Hours | 53.8 | \$25.00 | \$1,345.00 |
| Miscellaneous Equipment Parts - Dollar | 1 | \$750.00 | \$750.00 |
| Unleaded Gasoline - 1 Gallon | 43.8 | \$4.25 | \$186.15 |
| Sub Total | | | \$2,371.15 |
| Spraying Beds, Dry Retentions | | | |
| Glyphosate 41% - 1 Gallon | 2 | \$29.52 | \$59.04 |
| Paleo Park Labor - Hours | 4 | \$25.00 | \$100.00 |
| Spray Labor - Hours | 26 | \$25.00 | \$650.00 |
| Sub Total | | | \$809.04 |
| Clean Drains | | | |
| Maintenance Labor - Hours | 18 | \$25.00 | \$450.00 |

Down to Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 291-7618 Ext. 3342



April 2023
 INV157638

| Item | Qty | Rate | Amount |
|--|-----|----------|-----------------|
| Rake Retentions - Hours | 16 | \$25.00 | \$400.00 |
| Sub Total | | | \$850.00 |
| Irrigation Inspection & Repairs | | | |
| Irrigation Labor - Hours | 10 | \$27.50 | \$275.00 |
| Miscellaneous Irrigation Parts - Each | 1 | \$200.00 | \$200.00 |
| Sub Total | | | \$475.00 |

| | |
|-------------------------|-------------------|
| Subtotal | \$5,257.66 |
| Payments/Credits | \$0.00 |
| Balance Due | \$5,257.66 |

Late payments are subject to an 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.
 See Terms and Conditions at www.dtelandscape.com/terms-and-conditions





FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR FL 34685

INVOICE

BILL TO
ATTN: ROUYI - C/O WRATHELL HUNT
HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556
USA

SHIP TO
ATTN: ROUYI - C/O WRATHELL HUNT
HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

ISSUANCE DATE 5/4/2023
DUE DATE 6/2/2023
CUSTOMER ID 600030008
INVOICE NUMBER 9001223823
PO NUMBER

Advisor No: 00V9-09 Cust No: PYM1MW Order No: CDDNSJ

| PRODUCT NUMBER | SHIP DATE | DESCRIPTION | RATE | VOLUME | UOM | DISCOUNT | AMOUNT |
|----------------|------------|---|---------|--------|-----|----------|--------|
| SFSL1GSTL1 | 05/03/2023 | LASER L1 CK 1PT TEAL GRAD SCR Order#:CDDNSJ | 0.77784 | 250 | EA | 0.00 | 194.46 |
| SFPROOFE | 05/03/2023 | ELECTRONIC PROOF LASER Order#:CDDNSJ | 0.00000 | 1 | EA | 0.00 | 0.00 |
| EZSPREM | 05/03/2023 | EZSHIELD PREMIUM SERVICE Order#:CDDNSJ | 0.00000 | 250 | EA | 0.00 | 0.00 |

| | |
|------------------------------|------------------|
| PRODUCTS & SERVICES SUBTOTAL | 194.46 |
| ORDER DISCOUNTS | 0.00 |
| SHIPPING & PROCESSING | 29.68 |
| TAX | 0.00 |
| INVOICE AMOUNT | 224.14 |
| PAYMENTS & ADJUSTMENTS | 0.00 |
| AMOUNT DUE (USD) | \$ 224.14 |

Pay online at gosafeguardpayment.com to authorize payment via a debit to your checking account for no fee, or credit card for a nominal fee. For questions regarding your invoice contact: FRED SEARL 866-888-0990 fsearl@gosafeguard.com

Net 30. Late payments are subject to 1.5% per month. For W9 requests, send an email to W9ComplianceRequestsSafeguardUS@gosafeguard.com

PLEASE DETACH AND REMIT WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO SAFEGUARD BUSINESS SYSTEMS.

>>>>MAIL YOUR CHECK TO THE *NEW* ADDRESS BELOW<<<<<

INVOICE NUMBER 9001223823
DUE DATE 6/2/2023
CUSTOMER ID 600030008
AMOUNT DUE (USD) \$ 224.14

SAFEGUARD BUSINESS SYSTEMS
LOCKBOX 229
P.O. BOX 7247
PHILADELPHIA, PA 19170-0001

3 9001223823 0600030008 0000022414 0

We guarantee you will be completely satisfied with every Safeguard-brand product you purchase. If you are not completely satisfied once you receive the order, we'll do what it takes to make it right. While Safeguard takes care in the manufacture of such products, it is commercially impossible to detect all errors and imperfections. Therefore, no other warranty is given, and all affirmations, samples or models made or shown are for illustrative purposes only.

THE ABOVE WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. IN NO EVENT WILL SAFEGUARD BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY NATURE OR DESCRIPTION RESULTING FROM ANY USE OR MISUSE OF ANY PRODUCT OR ANY ACT OR OMISSION BY SAFEGUARD, NOR WILL SAFEGUARD BE LIABLE FOR ANY BREACH OF WARRANTY (OR OTHER OBLIGATION BINDING UPON SAFEGUARD) IN AN AMOUNT GREATER THAN THE PURCHASE PRICE OF THE PRODUCT ACTUALLY PAID TO SAFEGUARD.

Title and risk of loss to products shall be deemed to pass to purchaser at point of shipment.

Safeguard conducts business in the state in which the products are shipped and is therefore required to collect appropriate sales and use taxes.

Other terms and conditions may apply. Please visit our website, GoSafeguard.com, for more details.

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Transmittal Letter

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

May 5, 2023

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 23)
Job Number: HPC 12-02-20

| 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 | 05-05-23 | Consultant Invoice (Period of 4/1/23 to 4/30/23) |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| 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 April 30, 2023, 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.



10503 Cyndee Ln.
Odessa, Florida 33556
813-760-1964

INVOICE #HPC1202-20-05
Date: May 5, 2023

INVOICE

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

FOR:
Heritage Pines CDD
Work Task No. 20 - Misc. Engineering Services (FY 2023)
(Period of 4/1/23 through 4/30/23)

| DESCRIPTION | % COMPLETE | FEE | AMOUNT |
|---|------------|----------|-----------------|
| Task 1 – Project Engineering Services ** See Attached Hourly Breakdown | 100.0 | \$641.10 | \$641.10 |
| Total Completed to Date | | | \$641.10 |
| Total Previously Invoiced | | | \$0.00 |
| Total Due This Invoice (Net 30) | | | \$641.10 |

519.320
001

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

INVOICE BREAKDOWN

(Period of 4/1/23 through 4/30/23)

Task 1 - Miscellaneous Engineering Services

| Labor Description | Date | Hours | Rate | Amount |
|--|------|-------|----------|------------------|
| General/Miscellaneous Tasks | | | | |
| Site visit to eval. Equipment access options for Charles Lupton to perform repairs on drainage structure behind Golf Course Hole #2, sent email update | 4/6 | 3.0 | \$ 75.00 | \$ 225.00 |
| Attended CDD board mtg., performed site visit to evaluate curbing and drainage repairs performed by Charles Lupton | 4/18 | 4.5 | \$ 75.00 | \$ 337.50 |
| Labor Total | | | | \$ 562.50 |
| Expenses Description | | | | |
| Mileage (@ 2 site visit) | | | | 120 |
| Mileage Rate | | | \$ | 0.655 |
| Expenses Total | | | | \$ 78.60 |
| Total Billing Period Cost for Task 1 | | | | \$ 641.10 |



Wesco Turf, Inc.
 2101 Cantu Court
 Sarasota, FL 34232-6240
 (941) 377-6777

Invoice# 41135050
 Location# 02
 Date 05/02/23
 Page 1 OF 1

** Invoice **

206446
 HERITAGE PINES CDD
 ATTN:ACCOUNTS PAYABLE
 2300 GLADES RD
 SUITE 410W
 BOCA RATON, FL 33431-8556

Ship To:
 HERITAGE PINES
 18935 STABLE GATE DR
 HUDSON, FL 34667

143*8

CustP/O:KEN
 Ord-Date:05/02/23
 Billed-Date:05/02/23

Reps :308 /
 W/B:David Coone
 Ship-Via:UPS GROUND

Terms:Net 30 Days
 Order# :21381937

| Product | Description | Open | Ship'd | B/O | Price U/M | Extension |
|--|---|------|--------|-----|------------|-----------|
| Shipment Tracking Reference : 1Z3436820367097181 | | | | | | |
| R102-8080 | REBUILT 16-STA SURGE BOARD WAS R89-8521 , R89-8736 | 1 | 1 | 0 | 199.000 EA | 199.00 |
| R102-8084 | LTC+4.0 8-OUTPUT MODULE WAS R102-0681 102-0628 | 1 | 1 | 0 | 153.000 EA | 153.00 |
| R102-8082 | LTC+4.0 PUMP COMMON MODULE R102-0682 102-0829 R102-0629 | 1 | 1 | 0 | 115.000 EA | 115.00 |
| FLX55-6-5558 | CONV,1.5IN,PC,55-58NOZ, TRUJ | 2 | 2 | 0 | 178.000 EA | 356.00 |
| CORE-CHARGE-BEP | BOARD EXCHANGE CORE CHARGE MUST BE REC'D BACK IN 15 DAYS | 1 | 1 | 0 | 69.650 EA | 69.65 |
| CORE-CHARGE-BEP | BOARD EXCHANGE CORE CHARGE MUST BE REC'D BACK IN 15 DAYS | 1 | 1 | 0 | 53.550 EA | 53.55 |
| CORE-CHARGE-BEP | BOARD EXCHANGE CORE CHARGE MUST BE REC'D BACK IN 15 DAYS | 1 | 1 | 0 | 40.250 EA | 40.25 |

PLEASE PUT RETURN LABEL IN
 BOX TO SHIP WITH ORDER

539.495
001



| Mdse Total | Handling | Misc Chg | Tax | Freight | Dep-amt | Dep-Appld | Invoice Total |
|------------|----------|----------|------|---------|---------|-----------|---------------|
| 986.45 | 4.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 990.95 |

Important: Acceptance of goods constitutes customer agreement to comply with credit and sales terms and conditions of Wesco Turf, Inc. Shipping errors must be reported within 48 hours of receipt of shipment. Requests for return of merchandise must be made within 30 days of the invoice date. No returns will be accepted without a return goods authorization number. Call customer service to obtain an RGA number. A 15% restocking charge and/or a 10% factory return processing fee will apply according to parts policy. Returns must be in re-sellable condition. A finance charge of 1.5% per month will be added to all past due accounts. A \$30 handling fee will be charged on all returned checks. If an account is placed for collection, buyer agrees to pay all costs of collection, including reasonable attorney fees and costs, whether or not suit is brought.

Wrathell, Hunt & Associates, LLC

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 5/1/2023 | 2021-3582 |

| 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 519.470 001 | 85.83 |
| <i>Building client relationships one step at a time ...</i> | Total \$3,558.32 |

**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 Regular Meeting on June 20, 2023 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 |
| Vivek Babbar (via telephone) | District Counsel |
| Kurt Heath | District Engineer |
| Tim Gatz | Down to Earth Landscaping (DTE) |
| Herb Hurley | Heritage Pines Community Association |
| Bill Thompson | Resident |
| Vince Deveril | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:03 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]

There were no public comments.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year

43 **2023/2024 and Providing for an Effective**
44 **Date**

45
46 Ms. Lonergan presented Resolution 2023-05. The following change was made to the
47 Fiscal Year 2024 Meeting Schedule:

48 DATE: Change "December 19, 2023" to "December 5, 2023"

49

50 **On MOTION by Ms. Benedetti and seconded by Mr. Rhodes, with all in favor,**
51 **Resolution 2023-05, Designating Dates, Times and Locations for Regular**
52 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024,**
53 **as amended, and Providing for an Effective Date, as amended, was adopted.**

54
55

56 **FIFTH ORDER OF BUSINESS** **Discussion: Fiscal Year 2024 Budget**

57
58 Mr. Adams stated the proposed Fiscal Year 2024 Budget is unchanged from when it was
59 presented in draft form. It anticipates keeping the assessment levels the same, year over year.

60

61 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
62 **Statements as of April 30, 2023**

63
64 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2023.

65

66 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**
67 **the Unaudited Financial Statements as of April 30, 2023, were approved.**

68
69

70 **TENTH ORDER OF BUSINESS** **Approval of April 18, 2023 Regular Meeting**
71 **Minutes**

72
73 Ms. Lonergan presented the April 18, 2023 Regular Meeting Minutes. The following
74 change was made:

75 Line 100: Change "Vaughn" to "Vaughan"

76

77 **On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the**
78 **April 18, 2023 Regular Meeting Minutes, as amended, were approved.**

79
80

- 81 • **To Do Action Items List**

82 Item #6: Remove the "06.21.22" notation; the tree was removed from the path.

83 Discussion ensued regarding the snake pit lake, SOLitude, EWRA 33 and sprinkler head
84 replacements.

85

86 **EIGHTH ORDER OF BUSINESS**

Staff Reports

87

88 **A. District Counsel: Straley Robin Vericker, P.A.**

89 **B. District Engineer: Stroud Engineering Consultants**

90 There were no District Counsel or District Engineer reports.

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

92 • **2,034 Registered Voters in District as of April 15, 2023**

93 • **NEXT MEETING DATE: July 18, 2023 at 2:00 P.M. [Budget Adoption Public
94 Hearing]**

95 ○ **QUORUM CHECK**

96 All Supervisors confirmed their attendance for the July 18, 2023 meeting.

97

98 **NINTH ORDER OF BUSINESS**

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

100

101 Resident Bill Thompson asked who to contact about concrete repairs. Ms. Lonergan
102 stated to email her with the exact location and she will have Mr. Heath inspect the area.

103 Resident Vince Deveril asked about sidewalk maintenance and golf course irrigation
104 responsibilities. He was advised that the Master Association is responsible for sidewalk
105 maintenance and the CDD is not responsible for irrigation along the golf course and cart paths.

106

107 **TENTH ORDER OF BUSINESS**

Supervisors' Requests

108

109 Mr. Gatz responded to questions regarding the Brazilian pepper trees on #18 and a tree
110 in a CDD flower bed at EDRA 30.

111

112 **ELEVENTH ORDER OF BUSINESS**

Adjournment

113

114

115 **On MOTION by Ms. Benedetti and seconded by Mr. Walsh, with all in favor,**
116 **the meeting adjourned at 2:20 p.m.**

117

118

119

120

121

122 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**TO DO
ACTION
ITEMS**

**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: Send copies of engagement letters & other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams: Email bank statements for months between reg mtgs. 06.21.22/12.06.22 Mr. Adams: Email Reconciliation Reports to Board monthly. | ONGOING | |
| 2 | 06.09.20 | Mr. Gatz: Inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. Revised 09.08.20 Pond 15A & 15B: Inspect sparse plant bed. Revised 12.01.20 Mr. Gatz: Install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area. Revised 04.19.22 Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A. | ONGOING | |
| 3 | 07.14.20 | SOLitude: Send Monthly Reports during first week of the following month. | ONGOING | |
| 4 | 04.20.21 | Mr. Heath: Survey the area of erosion on the non-irrigated north bank at EDRA 25. | ONGOING | |
| 5 | 06.29.21 | DTE Staff: Have pipes at Hole #17 at NWRA #38 and EDRA #47 cleaned out, and inspect entire community. 07.20.21 Monitor areas, prepare list to address during April or May dry seasons and obtain proposals. | ONGOING | |
| 6 | 06.29.21 | Staff: Increase spraying Paleo Park twice each month and mulch as needed. 06.21.22 Remove the tree in middle of the path. 07.19.22 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: <ul style="list-style-type: none"> ➤ Mulch installation. ➤ Raking leaves. ➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.) ➤ Removal of dead branches and debris ➤ Mowing of certain small areas ➤ Spraying weeds | ONGOING | |
| 7 | 06.29.21 | Mr. Gatz: 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: Obtain proposal for sod to install at EDRA #58 07.20.21 This is an HOA, not CDD issue. 09.21.21 Added back to list for follow-up: Replace patch of sod by maintenance shed. 10.19.21 Mr. Gatz to order with next sod order. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal. | 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: Inspect and monitor 18445 Fairway Green Drive for EDRA #35 for erosion around a cypress tree that should be inspected and monitored. | ONGOING | |
| 10 | 09.21.21 | Mr. Heath: Inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops. | ONGOING | |
| 11 | 06.21.22 | Mr. Gatz: Inspect landscaping & erosion to determine best course of action at the “snake pit” lake and the two islands. 07.19.22 Per Ms. Lonergan: Identified items 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 | |
| 12 | 06.21.22 | Ms. Lonergan & Mr. Walsh: Participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season. | ONGOING | |
| 13 | 12.06.22 | Mr. Adams: Ask SOLitude how they access EWRA 33 and email information to the Board. | ONGOING | |
| 14 | 04.18.23 | District Counsel: Update Landscape Maintenance Agreement to include changes discussed. Email updated redline version to Mr. Hurley ASAP. Coordinate with HPCA Counsel to revise/update/finalize. | ONGOING | |
| 15 | 04.18.23 | Mr. Adams: Adjust proposed FY2024 budget line items and amounts, as necessary to move mulch to another category & still keep assessments unchanged year-over-year. | ONGOING | |
| 16 | 04.18.23 | District Engineer: Review NWR 38 area. Determine if dry and if anything can be removed. | 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 | 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. 04.19.22 Mr. Gatz to monitor this continually. | COMPLETED | 04.19.22 |
| 2 | 12.07.21 | Revisit removal of trees along the wall at NWRA 33, in Spring 2022. | COMPLETED | 04.19.22 |
| 3 | 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 |
| 4 | 02.15.22 | Mr. Gatz to have DTE remove downed tree at NWRA 33. | COMPLETED | 04.19.22 |
| 5 | 02.15.22 | Mr. Gatz to have DTE remove dead branches and debris from Paleo Park. | COMPLETED | 04.19.22 |
| 6 | 02.15.22 | Mr. Gatz to inspect all the areas where the Brazilian Pepper trees were removed for regrowth. 04.19.22 Mr. Gatz to monitor this continually. | COMPLETED | 04.19.22 |
| 7 | 04.19.22 | Mr. Adams: Invite Auditor to present Audit for Fiscal Year 2021 at the next meeting. | COMPLETED | 06.21.22 |
| 8 | 06.09.20 | ITEM 2-Revised 04.19.22 Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A. 06.21.22 Task for EDRA #21 was completed. | COMPLETED | 06.21.22 |
| 9 | 09.21.21 | ITEM 11 Ms. Lonergan and Mr. Walsh to compile a list of pipe repairs for Mr. Gatz and Mr. Heath to be addressed during dry season. 02.15.22 Inspection date is March 16, 2022, 10:00 a.m., meeting up at the maintenance building. Inspection to include EDRA #22. 06.21.22 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 |
| 10 | 04.19.22 | Mr. Gatz: Inspect integrity of NWRA 33 wall & remove vegetation. 06.21.22 Removed not CDD item. | COMPLETED | 06.21.22 |
| 11 | 04.19.22 | Mr. Adams: Send SOLitude HPCC Enhanced Waterbody Assessment Report to the person at SOLitude in the Audubon Department for review and make recommendations if needed. | COMPLETED | 10.18.22 |
| 12 | 06.21.22 | Mr. Gatz: Submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation. | COMPLETED | 10.18.22 |
| 13 | 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. | COMPLETED | 10.18.22 |

**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.)

| | | | | |
|----|----------|--|-----------|----------|
| 14 | 06.21.22 | Mr. Adams designated point of contact with HPCV'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. 07.19.22 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. | COMPLETED | 10.18.22 |
| 15 | 06.21.22 | Mr. Heath to give vendor photo of broken storm grate to include in proposal for next mtg. | COMPLETED | 10.18.22 |
| 16 | 06.21.22 | Mr. Adams: Add HPCA interest in purchasing CDD property or Land Lease on July agenda. | COMPLETED | 10.18.22 |
| 17 | 02.15.22 | Mr. Adams to pay outstanding DTE invoices at old rate. 04.19.22 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. | COMPLETED | 12.06.22 |
| 18 | 07.19.22 | Mr. Gatz to meet with Mr. Hurley, Mr. Walsh and Ms. Lonergan regarding inspecting areas to be refurbished. | COMPLETED | 12.06.22 |
| 19 | 10.07.22 | Mr. Adams: Email September bank statements to the Board tomorrow. | COMPLETED | 12.06.22 |
| 20 | 10.07.22 | RE: Slope Hazards at the Two Islands - Mr. Gatz: Obtain pricing for mulch. Staff will trim back vegetation, control weeds and make these areas more presentable. Once the proposals are obtained, they will be provided to Mr. Adams 12.06.22 Approved proposal, mulch project to commence in the summer. | COMPLETED | 02.21.23 |
| 21 | 12.06.22 | Mr. Gatz to obtain proposals to remove the tagged pine trees listed in the Arborists' Report and present at the next meeting. | COMPLETED | 02.21.23 |
| 22 | 12.06.22 | Lupton's Construction Services, LLC \$8,552.08 estimate to be approved once project to repair the 36" storm drainage pipe commences in the Spring. | COMPLETED | 04.18.23 |
| 23 | 02.21.23 | Mr. Adams: Have another attorney from Straley Robin Vericker review Landscape Maintenance Agreement with HPCA and report findings at the next meeting. | COMPLETED | 04.18.23 |
| | | | | |
| | | | | |

**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

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|---------------------------|---|----------------|
| October 18, 2022 | Regular Meeting | 2:00 PM |
| December 6, 2022 | Regular Meeting | 2:00 PM |
| February 21, 2023 | Regular Meeting | 2:00 PM |
| April 18, 2023 | Regular Meeting | 2:00 PM |
| June 20, 2023 | Regular Meeting | 2:00 PM |
| July 18, 2023 | Public Hearing & Regular Meeting | 2:00 PM |
| September 19, 2023 | Regular Meeting | 2:00 PM |