

HERITAGE PINES

**COMMUNITY DEVELOPMENT
DISTRICT**

**PUBLIC HEARING AND
REGULAR MEETING AGENDA**

September 10, 2019

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

September 4, 2019

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 September 10, 2019 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:

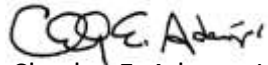
1. Call to Order/Roll Call
2. Moment of Silence in Memory of Supervisor Jack Nelson
3. Public Comments: Agenda Items [3 minutes per person]
4. Consideration of Resolution 2019-06, Declaring a Vacancy in Seat 5 of the Board of Supervisors due to Supervisor Nelson's Passing; and Providing an Effective Date
5. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2022*
 - A. Administration of Oath of Office to Newly Appointed Supervisor *(the following will be provided in a separate package)*
 - i. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - ii. Membership, Obligations and Responsibilities
 - iii. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - iv. Form 8B – Memorandum of Voting Conflict
6. Consideration of Resolution 2019-07, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date

7. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2019-08, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
8. Consideration of Resolution 2019-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Resolution 2019-10, Classifying Surplus Tangible Personal Property; Authorizing Disposition of Surplus Tangible Personal Property; Providing a Severability Clause; and Providing an Effective Date
10. Consideration of Straley Robin Vericker Proposal for District Counsel Services
11. Discussion: Capital Fund Committee Recommendation to Work with CDD as Possible Partner and Revenue Source to Fund Future Building Projects
12. Acceptance of Unaudited Financial Statements as of July 31, 2019
13. Approval of July 9, 2019 Regular Meeting Minutes
14. Assignment of Duties/Board Member Reports
 - A. Golf Course Surrounding Areas: *Supervisor Goulette (West), Supervisor Walsh (East)*
 - B. Finance Matters and Negotiations: *Supervisor Rhodes*
 - C. Mosquito Control, Front Property
15. Staff Reports
 - A. District Counsel: *Bush Ross, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - i. Drainage Review and Report
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- D. Landscape Maintenance: *Down To Earth Landscape & Irrigation Supply*
 - i. Detailed Billing Back-up and Hourly Rate
 - E. HPCA General Manager: *Herb Hurley*
- 16. Audience Comments: Non-Agenda Items [3 minutes per person]
 - 17. Supervisors' Requests
 - 18. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

CONFERENCE ID: 8593810

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
DECLARING A VACANCY IN SEAT 5 ON THE BOARD OF
SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Heritage Pines Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it has come to the attention of the District and the Board of Supervisors that Mr. Jack Nelson passed away on August 15, 2019; and,

WHEREAS, by virtue of the untimely passing of Mr. Nelson, the Board shall declare Seat 5 vacant; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for appointment as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. Seat 5 is hereby declared vacant effective as of September 10, 2019.

SECTION 2. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of September, 2019.

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

Secretary/Assistant Secretary

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-07

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heritage Pines Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ Chuck Adams _____ is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ Craig Wrathell _____ is appointed Assistant Secretary

_____ Craig Wrathell _____ is appointed Treasurer

_____ Jeff Pinder _____ is appointed Assistant Treasurer

2. **EFFECTIVE DATE:** This Resolution shall become effective immediately upon its adoption.

Adopted this _____ day of _____, 2019.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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Show results beginning at page:

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 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, September 10, 2019 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, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). 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 at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. 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 meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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 Heritage Pines Community Development District 0000009033 8/23, 8/30/2019

Show results beginning at page:

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2019-08

A RESOLUTION OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019 submitted to the Board of Supervisors (the "Board") a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT;

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District,

including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Heritage Pines Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Pasco County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2019 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Heritage Pines Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT;**

SECTION 1. BUDGET

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, 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.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Pines Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on September 10, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

That there is appropriated out of the revenues of the Heritage Pines Community Development District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of \$588,170 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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	\$ 375,839
DEBT SERVICE FUND	<u>\$ 212,331</u>
TOTAL ALL FUNDS	\$ 588,170

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, 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 budgets 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption, and shall remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit “A”

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
UPDATED JUNE 11, 2019**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUES					
Assessment levy - gross	\$ 374,402				\$ 390,457
Allowable discounts (4%)	(14,976)				(15,618)
Assessment levy - net	359,426	\$ 298,996	\$ 60,430	\$ 359,426	374,839
Interest and miscellaneous	1,000	3,268	300	3,568	1,000
Total revenues	360,426	302,264	60,730	362,994	375,839
EXPENDITURES					
Professional & administrative					
Supervisors	7,000	3,230	3,770	7,000	7,000
Management/recording	32,450	16,225	16,225	32,450	32,450
Legal	1,000	-	1,000	1,000	1,000
Engineering	5,000	1,214	3,786	5,000	5,000
Audit	9,785	9,500	285	9,785	9,785
Assessment roll preparation	7,210	3,605	3,605	7,210	7,210
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,337	-	4,337	4,337	4,337
Telephone	150	75	75	150	150
Rental and leases	1,860	930	930	1,860	1,860
Postage	1,500	251	500	751	1,000
Printing & binding	1,030	515	515	1,030	1,030
Legal advertising	350	105	245	350	350
Annual special district fee	175	175	-	175	175
Insurance	7,128	6,789	-	6,789	7,128
Contingencies	1,300	428	872	1,300	1,300
Website ADA compliance	-	139	-	139	200
Website hosting & maintenance	650	635	-	635	705
Total professional & administrative	83,125	44,316	37,845	82,161	82,880

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
Operation and maintenance					
Street lighting	30,000	8,585	10,000	18,585	24,000
Retention pond mowing/weed control/irr.	88,000	30,604	57,396	88,000	88,000
Irrigation Water	12,000	4,461	7,539	12,000	12,000
Contingency	1,000	606	394	1,000	1,000
Aquatic weed control	20,000	8,820	11,180	20,000	20,000
Dry retention pond refurbishment/planting	50,000	28,983	21,017	50,000	50,000
Capital Outlay - mower	-	-	66,000	66,000	-
Total operation and maintenance	<u>201,000</u>	<u>82,059</u>	<u>173,526</u>	<u>255,585</u>	<u>195,000</u>
Other fees and charges					
Property appraiser	150	-	150	150	150
Tax collector	7,488	5,979	1,509	7,488	7,809
Total other fees and charges	<u>7,638</u>	<u>5,979</u>	<u>1,659</u>	<u>7,638</u>	<u>7,959</u>
Total expenditures	<u>291,763</u>	<u>132,354</u>	<u>213,030</u>	<u>345,384</u>	<u>285,839</u>
Excess/(deficiency) of revenues over/(under) expenditures	68,663	169,910	(152,300)	17,610	90,000
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	-	-	10,000
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,000</u>
Net increase/(decrease) of fund balance	68,663	169,910	(152,300)	17,610	100,000
Fund balance - beginning (unaudited)	199,981	260,652	430,562	260,652	278,262
Fund balance - ending					
Committed					
Disaster recovery	100,000	100,000	100,000	100,000	100,000
Future mower replacement	50,000	50,000	50,000	50,000	-
Working capital	-	-	-	-	150,000
Unassigned	118,644	280,562	128,262	128,262	128,262
Fund balance - ending (projected)	<u>\$ 268,644</u>	<u>\$ 430,562</u>	<u>\$ 278,262</u>	<u>\$ 278,262</u>	<u>\$ 378,262</u>

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

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 7,000
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.	
Management/recording	32,450
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.	
Legal	1,000
Bush Ross P.A., provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Engineering	5,000
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.	
Audit	9,785
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.	
Assessment roll preparation	7,210
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.	
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Wrathell, Hunt and Associates, LLC provides the District with dissemination services. The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	4,337
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and	
Telephone	150
Telephone and fax machine.	
Rental and leases	1,860
This fee relates to management/recording.	

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

EXPENDITURES (continued)

Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,030
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	350
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,128
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	1,300
Bank charges and other miscellaneous expenses incurred during the year.	
Website ADA compliance	200
Website hosting & maintenance	705

Operation and maintenance

Street lighting	24,000
Estimated cost of annual street lighting cost paid to Withlacoochee River Electric.	
Retention pond mowing/weed control/irr.	88,000
The District has entered into an agreement with the Association, to provide dry retention pond mowing, weed control and irrigation repair services. The agreement includes the CDD providing the mowing equipment and the Association providing everything else at cost.	
Irrigation Water	12,000
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 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	50,000
Provides for dry retention pond refurbishment, overseeding and planting.	

EXPENDITURES (continued)

Property appraiser	150
The property appraiser's fee is \$150.	
Tax collector	7,809
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 285,839</u></u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/19	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUE					
Assessment levy - gross	\$ 221,899				\$ 138,708
Allowable discounts (4%)	(8,876)				(5,548)
Assessment levy - net	213,023	\$ 177,340	\$ 35,683	\$ 213,023	133,160
Interest	-	1,311	-	1,311	-
Total revenue	213,023	178,651	35,683	214,334	133,160
EXPENDITURES					
Debt service					
Principal	190,000	-	190,000	190,000	200,000
Interest	18,585	9,369	9,216	18,585	9,557
Total debt service	208,585	9,369	199,216	208,585	209,557
Other fees & charges					
Tax collector	4,438	3,547	891	4,438	2,774
Total other fees & charges	4,438	3,547	891	4,438	2,774
Total expenditures	213,023	12,916	200,107	213,023	212,331
Excess/(deficiency) of revenues over/(under) expenditures	-	165,735	(164,424)	1,311	(79,171)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	-	-	-	(10,000)
Total other sources/(uses)	-	-	-	-	(10,000)
Net increase/(decrease) of fund balance	-	165,735	(164,424)	1,311	(89,171)
Beginning fund balance (unaudited)	85,059	87,860	253,595	87,860	89,171
Ending fund balance (projected)	\$ 85,059	\$ 253,595	\$ 89,171	\$ 89,171	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2020					-
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ -

Heritage Pines

Community Development District

Series 2008

\$1,890,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	4,804.44	4,804.44
05/01/2020	200,000.00	4.700%	4,752.22	204,752.22
Total	\$200,000.00	-	\$9,556.67	\$209,556.67

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Description	Number of Units	Projected Fiscal Year 2020 Assessments			FY 19 Assessment
		GF	DSF	Total	
All Units	1,406	\$ 277.71	\$ 98.87	\$ 376.57	\$ 424.45
Total	<u>1,406</u>				

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2019/2020 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2019/2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020;

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to

which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Heritage Pines Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County 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, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Heritage Pines Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County 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, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands, as shown in Exhibits "A" and "B" is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with

Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** 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. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B", is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heritage Pines Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Pines Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit "A"

Exhibit "B"

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2019-10

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

WHEREAS, the Board of Supervisors of the Heritage Pines Community Development District owns certain tangible personal property as more fully described in Exhibit “A”, attached herein, and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District desires to dispose of the Surplus Property as appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Surplus Property as appropriate.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption by the Board of Supervisors of the Heritage Pines Community Development District.

PASSED AND ADOPTED this 10th day of September, 2019.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

(1) 2013 Toro Ground Master 4000D golf course mower

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

10

For SEPT
AGENDA

STRALEY ROBIN VERICKER

Attorneys At Law

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Tampa, Florida 33606
Tel: (813) 223-9400
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www.srvlegal.com

August 2, 2019

Via Email and First Class Mail

Heritage Pines Community Development District
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135
Attn: Chuck Adams, District Manager

**Re: Heritage Pines Community Development District
Proposal for District Counsel Services**

Dear Bryan:

Our law firm is pleased to have this opportunity to submit a proposal to serve as District Counsel for the Heritage Pines Community Development District located in Pasco County. Our law firm's practice is focused on the representation of Community Development Districts ("CDD"). We currently represent approximately 90 CDDs located throughout west central Florida, and are intimately familiar with all phases of CDD operations, from formation, through the issuance of bonds and construction of capital infrastructure, the transition from developer to resident control upon build out of the community, and the ongoing representation of resident-controlled districts. In addition, we have also guided numerous CDDs during bond refundings in many of those communities.

With respect to legal fees and costs, we understand that the Board expects District Counsel to provide legal services in a cost effective and efficient manner. Because of the firm's extensive experience with CDDs and our familiarity with the various issues facing community development districts, we believe we can provide legal services efficiently and in a cost effective manner.

We are enclosing biographical information about the firm and our lawyers, which is also available on our firm's website at www.srvlegal.com. Our firm currently has five lawyers, one Registered Florida Bar paralegal and one legal assistant. We are also enclosing our firm's current rate sheet reflecting the firm's hourly rates for services, as well as a listing of the resident-controlled CDDs that our firm currently represents.

On behalf of the firm, we appreciate this opportunity to submit a proposal to serve as your District Counsel, with one of our attorneys serving as lead counsel, and look forward to meeting with you in the future.

Very truly yours,


John M. Vericker

JMV/blw
Enclosures

About the Firm

Straley Robin Vericker is a commercial real estate law firm located in Tampa, Florida that practices primarily in the areas of community development district law, real estate law, and local government law. As a boutique law firm, the firm offers the sophistication of a large firm, with small firm economy and responsiveness. The firm represents approximately 90 community development districts or "CDDs" and assists clients with commercial real estate transactions throughout Central and Southwest Florida.

Areas of Practice

Community Development District and Local Government Law

Commercial Real Estate Law

MARK K. STRALEY

Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and is a shareholder in the law firm, *Straley Robin Vericker* (established 2004). For the past 20 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. He serves as lead counsel to numerous Community Development Districts represented by the firm. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980). [Admitted to The Florida Bar, December 1976]

Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. *cum laude* (1976)

TRACY J. ROBIN

Experience:

Tracy J. Robin is a native of Tampa, Florida, and a shareholder in the law firm, *Straley Robin Vericker* (established 2004). He is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord tenant law, and land use.

Background:

Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt, Hart & Herron* (1989-1990). [Admitted to The Florida Bar, April 1989] Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

JOHN M. VERICKER

Experience:

John M. Vericker is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. [Admitted to the Florida Bar, September 2004] During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

Education:

- University of Florida - Fisher School of Accounting
B.S. in Accounting (1997)
- University of Florida - School of Forest Resources and Conservation
Master of Forest Resources and Conservation, (1999)
- University of Florida – Levin College of Law
J.D. *cum laude* (2004)

VIVEK K. BABBAR

Experience:

Vivek K. Babbar is an associate with Straley Robin Vericker, and has practiced with the firm since March of 2014. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

Background:

Vivek is a member of the Hillsborough County Bar Association and the Florida Bar; he is also admitted to practice in the United States District Court for the Middle District of Florida. [Admitted to the Florida Bar in October 2013]

Education:

- University of Florida - B.A. in Anthropology (2010)
- University of Florida - Levin College of Law, J.D. cum laude (2013)

KRISTEN M. SCHALTER

Experience:

Kristen M. Schalter is an associate with Straley Robin Vericker and joined the firm in 2018. Kristen serves as assistant counsel to the firm's community development district practice.

Background:

Kristen is a member of the Hillsborough Bar Association and the Florida Bar, a member of the HCBA Young Lawyers Division, and a member of the Local Government Law and Real Property Probate and Trust Law Sections of the Florida Bar. During law school, Kristen served as a law clerk with the Florida Department of Agriculture, Universal Orlando Creative, and United Soccer Leagues, LLC. Kristen also served as an articles and notes editor for the FSU Journal of Land Use and Environmental Law and was a member of FSU Law's chapter of the Phi Delta Phi academic fraternity. Prior to attending law school, Kristen was a teacher in Osceola and Hillsborough Counties. [Admitted to the Florida Bar in September 2018]

Education:

- Grand Valley State University - B.A. in English Language and Literature (2008)
- Cornerstone University - M.A. in Teaching English to Speakers of Other Languages (2012)
- Florida State University College of Law - J.D. with Environmental Law Certificate (2018)

STRALEY ROBIN VERICKER

Current Standard Billing Rates:

Mark Straley - \$355 per hour

Tracy J. Robin- \$330/hour

John M. Vericker - \$305/hour

Vivek Babbar -- \$275/hour

Kristen Schalter -- \$250/hour

Lynn Butler, Paralegal - \$150/hour

Barbara Williams, Paralegal - \$100/hour

**STRALEY ROBIN VERICKER
COMMUNITY DEVELOPMENT DISTRICTS**

The following is a list of resident-controlled Community Development Districts we currently represent as district counsel.

1. Bahia Lakes Community Development District (Hillsborough County)
2. Ballantrae Community Development District (Pasco County)
3. Bridgewater of Wesley Chapel Community Development District (Pasco County)
4. Concord Station Community Development District (Pasco County)
5. Cory Lakes Community Development District (City of Tampa)
6. Country Walk Community Development District (Pasco County)
7. Diamond Hill Community Development District (Hillsborough County)
8. Grand Hampton Community Development District (City of Tampa)
9. The Groves Community Development District (Pasco County)
10. The Hammocks Community Development District (City of Tampa)
11. Harbourage at Braden River Community Development District (Manatee County)
12. Hawks Point Community Development District (Hillsborough County)
13. Heritage Harbor Community Development District (Hillsborough County)
14. Heritage Springs Community Development District (Pasco County)
15. K-Bar Ranch Community Development District (City of Tampa)
16. Lakeshore Ranch Community Development District (Pasco County)
17. Lexington Oaks Community Development District (Pasco County)
18. Live Oak I Community Development District (Hillsborough County)
19. Live Oak II Community Development District (Hillsborough County)
20. Longleaf Community Development District (Pasco County)
21. Meadow Pointe Community Development District (Pasco County)

22. Meadow Pointe III Community Development District (Pasco County)
23. Meadow Pointe IV Community Development District (Pasco County)
24. Mitchell Ranch Community Development District (Pasco County)
25. Northwood Community Development District (Pasco County)
26. Oakstead Community Development District (Pasco County)
27. Panther Trace Community Development District (Hillsborough County)
28. Panther Trace II Community Development District (Hillsborough County)
29. Park Place Community Development District (Hillsborough County)
30. The Preserve at Wilderness Lake Community Development District (Pasco County)
31. Riverbend West Community Development District (Hillsborough County)
32. Seven Oaks Community Development District (Pasco County)
33. South Fork CDD (Hillsborough County)
34. South Fork East CDD (Hillsborough County)
35. Spring Ridge Community Development District (Hernando County)
36. Sterling Hill Community Development District (Hernando County)
37. Stoneybrook South Community Development District (Osceola County)
38. Suncoast Community Development District (Pasco County)
39. Tara Community Development District (Manatee County)
40. Terra Bella Community Development District (Pasco County)
41. The Verandahs Community Development District (Pasco County)
42. Waterchase Community Development District (Hillsborough County)
43. WaterGrass Community Development District I (Pasco County)
44. Waters Edge Community Development District (Pasco County)

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2019**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2019**

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
ASSETS			
Cash - SunTrust	\$ 326,524	\$ -	\$ 326,524
Investments			
SBA			
Operating A	756	-	756
Reserve A	1,843	-	1,843
US Bank			
Revenue	-	47,520	47,520
Reserve	-	20,914	20,914
Due from other funds			
General fund	-	1	1
Utility deposit	14,717	-	14,717
Undeposited funds	4	-	4
Total assets	<u>\$ 343,844</u>	<u>\$ 68,435</u>	<u>\$ 412,279</u>
LIABILITIES & FUND BALANCE			
Liabilities			
Due to other funds			
Debt service fund	\$ 1	\$ -	\$ 1
Total liabilities	<u>1</u>	<u>-</u>	<u>1</u>
Fund balance			
Restricted for debt service	-	68,435	68,435
Committed			
Disaster recovery	75,000	-	75,000
Unassigned	268,843	-	268,843
Total fund balance	<u>343,843</u>	<u>68,435</u>	<u>412,278</u>
Total liabilities and fund balance	<u>\$ 343,844</u>	<u>\$ 68,435</u>	<u>\$ 412,279</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2019**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 133,524	\$ 129,822	\$ 17,461	\$ 12,130	\$ 6,059	\$ 14,905	\$ 2,432	\$ 274	\$ 4,844	\$ -	\$ -	\$ 321,452	\$ 359,426	89%
Interest & miscellaneous	14	13	680	22	19	2,521	19	20	18	18	-	-	3,343	1,000	334%
Total revenues	14	133,537	130,502	17,483	12,149	8,580	14,924	2,452	292	4,862	-	-	324,795	360,426	90%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,077	-	1,077	-	1,077	-	1,077	-	1,077	1,077	-	-	6,459	7,000	92%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	-	27,042	32,450	83%
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Engineering	-	-	365	220	408	220	-	-	560	372	-	-	2,146	5,000	43%
Audit	-	-	-	4,500	2,000	3,000	-	-	-	-	-	-	9,500	9,785	97%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	-	-	6,008	7,210	83%
Arbitrage rebate calculation	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Dissemination agent fees	83	83	83	83	83	83	83	83	83	83	-	-	833	1,000	83%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	13	13	13	13	13	13	12	12	13	-	-	125	150	83%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	-	-	1,550	1,860	83%
Postage	85	22	93	-	52	-	256	-	-	257	-	-	765	1,500	51%
Printing & binding	86	86	86	86	86	86	86	86	86	86	-	-	858	1,030	83%
Legal advertising	105	-	-	-	-	-	-	-	-	-	-	-	105	350	30%
Office supplies	-	-	-	-	-	-	-	-	140	-	-	-	140	-	N/A
Annual district filing fee	-	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	6,789	-	-	-	-	-	-	-	-	-	-	-	6,789	7,128	95%
Contingencies	50	166	52	54	51	54	54	52	53	53	-	-	643	1,300	49%
ADA website compliance	-	-	-	139	-	-	-	-	-	-	-	-	139	-	N/A
Website	-	-	-	-	635	-	-	-	-	-	-	-	635	650	98%
Total Professional & Administrative Fees	11,747	3,830	5,404	8,555	7,865	6,916	5,029	3,693	5,471	5,401	-	-	63,912	83,125	77%
Operations and maintenance															
Electricity - street lighting	-	1,608	1,603	1,664	1,855	1,855	1,855	1,876	1,855	1,855	-	-	16,025	30,000	53%
Retention pond mowing/weed control	-	-	-	6,800	15,971	7,833	5,485	9,785	10,406	6,550	-	-	62,830	88,000	71%
Irrigation water	-	-	-	-	-	4,461	1,547	1,604	2,094	2,460	-	-	12,166	12,000	101%
Contingencies	-	-	-	-	-	-	600	-	-	-	-	-	600	1,000	60%
Aquatic weed control	-	2,720	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	-	-	14,920	20,000	75%
Dry retention pond refurbishment/planting	-	8,622	-	11,413	7,414	1,534	-	-	4,987	30,000	-	-	63,970	50,000	128%
Rentals and leases - mowers	-	-	-	606	-	-	-	-	-	-	-	-	606	-	N/A
Total operations and maintenance	-	12,950	3,128	22,008	26,765	17,208	11,012	14,790	20,867	42,390	-	-	171,117	201,000	85%
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	150	-	-	-	-	150	150	100%
Tax collector	-	2,670	2,596	349	242	121	298	49	5	95	-	-	6,425	7,488	86%
Total other fees and charges	-	2,670	2,596	349	242	121	298	199	5	95	-	-	6,575	7,638	86%
Total expenditures	11,747	19,450	11,128	30,912	34,872	24,245	16,339	18,682	26,343	47,886	-	-	241,604	291,763	83%
Excess/(deficiency) of revenues over/(under) expenditures	(11,733)	114,087	119,374	(13,429)	(22,723)	(15,665)	(1,415)	(16,230)	(26,051)	(43,024)	-	-	83,191	68,663	
Net increase/(decrease) of fund balance	(11,733)	114,087	119,374	(13,429)	(22,723)	(15,665)	(1,415)	(16,230)	(26,051)	(43,024)	-	-	83,191	68,663	
Fund balance - beginning	260,652	248,919	363,006	482,380	468,951	446,228	430,563	429,148	412,918	386,867	343,843	343,843	260,652	199,981	
Fund balance - ending	\$ 248,919	\$ 363,006	\$ 482,380	\$ 468,951	\$ 446,228	\$ 430,563	\$ 429,148	\$ 412,918	\$ 386,867	\$ 343,843	\$ 343,843	\$ 343,843	\$ 343,843	\$ 268,644	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2008
FOR THE PERIOD ENDED JULY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,811	\$ 190,597	\$ 213,023	89%
Interest	105	2,374	-	N/A
Total revenue	<u>2,916</u>	<u>192,971</u>	<u>213,023</u>	91%
EXPENDITURES				
Debt service				
Principal	-	190,000	190,000	100%
Interest	-	18,585	18,585	100%
Total debt service	<u>-</u>	<u>208,585</u>	<u>208,585</u>	100%
Other fees and charges				
Tax collector	56	3,811	4,438	86%
Total other fees and charges	<u>56</u>	<u>3,811</u>	<u>4,438</u>	86%
Total expenditures	<u>56</u>	<u>212,396</u>	<u>213,023</u>	100%
Net increase/(decrease) of fund balance	2,860	(19,425)	-	
Fund balance - beginning	65,575	87,860	85,059	
Fund balance - ending	<u>\$ 68,435</u>	<u>\$ 68,435</u>	<u>\$ 85,059</u>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
MAY 2019**

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	10/12/2018	JAMES B. CUTSHALL	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/12/2018	NEIL E GOULETTE	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/12/2018	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/12/2018	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/13/2018	NEIL E GOULETTE	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/13/2018	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/13/2018	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/13/2018	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/13/2018	JAMES B. CUTSHALL	101.000 · Suntrust Bank - Checking		-184.70

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/15/2019	JAMES B. CUTSHALL	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/15/2019	NEIL E GOULETTE	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/15/2019	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/15/2019	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	02/15/2019	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	06/21/2019	NEIL E GOULETTE	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	06/21/2019	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	06/21/2019	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	06/21/2019	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/25/2019	NEIL E GOULETTE	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/25/2019	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/25/2019	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/25/2019	ARTHUR RHODES	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/25/2019	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	165	10/12/2018	RAYMOND E RUSSELL	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	166	06/21/2019	ARTHUR RHODES	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	2451	10/08/2018	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-19,193.44

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	INV9663	09/30/2018		539.340 · Retention Pond Mowing/Weed Cont	-5,081.83	5,081.83
Bill	INV13213	09/30/2018		539.340 · Retention Pond Mowing/Weed Cont	-6,443.62	6,443.62
Bill	INV15721	09/30/2018		539.340 · Retention Pond Mowing/Weed Cont	-7,667.99	7,667.99
TOTAL					-19,193.44	19,193.44
Bill Pmt -Check	2452	10/08/2018	EGIS INSURANCE & RISK ADVISORS	101.000 · Suntrust Bank - Checking		-6,789.00
Bill	7703	10/05/2018		519.450 · Insurance	-6,789.00	6,789.00
TOTAL					-6,789.00	6,789.00
Bill Pmt -Check	2453	10/08/2018	FEDEX	101.000 · Suntrust Bank - Checking		-13.74
Bill	6-303-16916	09/30/2018		519.410 · Postage	-13.74	13.74
TOTAL					-13.74	13.74
Bill Pmt -Check	2454	10/08/2018	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-1,187.49
Bill	093018	09/30/2018		539.341 · Dry Retention Pond Refurbish	-1,187.49	1,187.49
TOTAL					-1,187.49	1,187.49
Bill Pmt -Check	2455	10/08/2018	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00202214	09/30/2018		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2456	10/08/2018	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,755.31
Bill	2017-11750	09/30/2018		519.410 · Postage	-113.65	113.65
Bill	2017-11694	10/05/2018		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,755.31	3,755.31
Bill Pmt -Check	2457	10/15/2018	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-20,187.50
Bill	8147037	09/30/2018		539.495 · Capital Outlay	-20,187.50	20,187.50
TOTAL					-20,187.50	20,187.50
Bill Pmt -Check	2458	10/19/2018	FEDEX	101.000 · Suntrust Bank - Checking		-84.76
Bill	6-331-40192	10/19/2018		519.410 · Postage	-84.76	84.76

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-84.76	84.76
Bill Pmt -Check	2459	10/19/2018	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-782.10
Bill	HPC1202-14-10	09/30/2018		519.320 · Engineering	-782.10	782.10
TOTAL					-782.10	782.10
Bill Pmt -Check	2460	10/19/2018	TAMPA BAY TIMES	101.000 · Suntrust Bank - Checking		-105.20
Bill	692691	10/19/2018		519.480 · Legal Advertising	-105.20	105.20
TOTAL					-105.20	105.20
Bill Pmt -Check	2461	10/19/2018	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,603.36
Bill	2041547 100318	09/30/2018		539.430 · Street Lighting	-137.52	137.52
Bill	1306910 093018	09/30/2018		539.430 · Street Lighting	-1,465.84	1,465.84
TOTAL					-1,603.36	1,603.36
Check	2462	11/09/2018	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-843.85
				207.201 · Due to Debt Service	-843.85	843.85
TOTAL					-843.85	843.85
Bill Pmt -Check	2463	11/09/2018	A-Z TREE SERVICE LLC	101.000 · Suntrust Bank - Checking		-5,000.00
Bill	110818	11/08/2018		539.341 · Dry Retention Pond Refurbish	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	2464	11/09/2018	A PERFECT 10 FENCING	101.000 · Suntrust Bank - Checking		-4,762.00
Bill	2562	09/30/2018		539.341 · Dry Retention Pond Refurbish	-1,851.00	1,908.00
Bill	2622	11/08/2018		539.341 · Dry Retention Pond Refurbish	-2,911.00	3,001.00
TOTAL					-4,762.00	4,909.00
Bill Pmt -Check	2465	11/09/2018	COASTAL PRECAST OF FLORIDA, INC.	101.000 · Suntrust Bank - Checking		-1,372.96
Bill	28435	09/30/2018		539.341 · Dry Retention Pond Refurbish	-662.16	662.16
Bill	29142	11/08/2018		539.341 · Dry Retention Pond Refurbish	-710.80	710.80
TOTAL					-1,372.96	1,372.96
Bill Pmt -Check	2466	11/09/2018	EDCO AWARDS & SPECIALITIES	101.000 · Suntrust Bank - Checking		-114.11
Bill	652793	11/08/2018		519.490 · Contingencies	-114.11	114.11

**Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-114.11	114.11
Bill Pmt -Check	2467	11/09/2018	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00210197	11/08/2018		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2468	11/09/2018	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,649.34
Bill	2017-11805	11/08/2018		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
Bill	2017-11768	11/08/2018		519.410 · Postage	-7.68	7.68
TOTAL					-3,649.34	3,649.34
Bill Pmt -Check	2469	11/20/2018	FEDEX	101.000 · Suntrust Bank - Checking		-14.38
Bill	6-360-12184	11/19/2018		519.410 · Postage	-14.38	14.38
TOTAL					-14.38	14.38
Bill Pmt -Check	2470	11/20/2018	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-1,000.34
Bill	CL00010473	09/30/2018		539.341 · Dry Retention Pond Refurbish	-1,000.34	1,000.34
TOTAL					-1,000.34	1,000.34
Bill Pmt -Check	2471	11/20/2018	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,195.00
Bill	PI-A00214753	11/19/2018		539.311 · Aquatic Weed Control	-1,195.00	1,195.00
TOTAL					-1,195.00	1,195.00
Bill Pmt -Check	2472	11/20/2018	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,608.36
Bill	2041547 110518	11/19/2018		539.430 · Street Lighting	-142.52	142.52
Bill	1306910 110618	11/19/2018		539.430 · Street Lighting	-1,465.84	1,465.84
TOTAL					-1,608.36	1,608.36
Bill Pmt -Check	2473	12/03/2018	DEPARTMENT OF ECONOMIC OPPORTUNITY	101.000 · Suntrust Bank - Checking		-175.00
Bill	71656	12/03/2018		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL					-175.00	175.00

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2474	12/19/2018	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-153,071.24
				207.201 · Due to Debt Service	-153,071.24	153,071.24
TOTAL					-153,071.24	153,071.24
Bill Pmt -Check	2475	12/19/2018	FEDEX	101.000 · Suntrust Bank - Checking		-76.76
Bill	6-388-10361	12/18/2018		519.410 · Postage	-76.76	76.76
TOTAL					-76.76	76.76
Bill Pmt -Check	2476	12/19/2018	MEDITERRA CDD	101.000 · Suntrust Bank - Checking		-11.75
Bill	121418	12/18/2018		519.410 · Postage	-11.75	11.75
TOTAL					-11.75	11.75
Bill Pmt -Check	2477	12/19/2018	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00217781	12/18/2018		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2478	12/19/2018	SOUTHERN HILLS PLANTATION I	101.000 · Suntrust Bank - Checking		-4.35
Bill	121018	12/18/2018		519.410 · Postage	-4.35	4.35
TOTAL					-4.35	4.35
Bill Pmt -Check	2479	12/19/2018	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-365.40
Bill	HPC1202-15-01	12/18/2018		519.320 · Engineering	-365.40	365.40
TOTAL					-365.40	365.40
Bill Pmt -Check	2480	12/19/2018	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,603.36
Bill	2041547 120518	12/18/2018		539.430 · Street Lighting	-137.52	137.52
Bill	1306910 120618	12/18/2018		539.430 · Street Lighting	-1,465.84	1,465.84
TOTAL					-1,603.36	1,603.36
Bill Pmt -Check	2481	12/19/2018	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2017-11883	12/18/2018		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-3,641.66	3,641.66
Check	2482	01/11/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-5,756.35
				207.201 · Due to Debt Service	-5,756.35	5,756.35
TOTAL					-5,756.35	5,756.35
Bill Pmt -Check	2483	01/11/2019	CARR, RIGGS & INGRAM, LLC	101.000 · Suntrust Bank - Checking		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	2484	01/11/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-3,912.61
Bill	113018	01/08/2019		539.341 · Dry Retention Pond Refurbish	-2,132.22	2,132.22
Bill	123118	01/08/2019		539.341 · Dry Retention Pond Refurbish	-1,780.39	1,780.39
TOTAL					-3,912.61	3,912.61
Bill Pmt -Check	2485	01/11/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00224132	01/08/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2486	01/11/2019	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-220.20
Bill	HPC1202-15-02	01/08/2019		519.320 · Engineering	-220.20	220.20
TOTAL					-220.20	220.20
Bill Pmt -Check	2487	01/11/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2017-11959	01/08/2019		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,641.66	3,641.66
Bill Pmt -Check	2488	01/15/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,664.34
Bill	1306910 010819	01/14/2019		539.430 · Street Lighting	-1,461.92	1,461.92
Bill	2041547 010419	01/14/2019		539.430 · Street Lighting	-202.42	202.42
TOTAL					-1,664.34	1,664.34
Bill Pmt -Check	2489	01/29/2019	A-Z TREE SERVICE LLC	101.000 · Suntrust Bank - Checking		-7,500.00

**Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	012819	01/28/2019		539.341 · Dry Retention Pond Refurbish	-7,500.00	7,500.00
TOTAL					-7,500.00	7,500.00
Bill Pmt -Check	2490	01/29/2019	ADA SITE COMPLIANCE	101.000 · Suntrust Bank - Checking		-138.60
Bill	395	01/28/2019		519.414 · ADA Website Compliance	-138.60	138.60
TOTAL					-138.60	138.60
Bill Pmt -Check	2491	01/29/2019	CARR, RIGGS & INGRAM, LLC	101.000 · Suntrust Bank - Checking		-4,500.00
Bill	16594217	01/08/2019		513.320 · Audit	-4,500.00	4,500.00
TOTAL					-4,500.00	4,500.00
Bill Pmt -Check	2492	01/29/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-6,800.33
Bill	24582	01/28/2019		539.340 · Retention Pond Mowing/Weed Cont	-6,800.33	6,800.33
TOTAL					-6,800.33	6,800.33
Bill Pmt -Check	2493	01/29/2019	WELLS FARGO FINANCIAL LEASING, INC.	101.000 · Suntrust Bank - Checking		-605.61
Bill	5005729614	01/28/2019		519.444 · Lease - Tax	-605.61	605.61
TOTAL					-605.61	605.61
Check	2494	02/13/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-4,392.82
				207.201 · Due to Debt Service	-4,392.82	4,392.82
TOTAL					-4,392.82	4,392.82
Bill Pmt -Check	2495	02/13/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-22,836.72
Bill	19029	02/12/2019		539.340 · Retention Pond Mowing/Weed Cont	-7,076.81	7,076.81
Bill	17621	02/12/2019		539.341 · Dry Retention Pond Refurbish	-1,677.05	1,677.05
Bill	21159	02/12/2019		539.340 · Retention Pond Mowing/Weed Cont	-8,893.79	8,893.79
Bill	26723	02/12/2019		539.341 · Dry Retention Pond Refurbish	-5,189.07	5,189.07
TOTAL					-22,836.72	22,836.72
Bill Pmt -Check	2496	02/13/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-547.95
Bill	013119	02/12/2019		539.341 · Dry Retention Pond Refurbish	-547.95	547.95
TOTAL					-547.95	547.95
Bill Pmt -Check	2497	02/13/2019	MOODY RIVER CDD	101.000 · Suntrust Bank - Checking		-14.32

Heritage Pines CDD
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	020819	02/12/2019		519.410 · Postage	-14.32	14.32
TOTAL					-14.32	14.32
Bill Pmt -Check	2498	02/13/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00230812	02/12/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2499	02/13/2019	STRANGE ZONE	101.000 · Suntrust Bank - Checking		-635.00
Bill	2019-0012	02/12/2019		519.413 · Website Maintenance	-635.00	635.00
TOTAL					-635.00	635.00
Bill Pmt -Check	2500	02/13/2019	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-407.70
Bill	HPC1202-15-03	02/12/2019		519.320 · Engineering	-407.70	407.70
TOTAL					-407.70	407.70
Bill Pmt -Check	2501	02/13/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,854.58
Bill	2041547 020519	02/12/2019		539.430 · Street Lighting	-392.66	392.66
Bill	1306910 020619	02/12/2019		539.430 · Street Lighting	-1,461.92	1,461.92
TOTAL					-1,854.58	1,854.58
Bill Pmt -Check	2502	02/13/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,678.95
Bill	2017-12087	02/12/2019		519.410 · Postage	-37.29	37.29
Bill	2017-12035	02/12/2019		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,678.95	3,678.95
Check	2503	03/13/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-7,051.24
				207.201 · Due to Debt Service	-7,051.24	7,051.24
TOTAL					-7,051.24	7,051.24
Bill Pmt -Check	2504	03/13/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-2,644.16
Bill	29015	03/12/2019		539.340 · Retention Pond Mowing/Weed Cont	-2,644.16	2,644.16

Heritage Pines CDD
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-2,644.16	2,644.16
Bill Pmt -Check	2505	03/13/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00236300	03/12/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2506	03/13/2019	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-220.20
Bill	HPC1202-15-04	03/12/2019		519.320 · Engineering	-220.20	220.20
TOTAL					-220.20	220.20
Bill Pmt -Check	2507	03/13/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-392.66
Bill	2041547 030519	03/12/2019		539.430 · Street Lighting	-392.66	392.66
TOTAL					-392.66	392.66
Bill Pmt -Check	2508	03/13/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2017-12137	03/12/2019		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,641.66	3,641.66
Bill Pmt -Check	2509	03/19/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,461.92
Bill	1306910 030719	03/18/2019		539.430 · Street Lighting	-1,461.92	1,461.92
TOTAL					-1,461.92	1,461.92
Check	2510	03/22/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-3,521.72
				207.201 · Due to Debt Service	-3,521.72	3,521.72
TOTAL					-3,521.72	3,521.72
Bill Pmt -Check	2511	03/22/2019	COASTAL PRECAST OF FLORIDA, INC.	101.000 · Suntrust Bank - Checking		-3,154.00
Bill	29873	03/20/2019		539.341 · Dry Retention Pond Refurbish	-3,154.00	3,154.00
TOTAL					-3,154.00	3,154.00
Bill Pmt -Check	2512	03/22/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-8,030.04

Heritage Pines CDD
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	30044	03/20/2019		539.341 · Dry Retention Pond Refurbish	-8,030.04	8,030.04
TOTAL					-8,030.04	8,030.04
Bill Pmt -Check	2513	04/12/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-1,092.03
Bill	022819	04/09/2019		539.431 · Irrigation of Pond Banks	-1,092.03	1,092.03
TOTAL					-1,092.03	1,092.03
Bill Pmt -Check	2514	04/12/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00242790	04/09/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2515	04/12/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-392.66
Bill	2041547 040319	04/09/2019		539.430 · Street Lighting	-392.66	392.66
TOTAL					-392.66	392.66
Bill Pmt -Check	2516	04/12/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,742.54
Bill	2019-0033	04/09/2019		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
				519.410 · Postage	-100.88	100.88
TOTAL					-3,742.54	3,742.54
Check	2517	04/29/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-8,664.06
				207.201 · Due to Debt Service	-8,664.06	8,664.06
TOTAL					-8,664.06	8,664.06
Bill Pmt -Check	2518	04/29/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-5,484.52
Bill	33142	04/26/2019		539.340 · Retention Pond Mowing/Weed Cont	-5,484.52	5,484.52
TOTAL					-5,484.52	5,484.52
Bill Pmt -Check	2519	04/29/2019	FEDEX	101.000 · Suntrust Bank - Checking		-153.37
Bill	6-514-97340	04/26/2019		519.410 · Postage	-153.37	153.37
TOTAL					-153.37	153.37

Heritage Pines CDD
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2520	04/29/2019	RIVER HALL CDD	101.000 · Suntrust Bank - Checking		-2.21
Bill	042219	04/26/2019		519.410 · Postage	-2.21	2.21
TOTAL					-2.21	2.21
Bill Pmt -Check	2521	04/29/2019	SUNSHINE MASONRY	101.000 · Suntrust Bank - Checking		-600.00
Bill	042619	04/26/2019		539.490 · Contingencies	-600.00	600.00
TOTAL					-600.00	600.00
Bill Pmt -Check	2522	04/29/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,461.92
Bill	1306910 040519	04/26/2019		539.430 · Street Lighting	-1,461.92	1,461.92
TOTAL					-1,461.92	1,461.92
Bill Pmt -Check	2523	05/15/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-9,785.20
Bill	35543	05/14/2019		539.340 · Retention Pond Mowing/Weed Cont	-9,785.20	9,785.20
TOTAL					-9,785.20	9,785.20
Bill Pmt -Check	2524	05/15/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-1,604.51
Bill	043019	05/14/2019		539.431 · Irrigation of Pond Banks	-1,604.51	1,604.51
TOTAL					-1,604.51	1,604.51
Bill Pmt -Check	2525	05/15/2019	PASCO COUNTY PROPERTY APPRAISER	101.000 · Suntrust Bank - Checking		-150.00
Bill	051419	05/14/2019		513.314 · Property Appraiser	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	2526	05/15/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00250953	05/14/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2527	05/15/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,876.51
Bill	1306910 050719	05/14/2019		539.430 · Street Lighting	-1,483.85	1,483.85
Bill	2041547 050319	05/14/2019		539.430 · Street Lighting	-392.66	392.66
TOTAL					-1,876.51	1,876.51
Bill Pmt -Check	2528	05/15/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2019-0124	05/14/2019		512.311 · Management Fees 513.310 · Assessment Roll Preparation 519.411 · Telephone 519.440 · Rentals and Leases 519.470 · Printing and Binding 513.312 · Dissemination Agent	-2,704.16 -600.83 -12.50 -155.00 -85.83 -83.34	2,704.16 600.83 12.50 155.00 85.83 83.34
TOTAL					-3,641.66	3,641.66
Bill Pmt -Check	2529	06/14/2019	A PERFECT 10 FENCING	101.000 · Suntrust Bank - Checking		-4,987.00
Bill	2858	06/13/2019		539.341 · Dry Retention Pond Refurbish	-4,987.00	5,141.00
TOTAL					-4,987.00	5,141.00
Bill Pmt -Check	2530	06/14/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-10,406.49
Bill	38571	06/13/2019		539.340 · Retention Pond Mowing/Weed Cont	-8,331.49	8,331.49
Bill	38586	06/13/2019		539.340 · Retention Pond Mowing/Weed Cont	-2,075.00	2,075.00
TOTAL					-10,406.49	10,406.49
Bill Pmt -Check	2531	06/14/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-2,093.90
Bill	053119	06/13/2019		539.431 · Irrigation of Pond Banks	-2,093.90	2,093.90
TOTAL					-2,093.90	2,093.90
Bill Pmt -Check	2532	06/14/2019	SAFEGUARD BUSINESS SYSTEMS	101.000 · Suntrust Bank - Checking		-139.55
Bill	33399718	06/13/2019		519.510 · Office Supplies	-139.55	139.55
TOTAL					-139.55	139.55
Bill Pmt -Check	2533	06/14/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00260109	06/13/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2534	06/14/2019	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-559.80
Bill	HPC1202-15-05	06/13/2019		519.320 · Engineering	-559.80	559.80
TOTAL					-559.80	559.80
Bill Pmt -Check	2535	06/14/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,854.58
Bill	1306910 060619	06/13/2019		539.430 · Street Lighting	-1,461.92	1,461.92
Bill	2041547 060419	06/13/2019		539.430 · Street Lighting	-392.66	392.66

Heritage Pines CDD
CHECK REGISTER
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,854.58	1,854.58
Bill Pmt -Check	2536	06/14/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2019-0206	06/13/2019		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,641.66	3,641.66
Check	2537	06/14/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-1,413.83
				207.201 · Due to Debt Service	-1,413.83	1,413.83
TOTAL					-1,413.83	1,413.83
Bill Pmt -Check	2538	06/14/2019	CARR, RIGGS & INGRAM, LLC	101.000 · Suntrust Bank - Checking		-4,000.00
Bill	16598588	02/12/2019		513.320 · Audit	-2,000.00	2,000.00
Bill	16615133	03/12/2019		513.320 · Audit	-2,000.00	3,000.00
TOTAL					-4,000.00	5,000.00
Bill Pmt -Check	2539	06/14/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-454.89
Bill	033019	04/26/2019		539.431 · Irrigation of Pond Banks	-454.89	454.89
TOTAL					-454.89	454.89
Check	2540	07/15/2019	HERITAGE PINES CDD	101.000 · Suntrust Bank - Checking		-2,913.05
				207.201 · Due to Debt Service	-2,913.05	2,913.05
TOTAL					-2,913.05	2,913.05
Bill Pmt -Check	2541	07/15/2019	CARR, RIGGS & INGRAM, LLC	101.000 · Suntrust Bank - Checking		-1,000.00
Bill	16615133	03/12/2019		513.320 · Audit	-1,000.00	3,000.00
TOTAL					-1,000.00	3,000.00
Bill Pmt -Check	2542	07/15/2019	DOWN TO EARTH LANDSCAPE & IRRIGATION	101.000 · Suntrust Bank - Checking		-36,549.88
Bill	40805	07/12/2019		539.340 · Retention Pond Mowing/Weed Cont	-6,549.88	6,549.88
Bill	39526	07/12/2019		539.341 · Dry Retention Pond Refurbish	-30,000.00	30,000.00
TOTAL					-36,549.88	36,549.88

**Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2543	07/15/2019	FEDEX	101.000 · Suntrust Bank - Checking		-128.85
Bill	6-579-42540	07/12/2019		519.410 · Postage	-79.90	79.90
Bill	6-594-11123	07/12/2019		519.410 · Postage	-8.92	8.92
Bill	6-600-54028	07/12/2019		519.410 · Postage	-40.03	40.03
TOTAL					-128.85	128.85
Bill Pmt -Check	2544	07/15/2019	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.000 · Suntrust Bank - Checking		-2,459.80
Bill	063019	07/12/2019		539.431 · Irrigation of Pond Banks	-2,459.80	2,459.80
TOTAL					-2,459.80	2,459.80
Bill Pmt -Check	2545	07/15/2019	SOLITUDE LAKE MANAGEMENT	101.000 · Suntrust Bank - Checking		-1,525.00
Bill	PI-A00269238	07/12/2019		539.311 · Aquatic Weed Control	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
Bill Pmt -Check	2546	07/15/2019	STROUD ENGINEERING CONSULTANTS	101.000 · Suntrust Bank - Checking		-372.30
Bill	HPC1202-15-06	07/12/2019		519.320 · Engineering	-372.30	372.30
TOTAL					-372.30	372.30
Bill Pmt -Check	2547	07/15/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-392.66
Bill	2041547 070319	07/12/2019		539.430 · Street Lighting	-392.66	392.66
TOTAL					-392.66	392.66
Bill Pmt -Check	2548	07/15/2019	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 · Suntrust Bank - Checking		-3,641.66
Bill	2019-0277	07/12/2019		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
				513.312 · Dissemination Agent	-83.34	83.34
TOTAL					-3,641.66	3,641.66
Bill Pmt -Check	2549	07/26/2019	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 · Suntrust Bank - Checking		-1,461.92
Bill	1306910 070819	07/26/2019		539.430 · Street Lighting	-1,461.92	1,461.92
TOTAL					-1,461.92	1,461.92
Bill Pmt -Check	2550	07/29/2019	FEDEX	101.000 · Suntrust Bank - Checking		-27.72
Bill	6-607-53086	07/26/2019		519.410 · Postage	-11.60	11.60

Heritage Pines CDD
CHECK REGISTER
October 2018 through July 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	6-614-53443	07/26/2019		519.410 · Postage	-16.12	16.12
TOTAL					-27.72	27.72
Check	160001	04/17/2019	JAMES B. CUTSHALL	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	160002	04/17/2019	NEIL E GOULETTE	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	160003	04/17/2019	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	160004	04/17/2019	JACK M NELSON	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	160005	04/17/2019	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES
MAY 2019**



CPAs and Advisors
500 Grand Boulevard, Suite 210,
Miramar Beach, FL 32550
850-837-3141

*** STATEMENT ***

Heritage Pines CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

JUN 16 REC'D

Statement Date 05/31/2019
Client No. 20-03195.000

Invoice	Date	Description	Charge	Credit	Balance
Opening Balance As Of 04/30/2019					
16598588	01/31/2019	Prior Invoice	2,000.00		2,000.00
16615133	02/28/2019	Prior Invoice	3,000.00		5,000.00
					- 4,000
Current Activity Through 06/13/2019					
Finance Charge			225.00		5,225.00
Current Balance				\$	5,225.00
					\$ 1,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
75.00	75.00	75.00	3,000.00	2,000.00	\$ 5,225.00

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

Statement date: 05/31/2019 Heritage Pines CDD Client No. 20-03195.000

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

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.

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



June 2019
Invoice #40805

Customer

HERITAGE PINES CDD
9220 BONITA BEACH RD
SUITE 214
BONITA SPRINGS FL 34135
ADAMSC@WHHASSOCIATES.COM

539,340
001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD EXPENSES JUNE 2019	6/30/2019	7/30/2019	Net 30	

Item	Qty	Rate	Amount
LABOR PER HOUR Description: TORO 4000 OPERATOR, WEED EATER HOURS: MAY 4556.1, JUNE 4556.1 = HOURS RUN 0 TORO 4000 CURRENTLY DOWN, WAITING ON DELIVERY OF NEW MACHINE, HPCA TORO 4500 USED THIS MONTH	128	\$20.00	\$2,560.00
LABOR PER HOUR Description: TORO Z MOWER OPERATOR, WEED EATER HOURS: MAY 929.3, JUNE 972.8 = HOURS RUN 43.5	60	\$20.00	\$1,200.00
FUEL USAGE Description: FUEL COST TORO 4000	80	\$2.67	\$213.60
FUEL USAGE Description: FUEL COST TORO Z MOWER	43.5	\$3.45	\$150.08
LABOR PER HOUR Description: TILLING AND RAKING OF WASTE AREAS	12	\$30.00	\$360.00
LABOR PER HOUR Description: EDRA WEED PULLING/ MULCH	32	\$20.00	\$640.00
ROUNDUP CONCENTRATE Description: ROUNDUP GALLONS	2	\$24.60	\$49.20
LABOR PER HOUR Description: PALEO PARK	10	\$20.00	\$200.00
IRRIGATION Description: PARTS- SPRINKLERS	36	\$12.00	\$432.00
IRRIGATION Description: PARTS- VALVES	3	\$75.00	\$225.00
IRRIGATION LABOR Description: IRRIGATION LABOR	26	\$20.00	\$520.00

6,549.88

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



June 2019
Invoice #40805

Subtotal	\$6,549.88
Payments/Credits	\$0.00
Balance Due	\$6,549.88

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

CA
RET. POND
Mowing

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



June 2019
Invoice #39526

Customer

HERITAGE PINES CDD
9220 BONITA BEACH RD
SUITE 214
BONITA SPRINGS FL 34135
ADAMSC@WHHASSOCIATES.COM

539.341
001

Project/Job	Invoice Date	Due Date	Terms	PO #
INVASIVE SPECIES REMOVAL	6/25/2019	7/25/2019	Net 30	

Item	Qty	Rate	Amount
MAINTENANCE SERVICES Description: -REMOVE CHINESE TALO TREES INSIDE PALEO PARK -REMOVE BRAZILIAN PEPPER TREES ON LEFT SIDE OF HOLE #6 IN EDRA #1 -REMOVE BRAZILIAN PEPPER TREES ALONG OBSERVATION DECK AND AROUND BANK OF EDRA #38 -ALL BRUSH AND LOGS HAULED AWAY AND STUMPS CUT TO GROUND LEVEL FOR PESTICIDE APPLICATION	1	\$30,000.00	\$30,000.00

Subtotal	\$30,000.00
Payments/Credits	\$0.00
Balance Due	\$30,000.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

CH
DAY RETENTION
REFURBISHMENT



Invoice Number	Invoice Date	Account Number	Page
6-579-42540	Jun 11, 2019		1 of 4

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges USD \$79.90

TOTAL THIS INVOICE USD \$79.90

Other discounts may apply.

519.410
001

JUN 11 2019

Detailed descriptions of surcharges can be located at fedex.com

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

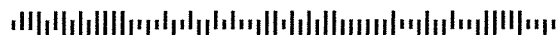
Invoice Number	Invoice Amount	Account Number
6-579-42540	USD \$79.90	

Remittance Advice

Your payment is due by Jul 26, 2019

6579425403000007990593994241680000000000000000799050

0004318 01 AV 0.380 **AUTO TO 1 1161 33431-855643 -C01-P04322-11



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



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



60022610012765

1161-01-00-0004318-0002-0008110

Invoice Number	Invoice Date	Account Number	Page
6-579-42540	Jun 11, 2019		2 of 4

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 06, 2019

Cust. Ref.: HPCDD 06.11.19 Agenda Pk

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Automation	INET	Sender	Recipient
Tracking ID	775407785480	Chuck Adams	Mr. Kurt D. Heath, P.E.
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants
Package Type	FedEx Pak	2300 GLADES ROAD	10503 CYNDEE LN
Zone	02	BOCA RATON FL 33431 US	ODESSA FL 33556 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 07, 2019 09:04	Transportation Charge	6.69
Svc Area	A2	Fuel Surcharge	0.76
Signed by	see above	Residential Delivery	4.15
FedEx Use	000000000/261014/02	Total Charge	USD \$11.60

Ship Date: Jun 06, 2019

Cust. Ref.: HPCDD 06.11.19 Agenda Pk

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Automation	INET	Sender	Recipient
Tracking ID	775407785571	Chuck Adams	Jack Nelson
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD
Package Type	FedEx Pak	2300 GLADES ROAD	18803 Rolling Hills Loop
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 07, 2019 09:55	Transportation Charge	6.69
Svc Area	A3	Fuel Surcharge	0.76
Signed by	see above	Residential Delivery	4.15
FedEx Use	000000000/261014/02	Total Charge	USD \$11.60

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Invoice Number	Invoice Date	Account Number	Page
6-579-42540	Jun 11, 2019		3 of 4

Ship Date: Jun 06, 2019

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Cust. Ref.: HPCDD 06.11.19 Agenda Pk

Ref.#3:

Ref.#2:

Automation INET
Tracking ID 775407785803
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Jun 07, 2019 10:03
Svc Area A3
Signed by see above
FedEx Use 000000000/261014/02

Sender
Chuck Adams
WHA
2300 GLADES ROAD
BOCA RATON FL 33431 US

Recipient
MICHAEL WALSH
18215 NESTLEBRANCH CT
HUDSON FL 34667 US

Transportation Charge	6.69
Fuel Surcharge	0.76
Residential Delivery	4.15
Total Charge	USD \$11.60

Ship Date: Jun 06, 2019

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Cust. Ref.: HPCDD 06.11.19 Agenda Pk

Ref.#3:

Ref.#2:

Automation INET
Tracking ID 775407785972
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Jun 07, 2019 10:07
Svc Area A3
Signed by H.HURLY
FedEx Use 000000000/261014/_

Sender
Chuck Adams
WHA
2300 GLADES ROAD
BOCA RATON FL 33431 US

Recipient
Kim Norton
Heritage Pines Country Club
11524 SCENIC HILLS BLVD
HUDSON FL 34667 US

Transportation Charge	6.69
Fuel Surcharge	0.47
Total Charge	USD \$7.16

Ship Date: Jun 06, 2019

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Cust. Ref.: HPCDD 06.11.19 Agenda Pk

Ref.#3:

Ref.#2:

Automation INET
Tracking ID 775407786111
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Jun 07, 2019 09:59
Svc Area A3
Signed by see above
FedEx Use 000000000/261014/02

Sender
Chuck Adams
WHA
2300 GLADES ROAD
BOCA RATON FL 33431 US

Recipient
NEIL GOULETTE
11613 BARONWOOD CT
HUDSON FL 34667 US

Transportation Charge	6.69
Fuel Surcharge	0.76
Residential Delivery	4.15
Total Charge	USD \$11.60

Ship Date: Jun 06, 2019

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Cust. Ref.: HPCDD 06.11.19 Agenda Pk

Ref.#3:

Ref.#2:

Automation INET
Tracking ID 775407786361
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Jun 07, 2019 10:14

Sender
Chuck Adams
WHA
2300 GLADES ROAD
BOCA RATON FL 33431 US

Recipient
Kathleen Lonergan
18641 FAIRWAY GREEN DR
HUDSON FL 34667 US

Transportation Charge	6.69
-----------------------	------

Continued on next page

Invoice Number	Invoice Date	Account Number	Page
6-594-11123	Jun 25, 2019		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 19, 2019

Cust. Ref.: HP, SN

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	775511746786	Katherine Vemeyer	U.S Bank, N.A.-CDD
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Jun 20, 2019 10:14		
Svc Area	A1	Transportation Charge	8.34
Signed by	C.SCHWARTZ	Fuel Surcharge	0.58
FedEx Use	000000000/50144/_	Total Charge	USD \$8.92
Third Party Subtotal			USD \$8.92
Total FedEx Express			USD \$8.92

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Country Club Community

11524 Scenic Hills Blvd.
Hudson, FL 34667
(727) 861-7784

Statement

Heritage Pines CDD
Wrathell, Hart & Hunt
2300 Glades Rd. Ste 410W
Boca Raton FL 33431

HPCCDD	Jun 30/19
MEMBER	DATE

JUN 03 1970

AMOUNT PAID \$ 2,459.80

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
Jun 22/19		Balance Forward				2,548.79
Jun 22/19		Personal- Check- On Account				-2,093.90
Jun 22/19		Personal- Check- On Account				-454.89
Jun 30/19		CLUB	2,459.80	0.00	0.00	2,459.80
		5/19 Reclaimed Water Billing - 21% CDD Portion Thank you				
		539.431 001				
			2,459.80	0.00	0.00	2,459.80

0.00	2,459.80	0.00	0.00	0.00	2,459.80
CREDIT BOOK	CURRENT BAL.	30 DAYS BAL.	60 DAYS BAL.	90 DAYS BAL.	AMOUNT DUE

HERITAGE PINES COMMUNITY ASSN

Please retain copies of all club charges throughout the month.

Copies of original signed receipts must be requested within 60 days
of the charge date.



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704

1 1
29-10

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: 18801 GRAND CLUB DR

Bill Number: 12127679

Billing Date: 6/27/2019

Billing Period: 4/30/2019 to 5/31/2019

COPY

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019, contingent upon Board approval

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13349042	4/30/2019	149952	5/31/2019	185447	31	35495

Usage History

Reclaimed

May 2019	35495
April 2019	30215
March 2019	23153
February 2019	15758
January 2019	6564
December 2018	7907
November 2018	25691
October 2018	30768
September 2018	14886
August 2018	17671
July 2018	12513
June 2018	24053

Transactions

Previous Bill	9,970.95
Payment 6/11/2019	-9,970.95
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35,495 Thousand Gals X \$0.33 11,713.35
Total Current Transactions	11,713.35

TOTAL BALANCE DUE ~~8120-70-9253.54~~ **\$11,713.35**

21% → 8120-80-2459.80

GL# _____
Price Approved \$ 11,713.35
Dept Mgr Approval _____
Date _____
GM Approval _____
Date _____
CR Approval _____
Date _____

Annual Water Quality Report: 2018 Consumer Confidence Report is available online at bit.ly/pascocoregional2018 To request a paper copy please call 813-929-2733.
Unregulated Contaminants Monitoring Results for PWS 651-1361.
Public Notice details available at bit.ly/pascowaterqualityreports

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

HERITAGE PINES COMMUNITY ASSOCIATION
11524 SCENIC HILLS BOULEVARD
HUDSON FL 346675601

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round Up

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

Account # 0010470
Customer # 01016692

Balance Forward 0.00
Current Transactions 11,713.35

Total Balance Due \$11,713.35
Due Date 7/15/2019

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

SOLITUDE
LAKE MANAGEMENT

Voice: (888) 480-LAKE • Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00269238

Invoice Date: 06/01/19

PROPERTY: Heritage Pines
CDD

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

Customer ID
H2224

Customer PO

Payment Terms
Due upon receipt

Sales Rep ID
Bill Kurth

Shipping Method

Ship Date

Due Date
06/01/19

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR05927 06/01/19 - 06/30/19 Lake & Pond Management Services	1,525.00	1,525.00

539.311
501

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	1,525.00
Sales Tax	0.00
Total Invoice	1,525.00
Payment Received	0.00
TOTAL	1,525.00

INVOICE #HPC1202-15-06

Date: July 1, 2019

519.320
001

INVOICE

JUL 19 2019

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

FOR:
Heritage Pines CDD
Work Task No. 15 - Misc. Engineering Services (FY 2019)
(Period of 6/1/19 through 6/30/19)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$372.30	\$372.30
Total Completed to Date			\$372.30
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$372.30



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

INVOICE BREAKDOWN
(Period of 6/1/19 through 6/30/19)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Attended regular CDD Board meeting to discuss engineer issues/status	6/11	2.5	\$ 75.00	\$ 187.50
Coord. w/ SWFWMD re: vegetation clearing/removal within the drainage easement in Pine Ridge Village, Sent info. to CDD	6/17	2.0	\$ 75.00	\$ 150.00
Labor Total				\$ 337.50
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.580
Expenses Total				\$ 34.80
Total Billing Period Cost for Task 1				\$ 372.30

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2019	2019-0277

Bill To:

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

Description	Amount
Management 512.311	2,704.16
Assessment Services 513,310	600.83
Telephone 519.411	12.50
Rentals & Leases 519.440	155.00
Printing & Binding 519,470	85.83
Dissemination Agent 513.312	83.34
001	
<i>Building client relationships one step at a time ...</i>	Total \$3,641.66

**Withlacoochee River Electric
Cooperative, Inc.**

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

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

Bill Date **07/08/2019**
Amount Due **1,461.92**
Current Charges Due **07/26/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

ELECTRIC SERVICE

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

Previous Balance **1,461.92**
Payment **1,461.92 CR**
Balance Forward **0.00**

Light Energy Charge **188.22**
Light Support Charge **126.86**
Light Maintenance Charge **180.07**
Light Fixture Charge **214.12**
Light Fuel Adj 6,396 KWH @ 0.03530 **225.78**
Poles (QTY 103) **513.00**
FL Gross Receipts Tax **13.87**

Total Current Charges **1,461.92**
Total Due **1,461.92** Please Pay

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
105	92	150	4	205 2 305 9
350	2	360	3	910 94 960 9

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.



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.

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **07/08/2019**

**Withlacoochee River Electric
Cooperative, Inc.**

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

Use above space for address change ONLY.

District: **BP 04**



1306910 0005267
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	07/26/2019
TOTAL CHARGES DUE	1,461.92
Total Charges Due After Due Date	1,483.85

000130691000014619200014838505



Invoice Number	Invoice Date	Account Number	Page
6-607-53086	Jul 09, 2019		1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$11.60
TOTAL THIS INVOICE	USD	\$11.60

Other discounts may apply.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
6-607-53086	USD \$11.60	

Remittance Advice

Your payment is due by Aug 23, 2019

660753086900000116019399424168000000000000000116010

0001268 01 AV 0.380 **AUTO H6 0 1189 33431-855643 -C01-P01269-I1



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



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



60011890010912

1189-01-00-0001268-0001-0002162

Invoice Number	Invoice Date	Account Number	Page
6-607-53086	Jul 09, 2019		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 03, 2019

Cust. Ref.: HPCDD 07.09.19 Agenda Pk

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

Automation	INET	Sender	Recipient
Tracking ID	775634688511	Chuck Adams	Arthur Rhodes
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD
Package Type	FedEx Pak	2300 GLADES ROAD	18218 NESTLEBRANCH CT
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jul 05, 2019 10:06	Transportation Charge	6.69
Svc Area	A3	Fuel Surcharge	0.76
Signed by	see above	Residential Delivery	4.15
FedEx Use	000000000/261014/02	Total Charge	USD \$11.60
		Third Party Subtotal	USD \$11.60
		Total FedEx Express	USD \$11.60

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Invoice Number	Invoice Date	Account Number	Page
6-614-53443	Jul 16, 2019		1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

Invoice Questions?

Contact **FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$16.12
TOTAL THIS INVOICE	USD	\$16.12

Other discounts may apply.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
6-614-53443	USD \$16.12	

Remittance Advice

Your payment is due by **Aug 30, 2019**

66145344330000016121939942416800000000000000000161210

0033104 01 AB 0.409 **AUTO T1 0 1196 33431-855643 -C01-P33137-11



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



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



60016960013253

1196-01-00-0033104-0001-0059515

Invoice Number	Invoice Date	Account Number	Page
6-614-53443	Jul 16, 2019		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 26, 2019

Cust. Ref.: HPCDD Supvsr. Handbook

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- The required information to bill you for this shipment was not received electronically by FedEx. Please be sure you know and always follow the correct shipping procedures as outlined in the FedEx Service Guide or online at fedex.com/service information.
- Distance Based Pricing, Zone 2
- Package sent from: 34609 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	775564720209	Chuck Adams	Arthur Rhodes
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD
Package Type	Customer Packaging	2300 GLADES ROAD	11443 Heritage Point Drive
Zone	02	BOCA RATON FL 33431 US	TAMPA FL 33634 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge	8.30
Svc Area	A1	Fuel Surcharge	0.58
FedEx Use	000000000/261014/_	Total Charge	USD \$8.88

Ship Date: Jul 10, 2019

Cust. Ref.: Heritage P Mtg File

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33982 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	775674930481	Cleo Adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Assoc.	Wrathell, Hunt & Associates
Package Type	Customer Packaging	9220 Bonita Beach RD	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge	6.77
Delivered	Jul 11, 2019 14:49	Fuel Surcharge	0.47
Svc Area	A1	Total Charge	USD \$7.24
Signed by	D.GILLYAR		
FedEx Use	000000000/123677/_		

Third Party Subtotal USD \$16.12

Total FedEx Express USD \$16.12

FedEx® Billing Online

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

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

13

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 July 9, 2019 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present at the meeting were:

Kathleen Loneragan	Chair
Neil Goulette	Vice Chair
Michael Walsh	Assistant Secretary
Jack Nelson	Assistant Secretary
Arthur Rhodes	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Carter Anderson (via telephone)	District Counsel
Steven Riggs (via telephone)	Carr, Riggs & Ingram
Tim Gatz	Golf Superintendent
Herb Hurley	General Manager
Deb Tribbey	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

Ms. Deb Tribbey, a resident, reported that she recently inventoried all trees and shrubs in the community, created a catalog reference library and would keep it updated.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2018

Mr. Steven Riggs, of Carr, Riggs & Ingram (CRI), presented the Audited Financial Statements for Fiscal Year Ended September 30, 2018, noting the pertinent information found on each page. There were no improprieties, deficiencies, recommendations, findings or instances of noncompliance. It was a clean audit and an unmodified opinion.

Mr. Rhodes asked about the engagement letter dated August 27, 2018. Mr. Adams explained that, each year, the Board is required to renew an engagement letter with the selected auditor.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-04,
Hereby Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2018**

Ms. Lonergan presented Resolution 2019-04.

**On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor,
Resolution 2019-04, Hereby Accepting the Audited Financial Statements for the
Fiscal Year Ended September 30, 2018, was adopted.**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2019-05,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2019/2020 and Providing for an Effective
Date**

Ms. Lonergan presented Resolution 2019-05.

**On MOTION by Mr. Nelson and seconded by Mr. Goulette, with all in favor
Resolution 2019-05, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020
and Providing for an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2019**

Ms. Loneragan presented the Unaudited Financial Statements as of May 31, 2019.

Mr. Adams responded to questions about the property tax bills, mowers, tractor, contract rates, billing, reclassifications, SOLitude contract increase, fee schedules, invoice payment process, Operation and Maintenance (O&M) budget and lake management.

On MOTION by Mr. Nelson and seconded by Mr. Walsh, with all in favor, the Unaudited Financial Statements as of May 31, 2019, was accepted.

SEVENTH ORDER OF BUSINESS

Approval of June 11, 2019 Regular Meeting Minutes

Ms. Loneragan presented the June 11, 2019 Regular Meeting Minutes. The following changes were made:

Line 143: Change "lighting" to "laying"

Line 172: Change "Gary Wint" to "Gary Wind"

Lines 185 and 186: Change "stumps" to "sumps" and "stump" to "sump"

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the June 11, 2019 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Assignment of Duties/Board Member Reports

A. Golf Course Surrounding Areas: *Supervisor Goulette (West), Supervisor Walsh (East)*

Mr. Walsh stated Mr. Gatz submitted a \$30,000 proposal from Down to Earth (DTE). Ms. Loneragan recalled that Mr. Gatz was previously asked to obtain a proposal to address the retention ponds in and around the golf course, per Mr. Walsh and Mr. Goulette's investigation. The scope of work would include eliminating two larger beds in EDRA #44A and sod, removing the thin wheat grass on entire bank of EDRA#37B and re-sod, eliminating the three beds in EDRA #36 and sodding and removing thin wheat grass in two areas, one by the grate and one by the irrigation box in EDRA #52 and re-sodding. Discussion ensued regarding the proposal and whether to break down the price to complete each area individually or all at once.

On MOTION by Mr. Walsh and seconded by Mr. Goulette, with all in favor, the Down to Earth proposal to treat EDRA's #44A, #37B, #36 and #52, in a not-to-exceed amount of \$30,000, contingent upon receipt of a more detailed breakout, was approved.

B. Finance Matters and Negotiations: *Supervisor Rhodes*

Mr. Rhodes stated that most of the CDD's contracts go back a long way and he felt it would be appropriate to update the contracts each year. Mr. Adams stated that the contracts are Continuing Service Agreements (CSA), except for the District Counsel engagement, which is at-will; generally, CSAs are not reviewed on an annual basis. Discussion ensued regarding the CDD's service contracts, fee schedules, flat fees and rate increases.

C. Mosquito Control, Front Property: *Supervisor Nelson*

Mr. Nelson stated mosquitoes were not in abundance at this time but Pasco County sprays when they are.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Bush Ross, P.A.*

Mr. Adams stated that Mr. Carter Anderson would call in to present a proposal that was previously emailed to the Board. Many years ago, Bush Ross' services were discontinued, as the District was undergoing money constraints and finalizing big projects such as a Lennar settlement and the Reclaimed Water Project. In a recent conversation with Mr. Anderson regarding verbatim minutes, Mr. Adams stated Bush Ross would like to be re-engaged by the CDD and attend meetings to obtain billable hours as the CDD's District Counsel.

Mr. Anderson joined the meeting, via telephone.

Mr. Anderson reviewed the emailed proposal dated July 3, 2019.

Ms. Lonergan asked if Bush Ross represented other CDDs in the area. Mr. Anderson stated Bush Ross has mainly been involved in facilitating bond transactions for CDDs over the years, such as refinancing or new money deals and, although Management was very efficient in handling the contracting and budget processes, he was not comfortable being passive; therefore, in order to perform due diligence, as District Counsel to the CDD, he would rather be an active participant in meetings. Regarding verbatim minutes, Mr. Anderson's opinion was that

the CDD complies with Florida law and is not required to transcribe verbatim minutes and/or have a verbatim copy for every meeting; furthermore, the audio recordings that Management keeps, in perpetuity, are public records that could be obtained through a public records request for a minimal fee. Ms. Lonergan stated that the Board would consider Mr. Anderson's proposal and relay a decision through Mr. Adams.

Mr. Anderson left the meeting.

The Board and Staff discussed Bush Ross' billing, engaging a different law firm, other CDD's arrangement with their District Counsel and at-will engagements. Mr. Adams stated that a smaller law firm could be engaged that would charge a \$500 flat fee and \$200 per hour with minimal participation. Proposal engagement letters could be obtained from a few firms and emailed to the Board; this matter could be included on the next agenda.

B. District Engineer: *Stroud Engineering Consultants*

Ms. Lonergan requested an update on drainage easement maintenance. Mr. Adams stated that the Southwest Florida Water Management District (SWFWMD) approved the CDD mowing the area, with an abundance of caution so the meandering line is not crossed, and felt it appropriate for the CDD to have the area staked every 50'. Mr. Heath obtained a \$1,800 proposal for easement maintenance; the work could be scheduled within a week of approval and the project should be completed by the end the month. Mr. Adams suggested placing "Conservation Area" signage every 100', prior to removing the stakes, to designate where the line is, in perpetuity. He would engage a contractor, inquire about survey points and acquire signage to be placed every 100' to identify the demarcation.

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

Mr. Adams stated that the Board is required to adopt Rules of Procedure, which are nothing more than an accumulation of statutes and administrative codes that the CDD must follow, as a governmental entity. The District has specific procurement responsibilities under Florida Statutes and is covered under the law. Since there are two sets of Procedural Rules, Mr. Adams recommended operating under the current Rules, reviewing the restated rules and informing him of any items that should be changed or added as an amendment to the original 1998 Rules. This item would be placed on the next agenda for discussion and consideration.

- **NEXT MEETING DATE: September 10, 2019 at 2:00 P.M.**

176 The next meeting will be held on September 10, 2019 at 2:00 p.m.

177 **D. Landscape Maintenance: *Down To Earth Landscape & Irrigation Supply***

178 A Board Member asked about the stumps and tree removal. Mr. Gatz stated that all
179 stumps were treated; a proposal from A To Z was pending.

180 **E. HPCA General Manager: *Herb Hurley***

181 Mr. Hurley stated that the storm drains on Whitfield Loop need to be repaired and
182 asked if these items should be presented for approval prior to being repaired. The cost would
183 be \$200. A Board Member stated that the cement on the drain behind Hole #2 was broken and
184 should be repaired. Mr. Hurley would investigate and facilitate the repairs.

185

186 **TENTH ORDER OF BUSINESS**

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

187

188

189 In response to a question regarding the District Counsel assignment in relation to
190 disaster response, Mr. Adams stated that hurricane recovery involves the District Engineer
191 more than District Counsel and the CDD would prefer engaging an attorney who is willing to be
192 passive until needed.

193 Discussion ensued regarding Bush Ross and a memorial service for a departed resident.

194

195 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

196

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

198

199 **TWELFTH ORDER OF BUSINESS**

Adjournment

200

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

202

203 **On MOTION by Mr. Nelson and seconded by Mr. Walsh, with all in favor, the**
204 **meeting adjourned at 3:38 p.m.**

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207
208
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211

Secretary/Assistant Secretary

Chair/Vice Chair