

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

September 21, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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 14, 2021

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 Regular Meeting on September 21, 2021 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items [3 minutes per person]
3. Discussion: Maintenance of Paleo Park
4. Discussion: CDD Contractor Usage of HPCA Equipment During Maintenance of CDD Areas
5. Acceptance of Unaudited Financial Statements as of July 31, 2021
6. Approval of July 20, 2021 Public Hearing and Regular Meeting Minutes
 - To Do Action Items List
7. Assignment of Duties/Board Member Reports
8. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 19, 2021 at 2:00 P.M.

○ QUORUM CHECK

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

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

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2021**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2021**

	<u>Major Funds</u>	<u>Total Governmental Funds</u>
	<u>General</u>	
ASSETS		
Cash - SunTrust	\$ 504,106	\$ 504,106
Investments		
SBA		
Operating A	769	769
Reserve A	1,875	1,875
Utility deposit	14,717	14,717
Total assets	<u>\$ 521,467</u>	<u>\$ 521,467</u>
LIABILITIES & FUND BALANCE		
Liabilities		
Total liabilities	<u>-</u>	<u>-</u>
Fund balance		
Unassigned	521,467	521,467
Total fund balance	<u>521,467</u>	<u>521,467</u>
Total liabilities and fund balance	<u>\$ 521,467</u>	<u>\$ 521,467</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2021**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 54,786	\$ 234,970	\$ 15,211	\$ 7,588	\$ 19,522	\$ -	\$ 1,068	\$ 3,317	\$ -	\$ -	\$ -	\$ 336,464	\$ 334,871	100%
Interest & miscellaneous	4	3	4	5	5	5	5	5	4	5	-	-	46	1,000	5%
Total revenues	4	54,789	234,974	15,216	7,593	19,527	5	1,073	3,321	5	-	-	336,510	335,871	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,077	-	1,077	-	1,077	-	1,077	-	-	2,153	-	-	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	-	122	93	-	-	-	-	200	376	-	-	-	791	1,000	79%
Engineering	-	484	-	-	-	594	481	2,626	297	-	-	-	4,484	5,000	90%
Audit	-	-	1,000	1,785	7,000	-	-	-	-	-	-	-	9,785	9,785	100%
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	13	12	12	12	13	12	12	13	12	13	-	-	125	150	83%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	-	-	1,550	1,860	83%
Postage	-	112	91	19	-	108	-	106	-	-	-	-	436	1,000	44%
Printing & binding	86	86	86	86	86	86	86	86	86	86	-	-	858	1,030	83%
Legal advertising	-	181	-	-	-	-	-	-	-	-	-	-	181	350	52%
Office supplies	-	-	-	238	-	-	-	-	-	-	-	-	238	-	N/A
Annual district filing fee	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	7,549	(90)	-	-	-	-	-	-	-	-	-	-	7,459	7,283	102%
Contingencies	54	182	54	59	55	53	57	54	52	55	-	-	677	1,000	68%
ADA website compliance	-	-	-	-	-	-	-	-	-	-	-	-	-	210	0%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total Professional & Administrative Fees	12,322	4,807	5,956	5,742	11,774	5,101	5,256	6,628	4,366	5,850	-	-	67,806	82,745	82%
Operations and maintenance															
Electricity - street lighting	-	1,813	1,813	1,810	1,810	1,810	1,810	4,199	1,810	1,831	-	-	18,706	22,000	85%
Retention pond mowing/weed control	-	-	-	7,710	11,290	-	-	8,532	-	11,592	-	-	39,124	88,000	44%
Irrigation water	-	2,069	752	966	1,655	1,836	45	3,759	-	1,495	-	-	12,577	15,000	84%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	-	3,050	1,525	1,525	1,525	1,525	1,525	1,775	-	4,245	-	-	16,695	20,000	83%
Dry retention pond refurbishment/planting	-	-	-	170	1,200	2,114	19,250	-	-	1,350	-	-	24,083	50,000	48%
Total operations and maintenance	-	6,932	4,090	12,181	17,480	7,285	22,630	18,265	1,810	20,513	-	-	111,185	196,000	57%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	150	-	-	-	-	150	150	100%
Tax collector	-	1,096	4,701	304	152	390	-	21	68	-	-	-	6,732	6,976	97%
Total other fees and charges	-	1,096	4,701	304	152	390	-	171	68	-	-	-	6,882	7,126	97%
Total expenditures	12,322	12,835	14,747	18,227	29,406	12,776	27,886	25,064	6,244	26,363	-	-	185,873	285,871	65%
Excess/(deficiency) of revenues over/(under) expenditures	(12,318)	41,954	220,227	(3,011)	(21,813)	6,751	(27,881)	(23,991)	(2,923)	(26,358)	-	-	150,637	50,000	
Fund balance - beginning	370,830	358,512	400,466	620,693	617,682	595,869	602,620	574,739	550,748	547,825	521,467	521,467	370,830	346,818	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	(36,488)	5,466	225,693	222,682	200,869	207,620	179,739	155,748	152,825	126,467	126,467	126,467	126,467	1,818	
Fund balance - ending	\$ 358,512	\$ 400,466	\$ 620,693	\$ 617,682	\$ 595,869	\$ 602,620	\$ 574,739	\$ 550,748	\$ 547,825	\$ 521,467	\$ 521,467	\$ 521,467	\$ 521,467	\$ 396,818	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
JULY 2021**

**Heritage Pines CDD
General Ledger
As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 · Suntrust Bank - Checking							352,818.06
General Journal	10/09/2020	2693		A/P 10/9/2020		8,904.65	343,913.41
General Journal	10/21/2020	2707		ACCOUNT ANALYSIS FEE		54.22	343,859.19
General Journal	10/28/2020	2696		BOARD MEETING - 10/20/20		923.50	342,935.69
General Journal	10/28/2020	2696		BOARD MEETING - 10/20/20		153.00	342,782.69
General Journal	10/30/2020	2706		INTEREST INCOME	2.95		342,785.64
General Journal	11/10/2020	2698		A/P 11/10/2020		19,771.75	323,013.89
General Journal	11/17/2020	2703		overpmt -Solitude Lake Management CK#33771	8,375.00		331,388.89
General Journal	11/17/2020	2704		FY20 Excess fees	2,152.00		333,540.89
General Journal	11/20/2020	2734		ACCOUNT ANALYSIS FEE		52.90	333,487.99
General Journal	11/25/2020	2713		EGIS refund	90.00		333,577.99
General Journal	11/25/2020	2714		FY20 Excess fee	7,941.31		341,519.30
General Journal	11/30/2020	2735		INTEREST INCOME	2.84		341,522.14
General Journal	12/04/2020	2717		A/P 12/04/2020		9,650.37	331,871.77
General Journal	12/11/2020	2714		Tax collection	45,749.38		377,621.15
General Journal	12/16/2020	2715		BOARD MEETING - 12/01/20		923.50	376,697.65
General Journal	12/16/2020	2715		BOARD MEETING - 12/01/20		153.00	376,544.65
General Journal	12/16/2020	2717		A/P 12/16/2020		3,429.13	373,115.52
General Journal	12/18/2020	2721		Tax collection	115,073.63		488,189.15
General Journal	12/18/2020	2722		Tax collection	50,530.55		538,719.70
General Journal	12/18/2020	2733		ACCOUNT ANALYSIS FEE		54.77	538,664.93
General Journal	12/23/2020	2724		Tax collection	48,550.40		587,215.33
General Journal	12/23/2020	2725		Tax collection	16,116.36		603,331.69
General Journal	12/31/2020	2732		INTEREST INCOME	3.67		603,335.36
General Journal	01/11/2021	2727		A/P 01/11/2021		14,529.39	588,805.97
General Journal	01/20/2021	2736		A/P 01/20/2021		3,334.98	585,470.99
General Journal	01/22/2021	2746		ACCOUNT ANALYSIS FEE		60.34	585,410.65
General Journal	01/29/2021	2737		TAX COLLECTION	7,106.00		592,516.65
General Journal	01/29/2021	2738		TAX COLLECTION	7,800.96		600,317.61
General Journal	01/31/2021	2745		INTEREST INCOME	5.10		600,322.71
General Journal	02/08/2021	2740		A/P 02/08/2021		16,747.90	583,574.81
General Journal	02/19/2021	2742		A/P 02/19/2021		10,373.48	573,201.33
General Journal	02/19/2021	2750		ACCOUNT ANALYSIS FEE		55.32	573,146.01
General Journal	02/25/2021	2743		BOARD MEETING - 02/16/21		923.50	572,222.51
General Journal	02/25/2021	2743		BOARD MEETING - 02/16/21		153.00	572,069.51
General Journal	02/26/2021	2751		INTEREST INCOME	4.57		572,074.08
General Journal	03/02/2021	2747		TAX COLLECTION	7,436.66		579,510.74
General Journal	03/08/2021	2749		A/P 03/08/2021		5,795.13	573,715.61
General Journal	03/17/2021	2753		A/P 03/17/2021		6,537.55	567,178.06
General Journal	03/18/2021	2761		ACCOUNT ANALYSIS FEE		52.90	567,125.16
General Journal	03/31/2021	2755		TAX COLLECTION	6,489.38		573,614.54
General Journal	03/31/2021	2760		INTEREST INCOME	4.93		573,619.47
General Journal	04/13/2021	2759		A/P 04/13/2021		27,753.16	545,866.31
General Journal	04/20/2021	2773		ACCOUNT ANALYSIS FEE		56.78	545,809.53
General Journal	04/26/2021	2763		TAX COLLECTION	419.51		546,229.04
General Journal	04/26/2021	2764		TAX COLLECTION	12,222.49		558,451.53
General Journal	04/30/2021	2766		BOARD MEETING - 04/20/21		923.50	557,528.03
General Journal	04/30/2021	2766		BOARD MEETING - 04/20/21		153.00	557,375.03
General Journal	04/30/2021	2774		INTEREST INCOME	4.73		557,379.76
General Journal	05/11/2021	2768		A/P 05/11/21		22,250.84	535,128.92
General Journal	05/20/2021	2778		ACCOUNT ANALYSIS FEE		54.00	535,074.92
General Journal	05/26/2021	2769		CHECK TO WITHLACOOCHEE RIVER TO A...		2,389.00	532,685.92
General Journal	05/27/2021	2772		A/P 05/27/2021		349.50	532,336.42
General Journal	05/28/2021	2779		INTEREST INCOME	4.74		532,341.16
General Journal	06/04/2021	2775		TAX COLLECTION	1,046.80		533,387.96
General Journal	06/11/2021	2777		A/P 06/11/2021		6,125.09	527,262.87

**Heritage Pines CDD
General Ledger
As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	06/18/2021	2788		ACCOUNT ANALYSIS FEE		52.57	527,210.30
General Journal	06/30/2021	2787		INTEREST INCOME	4.38		527,214.68
General Journal	07/02/2021	2783		TAX COLLECTION	3,249.85		530,464.53
General Journal	07/06/2021	2782		BOARD MEETING - 06/29/21		923.50	529,541.03
General Journal	07/06/2021	2782		BOARD MEETING - 06/29/21		153.00	529,388.03
General Journal	07/13/2021	2786		A/P 07/13/2021		24,154.64	505,233.39
General Journal	07/21/2021	2792		ACCOUNT ANALYSIS FEE		55.83	505,177.56
General Journal	07/28/2021	2789		BOARD MEETING - 07/20/21		923.50	504,254.06
General Journal	07/28/2021	2789		BOARD MEETING - 07/20/21		153.00	504,101.06
General Journal	07/30/2021	2793		INTEREST INCOME	4.48		504,105.54
Total 101.000 · Suntrust Bank - Checking					340,392.67	189,105.19	504,105.54
151.000 · Investments							2,639.97
151.001 · SBA-Operating A Account							768.02
General Journal	10/31/2020	2705		INTEREST INCOME	0.19		768.21
General Journal	11/30/2020	2735		INTEREST INCOME	0.14		768.35
General Journal	12/31/2020	2732		INTEREST INCOME	0.12		768.47
General Journal	01/31/2021	2745		INTEREST INCOME	0.11		768.58
General Journal	02/26/2021	2751		INTEREST INCOME	0.09		768.67
General Journal	03/31/2021	2760		INTEREST INCOME	0.08		768.75
General Journal	04/30/2021	2774		INTEREST INCOME	0.08		768.83
General Journal	05/31/2021	2780		INTEREST INCOME	0.07		768.90
General Journal	06/30/2021	2785		INTEREST INCOME	0.06		768.96
General Journal	07/31/2021	2794		INTEREST INCOME	0.13		769.09
Total 151.001 · SBA-Operating A Account					1.07	0.00	769.09
151.101 · SBA - Reserve A Account							1,871.95
General Journal	10/31/2020	2705		INTEREST INCOME	0.47		1,872.42
General Journal	11/30/2020	2735		INTEREST INCOME	0.35		1,872.77
General Journal	12/31/2020	2732		INTEREST INCOME	0.28		1,873.05
General Journal	01/31/2021	2745		INTEREST INCOME	0.27		1,873.32
General Journal	02/26/2021	2751		INTEREST INCOME	0.21		1,873.53
General Journal	03/31/2021	2760		INTEREST INCOME	0.20		1,873.73
General Journal	04/30/2021	2774		INTEREST INCOME	0.18		1,873.91
General Journal	05/31/2021	2780		INTEREST INCOME	0.18		1,874.09
General Journal	06/30/2021	2785		INTEREST INCOME	0.14		1,874.23
General Journal	07/31/2021	2794		INTEREST INCOME	0.31		1,874.54
Total 151.101 · SBA - Reserve A Account					2.59	0.00	1,874.54
Total 151.000 · Investments					3.66	0.00	2,643.63
121.000 · Assessments Receivable							2,152.00
General Journal	11/05/2020	2702		FY20 Excess fees		2,152.00	0.00
Total 121.000 · Assessments Receivable					0.00	2,152.00	0.00
1299 · Undeposited Funds							0.00
General Journal	10/27/2020	2700		overpmt -Solitude Lake Management CK#33771	8,375.00		8,375.00
General Journal	11/05/2020	2702		FY20 Excess fees	2,152.00		10,527.00
General Journal	11/12/2020	2712		Tax collection	7,941.31		18,468.31
General Journal	11/17/2020	2703		overpmt -Solitude Lake Management CK#33771		8,375.00	10,093.31
General Journal	11/17/2020	2704		FY20 Excess fees		2,152.00	7,941.31
General Journal	11/19/2020	2713		Tax collection	45,749.38		53,690.69
General Journal	11/20/2020	2710		EGIS refund	90.00		53,780.69
General Journal	11/25/2020	2713		EGIS refund		90.00	53,690.69

**Heritage Pines CDD
General Ledger
As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	11/25/2020	2714		FY20 Excess fee		7,941.31	45,749.38
General Journal	12/06/2020	2718		Tax collection	50,530.55		96,279.93
General Journal	12/09/2020	2719		Tax collection	115,073.63		211,353.56
General Journal	12/11/2020	2714		Tax collection		45,749.38	165,604.18
General Journal	12/16/2020	2720		Tax collection	48,550.40		214,154.58
General Journal	12/18/2020	2721		Tax collection		115,073.63	99,080.95
General Journal	12/18/2020	2722		Tax collection		50,530.55	48,550.40
General Journal	12/21/2020	2723		Tax collection	16,116.36		64,666.76
General Journal	12/23/2020	2724		Tax collection		48,550.40	16,116.36
General Journal	12/23/2020	2725		Tax collection		16,116.36	0.00
General Journal	01/06/2021	2728		TAX COLLECTION	7,800.96		7,800.96
General Journal	01/13/2021	2729		TAX COLLECTION	7,106.00		14,906.96
General Journal	01/29/2021	2737		TAX COLLECTION		7,106.00	7,800.96
General Journal	01/29/2021	2738		TAX COLLECTION		7,800.96	0.00
General Journal	02/15/2021	2744		TAX COLLECTION	7,436.66		7,436.66
General Journal	03/02/2021	2747		TAX COLLECTION		7,436.66	0.00
General Journal	03/15/2021	2754		TAX COLLECTION	6,489.38		6,489.38
General Journal	03/31/2021	2755		TAX COLLECTION		6,489.38	0.00
General Journal	03/31/2021	2757		TAX COLLECTION	12,222.49		12,222.49
General Journal	03/31/2021	2758		TAX COLLECTION	419.51		12,642.00
General Journal	04/26/2021	2763		TAX COLLECTION		419.51	12,222.49
General Journal	04/26/2021	2764		TAX COLLECTION		12,222.49	0.00
General Journal	05/26/2021	2770		TAX COLLECTION	1,046.80		1,046.80
General Journal	06/04/2021	2775		TAX COLLECTION		1,046.80	0.00
General Journal	06/14/2021	2781		TAX COLLECTION	3,249.85		3,249.85
General Journal	07/02/2021	2783		TAX COLLECTION		3,249.85	0.00
Total 1299 · Undeposited Funds					340,350.28	340,350.28	0.00
131.000 · Due from Other							8,375.00
General Journal	10/27/2020	2700		overpmt -Solitude Lake Management CK#33771		8,375.00	0.00
Total 131.000 · Due from Other					0.00	8,375.00	0.00
155.000 · Prepaid Expense							7,549.00
General Journal	10/01/2020	2708		TO RECLASS EGIS INVOICE #11707 TO RE...		7,549.00	0.00
Total 155.000 · Prepaid Expense					0.00	7,549.00	0.00
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-17,421.22
General Journal	10/08/2020	2692		A/P 10/8/2020		3,641.66	-21,062.88
General Journal	10/09/2020	2693		A/P 10/9/2020	8,904.65		-12,158.23
General Journal	11/09/2020	2697		A/P 11/9/2020		11,776.86	-23,935.09
General Journal	11/10/2020	2698		A/P 11/10/2020	19,771.75		-4,163.34
General Journal	12/03/2020	2716		A/P 12/03/2020		5,487.03	-9,650.37
General Journal	12/04/2020	2717		A/P 12/04/2020	9,650.37		0.00
General Journal	12/15/2020	2716		A/P 12/15/2020		3,429.13	-3,429.13
General Journal	12/16/2020	2717		A/P 12/16/2020	3,429.13		0.00
General Journal	01/08/2021	2726		A/P 01/08/2021		14,529.39	-14,529.39
General Journal	01/11/2021	2727		A/P 01/11/2021	14,529.39		0.00
General Journal	01/19/2021	2731		A/P 01/19/2021		3,334.98	-3,334.98
General Journal	01/20/2021	2736		A/P 01/20/2021	3,334.98		0.00
General Journal	02/05/2021	2739		A/P 02/05/2021		17,747.90	-17,747.90
General Journal	02/08/2021	2740		A/P 02/08/2021	16,747.90		-1,000.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	02/18/2021	2741		A/P 02/18/2021		10,373.48	-11,373.48
General Journal	02/19/2021	2742		A/P 02/19/2021	10,373.48		-1,000.00
General Journal	03/05/2021	2748		A/P 03/05/2021		5,795.13	-6,795.13
General Journal	03/08/2021	2749		A/P 03/08/2021	5,795.13		-1,000.00
General Journal	03/16/2021	2752		A/P 03/16/2021		6,537.55	-7,537.55
General Journal	03/17/2021	2753		A/P 03/17/2021	6,537.55		-1,000.00
General Journal	04/09/2021	2756		A/P 04/09/2021		26,753.16	-27,753.16
General Journal	04/13/2021	2759		A/P 04/13/2021	27,753.16		0.00
General Journal	05/10/2021	2767		A/P 05/10/2021		22,250.84	-22,250.84
General Journal	05/11/2021	2768		A/P 05/11/21	22,250.84		0.00
General Journal	05/26/2021	2771		A/P 05/26/2021		349.50	-349.50
General Journal	05/27/2021	2772		A/P 05/27/2021	349.50		0.00
General Journal	06/10/2021	2776		A/P 06/10/2021		6,125.09	-6,125.09
General Journal	06/11/2021	2777		A/P 06/11/2021	6,125.09		0.00
General Journal	07/12/2021	2784		A/P 07/12/2021		24,154.64	-24,154.64
General Journal	07/13/2021	2786		A/P 07/13/2021	24,154.64		0.00
Total 202.000 · Accounts Payable - Year End					179,707.56	162,286.34	0.00
271.000 · Unreserved Fund Balance							43,724.92
Total 271.000 · Unreserved Fund Balance							43,724.92
271.100 · Reserved Fund Balance							-83,000.00
Total 271.100 · Reserved Fund Balance							-83,000.00
3900 · Retained Earnings							-331,554.53
Total 3900 · Retained Earnings							-331,554.53
361.000 · Interest Income							0.00
361.100 · Interest Income - Surplus Acct							0.00
General Journal	10/30/2020	2706		INTEREST INCOME		2.95	-2.95
General Journal	10/31/2020	2705		INTEREST INCOME		0.19	-3.14
General Journal	10/31/2020	2705		INTEREST INCOME		0.47	-3.61
General Journal	11/30/2020	2735		INTEREST INCOME		2.84	-6.45
General Journal	11/30/2020	2735		INTEREST INCOME		0.14	-6.59
General Journal	11/30/2020	2735		INTEREST INCOME		0.35	-6.94
General Journal	12/31/2020	2732		INTEREST INCOME		0.12	-7.06
General Journal	12/31/2020	2732		INTEREST INCOME		0.28	-7.34
General Journal	12/31/2020	2732		INTEREST INCOME		3.67	-11.01
General Journal	01/31/2021	2745		INTEREST INCOME		0.11	-11.12
General Journal	01/31/2021	2745		INTEREST INCOME		0.27	-11.39
General Journal	01/31/2021	2745		INTEREST INCOME		5.10	-16.49
General Journal	02/26/2021	2751		INTEREST INCOME		4.57	-21.06
General Journal	02/26/2021	2751		INTEREST INCOME		0.21	-21.27
General Journal	02/26/2021	2751		INTEREST INCOME		0.09	-21.36
General Journal	03/31/2021	2760		INTEREST INCOME		0.08	-21.44
General Journal	03/31/2021	2760		INTEREST INCOME		0.20	-21.64
General Journal	03/31/2021	2760		INTEREST INCOME		4.93	-26.57
General Journal	04/30/2021	2774		INTEREST INCOME		4.73	-31.30
General Journal	04/30/2021	2774		INTEREST INCOME		0.08	-31.38
General Journal	05/28/2021	2779		INTEREST INCOME		4.74	-36.12
General Journal	05/31/2021	2780		INTEREST INCOME		0.07	-36.19
General Journal	05/31/2021	2780		INTEREST INCOME		0.18	-36.37
General Journal	06/30/2021	2785		INTEREST INCOME		0.14	-36.51
General Journal	06/30/2021	2785		INTEREST INCOME		0.06	-36.57
General Journal	06/30/2021	2787		INTEREST INCOME		4.38	-40.95
General Journal	07/30/2021	2793		INTEREST INCOME		4.48	-45.43

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General Journal	07/31/2021	2794		INTEREST INCOME		0.31	-45.74
General Journal	07/31/2021	2794		INTEREST INCOME		0.13	-45.87
Total 361.100 · Interest Income - Surplus Acct					0.00	45.87	-45.87
361.200 · Interest Income - Reserve							0.00
General Journal	04/30/2021	2774		INTEREST INCOME		0.18	-0.18
Total 361.200 · Interest Income - Reserve					0.00	0.18	-0.18
Total 361.000 · Interest Income					0.00	46.05	-46.05
363.100 · Assessment Levy							0.00
General Journal	11/12/2020	2712		Tax collection		7,941.31	-7,941.31
General Journal	11/12/2020	2712		Tax collector fee		162.07	-8,103.38
General Journal	11/19/2020	2713		Tax collection		45,749.38	-53,852.76
General Journal	11/19/2020	2713		Tax collector fee		933.67	-54,786.43
General Journal	12/06/2020	2718		Tax collection		50,530.55	-105,316.98
General Journal	12/06/2020	2718		Tax collector fee		1,031.23	-106,348.21
General Journal	12/09/2020	2719		Tax collection		115,073.63	-221,421.84
General Journal	12/09/2020	2719		Tax collector fee		2,348.44	-223,770.28
General Journal	12/16/2020	2720		Tax collection		48,550.40	-272,320.68
General Journal	12/16/2020	2720		Tax collector fee		990.82	-273,311.50
General Journal	12/21/2020	2723		Tax collection		16,116.36	-289,427.86
General Journal	12/21/2020	2723		Tax collector fee		328.91	-289,756.77
General Journal	01/06/2021	2728		TAX COLLECTION		7,800.96	-297,557.73
General Journal	01/06/2021	2728		TAX COLLECTOR FEE		159.20	-297,716.93
General Journal	01/13/2021	2729		TAX COLLECTION		7,106.00	-304,822.93
General Journal	01/13/2021	2729		TAX COLLECTOR FEE		144.99	-304,967.92
General Journal	02/15/2021	2744		TAX COLLECTION		7,436.66	-312,404.58
General Journal	02/15/2021	2744		TAX COLLECTOR FEE		151.77	-312,556.35
General Journal	03/15/2021	2754		TAX COLLECTION		6,489.38	-319,045.73
General Journal	03/15/2021	2754		TAX COLLECTOR FEE		132.44	-319,178.17
General Journal	03/31/2021	2757		TAX COLLECTION		12,222.49	-331,400.66
General Journal	03/31/2021	2757		TAX COLLECTOR FEE		249.44	-331,650.10
General Journal	03/31/2021	2758		TAX COLLECTION		419.51	-332,069.61
General Journal	03/31/2021	2758		TAX COLLECTOR FEE		8.56	-332,078.17
General Journal	05/26/2021	2770		TAX COLLECTION		1,046.80	-333,124.97
General Journal	05/26/2021	2770		TAX COLLECTOR FEE		21.36	-333,146.33
General Journal	06/14/2021	2781		TAX COLLECTION		3,249.85	-336,396.18
General Journal	06/14/2021	2781		TAX COLLECTOR FEE		67.63	-336,463.81
Total 363.100 · Assessment Levy					0.00	336,463.81	-336,463.81
511.000 · Legislative							0.00
511.110 · Supervisor's Fees							0.00
General Journal	10/28/2020	2696		BOARD MEETING - 10/20/20	153.00		153.00
Check	10/28/2020	DD	ARTHUR RHODES	BOARD MEETING - 10/20/20	184.70		337.70
Check	10/28/2020	DD	NEIL E GOULETTE	BOARD MEETING - 10/20/20	184.70		522.40
Check	10/28/2020	DD	MICHAEL V. WALSH	BOARD MEETING - 10/20/20	184.70		707.10
Check	10/28/2020	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/20/20	184.70		891.80
Check	10/28/2020	DD	CAROL VAUGHAN	BOARD MEETING - 10/20/20	184.70		1,076.50
General Journal	12/16/2020	2715		BOARD MEETING - 12/01/20	153.00		1,229.50
Check	12/16/2020	DD	MICHAEL V. WALSH	BOARD MEETING - 12/01/20	184.70		1,414.20
Check	12/16/2020	DD	KATHLEEN LONERGAN	BOARD MEETING - 12/01/20	184.70		1,598.90
Check	12/16/2020	DD	ARTHUR RHODES	BOARD MEETING - 12/01/20	184.70		1,783.60
Check	12/16/2020	DD	CAROL VAUGHAN	BOARD MEETING - 12/01/20	184.70		1,968.30

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	12/16/2020	DD	JANICE M. BENEDETTI	BOARD MEETING - 12/01/20	184.70		2,153.00
General Journal	02/25/2021	2743		BOARD MEETING - 02/16/21	153.00		2,306.00
Check	02/25/2021	DD	ARTHUR RHODES	BOARD MEETING - 02/16/21	184.70		2,490.70
Check	02/25/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 02/16/21	184.70		2,675.40
Check	02/25/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 02/16/21	184.70		2,860.10
Check	02/25/2021	DD	CAROL VAUGHAN	BOARD MEETING - 02/16/21	184.70		3,044.80
Check	02/25/2021	DD	JANICE M. BENEDETTI	BOARD MEETING - 02/16/21	184.70		3,229.50
General Journal	04/30/2021	2766		BOARD MEETING - 04/20/21	153.00		3,382.50
Check	04/30/2021	DD	ARTHUR RHODES	BOARD MEETING - 04/20/21	184.70		3,567.20
Check	04/30/2021	DD	JANICE M. BENEDETTI	BOARD MEETING - 04/20/21	184.70		3,751.90
Check	04/30/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 04/20/21	184.70		3,936.60
Check	04/30/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 04/20/21	184.70		4,121.30
Check	04/30/2021	DD	CAROL VAUGHAN	BOARD MEETING - 04/20/21	184.70		4,306.00
General Journal	07/06/2021	2782		BOARD MEETING - 06/29/21	153.00		4,459.00
Check	07/06/2021	DD	ARTHUR RHODES	BOARD MEETING - 06/29/21	184.70		4,643.70
Check	07/06/2021	DD	JANICE M. BENEDETTI	BOARD MEETING - 06/29/21	184.70		4,828.40
Check	07/06/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 06/29/21	184.70		5,013.10
Check	07/06/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 06/29/21	184.70		5,197.80
Check	07/06/2021	DD	CAROL VAUGHAN	BOARD MEETING - 06/29/21	184.70		5,382.50
General Journal	07/28/2021	2789		BOARD MEETING - 07/20/21	153.00		5,535.50
Check	07/28/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 07/20/21	184.70		5,720.20
Check	07/28/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 07/20/21	184.70		5,904.90
Check	07/28/2021	DD	ARTHUR RHODES	BOARD MEETING - 07/20/21	184.70		6,089.60
Check	07/28/2021	DD	CAROL VAUGHAN	BOARD MEETING - 07/20/21	184.70		6,274.30
Check	07/28/2021	DD	JANICE M. BENEDETTI	BOARD MEETING - 07/20/21	184.70		6,459.00
Total 511.110 · Supervisor's Fees					6,459.00	0.00	6,459.00
Total 511.000 · Legislative					6,459.00	0.00	6,459.00
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/08/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/20 MGMT FEE	2,704.16		2,704.16
Bill	11/09/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/20 MGMT FEE	2,704.16		5,408.32
Bill	12/03/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/20 MGMT FEE	2,704.16		8,112.48
Bill	01/08/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/21 MGMT FEE	2,704.16		10,816.64
Bill	02/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/21 MGMT FEE	2,704.16		13,520.80
Bill	03/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/21 MGMT FEE	2,704.16		16,224.96
Bill	04/09/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/21 MGMT FEE	2,704.16		18,929.12
Bill	05/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/21 MGMT FEE	2,704.16		21,633.28
Bill	06/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/21 MGMT FEE	2,704.16		24,337.44
Bill	07/12/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/21 MGMT FEE	2,704.16		27,041.60
Total 512.311 · Management Fees					27,041.60	0.00	27,041.60
Total 512.000 · Executive					27,041.60	0.00	27,041.60
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/08/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/20 MGMT FEE	600.83		600.83
Bill	11/09/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/20 MGMT FEE	600.83		1,201.66
Bill	12/03/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/20 MGMT FEE	600.83		1,802.49
Bill	01/08/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/21 MGMT FEE	600.83		2,403.32
Bill	02/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/21 MGMT FEE	600.83		3,004.15
Bill	03/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/21 MGMT FEE	600.83		3,604.98
Bill	04/09/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/21 MGMT FEE	600.83		4,205.81
Bill	05/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/21 MGMT FEE	600.83		4,806.64

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	06/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/21 MGMT FEE	600.83		5,407.47
Bill	07/12/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/21 MGMT FEE	600.83		6,008.30
Total 513.310 · Assessment Roll Preparation					6,008.30	0.00	6,008.30
513.312 · Dissemination Agent							0.00
Bill	10/08/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/20 MGMT FEE	83.34		83.34
Bill	11/09/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/20 MGMT FEE	83.34		166.68
Bill	12/03/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/20 MGMT FEE	83.34		250.02
Bill	01/08/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/21 MGMT FEE	83.34		333.36
Bill	02/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/21 MGMT FEE	83.34		416.70
Bill	03/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/21 MGMT FEE	83.34		500.04
Bill	04/09/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/21 MGMT FEE	83.34		583.38
Bill	05/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/21 MGMT FEE	83.34		666.72
Bill	06/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/21 MGMT FEE	83.34		750.06
Bill	07/12/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/21 MGMT FEE	83.34		833.40
Total 513.312 · Dissemination Agent					833.40	0.00	833.40
513.314 · Property Appraiser							0.00
Bill	05/26/2021	040221	PASCO COUNTY PROPERTY APPRAISER	ANNUAL FEE	150.00		150.00
Total 513.314 · Property Appraiser					150.00	0.00	150.00
513.315 · Tax Collector							0.00
General Journal	11/12/2020	2712		Tax collector fee	162.07		162.07
General Journal	11/19/2020	2713		Tax collector fee	933.67		1,095.74
General Journal	12/06/2020	2718		Tax collector fee	1,031.23		2,126.97
General Journal	12/09/2020	2719		Tax collector fee	2,348.44		4,475.41
General Journal	12/16/2020	2720		Tax collector fee	990.82		5,466.23
General Journal	12/21/2020	2723		Tax collector fee	328.91		5,795.14
General Journal	01/06/2021	2728		TAX COLLECTOR FEE	159.20		5,954.34
General Journal	01/13/2021	2729		TAX COLLECTOR FEE	144.99		6,099.33
General Journal	02/15/2021	2744		TAX COLLECTOR FEE	151.77		6,251.10
General Journal	03/15/2021	2754		TAX COLLECTOR FEE	132.44		6,383.54
General Journal	03/31/2021	2757		TAX COLLECTOR FEE	249.44		6,632.98
General Journal	03/31/2021	2758		TAX COLLECTOR FEE	8.56		6,641.54
General Journal	05/26/2021	2770		TAX COLLECTOR FEE	21.36		6,662.90
General Journal	06/14/2021	2781		TAX COLLECTOR FEE	67.63		6,730.53
Total 513.315 · Tax Collector					6,730.53	0.00	6,730.53
513.320 · Audit							0.00
Bill	12/03/2020	17033...	CARR, RIGGS & INGRAM, LLC	FY 2020 AUDIT - INITIAL PROGRESS BILLING	1,000.00		1,000.00
Bill	01/08/2021	17044...	CARR, RIGGS & INGRAM, LLC	FY 2020 AUDIT - SECOND PROGRESS BILL...	1,785.00		2,785.00
Bill	02/05/2021	17056...	CARR, RIGGS & INGRAM, LLC	FY 2020 AUDIT - FINAL PROGRESS BILLING	7,000.00		9,785.00
Total 513.320 · Audit					9,785.00	0.00	9,785.00
Total 513.000 · Financial & Administrative					23,507.23	0.00	23,507.23
514.000 · Legal Counsel							0.00
514.310 · Legal Fees							0.00
Bill	11/09/2020	18956	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2020	121.95		121.95
Bill	12/03/2020	19096	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 11/15/2020	93.15		215.10
Bill	05/26/2021	19791	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 05/15/2021	199.50		414.60
Bill	06/10/2021	19415	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 02/15/2021	376.45		791.05

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 514.310 · Legal Fees					791.05	0.00	791.05
Total 514.000 · Legal Counsel					791.05	0.00	791.05
519.000 · Other General Government							0.00
519.320 · Engineering							0.00
Bill	11/09/2020	HPC1...	STROUD ENGINEERING CONSULTANTS	10/1/20 - 10/31/20 ENG. FEES	484.50		484.50
Bill	03/16/2021	HPC1...	STROUD ENGINEERING CONSULTANTS	01/01/21 - 2/28/21 ENG. FEES	594.00		1,078.50
Bill	04/09/2021	HPC1...	STROUD ENGINEERING CONSULTANTS	03/01/21 - 03/31/21 ENG. FEES	481.50		1,560.00
Bill	05/10/2021	HPC1...	STROUD ENGINEERING CONSULTANTS	04/01/21 - 04/31/21 ENG. FEES	2,626.50		4,186.50
Bill	06/10/2021	HPC1...	STROUD ENGINEERING CONSULTANTS	05/01/21 - 05/31/21 ENG. FEES	297.00		4,483.50
Total 519.320 · Engineering					4,483.50	0.00	4,483.50
519.410 · Postage							0.00
Bill	11/09/2020	7-170-...	FEDEX	7-170-08263	13.62		13.62
Bill	11/09/2020	7-163-...	FEDEX	7-163-01495	7.30		20.92
Bill	11/09/2020	7-155-...	FEDEX	7-155-41913	91.51		112.43
Bill	12/15/2020	7-198-...	FEDEX	7-198-74822	90.72		203.15
Bill	01/08/2021	7-213-...	FEDEX	1-213.82506	11.86		215.01
Bill	01/08/2021	7-206-...	FEDEX	7-206-10438	7.25		222.26
Bill	03/05/2021	7-279-...	FEDEX	7-279-23309	99.98		322.24
Bill	03/16/2021	7-293-...	FEDEX	7-293-59655	7.74		329.98
Bill	05/10/2021	7-345-...	FEDEX	7-345-46788	98.50		428.48
Bill	05/10/2021	7-352-...	FEDEX	7-352-61327	7.80		436.28
Total 519.410 · Postage					436.28	0.00	436.28
519.411 · Telephone							0.00
Bill	10/08/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/20 MGMT FEE	12.50		12.50
Bill	11/09/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/20 MGMT FEE	12.50		25.00
Bill	12/03/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/20 MGMT FEE	12.50		37.50
Bill	01/08/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/21 MGMT FEE	12.50		50.00
Bill	02/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/21 MGMT FEE	12.50		62.50
Bill	03/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/21 MGMT FEE	12.50		75.00
Bill	04/09/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/21 MGMT FEE	12.50		87.50
Bill	05/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/21 MGMT FEE	12.50		100.00
Bill	06/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/21 MGMT FEE	12.50		112.50
Bill	07/12/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/21 MGMT FEE	12.50		125.00
Total 519.411 · Telephone					125.00	0.00	125.00
519.413 · Website Maintenance							0.00
Bill	03/05/2021	2021-...	STRANGE ZONE	WEBSITE MAINTENANCE AND HOSTING 0...	704.99		704.99
Total 519.413 · Website Maintenance					704.99	0.00	704.99
519.440 · Rentals and Leases							0.00
Bill	10/08/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/20 MGMT FEE	155.00		155.00
Bill	11/09/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/20 MGMT FEE	155.00		310.00
Bill	12/03/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/20 MGMT FEE	155.00		465.00
Bill	01/08/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/21 MGMT FEE	155.00		620.00
Bill	02/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/21 MGMT FEE	155.00		775.00
Bill	03/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/21 MGMT FEE	155.00		930.00
Bill	04/09/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/21 MGMT FEE	155.00		1,085.00
Bill	05/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/21 MGMT FEE	155.00		1,240.00
Bill	06/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/21 MGMT FEE	155.00		1,395.00

**Heritage Pines CDD
General Ledger
As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	07/12/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/21 MGMT FEE	155.00		1,550.00
Total 519.440 · Rentals and Leases					1,550.00	0.00	1,550.00
519.450 · Insurance							0.00
General Journal	10/01/2020	2708		TO RECLASS EGIS INVOICE #11707 TO RE...	7,549.00		7,549.00
General Journal	11/20/2020	2710		EGIS refund		90.00	7,459.00
Total 519.450 · Insurance					7,549.00	90.00	7,459.00
519.470 · Printing and Binding							0.00
Bill	10/08/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/20 MGMT FEE	85.83		85.83
Bill	11/09/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/20 MGMT FEE	85.83		171.66
Bill	12/03/2020	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/20 MGMT FEE	85.83		257.49
Bill	01/08/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/21 MGMT FEE	85.83		343.32
Bill	02/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/21 MGMT FEE	85.83		429.15
Bill	03/05/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/21 MGMT FEE	85.83		514.98
Bill	04/09/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/21 MGMT FEE	85.83		600.81
Bill	05/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	05/21 MGMT FEE	85.83		686.64
Bill	06/10/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	06/21 MGMT FEE	85.83		772.47
Bill	07/12/2021	2019-...	WRATHELL, HUNT & ASSOCIATES. LLC	07/21 MGMT FEE	85.83		858.30
Total 519.470 · Printing and Binding					858.30	0.00	858.30
519.480 · Legal Advertising							0.00
Bill	11/09/2020	00001...	TAMPA BAY TIMES	NOTICE OF FY 2021 MEETINGS - 10/11/2020	180.50		180.50
Total 519.480 · Legal Advertising					180.50	0.00	180.50
519.490 · Contingencies							0.00
General Journal	10/21/2020	2707		ACCOUNT ANALYSIS FEE	54.22		54.22
Bill	11/09/2020	726052	EDCO AWARDS & SPECIALITIES	CUSTOM ENGRAVED CRYSTAL GIFT CLO...	128.63		182.85
General Journal	11/20/2020	2734		ACCOUNT ANALYSIS FEE	52.90		235.75
General Journal	12/18/2020	2733		ACCOUNT ANALYSIS FEE	54.77		290.52
General Journal	01/22/2021	2746		ACCOUNT ANALYSIS FEE	60.34		350.86
General Journal	02/19/2021	2750		ACCOUNT ANALYSIS FEE	55.32		406.18
General Journal	03/18/2021	2761		ACCOUNT ANALYSIS FEE	52.90		459.08
General Journal	04/20/2021	2773		ACCOUNT ANALYSIS FEE	56.78		515.86
General Journal	05/20/2021	2778		ACCOUNT ANALYSIS FEE	54.00		569.86
General Journal	06/18/2021	2788		ACCOUNT ANALYSIS FEE	52.57		622.43
General Journal	07/21/2021	2792		ACCOUNT ANALYSIS FEE	55.83		678.26
Total 519.490 · Contingencies					678.26	0.00	678.26
519.510 · Office Supplies							0.00
Bill	01/08/2021	DO2092	HERITAGE PINES COMMUNITY ASSOCIATION,INC	REIMBURSEMENT - HAND SANITIZER	237.90		237.90
Total 519.510 · Office Supplies					237.90	0.00	237.90
519.540 · Annual District Filing Fee							0.00
Bill	11/09/2020	82306	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2020/2019 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					16,978.73	90.00	16,888.73
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	11/09/2020	PI-A00...	SOLITUDE LAKE MANAGEMENT	11/20 AQUATIC WEED CONTROL	1,525.00		1,525.00

**Heritage Pines CDD
General Ledger
As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	11/09/2020	PI-A00...	SOLITUDE LAKE MANAGEMENT	07/20 AQUATIC WEED CONTROL	1,525.00		3,050.00
Bill	12/15/2020	PI-A00...	SOLITUDE LAKE MANAGEMENT	12/20 AQUATIC WEED CONTROL	1,525.00		4,575.00
Bill	01/19/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	01/21 AQUATIC WEED CONTROL	1,525.00		6,100.00
Bill	02/18/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	02/21 AQUATIC WEED CONTROL	1,525.00		7,625.00
Bill	03/16/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	03/21 AQUATIC WEED CONTROL	1,525.00		9,150.00
Bill	04/09/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	04/21 AQUATIC WEED CONTROL	1,525.00		10,675.00
Bill	05/10/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	SUBMERSED VEGETATION TREATMENT	250.00		10,925.00
Bill	05/10/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	05/21 AQUATIC WEED CONTROL	1,525.00		12,450.00
Bill	07/12/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	TREATMENT OF SPATTERDOCK-AQUATIC...	1,195.00		13,645.00
Bill	07/12/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	06/21 AQUATIC WEED CONTROL	1,525.00		15,170.00
Bill	07/12/2021	PI-A00...	SOLITUDE LAKE MANAGEMENT	07/21 AQUATIC WEED CONTROL	1,525.00		16,695.00
Total 539.311 · Aquatic Weed Control					16,695.00	0.00	16,695.00
539.340 · Retention Pond Mowing/Weed Cont							0.00
Bill	01/08/2021	497	DOWN TO EARTH LANDSCAPE & IRRIGATION	11/20 MOWING SERVICES	4,200.21		4,200.21
Bill	01/08/2021	1141	DOWN TO EARTH LANDSCAPE & IRRIGATION	12/20 MOWING SERVICES	3,509.81		7,710.02
Bill	02/05/2021	2414	DOWN TO EARTH LANDSCAPE & IRRIGATION	01/21 MOWING SERVICES	5,906.24		13,616.26
Bill	02/18/2021	219	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/20 MOWING SERVICES	5,383.67		18,999.93
Bill	05/10/2021	7379	DOWN TO EARTH LANDSCAPE & IRRIGATION	03/21 MOWING SERVICES	4,432.45		23,432.38
Bill	05/10/2021	4731	DOWN TO EARTH LANDSCAPE & IRRIGATION	02/21 MOWING SERVICES	4,099.89		27,532.27
Bill	07/12/2021	INV10...	DOWN TO EARTH LANDSCAPE & IRRIGATION	06/21 MOWING SERVICES	6,998.21		34,530.48
Bill	07/12/2021	INV98...	DOWN TO EARTH LANDSCAPE & IRRIGATION	05/21 MOWING SERVICES	4,594.01		39,124.49
Total 539.340 · Retention Pond Mowing/Weed Cont					39,124.49	0.00	39,124.49
539.341 · Dry Retention Pond Refurbish							0.00
Bill	01/08/2021	9111	LYKINS-SIGNTEK	FABRICATION AND DELIVERY OF CUSTO...	170.00		170.00
Bill	02/05/2021	2413	DOWN TO EARTH LANDSCAPE & IRRIGATION	BAHIA SOD EDRA 15B	1,200.00		1,370.00
Bill	03/05/2021	2018124	WAYNE VANCE SUNSHINE STATE SPRINKER CO.	IRRIGATION ADDITION	1,348.50		2,718.50
Bill	03/16/2021	030621	MARTUCCI CONCRETE PUMPING, LLC	PINE MEADOW VILLAGE, EDGE PARK RO...	765.00		3,483.50
Bill	04/09/2021	32620...	SCHAER DEVELOPMENT, INC.	MOBILIZATION & MOT EQUIPMENT, REMO...	19,249.66		22,733.16
Bill	07/12/2021	062321	MARTUCCI CONCRETE PUMPING, LLC	MIAMI CURB DEMO & REPLACEMENT	1,350.00		24,083.16
Total 539.341 · Dry Retention Pond Refurbish					24,083.16	0.00	24,083.16
539.430 · Street Lighting							0.00
Bill	11/09/2020	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 11/05/2020	1,423.06		1,423.06
Bill	11/09/2020	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 11/03/2020	390.35		1,813.41
Bill	12/15/2020	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 12/07/2020	1,423.06		3,236.47
Bill	12/15/2020	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 12/03/2020	390.35		3,626.82
Bill	01/19/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 01/06/2021	390.11		4,016.93
Bill	01/19/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 01/08/2021	1,419.87		5,436.80
Bill	02/18/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 02/05/2021	1,419.87		6,856.67
Bill	02/18/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 02/03/2021	390.11		7,246.78
Bill	03/16/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 03/05/2021	1,419.87		8,666.65
Bill	03/16/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 03/03/2021	390.11		9,056.76
Bill	04/09/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 04/06/2021	390.11		9,446.87
Bill	04/09/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 04/08/2021	1,419.87		10,866.74
Bill	05/10/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 05/07/2021	1,419.87		12,286.61
Bill	05/10/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 05/05/2021	390.11		12,676.72
Check	05/26/2021	2736	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	CONNECTION CHARGE AND DEPOSIT - 4 ...	2,389.00		15,065.72
Bill	06/10/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 06/07/2021	1,419.87		16,485.59
Bill	06/10/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 06/03/2021	390.11		16,875.70
Bill	07/12/2021	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 07/08/2021	1,439.11		18,314.81
Bill	07/12/2021	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 07/06/2021	391.57		18,706.38

**Heritage Pines CDD
General Ledger
As of July 31, 2021**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 539.430 · Street Lighting					18,706.38	0.00	18,706.38
539.431 · Irrigation of Pond Banks							0.00
Bill	11/09/2020	103120	HERITAGE PINES COMMUNITY ASSOCIATION,INC	10/20 RECLAIMED WATER	2,068.78		2,068.78
Bill	12/03/2020	113020	HERITAGE PINES COMMUNITY ASSOCIATION,INC	11/20 RECLAIMED WATER	752.22		2,821.00
Bill	01/08/2021	123120	HERITAGE PINES COMMUNITY ASSOCIATION,INC	12/20 RECLAIMED WATER	965.70		3,786.70
Bill	02/18/2021	CL000...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	01/21 RECLAIMED WATER	1,654.83		5,441.53
Bill	03/16/2021	022821	HERITAGE PINES COMMUNITY ASSOCIATION,INC	02/21 RECLAIMED WATER	1,835.83		7,277.36
Bill	04/09/2021	022821	REGAL PINES VILLAGE INC.	% PAYMENT OF WATER IN EDRA #36 IN R...	45.36		7,322.72
Bill	05/10/2021	033121	HERITAGE PINES COMMUNITY ASSOCIATION,INC	03/21 RECLAIMED WATER	1,458.82		8,781.54
Bill	05/10/2021	042821	HERITAGE PINES COMMUNITY ASSOCIATION,INC	04/21 RECLAIMED WATER	2,254.88		11,036.42
Bill	05/10/2021	042321	REGAL PINES VILLAGE INC.	% PAYMENT OF WATER IN EDRA #36 IN R...	45.36		11,081.78
Bill	07/12/2021	063021	HERITAGE PINES COMMUNITY ASSOCIATION,INC	06/21 RECLAIMED WATER	1,495.08		12,576.86
Total 539.431 · Irrigation of Pond Banks					12,576.86	0.00	12,576.86
Total 539.000 · Field Maintenance					111,185.89	0.00	111,185.89
TOTAL					1,046,417.67	1,046,417.67	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENTS**

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

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 0615006011053
 07/31/2021
 0000



Account Statement

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

Questions? Please call
 1-800-786-8787

Keep your SunTrust Accounts safer.
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 It's best not to recycle the same username and password on multiple websites where you
 have an online profile - especially your financial accounts.
 Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS NOW	0615006011053	07/01/2021 - 07/31/2021

Description	Amount	Description	Amount
Beginning Balance	\$527,787.08	Average Balance	\$528,399.25
Deposits/Credits	\$3,254.33	Average Collected Balance	\$527,980.02
Checks	\$3,641.66	Number of Days in Statement Period	31
Withdrawals/Debits	\$4,039.51	Annual Percentage Yield Earned	.01%
Ending Balance	\$523,360.24	Interest Paid Year to Date	\$32.93

Overdraft Protection
 Account Number: 0615006011053
 Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/02	3,249.85		DEPOSIT				
	07/30	4.48		INTEREST PAID THIS STATEMENT THRU 07/31				
Deposits/Credits: 2				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid
	2746	3,641.66	07/30
Checks: 1			

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/02	153.00		ELECTRONIC/ACH DEBIT ADP Tax ADP Tax07QHR 070626A01
	07/02	923.50		ELECTRONIC/ACH DEBIT ADP WAGE PAYWAGE PAY437559691019QHR
	07/14	391.57		ELECTRONIC/ACH DEBIT Withlacoochee Ri WEB PMTS VXTCSG
	07/14	1,439.11		ELECTRONIC/ACH DEBIT Withlacoochee Ri WEB PMTS 5XTCSG
	07/21	55.83		ACCOUNT ANALYSIS FEE
	07/27	153.00		ELECTRONIC/ACH DEBIT ADP Tax ADP Tax07QHR 072830A01
	07/27	923.50		ELECTRONIC/ACH DEBIT ADP WAGE PAYWAGE PAY926119597242QHR
Withdrawals/Debits: 7				

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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0615006011053
07/31/2021



Account
Statement

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT 2300 GLADES ROAD, SUITE 410W BOCA RATON, FL 33481		2746
SUNTRUST 06-21-1981		7/13/2021
PAY TO THE ORDER OF	WRATHELL, HUNT & ASSOCIATES, LLC	\$ 3,641.66
Three Thousand Six Hundred Forty-One and 00/100 DOLLARS		
WRATHELL, HUNT & ASSOCIATES, LLC 2300 GLADES ROAD, SUITE 410W BOCA RATON, FL 33481		
MEMO 0721 NIGHT FEE		
⑆002376⑆ ⑆05310215210615006011053⑆		

Ck # 2746 07/30 \$3,641.66

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
JULY 2021**

Heritage Pines CDD
Check Detail
 July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/13/2021	WITHLACOOCHEE...	101.000 · Suntrust ...		-1,830.68
Bill	1306910 070821	07/12/2021		539.430 · Street Lig...	-1,439.11	1,439.11
Bill	2041547 070621	07/12/2021		539.430 · Street Lig...	-391.57	391.57
TOTAL					-1,830.68	1,830.68
Check	DD	07/06/2021	ARTHUR RHODES	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/06/2021	JANICE M. BENED...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/06/2021	MICHAEL V. WALSH	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/06/2021	KATHLEEN LONE...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/06/2021	CAROL VAUGHAN	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/28/2021	MICHAEL V. WALSH	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70

Heritage Pines CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	07/28/2021	KATHLEEN LONE...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/28/2021	ARTHUR RHODES	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/28/2021	CAROL VAUGHAN	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/28/2021	JANICE M. BENED...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	2742	07/13/2021	DOWN TO EARTH ...	101.000 · Suntrust ...		-11,592.22
Bill	INV100831	07/12/2021		539.340 · Retention...	-6,998.21	6,998.21
Bill	INV98845	07/12/2021		539.340 · Retention...	-4,594.01	4,594.01
TOTAL					-11,592.22	11,592.22
Bill Pmt -Check	2743	07/13/2021	HERITAGE PINES ...	101.000 · Suntrust ...		-1,495.08
Bill	063021	07/12/2021		539.431 · Irrigation ...	-1,495.08	1,495.08
TOTAL					-1,495.08	1,495.08
Bill Pmt -Check	2744	07/13/2021	MARTUCCI CONC...	101.000 · Suntrust ...		-1,350.00
Bill	062321	07/12/2021		539.341 · Dry Rete...	-1,350.00	1,350.00
TOTAL					-1,350.00	1,350.00
Bill Pmt -Check	2745	07/13/2021	SOLITUDE LAKE ...	101.000 · Suntrust ...		-4,245.00

Heritage Pines CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	PI-A00626258	07/12/2021		539.311 · Aquatic ...	-1,195.00	1,195.00
Bill	PI-A00616196	07/12/2021		539.311 · Aquatic ...	-1,525.00	1,525.00
Bill	PI-A00630638	07/12/2021		539.311 · Aquatic ...	-1,525.00	1,525.00
TOTAL					-4,245.00	4,245.00
Bill Pmt -Check	2746	07/13/2021	WRATHELL, HUNT...	101.000 · Suntrust ...		-3,641.66
Bill	2019-2467	07/12/2021		512.311 · Managem...	-2,704.16	2,704.16
				513.310 · Assessm...	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals a...	-155.00	155.00
				519.470 · Printing a...	-85.83	85.83
				513.312 · Dissemin...	-83.34	83.34
TOTAL					-3,641.66	3,641.66

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



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

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

Bill Date **07/08/2021**
Amount Due **1,439.11**
Current Charges Due **07/28/2021**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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

Previous Balance 1,419.87
Payment 1,419.87CR
Balance Forward 0.00



1 0 1 8 3 4 3 9

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

Light Energy Charge 183.40
Light Support Charge 126.86
Light Maintenance Charge 180.97
Light Fixture Charge 215.32
Light Fuel Adj 6,252 KWH @ 0.03300 206.32
Poles (QTY 103) 513.00
FL Gross Receipts Tax 13.24

Total Current Charges 1,439.11
Total Due Please Pay 1,439.11

539.430
001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 92	205 2	350 2	455 2	960 9
	150 4	305 7	360 3	910 94	



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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/08/2021

District: BP04

Use above space for address change ONLY.

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

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

Current Charges Due Date	07/28/2021
TOTAL CHARGES DUE	1,439.11
Total Charges Due After Due Date	1,460.70

000130691000014391100014607007



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

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

Bill Date **07/06/2021**
Amount Due **391.57**
Current Charges Due **07/26/2021**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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

Previous Balance 390.11
Payment 390.11CR
Balance Forward 539.430 0.00
001

Light Energy Charge 5.17
Light Support Charge 9.17
Light Maintenance Charge 120.63
Light Fixture Charge 148.78
Light Fuel Adj 471 KWH @ 0.03300 15.55
Poles (QTY 25) 91.50
FL Gross Receipts Tax 0.77

Total Current Charges 391.57
Total Due Please Pay 391.57



1 0 1 8 3 4 3 9

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

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 21	910 4	935 21



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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/06/2021

District: BP02

Use above space for address change ONLY.

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

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

Current Charges Due Date	07/26/2021
TOTAL CHARGES DUE	391.57
Total Charges Due After Due Date	397.44

000204154700003915700003974402

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



June 2021
 INV100831

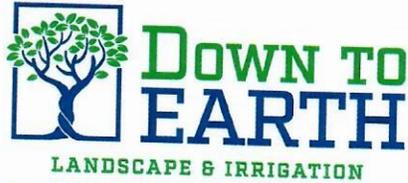
Customer
 Heritage Pines CDD
 9220 Bonita Springs Rd
 Suite 214
 Bonita Springs FL 34135
adamsc@whhassociates.com

539.340
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses June 2021	6/25/2021	7/25/2021	Net 30	

Item	Qty	Rate	Amount
4000 - Mow/Weedeat Retentions			
Bush hog - Hours	20	\$20.00	\$400.00 ✓
Diesel - 1 Gallon	97	\$3.45	\$334.65
Maintenance Labor - Hours	62	\$20.00	\$1,240.00 ✓
Sub Total			\$1,974.65
Z-Mow Weedeat Retentions			
Equipment Repair & Maintenance - Hours	4	\$25.00	\$100.00
Maintenance Labor - Hours	58.7	\$20.00	\$1,174.00 ✓
Miscellaneous Equipment Parts - Dollar	1	\$456.45	\$456.45
Unleaded Gasoline - 1 Gallon	32.7	\$2.67	\$87.31
Sub Total			\$1,817.76
Spraying Beds, Dry Retentions			
Fert & Pest Labor - Hours	15	\$20.00	\$300.00 ✓
Glyphosate 41% - 1 Gallon	3	\$24.60	\$73.80
Paleo Park Labor - Hours	3	\$20.00	\$60.00 ✓
Sub Total			\$433.80
Clean Drains			
Maintenance Labor - Hours	12	\$20.00	\$240.00 ✓
Sub Total			\$240.00
Irrigation Inspection & Repairs			
Irrigation Labor - Hours	33	\$22.00	\$726.00 ✓

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



June 2021
 INV100831

Item	Qty	Rate	Amount
Miscellaneous Irrigation Parts - Each	1	\$1,806.00	\$1,806.00
Sub Total			\$2,532.00

Subtotal	\$6,998.21
Payments/Credits	\$0.00
Balance Due	\$6,998.21

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



CDD Expenses June 2021

Routine Mowing Operations

				Total
Toro 4000 operator (incl weed eat)	62 Hrs	\$20.00	Per Hr	\$1,240.00
Toro Z Mower operator (incl weed eat)	58.7 Hrs	\$20.00	Per Hr	\$1,174.00
Machinery Maintenance* Tire and Rim 4000		456.45		\$456.45
Machinery Maintenance Labor	4 Hrs	\$25.00	Per Hr	\$100.00
Fuel Cost 4000 & Bush Hog	97 Gallons	\$3.45	Per Gal	\$334.65
Fuel Cost Z Mower	32.7 Gallons	\$2.67	Per Gal	\$87.31
Spraying beds in retentions	15 Hrs	\$20.00	Per Hr	\$300.00
Clean drains/WE/Rake waste areas	12 Hrs	\$20.00	Per Hr	\$240.00
Bush Hog	20 Hrs	\$20.00	Per Hr	\$400.00
Till/Rake Waste Areas/Spray	0 Hrs	\$30.00		\$0.00
Total Mowing Operations				\$4,332.41

Rodeo	3 Gallons	\$24.60		\$73.80
Mulch Prep - Paleo Park				\$0.00
Labor	3 Hrs	\$20.00	Per Hr	\$60.00
Irrigation				\$0.00
Parts	22 Rotors	\$14.00	Ea	\$308.00
	6 Misc fittings	\$5.00	Ea	\$30.00
	1 knockon	\$18.00	Ea	\$18.00
	11 Solenoid	\$50.00	Ea	\$550.00
	5 Golf Drive	\$160.00	Ea	\$800.00
	Golf Can	\$150.00	Ea	\$0.00
	1 Valve/SVC	\$100.00	Ea	\$100.00
Labor	33 Hrs	\$22.00	Per Hr	\$726.00

Total Other Operations

\$2,665.80

Month Total

\$6,998.21

	May	June	Hours Run
4000 hours	1526.1	1566.1	40
Z Mower hours	1465.5	1497.2	31.7

* Replace tire and rim on 4000

Tire - \$190.81

Rim - \$265.64

CDD Man Hours Back-up

June 2021

DAY	Scott - Mechanic Burden Rate \$25.00		Pat Rate - \$ 20.00		Bill Rate - \$20.00				David G - irrigation Rate - \$22.00		OTHER JOBS Rate - \$20.00					Chris/Keith/Tim - Supervisor Rate - \$30.00				
	4000	Zmow	4000	WE	Bush Hog	Zmow	WE	Other	Paleo	Heads	Repairs/hr	Rake	Drains	Spray	Paleo	Till	Till	Spray	WE	Other
1						3	3													
2					5.5	2.1	2			12 R	3	3								
3					6.5	1.8	1.5			1 D + 2 S	2			3						
4					8															
5																				
6																				
7				3		3.3	2			5 R	1									
8				5		2.4	1.5			5 R + 3 fit.	5			2						
9	4			6		2.2	1			3 S	4	3								
10			4.2			2.4	3		3	1 S	4									
11										3 S	5									
12																				
13																				
14			3.8	2			3													
15			6.1	0.75		3.9	2							6						
16			6.9	0.75		2.2	2.5													
17			3.6	0.5		3.2	1.5			Knock+ Val.	2	3		4						
18										2 D + 2 fit.	3									
19																				
20																				
21			5.2	1		3.3	1			2 S + 2 D	2	3								
22			5.5	1		2.9	2			1 fitting	2									
23																				
24																				
25																				
26																				
27			4.7	2																
28																				
29																				
30																				
31																				
	4	0	0	40	22	20	32.7	26	0	3	0	33	12	0	15	0	0	0	0	0

- 22 Rotors
- 1 Knockon
- 11 Solenoids
- 5 Drives
- 1 Valve
- 6 fittings

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



May 2021
 INV98845

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

539.340
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses May 2021	5/31/2021	6/30/2021	Net 30	

Item	Qty	Rate	Amount
4000 - Mow/Weedeat Retentions			
Diesel - 1 Gallon	97.1	\$3.45	\$335.00
Maintenance Labor - Hours	81.1	\$20.00	\$1,622.00 ✓
Sub Total			\$1,957.00
Z-Mow Weedeat Retentions			
Equipment Repair & Maintenance - Hours	4.5	\$25.00	\$112.50 ✓
Maintenance Labor - Hours	56.2	\$20.00	\$1,124.00 ✓
Miscellaneous Equipment Parts - Dollar	1	\$468.91	\$468.91
Unleaded Gasoline - 1 Gallon	40.6	\$2.67	\$108.40
Sub Total			\$1,813.81
Spraying Beds, Dry Retentions			
Fert & Pest Labor - Hours	6	\$20.00	\$120.00 ✓
Glyphosate 41% - 1 Gallon	2	\$24.60	\$49.20
Paleo Park Labor - Hours	4	\$20.00	\$80.00 ✓
Sub Total			\$249.20
Clean Drains			
Maintenance Labor - Hours	12	\$20.00	\$240.00 ✓
Sub Total			\$240.00
Irrigation Inspection & Repairs			
Irrigation Labor - Hours	6	\$22.00	\$132.00 ✓
Miscellaneous Irrigation Parts - Each	8	\$25.25	\$202.00

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



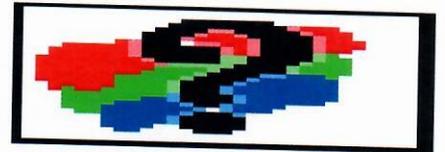
May 2021
 INV98845

Item	Qty	Rate	Amount
Sub Total			\$334.00

Subtotal	\$4,594.01
Payments/Credits	\$0.00
Balance Due	\$4,594.01

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

CA
 RET. Pond MOWING / WEED
 CONTROL / IRR



CDD Expenses May 2021

Routine Mowing Operations

				Total
Toro 4000 operator (incl weed eat)	81.1 Hrs	\$20.00	Per Hr	\$1,622.00
Toro Z Mower operator (incl weed eat)	56.2 Hrs	\$20.00	Per Hr	\$1,124.00
Machinery Maintenance*				\$468.91
Machinery Maintenance Labor	4.5 Hrs	\$25.00	Per Hr	\$112.50
Fuel Cost 4000 & Bush Hog	97.1 Gallons	\$3.45	Per Gal	\$335.00
Fuel Cost Z Mower	40.6 Gallons	\$2.67	Per Gal	\$108.40
Spraying beds in retentions	6 Hrs	\$20.00	Per Hr	\$120.00
Clean drains/WE/Rake Waste areas	12 Hrs	\$20.00	Per Hr	\$240.00
Bush Hog	0 Hrs	\$20.00	Per Hr	\$0.00
Till/Rake Waste areas/Spray	0 Hrs	\$30.00		\$0.00
Total Mowing Operations				\$4,130.81

Rodeo	2 Gallons	\$24.60		\$49.20
Mulch Prep - Paleo Park				\$0.00
Labor	4 Hrs	\$20.00	Per Hr	\$80.00
Irrigation				\$0.00
Parts	6 Sprinklers	\$14.00	Ea	\$84.00
	1 knockon	\$18.00	Ea	\$18.00
	Golf Can	\$150.00	Ea	\$0.00
Labor	1 Valve/SVC	\$100.00	Ea	\$100.00
	6 Hrs	\$22.00	Per Hr	\$132.00

Total Other Operations

\$463.20

Month Total

\$4,594.01

	April	May	Hours Run
4000 hours	1461.8	1526.1	64.3
Z Mower hours	1426.4	1465.5	39.1

* = 4000 (\$126.12) Z-Mow (\$342.79)

4000 - Rebuild 3 front casters

6 bearings

Z-Mower - Change blades, oil

filter, air filter, grease lube points

Install new front tire assembly.



Country Club Community

Statement

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

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

539.431
001

HPCCDD	Jun 30/21
MEMBER	DATE

AMOUNT PAID \$ 3,667.74

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
Jun 30/21		Balance Forward CLUB	1,495.08	0.00	0.00	2,172.66 1,495.08
<p>Your June 2021 Club charges are due by July 20, 2021 If you are currently set up for auto-debit, this statement is for Review only. Monthly late fee's are \$25. Thank You, for making your payment on time.</p>						
			1,495.08	0.00	0.00	3,667.74

0.00	1,495.08	2,172.66	0.00	0.00	3,667.74
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.
DO NOT COMBINE Club Charges with HOA/Village Fees. (HOA Fees \$249 per month)



INVOICE

Invoice Number: PI-A00626258
Invoice Date: 06/30/21
PROPERTY: Heritage Pines CDD

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

SOLD TO: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135
539.311
001

CUSTOMER ID	CUSTOMER PO	Payment Terms	
H2224		Net 45	
Sales Rep ID	Shipment Method	Ship Date	Due Date
John Newton			08/14/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Perform Spatterdock Treatment	Each	1,195.00	1,195.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	1,195.00
Sales Tax	0.00
Total Invoice	1,195.00
Payment Received	0.00
TOTAL	1,195.00



INVOICE

Invoice Number: PI-A00616196
Invoice Date: 06/01/21
PROPERTY: Heritage Pines CDD

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

539.311
001

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
H2224		Net 45	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Bill Kurth			07/16/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR05927 06/01/21 - 06/30/21 Lake & Pond Management Services		1,525.00	1,525.00

PLEASE REMIT PAYMENT TO:

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

Invoice Number: PI-A00630638
Invoice Date: 07/01/21
PROPERTY: Heritage Pines CDD

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

SOLD TO: Heritage Pines CDD 539.311
 9220 Bonita Beach Road, Suite 214 001
 Bonita Springs, FL 34135

CUSTOMER ID	CUSTOMER PO	Payment Terms	
H2224		Net 45	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Bill Kurth			08/15/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR05927 07/01/21 - 07/31/21 Lake & Pond Management Services		1,525.00	1,525.00

PLEASE REMIT PAYMENT TO:

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

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2021	2019-2467

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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

6

DRAFT

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

The Board of Supervisors of the Heritage Pines Community Development District held a Public Hearing and Regular Meeting on July 20, 2021 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

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

Also present were:

Chuck Adams	District Manager
Kurt Heath	District Engineer
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)
Charlie Funda	Resident
Bonnie Walsh	Resident
Unidentified Attendees	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Affidavit/Proof of Publication

41 The affidavit of publication was provided for informational purposes.

42 **B. Consideration of Resolution 2021-05, Relating to the Annual Appropriations of the**
43 **District and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and**
44 **Ending September 30, 2022; Authorizing Budget Amendments; and Providing an**
45 **Effective Date**

46 Mr. Adams presented Resolution 2021-05. He reviewed the proposed Fiscal Year 2022
47 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
48 Year 2021 budget, and explained the reason for any adjustments. Overall assessments levels for
49 Fiscal Year 2022 decreased, compared to Fiscal Year 2021.

50

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

53

54

55 No members of the public spoke.

56

57 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**
58 **the Public Hearing was closed.**

59

60

61 Ms. Benedetti asked if the CDD can help fund improvements to Heritage Pines,
62 specifically purchasing property, similar to the purchase several years ago. Mr. Adams replied
63 affirmatively and stated if the improvement would be used publically, not privately. He
64 explained the process of presenting a concept to the Board, justifying the purchase, due
65 diligence and the timeline involved to make a purchase. Materials should be submitted to Mr.
66 Adams to include on the agenda for consideration by the Board.

67

68 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**
69 **Resolution 2021-05, Relating to the Annual Appropriations of the District and**
70 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**
71 **September 30, 2022; Authorizing Budget Amendments; and Providing an**
72 **Effective Date, was adopted.**

73

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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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

Mr. Adams presented Resolution 2021-06.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

- **SunTrust Statements: March and April, 2021 (*for informational purposes*)**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021. He noted the Down To Earth (DTE) missing invoices were processed.

On MOTION by Ms. Vaughan and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of June 30, 2021, were accepted.

SIXTH ORDER OF BUSINESS

Approval of June 29, 2021 Regular Meeting Minutes

Ms. Lonergan presented the June 29, 2021 Regular Meeting Minutes. The following changes were made:

Line 20 and throughout: Insert “-Mediate” after “Delaney”

Line 23: Insert “Herb Hurley” and “HPCA General Manager”

- 113 Line 24: Insert “Tim Gatz” and “Down to Earth Landscaping (DTE)”
- 114 Lines 138: Change “Ramble Leaf” to “Brambleleaf Way”
- 115 Line 149: Change “Ramble Leaf” to “Brambleleaf”
- 116 Line 153: Change “Walsh” to “Gatz”
- 117 Line 170: Change entire item to “A resident reported erosion at the southwest end of
- 118 EDRA #6 and Mr. Gatz would check the irrigation system in that area and install sod, if
- 119 necessary.”
- 120 Mr. Gatz confirmed that after inspection of EDRA #6, near Hole #8, an irrigation issue
- 121 was identified and resolved, and that sod was being installed.
- 122 Line 179: Change “Loneragan” to “Vaughan”
- 123 Line 204: Change “how to get the tank removed” to “removal of old well”
- 124 Line 209: Change “Delaney” to “Gatz”
- 125 Line 128: Change” Rhodes” to “Gatz”
- 126

127 **On MOTION by Mr. Rhodes and seconded by Mr. Vaughan, with all in favor,**

128 **the June 29, 2021 Regular Meeting Minutes, as amended, were approved.**

129

- 130
- 131 • **To Do Action Items List**
- 132 Items 7, 8, 9, 11, 12 and 14 were completed.
- 133 The following were updates or changes to the Action Items List, going forward:
- 134 Item 5: Changed “under the lane at 11131 Ramble Leaf” to “regarding the asphalt
- 135 depression at 11131 Brambleleaf”
- 136 Ms. Loneragan asked if it was possible for the HOA to repair the asphalt depression at
- 137 11131 Brambleleaf Way, due to the difficulty the CDD was having with hiring a contractor. Mr.
- 138 Heath stated that the HOA maintains the asphalt and that he mentioned to Mr. Gary Wynn
- 139 that, if it continued to be an issue, they should proceed with patchwork roadway repairs, as the
- 140 CDD cannot proceed with full repairs until the storm drain pipe is inspected. He would check on
- 141 the status of the contractors’ schedules.

142 Item 7: Although completed, this item was split into two separate Action Items. It was
143 reported that the area on Hole #7 is stabilized and sod was being installed, mowing was not
144 recommended yet.

145 Item 9: Mr. Adams noted that no easement was recorded in the public record.

146 Item 10: Mr. Heath explained the South West Florida Water Management District
147 (SWFWMD) process for recording wells and noted there was no recording of the old HP well. He
148 presented a proposal and stated that the pricing is based on the materials used; additional
149 costs to fill the well hole might be required. The contractor would notify SWFMD so that they
150 can observe removal of the abandoned well.

151

152 **On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the**
153 **proposal to fill the Pine Crest Village abandoned well on CDD property, in the**
154 **amount of \$2,300 plus any additional costs to fill the well, was approved.**

155

156

157 Item 17: Changed "spaying" to "spraying"

158 Item 18: Changed "Delaney" to "Gatz"

159

160 **SEVENTH ORDER OF BUSINESS**

**Assignment of Duties/Board Member
161 Reports**

162

163 **A. Golf Course Surrounding Areas: *Supervisor Walsh (East); Supervisor Lonergan (West)***

164 Mr. Walsh reported the following:

165 ➤ The overgrown sump and pipe issues discussed at the last meeting remain ongoing, as
166 retention areas such as EDRA #11 were underwater; areas would be monitored and work would
167 commence once those areas dry up.

168 ➤ Whether to involve Mr. Heath in getting the pipe at Hole #18 behind the tee box
169 unclogged, and possibly blowing out or vacuuming up the materials, which would still require
170 waiting until the area is dry was discussed. Mr. Hurley confirmed that sections were done, up
171 to a certain point, and the rest was underwater.

172 Ms. Lonergan reported the following:

173 ➤ The area over the bridge on Hole #7, at the end of the bridge, was not visible.

174 ➤ Mr. Gatz was asked to prepare a list of areas that need to be addressed during the dry
175 season, in April or May.

176 ➤ Mr. Heath recommended engaging Shared Development to do extensive tasks that Mr.
177 Gatz cannot complete. A proposal to perform the work in the dry season would be obtained.

178 The current conditions of EDRA #11, Hole #2 and Hole #17, were discussed.

179 Mr. Walsh stated he observed DTE staff mowing but not weed wacking the DRAs along
180 the golf course. Mr. Gatz stated some staff needs to be re-trained.

181 **B. Finance Matters and Negotiations: *Supervisor Rhodes***

182 There was no report.

183 **C. Mosquito Control, Front Property and Paleo Park: *Supervisor Vaughan***

184 Ms. Vaughn reported the following:

185 ➤ She toured the front property and everything looked fine.

186 ➤ Homeowners planting on the property line was not observed.

187 ➤ Observed that some weeding by the sign was done and debris was picked up.

188 ➤ Regarding a prior request, the paths and fence line at Paleo Park still need to be sprayed
189 and weeded, along with installing mulch at and under the fence line.

190 ➤ The request of a resident on the east side to trim the sapling near the bench because it
191 blocked the view of the pond was conveyed but she felt that it was not necessary; she would
192 continue to monitor its growth.

193 Ms. Lonergan voiced her opinion that the Paleo Park plantings were comprised of dead
194 trimmings. She noted that a book with the names of all plantings is available at the front desk.

195 Regarding whether he was able to find find volunteers to take care of a park, Mr. Hurley
196 replied he had not actively worked on that request yet.

197 ➤ No mosquito sightings were reported, except at Paleo Park. When Pasco County
198 Mosquito Control was notified, she was told they would spray the area last weekend.

199

200 **EIGHTH ORDER OF BUSINESS**

Staff Reports

201

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

203 There was no report.

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

205 Mr. Heath reiterated that he would contact the three drainage inspection companies
206 again and try to obtain proposals. He asked if the Board wanted to proceed with scheduling
207 removal of the old well and where the contractor should access the property. Ms. Lonergan
208 replied affirmatively. A break in the bushes was noted and Mr. Heath was directed to
209 coordinate this with Mr. Gatz.

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

- 211 • **NEXT MEETING DATE: September 21, 2021 at 2:00 P.M.**

- 212 ○ **QUORUM CHECK**

213 The next meeting would be held on September 21, 2021.

214

215 **NINTH ORDER OF BUSINESS**

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

216

217

218 A resident had the following comments and questions and Staff responded as follows:
219 ➤ Old Well: The resident was happy to hear the report about the well and recommended
220 reducing expenses by capping it and painting it green or installing landscaping around it, unless
221 capping it would be a safety issue.

222 Ms. Lonergan felt that it was an issue. Mr. Heath found no record of the permit for the
223 well and noted that there are several permitted wells on CDD property; the well does not have
224 to be removed, if the Board does not want to have it removed. Discussion ensued regarding
225 potential safety issues, the well previously being kept for irrigation purposes in the event the
226 County's reclaimed water system is not working, the suggestion to cut it down above grade,
227 and whether it is operable. The Board decided to proceed with removing the well.

228 ➤ Trails: Referring to prior minutes, a resident asked for clarification of whether the public
229 or residents can access CDD trails. Mr. Adams stated that residents are allowed to walk on the
230 property but, the only way the public could access the property is if CDD funds were used to
231 make improvements to the property, which was not the case.

232 Resident Charlie Funda asked the Board to prepare a guideline for homeowners for
233 using the front property, as he was informed that residents cannot utilize the property; he

234 observed them extending their property line. Mr. Adams stated the justification for purchasing
235 the property was for passive recreational use; he would email the minutes that reflect that. It
236 was noted that an easement between the homeowner's property was issued to allow Mr. Gatz
237 access to mow the area and it was suggested that the Village inform homeowners of this. He
238 discussed the conversation in the prior meeting minutes, in which Ms. Lonergan stated this was
239 not a CDD issue. Discussion ensued regarding homeowners receiving approval from the Design
240 Review Committee (DRC) to install plantings.

241 A resident asked how many wells are on the property, as she believed there were none
242 since the inception of the reclaimed water plan. It was noted there are wells on the property
243 but they are not in use. Mr. Heath stated that Pine Crest Village (PCV) had several wells that
244 were capped. Residents provided background on the wells and noted that Lennar, not PCV,
245 installed the wells because PCV did not want to be responsible for maintaining the pump house.
246 The SWFWMD mandated that Lennar correct the problem by installing wells in each village;
247 however, the wells are no longer usable.

248 Residents questioned the easement along homeowners' property and it was clarified
249 that there was no easement; a path was cleared to allow DTE access to mow.

250 A resident reported that the link on the last page of the HPCDD Educational
251 Presentation directed residents to the wrong CDD website. Mr. Adams would correct this.

252 In response to a question, Ms. Lonergan clarified that the CDD is responsible for
253 mulching the pathway at Paleo Park.

254

255 TENTH ORDER OF BUSINESS

Supervisors' Requests

256

257 A Board Member asked Mr. Gatz to notify him when SOLitude is on site because he
258 would like to observe them.

259

260 ELEVENTH ORDER OF BUSINESS

Adjournment

261

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

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**On MOTION by Mr. _____ and seconded by Ms. Vaughan, with all in favor,
the meeting adjourned at 3:08 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

272
273
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279

Secretary/Assistant Secretary

Chair/Vice Chair

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Per Mr. Rhodes, going forward, Mr. Adams to send copies of engagement letters and other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams to include forwarding bank statements for the months between regular meetings.	ONGOING	
2	06.09.20	Mr. Gatz to inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. Revised 09.08.20 Pond 15A & 15B: inspect sparse plant bed. Revised 12.01.20 Mr. Gatz to install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area.	ONGOING	
3	07.14.20	SOLitude to send Monthly Reports for receipt during the first week of the following month.	ONGOING	
4	12.01.20	Board approved DTE proposal to complete the pathway. Revised 2.16.21 The pathway is completed; the maintenance will be ongoing.	ONGOING	
5	04.20.21	Mr. Heath to solicit bids for an inspection regarding the asphalt depression at 11131 Brambleleaf Way. 6.29.21 Mr. Adams to monitor project and provide Board updates. 07.20.21 HOA to proceed with patchwork roadway repairs if it continued to be an issue, as the CDD cannot proceed with full repairs until the storm drain pipe is inspected. Mr. Heat to check on the status of the contractors' schedules.	ONGOING	
6	04.20.21	Mr. Heath to survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
7	06.29.21	District Staff to research and determine if an easement exists between the homeowners' property and the CDD, where the fence was removed.	ONGOING	
8	06.29.21	Mr. Heath to contact SWFWMD to obtain approval to remove the HP well. 07.20.21 Engage Contractor to fill well and coordinate project with Mr. Gatz.	ONGOING	
9	06.29.21	Mr. Adams to monitor lighting install in Villages 1, 2, and 3 projects and provide Board updates.	ONGOING	

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

10	06.29.21	Staff to have pipes at Hole #17 and EDRA #36 cleaned out, and inspect entire community. 07.20.21 Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
11	06.29.21	Staff to have overgrown areas at EDRA #47 trimmed.	ONGOING	
12	06.29.21	Staff to increase spraying Paleo Park twice of month and remove dead vegetation along the front property area. 07.20.21 Area was stabilized and sod was being installed.	ONGOING	
13	06.29.21	Mr. Gatz to have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	ONGOING	
14	07.20.21	Mr. Adams to provide HPCDD staff the correct link to the District, to list on the last page of the education presentation.	ONGOING	
15	07.20.21	Mr. Adams to provide resident section of prior minutes discussing justifying purchase of the front property.	ONGOING	

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

COMPLETED TO DO LIST ACTION ITEMS				
(To remain on Completed List for one year from date moved to Completed.)				
#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	04.14.20	Mr. Gatz to look into renting a bush hog to maintain the retention areas that cannot be mowed easily. Revised 06.09.20 Look into renting a tractor instead of a bush hog. Revised 07.14.20 Bush hog approved, amount NTE \$2,400. Revised 09.08.20 to include maintaining fence line along the front property.	COMPLETED	04.20.21
2	06.09.20	Mr. Gatz to inspect EDRA#18, the ability to tie into the fence line irrigation and verify source of irrigation for EDRA #21 Revised 09.08.20 Mr. Goulette to meet with Mr. Gatz re irrigating EDRA #18. Revised 10.20.20 The Board approved the proposal from Sunshine Sprinkler Co. to install sprinkler heads in EDRA#18.	COMPLETED	04.20.21
3	09.08.20	NWRA #38 Drain Area 1 & 2 and dead pine tree removal. Project put off until winter/spring for better pricing and result. Revised 10.20.20 Mr. Heath to pursue proposal from Schaer. Work would be scheduled for February of 2021. Revised 12.1.20 Board approved Schaer Development proposal to address the north side and south side areas for approximately \$17,000; work to commence in February or March. Mr. Adams to have three signs installed near the conservation area on the east side. Revised 2.16.21 the Board approved additional funds for additional tree removal.	COMPLETED	04.20.21
4	02.16.21	The irrigation is complete; sod is pending on EDRA #18. Invoice for Sod presented 06.29.21.	COMPLETED	06.29.21
5	04.20.21	Mr. Gatz to ensure hole on Hole #7 entering the wet retention area before the green is filled in and monitored. 7.20.21 area is stabilized and sod is being installed, mowing was not recommended yet.	COMPLETED	07.20.21

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

6	04.20.21	6.29.21 Staff to confirm issue is corrected, have sod installed at EDRA #6 and inspect irrigation system. 07.20.21 Previous Action Item list split into two entries. Sod was being installed.	COMPLETED	07.20.21
7	04.20.21	Mr. Adams to contact the auditor to request an adjusted proposal.	COMPLETED	07.20.21
8	06.29.21	District Staff to research and determine if an easement exists between the homeowners' property and the CDD, where the fence was removed. 07.20.21 No easement recorded in public records.	COMPLETED	07.20.21
9	06.29.21	Mr. Rhodes to forward Mr. Adams the email sent to Down-to-Earth.	COMPLETED	07.20.21
10	06.29.21	Mr. Adams to include missing March and April SunTrust statements in the next agenda package.	COMPLETED	07.20.21
11	06.29.21	Mr. Walsh to obtain proposal for sod to install at EDRA #58 07.20.21 This is an HOA, not CDD issue.	COMPLETED	07.20.21

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

8C

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2021	Regular Meeting	2:00 PM
December 7, 2021	Regular Meeting	2:00 PM
February 15, 2022	Regular Meeting	2:00 PM
April 19, 2022	Regular Meeting	2:00 PM
June 21, 2022	Regular Meeting	2:00 PM
July 19, 2022	Public Hearing & Regular Meeting	2:00 PM
September 20, 2022	Regular Meeting	2:00 PM