

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

June 20, 2023

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

June 13, 2023

Board of Supervisors
Heritage Pines Community Development District

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

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on June 20, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The agenda is as follows:


1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments: Agenda Items [3 minutes per person]
4. Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Discussion: Fiscal Year 2024 Budget
6. Acceptance of Unaudited Financial Statements as of April 30, 2023
7. Approval of April 18, 2023 Regular Meeting Minutes
 - To Do Action Items List
8. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 2,034 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: July 18, 2023 at 2:00 PM [Budget Adoption Public Hearing]

○ QUORUM CHECK

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

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

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

Sincerely,

 Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-05

A RESOLUTION OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of June, 2023.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit "A"

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida 34667</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	2:00 PM
December 19, 2023	Regular Meeting	2:00 PM
February 20, 2024	Regular Meeting	2:00 PM
April 16, 2024	Regular Meeting	2:00 PM
June 18, 2024	Regular Meeting	2:00 PM
July 16, 2024	Public Hearing & Regular Meeting	2:00 PM
September 17, 2024	Regular Meeting	2:00 PM

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 202**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 202**

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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 202**

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

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

EXPENDITURES

Professional and Administrative Services

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

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

EXPENDITURES (continued)

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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30,2023**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30,2023**

	Major Funds	Total
	General	Governmental Funds
ASSETS		
Cash - SunTrust	\$ 586,516	\$ 586,516
SBA		
Operating A	796	796
Reserve A	1,939	1,939
Utility deposit	14,717	14,717
Total assets	\$ 603,968	\$ 603,968
LIABILITIES & FUND BALANCE		
Liabilities		
Total liabilities	-	-
Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	208,968	208,968
Total fund balance	603,968	603,968
Total liabilities and fund balance	\$ 603,968	\$ 603,968

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 118,608	\$ 141,595	\$ 8,252	\$ 2,627	\$ -	\$ 10,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281,313	\$ 282,722	100%
Interest & miscellaneous	11	13	16	16	15	16	16	-	-	-	-	-	103	1,000	10%
Total revenues	11	118,621	141,611	8,268	2,642	16	10,247	-	-	-	-	-	281,416	283,722	99%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,076	-	-	1,076	-	1,076	1,076	-	-	-	-	-	4,305	7,000	62%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	-	-	-	-	18,929	32,450	58%
Legal	110	-	488	-	170	296	31	-	-	-	-	-	1,095	1,000	110%
Engineering	-	187	-	338	-	564	414	-	-	-	-	-	1,504	5,000	30%
Audit	-	-	-	-	1,000	3,000	2,000	-	-	-	-	-	6,000	7,500	80%
Assessment roll preparation	601	601	601	601	601	601	601	-	-	-	-	-	4,206	7,210	58%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	13	13	13	13	13	13	-	-	-	-	-	88	150	59%
Rentals and leases	155	155	155	155	155	155	155	-	-	-	-	-	1,085	1,860	58%
Postage	104	-	112	-	-	118	-	-	-	-	-	-	335	1,000	34%
Printing & binding	86	86	86	86	86	86	86	-	-	-	-	-	601	1,030	58%
Legal advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,318	-	-	-	-	-	-	-	-	-	-	-	8,318	8,205	101%
Contingencies	45	45	138	47	44	46	46	-	-	-	-	-	412	1,000	41%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total Professional & Administrative Fees	13,597	3,791	4,297	5,020	4,773	9,364	7,126	-	-	-	-	-	47,968	79,182	61%
Operations and maintenance															
Electricity - street lighting	-	2,059	1,264	2,044	1,970	1,948	1,924	-	-	-	-	-	11,209	22,500	50%
Retention pond mowing/weed control	-	1,900	21,793	6,009	4,596	7,343	8,017	-	-	-	-	-	49,658	115,000	43%
Irrigation water	1,568	-	2,856	1,830	1,421	1,681	2,134	-	-	-	-	-	11,490	15,000	77%
Contingencies	-	1,451	-	-	-	102	-	-	-	-	-	-	1,553	1,000	155%
Aquatic weed control	2,961	1,586	1,586	1,586	1,586	1,586	1,586	-	-	-	-	-	12,477	20,000	62%
Dry retention pond refurbishment/planting	-	3,783	9,893	-	33,981	-	-	-	-	-	-	-	47,657	50,000	95%
Total operations and maintenance	4,529	10,779	37,392	11,469	43,554	12,660	13,661	-	-	-	-	-	134,044	223,500	60%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
Tax collector	-	2,372	2,831	165	60	-	204	-	-	-	-	-	5,632	5,890	96%
Total other fees and charges	-	2,372	2,831	165	60	-	204	-	-	-	-	-	5,632	6,040	93%
Total expenditures	18,126	16,942	44,520	16,654	48,387	22,024	20,991	-	-	-	-	-	187,644	308,722	61%
Excess/(deficiency) of revenues over/(under) expenditures	(18,115)	101,679	97,091	(8,386)	(45,745)	(22,008)	(10,744)	-	-	-	-	-	93,772	(25,000)	
Fund balance - beginning	510,196	492,081	593,760	690,851	682,465	636,720	614,712	603,968	603,968	603,968	603,968	603,968	510,196	466,744	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	97,081	198,760	295,851	287,465	241,720	219,712	208,968	208,968	208,968	208,968	208,968	208,968	208,968	46,744	
Fund balance - ending	\$ 492,081	\$ 593,760	\$ 690,851	\$ 682,465	\$ 636,720	\$ 614,712	\$ 603,968	\$ 603,968	\$ 603,968	\$ 603,968	\$ 603,968	\$ 603,968	\$ 603,968	\$ 441,744	

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

4:37 PM

06/12/23

Accrual Basis

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

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

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	04/26/2023	2951		BOARD MEETING - 04/18/23		153.00	586,352.18
General Journal	04/30/2023	2955		INTEREST INCOME	4.96		586,357.14
General Journal	04/30/2023	2955		INTEREST PAID ADJUSTMENT ACH -20230...	0.01		586,357.15
General Journal	04/30/2023	2947		ACCOUNT ANALYSIS FEE		46.01	586,311.14
General Journal	04/30/2023	2952		TAX COLLECTION	205.27		586,516.41
Total 101.000 · Suntrust Bank - Checking					281,389.70	202,330.43	586,516.41
151.000 · Investments							2,666.56
151.001 · SBA-Operating A Account							775.75
General Journal	10/31/2022	2937		INTEREST INCOME	2.08		777.83
General Journal	11/30/2022	2937		INTEREST INCOME	2.51		780.34
General Journal	12/31/2022	2937		INTEREST INCOME	2.85		783.19
General Journal	01/31/2023	2937		INTEREST INCOME	3.03		786.22
General Journal	02/28/2023	2937		INTEREST INCOME	2.87		789.09
General Journal	03/31/2023	2948		INTEREST INCOME	3.24		792.33
General Journal	04/30/2023	2955		INTEREST INCOME	3.30		795.63
Total 151.001 · SBA-Operating A Account					19.88	0.00	795.63
151.101 · SBA - Reserve A Account							1,890.81
General Journal	10/31/2022	2937		INTEREST INCOME	5.06		1,895.87
General Journal	11/30/2022	2937		INTEREST INCOME	6.13		1,902.00
General Journal	12/31/2022	2937		INTEREST INCOME	6.95		1,908.95
General Journal	01/31/2023	2937		INTEREST INCOME	7.38		1,916.33
General Journal	02/28/2023	2937		INTEREST INCOME	7.02		1,923.35
General Journal	03/31/2023	2948		INTEREST INCOME	7.90		1,931.25
General Journal	04/30/2023	2955		INTEREST INCOME	8.03		1,939.28
Total 151.101 · SBA - Reserve A Account					48.47	0.00	1,939.28
Total 151.000 · Investments					68.35	0.00	2,734.91
121.000 · Assessments Receivable							1,079.56
General Journal	11/01/2022	2931		FY 22 EXCESS FEES		1,075.00	4.56
General Journal	11/04/2022	2933		TAX COLLECTION		4.56	0.00
Total 121.000 · Assessments Receivable					0.00	1,079.56	0.00
1299 · Undeposited Funds							0.00
General Journal	11/01/2022	2931		FY 22 EXCESS FEES	1,075.00		1,075.00
General Journal	11/04/2022	2933		TAX COLLECTION	4.56		1,079.56
General Journal	11/07/2022	2933		TAX COLLECTION		4.56	1,075.00
General Journal	11/17/2022	2939		FY 22 EXCESS FEES		1,075.00	0.00
General Journal	12/27/2022	2942		CAPITAL CREDITS REFUND - SEE ATTACH...	779.88		779.88
General Journal	01/19/2023	2941		CAPITAL CREDITS REFUND - SEE ATTACH...		779.88	0.00
Total 1299 · Undeposited Funds					1,859.44	1,859.44	0.00
131.000 · Due from Other							0.00
General Journal	02/21/2023	2940		FRAUD INTERNET PAYMENT	603.02		603.02
General Journal	02/21/2023	2940		FRAUD INTERNET PAYMENT	1,604.16		2,207.18
General Journal	03/07/2023	2949		FRAUD PAYMENT	1,481.47		3,688.65
General Journal	03/10/2023	2946		REVERSAL OF FRAUD PAYMENTS		603.02	3,085.63
General Journal	03/10/2023	2946		REVERSAL OF FRAUD PAYMENTS		1,604.16	1,481.47
General Journal	04/12/2023	2952		FRAUD PAYMENTS REVERSED AS PER B...		1,481.47	0.00
Total 131.000 · Due from Other					3,688.65	3,688.65	0.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
155.000 · Prepaid Expense							0.00
Bill	02/06/2023	2023-...	STRANGE ZONE	WEBSITE MAINTENANCE AND HOSTING 0...	704.99		704.99
General Journal	03/01/2023	2944		TO REFLECT CORRECT DATES FOR STRA...		704.99	0.00
Total 155.000 · Prepaid Expense					704.99	704.99	0.00
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-15,724.49
General Journal	10/06/2022	2917		A/P 10/06/2022		8,318.00	-24,042.49
General Journal	10/07/2022	2918		A/P 09/30/2022	9,959.46		-14,083.03
General Journal	10/07/2022	2918		A/P 10/06/2022	8,318.00		-5,765.03
General Journal	10/27/2022	2928		A/P 10/27/2022		8,686.90	-14,451.93
General Journal	10/28/2022	2929		A/P 09/30/2022	5,765.03		-8,686.90
General Journal	10/28/2022	2929		A/P 10/27/2022	8,686.90		0.00
General Journal	11/14/2022	2935		A/P 11/14/2022		14,524.57	-14,524.57
General Journal	11/15/2022	2938		A/P 11/14/2022	14,524.57		0.00
General Journal	12/06/2022	2944		A/P 12/06/2022		32,113.87	-32,113.87
General Journal	12/07/2022	2945		A/P 12/06/2022	32,113.87		0.00
General Journal	12/16/2022	2935		A/P 12/16/2022		10,305.44	-10,305.44
General Journal	12/19/2022	2936		A/P 12/16/2022	10,305.44		0.00
General Journal	01/09/2023	2939		A/P 01/09/2023		13,321.09	-13,321.09
General Journal	01/10/2023	2940		A/P 01/09/2023	13,321.09		0.00
General Journal	01/10/2023	2941		A/P 01/10/2023		2,044.16	-2,044.16
General Journal	01/11/2023	2943		A/P 01/10/2023	2,044.16		0.00
General Journal	02/06/2023	2945		A/P 02/06/2023		47,315.49	-47,315.49
General Journal	02/07/2023	2946		A/P 02/06/2023	47,315.49		0.00
General Journal	02/20/2023	2940		A/P 02/20/2023		1,678.95	-1,678.95
General Journal	02/21/2023	2941		A/P 02/20/2023	1,678.95		0.00
General Journal	03/08/2023	2943		A/P 03/08/2023		20,094.78	-20,094.78
General Journal	03/09/2023	2944		A/P 03/09/2023	20,094.78		0.00
General Journal	03/09/2023	2944		FEDEX PAYMENT REJECTED		118.23	-118.23
General Journal	03/16/2023	2941		FEDEX PAYMENT MADE AGAIN	118.23		0.00
General Journal	03/30/2023	2942		A/P 03/30/2023		102.39	-102.39
General Journal	03/31/2023	2943		A/P 03/31/2023	102.39		0.00
General Journal	04/10/2023	2944		A/P 04/10/2023		19,664.43	-19,664.43
General Journal	04/11/2023	2945		A/P 04/10/2023	19,664.43		0.00
Total 202.000 · Accounts Payable - Year End					194,012.79	178,288.30	0.00
271.000 · Unreserved Fund Balance							43,724.92
Total 271.000 · Unreserved Fund Balance							43,724.92
271.100 · Reserved Fund Balance							-83,000.00
Total 271.100 · Reserved Fund Balance							-83,000.00
3900 · Retained Earnings							-470,920.49
Total 3900 · Retained Earnings							-470,920.49
361.000 · Interest Income							0.00
361.100 · Interest Income - Surplus Acct							0.00
General Journal	10/31/2022	2937		INTEREST INCOME		4.23	-4.23
General Journal	10/31/2022	2937		INTEREST INCOME		5.06	-9.29
General Journal	10/31/2022	2937		INTEREST INCOME		2.08	-11.37
General Journal	11/30/2022	2937		INTEREST INCOME		4.23	-15.60
General Journal	11/30/2022	2937		INTEREST INCOME		6.13	-21.73
General Journal	11/30/2022	2937		INTEREST INCOME		2.51	-24.24

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	12/31/2022	2937		INTEREST INCOME		5.73	-29.97
General Journal	12/31/2022	2937		INTEREST INCOME		6.95	-36.92
General Journal	12/31/2022	2937		INTEREST INCOME		2.85	-39.77
General Journal	01/31/2023	2937		INTEREST INCOME		5.62	-45.39
General Journal	01/31/2023	2937		INTEREST INCOME		7.38	-52.77
General Journal	01/31/2023	2937		INTEREST INCOME		3.03	-55.80
General Journal	02/28/2023	2937		INTEREST INCOME		4.89	-60.69
General Journal	02/28/2023	2937		INTEREST INCOME		7.02	-67.71
General Journal	02/28/2023	2937		INTEREST INCOME		2.87	-70.58
General Journal	03/31/2023	2948		INTEREST INCOME		5.22	-75.80
General Journal	03/31/2023	2948		INTEREST INCOME		7.90	-83.70
General Journal	03/31/2023	2948		INTEREST INCOME		3.24	-86.94
General Journal	04/30/2023	2955		INTEREST INCOME		4.96	-91.90
General Journal	04/30/2023	2955		INTEREST INCOME		8.03	-99.93
General Journal	04/30/2023	2955		INTEREST INCOME		3.30	-103.23
General Journal	04/30/2023	2955		INTEREST PAID ADJUSTMENT ACH -20230...		0.01	-103.24
Total 361.100 · Interest Income - Surplus Acct					0.00	103.24	-103.24
Total 361.000 · Interest Income					0.00	103.24	-103.24
363.100 · Assessment Levy							0.00
General Journal	11/04/2022	2934		TAX COLLECTION		5,833.30	-5,833.30
General Journal	11/04/2022	2934		TAX COLLECTOR FEE		119.05	-5,952.35
General Journal	11/07/2022	2940		TAX COLLECTION		20,544.06	-26,496.41
General Journal	11/07/2022	2940		TAX COLLECTOR FEE		419.26	-26,915.67
General Journal	11/15/2022	2941		TAX COLLECTION		60,299.40	-87,215.07
General Journal	11/15/2022	2941		TAX COLLECTOR FEE		1,230.60	-88,445.67
General Journal	11/18/2022	2942		TAX COLLECTION		29,558.75	-118,004.42
General Journal	11/18/2022	2942		TAX COLLECTOR FEE		603.25	-118,607.67
General Journal	12/02/2022	2943		TAX COLLECTION		91,040.99	-209,648.66
General Journal	12/02/2022	2943		TAX COLLECTION		1,857.97	-211,506.63
General Journal	12/04/2022	2934		TAX COLLECTION		30,695.00	-242,201.63
General Journal	12/04/2022	2934		TAX COLLECTOR FEE		626.43	-242,828.06
General Journal	12/15/2022	2937		TAX COLLECTION		6,940.58	-249,768.64
General Journal	12/15/2022	2937		TAX COLLECTOR FEE		141.65	-249,910.29
General Journal	12/31/2022	2939		TAX COLLECTION		52.69	-249,962.98
General Journal	12/31/2022	2940		TAX COLLECTION		10,035.23	-259,998.21
General Journal	12/31/2022	2940		TAX COLLECTOR FEE		204.80	-260,203.01
General Journal	01/31/2023	2939		TAX COLLECTION		8,086.92	-268,289.93
General Journal	01/31/2023	2939		TAX COLLECTOR FEE		165.04	-268,454.97
General Journal	02/28/2023	2939		TAX COLLECTION		2,574.75	-271,029.72
General Journal	02/28/2023	2939		TAX COLLECTOR FEE		52.54	-271,082.26
General Journal	04/13/2023	2948		TAX COLLECTION		34.64	-271,116.90
General Journal	04/13/2023	2949		TAX COLLECTION		9,786.91	-280,903.81
General Journal	04/13/2023	2949		TAX COLLECTOR FEE		199.73	-281,103.54
General Journal	04/30/2023	2952		TAX COLLECTION		205.27	-281,308.81
General Journal	04/30/2023	2952		TAX COLLECTOR FEE		4.19	-281,313.00
Total 363.100 · Assessment Levy					0.00	281,313.00	-281,313.00
511.000 · Legislative							0.00
511.110 · Supervisor's Fees							0.00
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22	153.00		153.00
Check	10/24/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 10/18/22		184.70	337.70
Check	10/24/2022	DD	ARTHUR RHODES	BOARD MEETING - 10/18/22		184.70	522.40
Check	10/24/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 10/18/22		184.70	707.10

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	10/24/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/18/22	184.70		891.80
Check	10/24/2022	DD	CAROL VAUGHAN	BOARD MEETING - 10/18/22	184.70		1,076.50
General Journal	01/11/2023	2938		BOARD MEETING - 12/06/22	153.00		1,229.50
Check	01/11/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 12/06/22	184.70		1,414.20
Check	01/11/2023	DD	ARTHUR RHODES	BOARD MEETING - 12/06/22	184.70		1,598.90
Check	01/11/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 12/06/22	184.70		1,783.60
Check	01/11/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 12/06/22	184.70		1,968.30
Check	01/11/2023	DD	CAROL VAUGHAN	BOARD MEETING - 12/06/22	184.70		2,153.00
General Journal	03/02/2023	2942		BOARD MEETING - 02/21/23	153.00		2,306.00
Check	03/02/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 02/21/23	184.70		2,490.70
Check	03/02/2023	DD	ARTHUR RHODES	BOARD MEETING - 02/21/23	184.70		2,675.40
Check	03/02/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 02/21/23	184.70		2,860.10
Check	03/02/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 02/21/23	184.70		3,044.80
Check	03/02/2023	DD	CAROL VAUGHAN	BOARD MEETING - 02/21/23	184.70		3,229.50
General Journal	04/26/2023	2951		BOARD MEETING - 04/18/23	153.00		3,382.50
Check	04/26/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 04/18/23	184.70		3,567.20
Check	04/26/2023	DD	ARTHUR RHODES	BOARD MEETING - 04/18/23	184.70		3,751.90
Check	04/26/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 04/18/23	184.70		3,936.60
Check	04/26/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 04/18/23	184.70		4,121.30
Check	04/26/2023	DD	CAROL VAUGHAN	BOARD MEETING - 04/18/23	184.70		4,306.00
Total 511.110 · Supervisor's Fees					4,306.00	0.00	4,306.00
Total 511.000 · Legislative					4,306.00	0.00	4,306.00
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	2,704.16		2,704.16
Bill	11/14/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	2,704.16		5,408.32
Bill	12/06/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	2,704.16		8,112.48
Bill	01/09/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	2,704.16		10,816.64
Bill	02/06/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	2,704.16		13,520.80
Bill	03/08/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	2,704.16		16,224.96
Bill	04/10/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	2,704.16		18,929.12
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		2,704.16	16,224.96
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	2,704.16		18,929.12
Total 512.311 · Management Fees					21,633.28	2,704.16	18,929.12
Total 512.000 · Executive					21,633.28	2,704.16	18,929.12
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	600.83		600.83
Bill	11/14/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	600.83		1,201.66
Bill	12/06/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	600.83		1,802.49
Bill	01/09/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	600.83		2,403.32
Bill	02/06/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	600.83		3,004.15
Bill	03/08/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	600.83		3,604.98
Bill	04/10/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	600.83		4,205.81
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		600.83	3,604.98
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	600.83		4,205.81
Total 513.310 · Assessment Roll Preparation					4,806.64	600.83	4,205.81
513.315 · Tax Collector							0.00
General Journal	11/04/2022	2934		TAX COLLECTOR FEE	119.05		119.05
General Journal	11/07/2022	2940		TAX COLLECTOR FEE	419.26		538.31

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	11/15/2022	2941		TAX COLLECTOR FEE	1,230.60		1,768.91
General Journal	11/18/2022	2942		TAX COLLECTOR FEE	603.25		2,372.16
General Journal	12/02/2022	2943		TAX COLLECTION	1,857.97		4,230.13
General Journal	12/04/2022	2934		TAX COLLECTOR FEE	626.43		4,856.56
General Journal	12/15/2022	2937		TAX COLLECTOR FEE	141.65		4,998.21
General Journal	12/31/2022	2940		TAX COLLECTOR FEE	204.80		5,203.01
General Journal	01/31/2023	2939		TAX COLLECTOR FEE	165.04		5,368.05
Bill	02/06/2023	11642...	PASCO COUNTY TAX COLLECTOR	NEGATIVE DISTRIBUTION	7.63		5,375.68
General Journal	02/28/2023	2939		TAX COLLECTOR FEE	52.54		5,428.22
General Journal	04/13/2023	2949		TAX COLLECTOR FEE	199.73		5,627.95
General Journal	04/30/2023	2952		TAX COLLECTOR FEE	4.19		5,632.14
Total 513.315 · Tax Collector					5,632.14	0.00	5,632.14
513.320 · Audit							0.00
Bill	02/06/2023	17511...	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - INITIAL PROGRESS BILLING	1,000.00		1,000.00
Bill	03/08/2023	17528...	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - SECOND PROGRESS BILL...	3,000.00		4,000.00
Bill	04/10/2023	17555...	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - THIRD PROGRESS BILLING	2,000.00		6,000.00
Deposit	04/11/2023	2878	CARR, RIGGS & INGRAM, LLC	BOUNCED CK 2878		3,000.00	3,000.00
Check	04/11/2023	2886	CARR, RIGGS & INGRAM, LLC	REPLACE CK 2878	3,000.00		6,000.00
Total 513.320 · Audit					9,000.00	3,000.00	6,000.00
Total 513.000 · Financial & Administrative					19,438.78	3,600.83	15,837.95
514.000 · Legal Counsel							0.00
514.310 · Legal Fees							0.00
Bill	10/27/2022	22191	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2022	110.50		110.50
Bill	12/06/2022	22338	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 11/15/2022	488.00		598.50
Bill	02/20/2023	22680	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 01/15/2023	170.00		768.50
Bill	03/08/2023	22812	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 02/15/2023	295.50		1,064.00
Bill	04/10/2023	22865	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 03/15/2023	30.95		1,094.95
Total 514.310 · Legal Fees					1,094.95	0.00	1,094.95
Total 514.000 · Legal Counsel					1,094.95	0.00	1,094.95
519.000 · Other General Government							0.00
519.320 · Engineering							0.00
Bill	11/14/2022	HPC1...	STROUD ENGINEERING CONSULTANTS	10/22 ENG. FEES	187.50		187.50
Bill	01/09/2023	HPC1...	STROUD ENGINEERING CONSULTANTS	11/22 & 12/22 ENG. FEES	337.50		525.00
Bill	03/08/2023	HPC1...	STROUD ENGINEERING CONSULTANTS	01/23 & 02/23 ENG. FEES	564.30		1,089.30
Bill	04/10/2023	HPC1...	STROUD ENGINEERING CONSULTANTS	03/23 ENG. FEES	414.30		1,503.60
Total 519.320 · Engineering					1,503.60	0.00	1,503.60
519.410 · Postage							0.00
Bill	10/27/2022	7-917-...	FEDEX	7-917-75070	96.26		96.26
Bill	10/27/2022	7-925-...	FEDEX	7-925-00421	7.83		104.09
Bill	12/06/2022	7-967-...	FEDEX	7-967-82594	103.70		207.79
Bill	12/16/2022	7-975-...	FEDEX	7-975-90390	8.50		216.29
Bill	03/08/2023	8-046-...	FEDEX	8-046-09139	109.73		326.02
Bill	03/08/2023	8-052-...	FEDEX	8-052-72043	8.50		334.52
Total 519.410 · Postage					334.52	0.00	334.52
519.411 · Telephone							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	12.50		12.50

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	11/14/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	12.50		25.00
Bill	12/06/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	12.50		37.50
Bill	01/09/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	12.50		50.00
Bill	02/06/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	12.50		62.50
Bill	03/08/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	12.50		75.00
Bill	04/10/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	12.50		87.50
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		12.50	75.00
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	12.50		87.50
Total 519.411 · Telephone					100.00	12.50	87.50
519.413 · Website Maintenance							0.00
General Journal	03/01/2023	2944		TO REFLECT CORRECT DATES FOR STRA...	704.99		704.99
Total 519.413 · Website Maintenance					704.99	0.00	704.99
519.414 · ADA Website Compliance							0.00
Bill	10/27/2022	2446	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tech...	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
519.440 · Rentals and Leases							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	155.00		155.00
Bill	11/14/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	155.00		310.00
Bill	12/06/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	155.00		465.00
Bill	01/09/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	155.00		620.00
Bill	02/06/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	155.00		775.00
Bill	03/08/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	155.00		930.00
Bill	04/10/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	155.00		1,085.00
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		155.00	930.00
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	155.00		1,085.00
Total 519.440 · Rentals and Leases					1,240.00	155.00	1,085.00
519.450 · Insurance							0.00
Bill	10/06/2022	16998	EGIS INSURANCE & RISK ADVISORS	INSURANCE PREMIUM - 10/01/22 -10/01/23	8,318.00		8,318.00
Total 519.450 · Insurance					8,318.00	0.00	8,318.00
519.470 · Printing and Binding							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	85.83		85.83
Bill	11/14/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	85.83		171.66
Bill	12/06/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	85.83		257.49
Bill	01/09/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	85.83		343.32
Bill	02/06/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	85.83		429.15
Bill	03/08/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	85.83		514.98
Bill	04/10/2023	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	85.83		600.81
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		85.83	514.98
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	85.83		600.81
Total 519.470 · Printing and Binding					686.64	85.83	600.81
519.490 · Contingencies							0.00
General Journal	10/21/2022	2936		SERVICE CHARGE	44.89		44.89
General Journal	11/21/2022	2938		ACCOUNT ANALYSIS FEE	44.56		89.45
Bill	12/06/2022	03518...	SAFEGUARD BUSINESS SYSTEMS	DEPOSIT TICKER 100044 FORMAT 2PT 1053	89.03		178.48
General Journal	12/21/2022	2938		ACCOUNT ANALYSIS FEE	49.37		227.85
General Journal	01/23/2023	2938		ACCOUNT ANALYSIS FEE	46.54		274.39

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	02/22/2023	2938		ACCOUNT ANALYSIS FEE	45.74		320.13
General Journal	03/21/2023	2947		ACCOUNT ANALYSIS FEE	45.88		366.01
General Journal	04/30/2023	2947		ACCOUNT ANALYSIS FEE	46.01		412.02
Total 519.490 · Contingencies					412.02	0.00	412.02
519.540 · Annual District Filing Fee							0.00
Bill	10/27/2022	86047	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2022/2023 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					13,684.77	253.33	13,431.44
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	10/27/2022	PSI-15...	SOLITUDE LAKE MANAGEMENT	10/22 AQUATIC WEED CONTROL	1,586.00		1,586.00
Bill	10/27/2022	PSI-21...	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		2,961.00
Bill	11/14/2022	PSI-24...	SOLITUDE LAKE MANAGEMENT	11/22 AQUATIC WEED CONTROL	1,586.00		4,547.00
Bill	12/16/2022	PSI-34...	SOLITUDE LAKE MANAGEMENT	12/22 AQUATIC WEED CONTROL	1,586.00		6,133.00
Bill	01/09/2023	PSI-44...	SOLITUDE LAKE MANAGEMENT	01/23 AQUATIC WEED CONTROL	1,586.00		7,719.00
Bill	02/06/2023	PSI-48...	SOLITUDE LAKE MANAGEMENT	02/23 AQUATIC WEED CONTROL	1,586.00		9,305.00
Bill	03/08/2023	PSI-57...	SOLITUDE LAKE MANAGEMENT	03/23 AQUATIC WEED CONTROL	1,586.00		10,891.00
Bill	04/10/2023	PSI-67...	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1,586.00		12,477.00
Total 539.311 · Aquatic Weed Control					12,477.00	0.00	12,477.00
539.340 · Retention Pond Mowing/Weed Cont							0.00
Bill	11/14/2022	10312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	10/22 EQUIPMENT USE	1,900.00		1,900.00
Bill	12/06/2022	INV13...	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/22 MOWING SERVICES	7,252.28		9,152.28
Bill	12/06/2022	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	11/22 MOWING SERVICES	6,053.70		15,205.98
Bill	12/06/2022	11302...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	11/22 EQUIPMENT USE	1,820.00		17,025.98
Bill	12/16/2022	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/22 MOWING SERVICES	6,666.78		23,692.76
Bill	01/09/2023	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	12/22 MOWING SERVICES	4,628.97		28,321.73
Bill	01/09/2023	12312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	12/22 EQUIPMENT USE	1,380.00		29,701.73
Bill	02/06/2023	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	01/23 MOWING SERVICES	3,116.41		32,818.14
Bill	02/06/2023	01312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	01/23 EQUIPMENT USE	1,480.00		34,298.14
Bill	03/08/2023	INV15...	DOWN TO EARTH LANDSCAPE & IRRIGATION	02/23 MOWING SERVICES	5,383.25		39,681.39
Bill	03/08/2023	02282...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	02/23 EQUIPMENT USE	1,960.00		41,641.39
Deposit	03/22/2023	2880	HERITAGE PINES COMMUNITY ASSOCIATION,INC	VOID CHECK 2880		1,960.00	39,681.39
Check	03/22/2023	2885	HERITAGE PINES COMMUNITY ASSOCIATION,INC	REPLACE CK. 2880	1,960.00		41,641.39
Bill	04/10/2023	INV15...	DOWN TO EARTH LANDSCAPE & IRRIGATION	03/23 MOWING SERVICES	5,716.80		47,358.19
Bill	04/10/2023	03312...	HERITAGE PINES COMMUNITY ASSOCIATION,INC	03/23 EQUIPMENT USE	2,300.00		49,658.19
Deposit	04/11/2023	2879	DOWN TO EARTH LANDSCAPE & IRRIGATION	BOUNCED CK 2879		5,383.25	44,274.94
Check	04/11/2023	2887	DOWN TO EARTH LANDSCAPE & IRRIGATION	REPLACE CK 2879	5,383.25		49,658.19
Total 539.340 · Retention Pond Mowing/Weed Cont					57,001.44	7,343.25	49,658.19
539.341 · Dry Retention Pond Refurbish							0.00
Bill	11/14/2022	2022-3	LUPTON'S CONSTRUCTION SERVICES, LLC	CURB INLET TOP REPAIRS ONLY	3,782.85		3,782.85
Bill	12/06/2022	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	ORNAMENTAL GRASS CUT BACKS	7,488.00		11,270.85
Bill	12/06/2022	INV13...	DOWN TO EARTH LANDSCAPE & IRRIGATION	INSTALL SOD, CLEAN UP SLOPE AND TRIM	2,405.00		13,675.85
Bill	02/06/2023	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	BAHIA SOD INSTALL	14,040.00		27,715.85
Bill	02/06/2023	INV14...	DOWN TO EARTH LANDSCAPE & IRRIGATION	MULCH INSTALL	18,486.00		46,201.85
Bill	02/06/2023	2019761	WAYNE VANCE SUNSHINE STATE SPRINKER CO.	ROTOR ZONE TO COVER SOUTH BANK O...	1,455.00		47,656.85
Total 539.341 · Dry Retention Pond Refurbish					47,656.85	0.00	47,656.85
539.430 · Street Lighting							0.00

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	11/14/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 11/04/22	1,583.28		1,583.28
Bill	11/14/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 11/02/22	475.69		2,058.97
Bill	12/16/2022	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 12/07/22	1,576.62		3,635.59
Bill	12/16/2022	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 12/05/22	467.54		4,103.13
General Journal	12/27/2022	2942		CAPITAL CREDITS REFUND - SEE ATTACH...		779.88	3,323.25
Bill	01/10/2023	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 01/09/2023	1,576.62		4,899.87
Bill	01/10/2023	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 01/05/23	467.54		5,367.41
Bill	02/06/2023	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 02/02/23	460.58		5,827.99
Bill	02/20/2023	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 02/06/2023	1,508.95		7,336.94
Bill	03/08/2023	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 03/07/2023	1,489.29		8,826.23
Bill	03/08/2023	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 03/03/2023	458.57		9,284.80
Bill	04/10/2023	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 04/06/2023	1,467.48		10,752.28
Bill	04/10/2023	20415...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 04/04/2023	456.32		11,208.60
Total 539.430 · Street Lighting					11,988.48	779.88	11,208.60
539.431 · Irrigation of Pond Banks							0.00
Bill	10/27/2022	103122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	10/22 RECLAIMED WATER	1,567.99		1,567.99
Bill	12/06/2022	113022	HERITAGE PINES COMMUNITY ASSOCIATION,INC	11/22 RECLAIMED WATER	2,855.84		4,423.83
Bill	01/09/2023	123122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	12/22 RECLAIMED WATER	1,830.30		6,254.13
Bill	02/06/2023	013123	HERITAGE PINES COMMUNITY ASSOCIATION,INC	01/23 RECLAIMED WATER	1,420.56		7,674.69
Bill	03/08/2023	022823	HERITAGE PINES COMMUNITY ASSOCIATION,INC	02/23 RECLAIMED WATER	1,681.32		9,356.01
Deposit	03/22/2023	2880	HERITAGE PINES COMMUNITY ASSOCIATION,INC	VOID CHECK 2880		1,681.32	7,674.69
Check	03/22/2023	2885	HERITAGE PINES COMMUNITY ASSOCIATION,INC	REPLACE CK. 2880	1,681.32		9,356.01
Bill	04/10/2023	033123	HERITAGE PINES COMMUNITY ASSOCIATION,INC	03/23 RECLAIMED WATER	2,134.26		11,490.27
Total 539.431 · Irrigation of Pond Banks					13,171.59	1,681.32	11,490.27
539.490 · Contingencies							0.00
Bill	11/14/2022	2022-4	LUPTON'S CONSTRUCTION SERVICES, LLC	CURB INLET TOP REPAIRS ONLY	1,255.93		1,255.93
Bill	11/14/2022	48137	KATHLEEN F LONERGAN	AVENTURA NURSERY INVOICE REIMBUR...	195.00		1,450.93
Bill	03/30/2023	13069...	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 03/30/2023 LATE PAYMENT FEE	102.39		1,553.32
Total 539.490 · Contingencies					1,553.32	0.00	1,553.32
Total 539.000 · Field Maintenance					143,848.68	9,804.45	134,044.23
TOTAL					685,730.38	685,730.38	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENTS**



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

Your account statement

For 04/28/2023

Contact us



Truist.com



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

■ PUBLIC SPECIAL MRC 0615006011053

Account summary

Your previous balance as of 03/31/2023	\$611,750.77
Checks	- 32,909.22
Other withdrawals, debits and service charges	- 3,148.70
Deposits, credits and interest	+ 11,307.99
Your new balance as of 04/28/2023	= \$587,000.84

Interest summary

Interest paid this statement period	\$4.97
2023 interest paid year-to-date	\$20.70
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
04/11	2885	3,641.32	04/19	2889	5,716.80	04/24	2892	30.95
04/19	2886	3,000.00	04/19	2890	4,434.26	04/19	*2894	3,558.32
04/19	2887	5,383.25	04/18	2891	1,586.00	04/19	2895	3,558.32
04/18	2888	2,000.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$32,909.22

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/04	ACH CORP DEBIT WEB PMTS Withlacoochee Ri HERITAGE PINES C OM DE	102.39
04/13	ACH CORP DEBIT WEB PMTS Withlacoochee Ri HERITAGE PINES C OM DE	1,923.80
04/21	SERVICE CHARGES - PRIOR PERIOD	46.01
04/26	ACH CORP DEBIT ADP Tax ADP Tax HERITAGE PINES COMMUNI	153.00
04/26	ACH CORP DEBIT WAGE PAY ADP WAGE PAY HERITAGE PINES COMMUNI	923.50

Total other withdrawals, debits and service charges = \$3,148.70

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/12	INTEREST PAID ADJUSTMENT ACH-20230412281 INTEREST ADJ	0.01
04/12	REVERSAL DISCOVER 5468	1,481.47
04/13	TAX ACC PASCOTAX HERITAGE PINES CDD CUSTOMER ID 000000000001008	34.64
04/13	TAX ACC PASCOTAX HERITAGE PINES CDD CUSTOMER ID 000000000001008	3,221.87
04/13	TAX ACC PASCOTAX HERITAGE PINES CDD CUSTOMER ID 000000000001008	6,565.04
04/28	EFFECTIVE DATE 4-30-23 INTEREST PAYMENT	4.96

Total deposits, credits and interest = \$11,307.99

Outsmart cyber-criminals. Keep scammer tricks top of mind.

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

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Questions, comments or errors?

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

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

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

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

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

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

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

Important information about your Truist Ready Now Credit Line Account

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

Billing Rights Summary

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

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

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

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

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

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

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

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

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

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

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

Heritage Pines CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/11/2023	WITHLACOOCHEE...	101.000 · Suntrust ...		-1,923.80
Bill	1306910 040623	04/10/2023		539.430 · Street Lig...	-1,467.48	1,467.48
Bill	2041547 040423	04/10/2023		539.430 · Street Lig...	-456.32	456.32
TOTAL					-1,923.80	1,923.80
Check	DD	04/26/2023	JANICE M. BENED...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/26/2023	ARTHUR RHODES	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/26/2023	MICHAEL V. WALSH	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/26/2023	KATHLEEN LONE...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	04/26/2023	CAROL VAUGHAN	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	2886	04/11/2023	CARR, RIGGS & IN...	101.000 · Suntrust ...		-3,000.00
				513.320 · Audit	-3,000.00	3,000.00
TOTAL					-3,000.00	3,000.00

Heritage Pines CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2887	04/11/2023	DOWN TO EARTH ...	101.000 · Suntrust ...		-5,383.25
				539.340 · Retention...	-5,383.25	5,383.25
TOTAL					-5,383.25	5,383.25
Bill Pmt -Check	2888	04/11/2023	CARR, RIGGS & IN...	101.000 · Suntrust ...		-2,000.00
Bill	17555794	04/10/2023		513.320 · Audit	-2,000.00	2,000.00
TOTAL					-2,000.00	2,000.00
Bill Pmt -Check	2889	04/11/2023	DOWN TO EARTH ...	101.000 · Suntrust ...		-5,716.80
Bill	INV154113	04/10/2023		539.340 · Retention...	-5,716.80	5,716.80
TOTAL					-5,716.80	5,716.80
Bill Pmt -Check	2890	04/11/2023	HERITAGE PINES ...	101.000 · Suntrust ...		-4,434.26
Bill	033123	04/10/2023		539.431 · Irrigation ...	-2,134.26	2,134.26
Bill	033123EU	04/10/2023		539.340 · Retention...	-2,300.00	2,300.00
TOTAL					-4,434.26	4,434.26
Bill Pmt -Check	2891	04/11/2023	SOLITUDE LAKE ...	101.000 · Suntrust ...		-1,586.00
Bill	PSI-67386	04/10/2023		539.311 · Aquatic ...	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	2892	04/11/2023	STRALEY ROBIN ...	101.000 · Suntrust ...		-30.95
Bill	22865	04/10/2023		514.310 · Legal Fees	-30.95	30.95
TOTAL					-30.95	30.95
Bill Pmt -Check	2893	04/11/2023	STROUD ENGINE...	101.000 · Suntrust ...		-414.30
Bill	HPC1202-20-04	04/10/2023		519.320 · Engineeri...	-414.30	414.30
TOTAL					-414.30	414.30
Bill Pmt -Check	2894	04/11/2023	WRATHELL, HUNT...	101.000 · Suntrust ...		-3,558.32

Heritage Pines CDD
Check Detail
 April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2021-2321	04/10/2023		512.311 · Managem...	-2,704.16	2,704.16
				513.310 · Assessm...	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals a...	-155.00	155.00
				519.470 · Printing a...	-85.83	85.83
TOTAL					-3,558.32	3,558.32
Check	2895	04/13/2023	WRATHELL, HUNT...	101.000 · Suntrust ...		-3,558.32
				512.311 · Managem...	-2,704.16	2,704.16
				513.310 · Assessm...	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals a...	-155.00	155.00
				519.470 · Printing a...	-85.83	85.83
TOTAL					-3,558.32	3,558.32

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



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 **04/06/2023**
Amount Due **1,467.48**
Current Charges Due **04/28/2023**

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 1,489.29
Payment 3,080.97CR
Balance Forward 1,591.68CR



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.

Late Charge 5.00
NSF Check Charge 97.39
NSF Check Amount 1,489.29
Light Energy Charge 150.05
Light Support Charge 107.11
Light Maintenance Charge 227.77
Light Fixture Charge 271.93
Light Fuel Adj 5,321 KWH @ 0.03500 186.25
Poles (QTY 103) 513.00
FL Gross Receipts Tax 11.37

Total Current Charges 3,059.16
Total Due Please Pay 1,467.48

539.430

001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 79	205 16	305 7	455 2	960 9
	150 3	270 4	360 1	910 94	

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$1,749.49. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



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: 04/06/2023

Use above space for address change ONLY.

District: BP04

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

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

Current Charges Due Date	04/28/2023
TOTAL CHARGES DUE	1,467.48
Total Charges Due After Due Date	1,489.49

000130691000014674800014894905



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 **04/04/2023**
Amount Due **456.32**
Current Charges Due **04/25/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	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 458.57
Payment 917.14CR
Balance Forward 458.57CR



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.

NSF Check Amount 458.57
Light Energy Charge 6.01
Light Support Charge 10.65
Light Maintenance Charge 140.59
Light Fixture Charge 173.50
Light Fuel Adj 547 KWH @ 0.03500 19.15
Poles (QTY 29) 105.50
FL Gross Receipts Tax 0.92

Total Current Charges 914.89
Total Due Please Pay 456.32

539.430
001

***** ATTENTION *****

The 2022 Capital Credits assigned amount for this account is \$528.93. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

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



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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/04/2023

District: BP02

Use above space for address change ONLY.

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

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

Current Charges Due Date	04/25/2023
TOTAL CHARGES DUE	456.32
Total Charges Due After Due Date	463.16

000204154700004563200004631608



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

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

513.320
001

Invoice No. 17555794 (include on check)
Date 03/31/2023
Client No. 20-03195.000

Professional services rendered as follows:

Third progress bill on audit of financial statements
as of September 30, 2022

Current Amount Due \$ 2,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

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

Invoice Date: 03/31/2023 Client No: 20-03195
Invoice Number: 17555794 Total Amount Due: \$ 2,000.00 Heritage Pines CDD

Name as it appears on card: _____

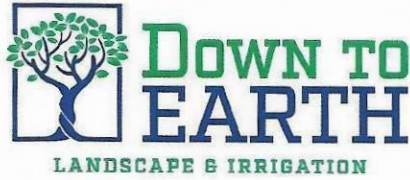
Billing Address: _____

Card # _____ Exp Date: _____ CVV # _____

Payment Amount: _____ Signature: _____

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

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



March 2023
 INV154113

Customer

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

539.340
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses March 2023 - Estimate 51150	3/31/2023	3/31/2023	Due on receipt	

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

4000 - Mow/Weedeat Retentions			
Bush hog - Hours	12 ✓	\$25.00	\$300.00
Diesel - 1 Gallon	63 ✓	\$4.77	\$300.51
Maintenance Labor - Hours	61 ✓	\$25.00	\$1,525.00
		Sub Total	\$2,125.51
Z-Mow Weedeat Retentions			
Equipment Repair & Maintenance - Hours	1.5 ✓	\$30.00	\$45.00
Maintenance Labor - Hours	41.6 ✓	\$25.00	\$1,040.00
Miscellaneous Equipment Parts - Dollar	1 ✓	\$142.00	\$142.00
Unleaded Gasoline - 1 Gallon	33 ✓	\$4.25	\$140.25
		Sub Total	\$1,367.25
Spraying Beds, Dry Retentions			
Glyphosate 41% - 1 Gallon	2 ✓	\$29.52	\$59.04
Paleo Park Labor - Hours	11 ✓	\$25.00	\$275.00
Spray Labor - Hours	27 ✓	\$25.00	\$675.00
		Sub Total	\$1,009.04
Clean Drains			

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



March 2023
 INV154113

Item	Qty	Rate	Amount
Maintenance Labor - Hours	16 ✓	\$25.00	\$400.00
Rake Retentions - Hours	17 ✓	\$25.00	\$425.00
Sub Total			\$825.00
Irrigation Inspection & Repairs			
Irrigation Labor - Hours	12 ✓	\$27.50	\$330.00
Miscellaneous Irrigation Parts - Each	1 ✓	\$60.00	\$60.00
Sub Total			\$390.00

Subtotal	\$5,716.80
Payments/Credits	\$0.00
Balance Due	\$5,716.80

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
 See Terms and Conditions at www.dtelandscape.com/terms-and-conditions



CDD Man Hours Back-up

MAR. 2023

DAY	Ken - Mechanic		Pat		Bill		David G - Irrigation		OTHER JOBS				Keith/Tim - Supervisor											
	Burden Rate \$30.00	4000 Zmow	Rate - \$ 25.00	4000 WE	Rate - \$25.00	Zmow	WE	Rate - \$27.50	Rate - \$25.00	Rate - \$30.00	Till	Spray	WE	Other										
1				6			3																	
2			1	0.25			2	0.5	Irr. Repair			1												
3			2.5			2	2.1					1												
4		0.5	2.5	0.25		2	1	0.25						3										
5							1		Irr. Check			1												
6																								
7																								
8								2.9																
9			4	0.5			1.6	0.75	Irr. Check															
10			4	0.25			3																	
11							1	1	Irr. Repair			1												
12																								
13																								
14																								
15																								
16			5	0.5			3	0.25																
17			3.5				2		Irr. Repair			1												
18			3	0.25			2.5					5	1	3										
19			2.5	0.25			2	0.25	Irr. Check			2												
20							1.25	1				2	3											
21																								
22																								
23			5	0.25																				
24	1		2.9	0.25			1.25																	
25			4-6	0.25			4	3.5	0.25	Irr. Repair		1												
26			3	0.5			3	0.25				4	4	2										
27									Irr. Check			1												
28																								
29																								
30																								
31	1	0.5	0	57.5	3.5	12	37.1	4.5		0	0	3	Rotors	12	16	17	17	27	11	11	0	0	0	0

CDD Expenses March 2023

Routine Mowing Operations				Total
Toro 4000 operator (incl weed eat)	61 Hrs	\$25.00	Per Hr	\$1,525.00
Toro Z Mower operator (incl weed eat)	41.6 Hrs	\$25.00	Per Hr	\$1,040.00
Machinery Maintenance Parts			1	\$142.00 ✓
Machinery Maintenance Labor*	1.5	\$30.00	Per Hr	\$45.00
Fuel Cost 4000 and Bush Hog	63 Gallons ✓	\$4.77	Per Gal	\$300.51
Fuel Cost Z Mower	33 Gallons ✓	\$4.25	Per Gal	\$140.25
Spraying beds in retentions	27 Hrs	\$25.00	Per Hr	\$675.00
Clean drains/WE/Rake Waste Areas	33 Hrs	\$25.00	Per Hr	\$825.00
Bush Hog	12 Hrs	\$25.00	Per Hr	\$300.00
Till/Rake Waste Areas/Spray	0 Hrs	\$30.00		\$0.00
Total Mowing Operations				\$4,992.76
Rodeo	2 Gallons ✓	\$29.52		\$59.04
Mulch Prep - Paleo Park Labor	11 Hrs	\$25.00	Per Hr	\$275.00
Irrigation Parts	3 Rotors	\$20.00	Ea	\$60.00 ✓
	0 Misc fittings	\$10.00	Ea	\$0.00
	0 knockon	\$18.00	Ea	\$0.00
	0 Solenoid	\$50.00	Ea	\$0.00
	0 Golf Drive	\$160.00	Ea	\$0.00
	0 Valve	\$120.00	Ea	\$0.00
	0 ESP Timer	\$130.00	Ea	\$0.00
Labor	12 Hrs	\$27.50	Per Hr	\$330.00
Total Other Operations				\$724.04
Month Total				\$5,716.80

	December	January	Hours Run
4000 hours	3004.3	3061.8	57.5
Z Mower hours	2059.5	2096.6	37.1

*Safety check on Z-Mower and 4000. Replace belts on 4000 and replace hr meter.

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

Date: March 31, 2023

539.340
001

To: Heritage Pines CDD

Attn: Chuck Adams

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

<u>Equipment</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Trap Rake	16	\$30.00	\$480.00
Utility Cart (Spray Cart)	27	\$20.00	\$540.00
Utility Cart (Drain Cleaning)	17	\$20.00	\$340.00
Utility Cart (Irrigation)	12	\$20.00	\$240.00
Utility Cart (Paleo Park)	11	\$20.00	\$220.00
John Deere/Bush Hog	12	\$40.00	\$480.00
Total			\$2,300.00

POSTED
MAR 31 2023

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

Member Account Inquiry

From: Mar 1/23 to Mar 31/23

HPCCDD - Heritage Pines CDD

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

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

Email : HeritagePinesCDD@districtap.com
Cell :

DATE	TYPE	REF#	DESCRIPTION	CHARGES	TAX/SVC	AMOUNT	DUE DATE	AREA
	BF		Balance Forward	0.00	0.00	3,641.32		
Mar 13,2023	PY	02198569	Personal- Check- On Account	0.00	0.00	-3,641.32		CLUB
Mar 21,2023	CH	SJ1327	HPCCDD - CLOSED ACCT	3,641.32	0.00	3,641.32	Paid	CLUB
Mar 21,2023	CH	SJ1327	HPCCDD - CLOSED ACCT	35.00	0.00	35.00	Mar 21,2023	CLUB
Mar 27,2023	PY	02198877	Personal- Check- On Account	0.00	0.00	-3,641.32		CLUB
Mar 31,2023	CH	SJ1381	MARCH EQUIPMENT USE	2,300.00	0.00	2,300.00	Mar 31,2023	CLUB
Mar 31,2023	CH	SJ1382	MARCH RECLAIMED WATER	2,134.26	0.00	2,134.26	Mar 31,2023	CLUB

INQUIRY TOTALS:

AREA	CURRENT	1 MTH	2 MTHS	3 MTHS	4 MTHS+	TOTAL
CLUB	4469.26	0.00	0.00	0.00	0.00	4469.26

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

539.431
001



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34666-2139

LAND O' LAKES
 NEW PORT RICHEY
 DADE CITY

(813) 235-6012
 (727) 847-8131
 (352) 521-4265

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-788-5344

March

1 0 1
 10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: **18601 GRAND CLUB DR**

Bill Number: 18139233

Billing Date: 3/22/2023

Billing Period: 2/7/2023 to 3/6/2023

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

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	2/7/2023	37979	3/8/2023	58580	29	20601

Usage History

Water

March 2023	20601
February 2023	16229
January 2023	13712
December 2022	17667
November 2022	27566
October 2022	15135
September 2022	23273
August 2022	20879
July 2022	23439
June 2022	24504
May 2022	26040
April 2022	18020

Transactions

Previous Bill	6,004.73
Payment 03/13/23	-6,004.73 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20,601 Thousand Gals X \$0.37 7,622.37
Total Current Transactions	7,622.37
TOTAL BALANCE DUE	\$7,622.37

HPOCND
 $\$7622.37 \times 28\% = \$2,134.26$

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

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	0010470
Customer #	01016692
Balance Forward	0.00
Current Transactions	7,622.37

Total Balance Due	\$7,622.37
Due Date	4/14/2023

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

The Total Due will be electronically transferred on 04/14/2023.

HERITAGE PINES COMMUNITY ASSOCIATION
 11524 Scenic Hills BOULEVARD
 HUDSON FL 346675601

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34666-2139



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI-67386
Invoice Date: 4/1/2023

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

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

Ship Via
Ship Date 4/1/2023
Due Date 5/16/2023
Terms Net 45

Customer ID H2224
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2023 - 4/30/2023 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

**539.311
001**

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 27, 2023

Client: 001044

Matter: 000001

Invoice #: 22865

514.310
001

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through March 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
3/13/2023	WAS	REVIEW SCHEDULE FOR BUDGET SEASON.	0.1	\$30.50
		Total Professional Services	0.1	\$30.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2023	Photocopies	\$0.45
	Total Disbursements	\$0.45

March 27, 2023
Client: 001044
Matter: 000001
Invoice #: 22865

Page: 2

Total Services	\$30.50	
Total Disbursements	\$0.45	
Total Current Charges		\$30.95
Previous Balance		\$295.50
<i>Less Payments</i>		<i>(\$295.50)</i>
PAY THIS AMOUNT		\$30.95

Please Include Invoice Number on all Correspondence



Transmittal Letter

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

April 4, 2023

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

Attention: Mr. Chuck Adams
Re: Current Invoice (Heritage Pines CDD – Misc. Engineering Services FY 23)
Job Number: HPC 12-02-20

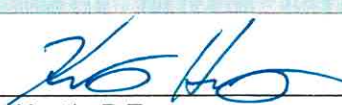
We are sending you			
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover the following:		
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Other:
<input type="checkbox"/> Copy of Letter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

Copies	Date	Description
1	04-04-23	Consultant Invoice (Period of 3/1/23 to 3/31/23)

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

Comments:
 Chuck,
 Attached is the current invoice for requested services through March 31, 2023, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.

Copy to:
 File


 Kurt D. Heath, P.E.

INVOICE #HPC1202-20-04
Date: April 4, 2023

INVOICE

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

FOR:
Heritage Pines CDD
Work Task No. 20 - Misc. Engineering Services (FY 2023)
(Period of 3/1/23 through 3/31/23)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$414.30	\$414.30
Total Completed to Date			\$414.30
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$414.30

519.320
001



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

INVOICE BREAKDOWN

(Period of 3/1/23 through 3/31/23)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Site meeting with Charles Lupton to review items to be addressed and determine scope of work, solicited proposals, disc. w/ Kathleen and Carol	3/30	5.0	\$ 75.00	\$ 375.00
Labor Total				\$ 375.00
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.655
Expenses Total				\$ 39.30
Total Billing Period Cost for Task 1				\$ 414.30

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
4/1/2023	2021-2321

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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on April 18, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan (via telephone)	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Vivek Babbar (via telephone)	District Counsel
Kurt Heath	District Engineer
Alan Jowers (via telephone)	Carr, Riggs & Ingram, LLC (CRI)
Lauren Villarreal (via telephone)	Carr, Riggs & Ingram, LLC (CRI)
Tim Gatz	Down to Earth Landscaping (DTE)
Herb Hurley	Heritage Pines Community Association

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m. Supervisors Lonergan, Rhodes, Benedetti and Walsh were present. Supervisor Vaughan attended via telephone.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

40 There were no public comments.

41

42 **FOURTH ORDER OF BUSINESS**

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2022, Prepared by Carr, Riggs & Ingram, LLC

44

45
46
47 Mr. Jowers presented the Audited Financial Report for the Fiscal Year Ended September
48 30, 2022 and noted the pertinent information. There were two instances where expenses
49 should have been accrued to a prior year but those were minor and not of concern. There were
50 no findings, recommendations, deficiencies on internal control or instances of non-compliance;
51 it was an unmodified opinion, meaning it is a clean audit. The CDD is a mature CDD and, from a
52 financial perspective, the CDD has a healthy surplus and is in a good position.

53

54 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2023-03, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022

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59

Ms. Lonergan presented Resolution 2023-03.

60

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, Resolution 2023-03, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022, was adopted.

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- **Consideration of Heritage Pines Community Association, Inc. Proposal for Landscape Maintenance**

67

68 **This item, previously the Seventh Order of Business, was presented out of order.**

- **Consideration of Landscape Maintenance Agreement (under separate cover)**

69

70

71

Mr. Adams distributed and reviewed the newest version of the Landscape Maintenance Agreement. The following changes will be made to the Agreement:

72

Where necessary, except in the opening paragraph, addresses, signature lines, etc.:

73

Change "District" to "CDD" and "The Association" to "HP"

74 Item 3, Line 5: Change “five (5)” to “twenty (20)”

75 Discussion ensued regarding the requirement for an addendum to the Agreement for
76 additional services, what it applies to and how it will be implemented.

77 Regarding the scope of work, Ms. Lonergan stated that all the changes requested were
78 not addressed. Others believed that requested changes were incorporated into the scope.

79 Discussion ensued regarding whether it is necessary to include wording requiring a
80 proposal or if it is understood that the proposal will be an exhibit to the addendum.

81 Regarding Section 7, on Page 3, Ms. Lonergan wants “secure labor and/or” removed
82 from “inability to secure labor and/or products” because, in her opinion, regardless of any type
83 of extenuating factors, lack of labor is never the CDD’s problem. Mr. Hurley stated he will not
84 agree to that without consulting the Heritage Pines Community Association (HPCA) attorney.

85 Regarding Item IV, on Page 11, Ms. Lonergan wants “External Causes” defined and
86 wants the verbiage in Section 7, on Page 3, updated to match this change.

87 Regarding Item 9a, on Page 3, Ms. Lonergan wants “The CDD shall photograph any such
88 condition whenever practicable.” removed.

89 Mr. Hurley stressed that he wants a redline version of the Agreement with District
90 Counsel’s edits, as soon as possible.

91 Page 8, Item li: Change dates to “May 1st to September 30th” and “October 1st to April
92 30th”

93 Page 9, Item Ili: Change “Customer” to “CDD”

94 Regarding Page 10, Item Iliiv, Ms. Lonergan wants “as determined by HP” deleted but
95 others feel that it means that HP will determine what weed control method will be used. Ms.
96 Lonergan stated that is not her interpretation.

97 Discussion ensued regarding use of equipment, renting equipment if needed, annual
98 irrigation allowance of \$12,000 for costs of normal repair and maintenance of the irrigation
99 systems.

100 Ms. Vaughn asked if the monthly invoice will reflect the full amount or if items will be
101 itemized. Mr. Hurley stated the invoice will be the monthly \$10,700 plus irrigation. Mr. Adams
102 stated that additional work outside the scope of the Agreement will be billed separately.

103

104

105

106

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108

On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor, the Heritage Pines Community Association, Inc. Landscape Maintenance Agreement, in substantial form subject to the changes discussed and coordination of District Counsel and HPCA Counsel to finalize the changes, and authorizing the Chair to execute, was approved.

109

110

111

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

112

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Ms. Lonergan presented Resolution 2023-04. Mr. Adams reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

123

Discussion ensued regarding which category line item the mulch expense should be in and the possibility that shifting it will cause an assessment increase. The consensus was to adjust the line items and amounts, as necessary to move mulch to another category, while keeping the assessment amount unchanged year-over-year.

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On MOTION by Mr. Rhodes and seconded by Ms. Benedetti, with all in favor, Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended and Setting a Public Hearing Thereon Pursuant to Florida Law for July 18, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

135

136

137

SEVENTH ORDER OF BUSINESS

Consideration of Heritage Pines Community Association, Inc. Proposal for Landscape Maintenance

138

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140

141

- **Consideration of Landscape Maintenance Agreement (under separate cover)**

142 This item was presented after the Fifth Order of Business.

143

144 **EIGHTH ORDER OF BUSINESS**

Consideration of Proposal from Landscape Maintenance Professionals, Inc.

145

146

147 **A. Sample Bid Packet**

148 **B. Landscape Maintenance Service Agreement**

149 **C. Additional Maintained CDD's**

150 This item was no longer necessary and will be removed from future agendas.

151

152 **NINTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of February 28, 2023

153

154

155 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2023.

156 Discussion ensued about trees that were cut down and three trees put in the pond.

157 The financials were accepted.

158

159 **TENTH ORDER OF BUSINESS**

Approval of February 21, 2023 Regular Meeting Minutes

160

161

162 Ms. Lonergan presented the February 21, 2023 Regular Meeting Minutes. The following
163 change was made:

164 Lines 86 through 87: Change "will provide Mr. Hurley with a list of items the Board
165 would like adjusted" to "asked if Mr. Hurley had a copy of the DTE Agreement. He said he did
166 not. Mr. Rhodes provided Mr. Hurley with a copy"

167

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the February 21, 2023 Regular Meeting Minutes, as amended, were approved.

168

169

170

171

172 **• To Do Action Items List**

173 Items 13 and 15 were completed.

174

175 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

176

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

178 There was no report.

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

180 Ms. Lonergan referred to a resident concern about NWR 38 and asked if the District
181 Engineer needs to do anything. Mr. Heath stated that he advised the resident that the concerns
182 are being addressed but, in his opinion, there is nothing that needs to be done at this time. Ms.
183 Lonergan noted the low depths and asked about removing dead debris from that area. Mr.
184 Heath will review the area to determine if the area is dry enough and if anything can be
185 removed.

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

- 187 • **NEXT MEETING DATE: June 20, 2023 at 2:00 P.M.**

- 188 ○ **QUORUM CHECK**

189

190 **TWELFTH ORDER OF BUSINESS** **Audience Comments: Non-Agenda Items [3**
191 **minutes per person]**

192

193 There were no audience comments.

194

195 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

196

197 Regarding a possible broken sprinkler head, Mr. Gatz stated that the sprinkler head was
198 repaired and a different type of nozzle was added to another sprinkler head in that area. Ms.
199 Lonergan asked if the area needs to be resodded. The thought is that the area will be okay now
200 that it will receive irrigation.

201

202 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

203

204

205 **On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the**
206 **meeting adjourned at 3:04 p.m.**

207
208
209
210
211
212

Secretary/Assistant Secretary

Chair/Vice Chair

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**TO DO
ACTION
ITEMS**

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Mr. Adams: Send copies of engagement letters & other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams: Email bank statements for months between reg mtgs. 06.21.22/12.06.22 Mr. Adams: Email Reconciliation Reports to Board monthly.	ONGOING	
2	06.09.20	Mr. Gatz: Inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. Revised 09.08.20 Pond 15A & 15B: Inspect sparse plant bed. Revised 12.01.20 Mr. Gatz: Install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area. Revised 04.19.22 Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A.	ONGOING	
3	07.14.20	SOLitude: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	DTE Staff: Have pipes at Hole #17 at NWRA #38 and EDRA #47 cleaned out, and inspect entire community. 07.20.21 Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff: Increase spraying Paleo Park twice each month and mulch as needed. 06.21.22 Remove the tree in middle of the path. 07.19.22 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: <ul style="list-style-type: none"> ➤ Mulch installation. ➤ Raking leaves. ➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.) ➤ Removal of dead branches and debris ➤ Mowing of certain small areas ➤ Spraying weeds 	ONGOING	
7	06.29.21	Mr. Gatz: Have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	ONGOING	
8	09.21.21	Mr. Gatz: Obtain proposal for sod to install at EDRA #58 07.20.21 This is an HOA, not CDD issue. 09.21.21 Added back to list for follow-up: Replace patch of sod by maintenance shed. 10.19.21 Mr. Gatz to order with next sod order. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
9	09.21.21	Mr. Heath: Inspect and monitor 18445 Fairway Green Drive for EDRA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
10	09.21.21	Mr. Heath: Inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops.	ONGOING	
11	06.21.22	Mr. Gatz: Inspect landscaping & erosion to determine best course of action at the “snake pit” lake and the two islands. 07.19.22 Per Ms. Lonergan: Identified items will be compiled on a monthly list. Asked if plants in the area would be removed or sod installed, Mr. Walsh stated that would be determined when the area is inspected. Ms. Vaughan noted that complaints were received residents who felt that the grass should be cut.	ONGOING	
12	06.21.22	Ms. Lonergan & Mr. Walsh: Participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season.	ONGOING	
13	12.06.22	Mr. Adams: Ask SOLitude how they access EWRA 33 and email information to the Board.	ONGOING	
14	04.18.23	District Counsel: Update Landscape Maintenance Agreement to include changes discussed. Email updated redline version to Mr. Hurley ASAP. Coordinate with HPCA Counsel to revise/update/finalize.	ONGOING	
15	04.18.23	Mr. Adams: Adjust proposed FY2024 budget line items and amounts, as necessary to move mulch to another category & still keep assessments unchanged year-over-year.	ONGOING	
16	04.18.23	District Engineer: Review NWR 38 area. Determine if dry and if anything can be removed.	ONGOING	

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

**COMPLETED
TO DO LIST ACTION ITEMS**

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	09.21.21	Mr. Gatz to inspect Paleo Park for poison ivy to the left around the corner when entering the park, past the bench. 04.19.22 Mr. Gatz to monitor this continually.	COMPLETED	04.19.22
2	12.07.21	Revisit removal of trees along the wall at NWRA 33, in Spring 2022.	COMPLETED	04.19.22
3	02.15.22	Mr. Adams to request Mr. Martinjak provide DTE's Staff's hourly rates and to negotiate the contract to commence March 1, 2022.	COMPLETED	04.19.22
4	02.15.22	Mr. Gatz to have DTE remove downed tree at NWRA 33.	COMPLETED	04.19.22
5	02.15.22	Mr. Gatz to have DTE remove dead branches and debris from Paleo Park.	COMPLETED	04.19.22
6	02.15.22	Mr. Gatz to inspect all the areas where the Brazilian Pepper trees were removed for regrowth. 04.19.22 Mr. Gatz to monitor this continually.	COMPLETED	04.19.22
7	04.19.22	Mr. Adams: Invite Auditor to present Audit for Fiscal Year 2021 at the next meeting.	COMPLETED	06.21.22
8	06.09.20	ITEM 2-Revised 04.19.22 Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A. 06.21.22 Task for EDRA #21 was completed.	COMPLETED	06.21.22
9	09.21.21	ITEM 11 Ms. Lonergan and Mr. Walsh to compile a list of pipe repairs for Mr. Gatz and Mr. Heath to be addressed during dry season. 02.15.22 Inspection date is March 16, 2022, 10:00 a.m., meeting up at the maintenance building. Inspection to include EDRA #22. 06.21.22 Inspection held after the April 19, 2022 meeting and concluded most of the issues required DTE cleanup services versus engineering services.	COMPLETED	06.21.22
10	04.19.22	Mr. Gatz: Inspect integrity of NWRA 33 wall & remove vegetation. 06.21.22 Removed not CDD item.	COMPLETED	06.21.22
11	04.19.22	Mr. Adams: Send SOLitude HPCC Enhanced Waterbody Assessment Report to the person at SOLitude in the Audubon Department for review and make recommendations if needed.	COMPLETED	10.18.22
12	06.21.22	Mr. Gatz: Submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation.	COMPLETED	10.18.22
13	06.21.22	Mr. Adams to coordinate SOLitude treating EDRA #33 at the same time as EDRA #38 in October and increase treatment to three times a year; March, June and October.	COMPLETED	10.18.22

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

**COMPLETED
TO DO LIST ACTION ITEMS**

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

14	06.21.22	Mr. Adams designated point of contact with HPCV's Counsel to address their request to have leaning hazardous trees removed. Mr. Adams also to engage the HPCA's Arborist to survey the area and implement an annual Firewise monitoring program for the undeveloped property to commence February 2023. 07.19.22 Ms. Lonergan stated the Arborist surveyed the area. Mr. Adams stated he would forward the electronic report to the Board Members. Ms. Lonergan stated action would be taken at the next meeting.	COMPLETED	10.18.22
15	06.21.22	Mr. Heath to give vendor photo of broken storm grate to include in proposal for next mtg.	COMPLETED	10.18.22
16	06.21.22	Mr. Adams: Add HPCA interest in purchasing CDD property or Land Lease on July agenda.	COMPLETED	10.18.22
17	02.15.22	Mr. Adams to pay outstanding DTE invoices at old rate. 04.19.22 Mr. Adams waiting on Jan & Feb correct invoices from DTE to process payment. Mr. Adams to give Mr. Hurley and all Supervisors copy of executed Addendum to DTE contract.	COMPLETED	12.06.22
18	07.19.22	Mr. Gatz to meet with Mr. Hurley, Mr. Walsh and Ms. Lonergan regarding inspecting areas to be refurbished.	COMPLETED	12.06.22
19	10.07.22	Mr. Adams: Email September bank statements to the Board tomorrow.	COMPLETED	12.06.22
20	10.07.22	RE: Slope Hazards at the Two Islands - Mr. Gatz: Obtain pricing for mulch. Staff will trim back vegetation, control weeds and make these areas more presentable. Once the proposals are obtained, they will be provided to Mr. Adams 12.06.22 Approved proposal, mulch project to commence in the summer.	COMPLETED	02.21.23
21	12.06.22	Mr. Gatz to obtain proposals to remove the tagged pine trees listed in the Arborists' Report and present at the next meeting.	COMPLETED	02.21.23
22	12.06.22	Lupton's Construction Services, LLC \$8,552.08 estimate to be approved once project to repair the 36" storm drainage pipe commences in the Spring.	COMPLETED	04.18.23
23	02.21.23	Mr. Adams: Have another attorney from Straley Robin Vericker review Landscape Maintenance Agreement with HPCA and report findings at the next meeting.	COMPLETED	04.18.23

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Daphne Gillyard, Director
Wrathell, Hunt and Associates, LLC
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Abbott Square Community Development District	85
• Avalon Park West Community Development District	193
• Heritage Pines Community Development District	2,034
• Parkview at Long Lake Ranch Community Development District	236
• PTC Community Development District	3
• Silverado Community Development District	814
• Summerstone Community Development District	347
• Towns at Woodsdale Community Development District	0
• TSR Community Development District	4,831
• Westwood of Pasco Community Development District	0
• Whispering Pines Community Development District	0
• Woodcreek Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

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