

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

September 19, 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

September 12, 2023

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

Board of Supervisors
Heritage Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on September 19, 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. Discussion: Operations Activities
5. Acceptance of Unaudited Financial Statements as of July 31, 2023
6. Approval of July 18, 2023 Public Hearing and Regular Meeting Minutes
 - To Do Action Items List
7. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 17, 2023 at 2:00 PM

○ QUORUM CHECK

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

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

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	<u>Major Funds</u>	<u>Total Governmental Funds</u>
	<u>General</u>	
ASSETS		
Cash - SunTrust - 1053	\$ 3,388	\$ 3,388
Cash - SunTrust - 5304	500,193	500,193
SBA		
Operating A	806	806
Reserve A	1,965	1,965
Utility deposit	14,717	14,717
Total assets	<u>\$ 521,069</u>	<u>\$ 521,069</u>
LIABILITIES & FUND BALANCE		
Liabilities	-	-
Total liabilities	<u>-</u>	<u>-</u>
Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	126,069	126,069
Total fund balance	<u>521,069</u>	<u>521,069</u>
Total liabilities and fund balance	<u>\$ 521,069</u>	<u>\$ 521,069</u>

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

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 118,608	\$ 141,595	\$ 8,252	\$ 2,627	\$ -	\$ 10,231	\$ -	\$ 2,380	\$ -	\$ -	\$ -	\$ 283,693	\$ 282,722	100%
Interest & miscellaneous	11	13	16	16	15	16	16	17	17	17	-	-	154	1,000	15%
Total revenues	11	118,621	141,611	8,268	2,642	16	10,247	17	2,397	17	-	-	283,847	283,722	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,076	-	-	1,076	-	1,076	1,076	-	-	1,076	-	-	5,383	7,000	77%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	-	27,042	32,450	83%
Legal	110	-	488	-	170	296	31	-	71	736	-	-	1,901	1,000	190%
Engineering	-	187	-	338	-	564	414	641	-	339	-	-	2,484	5,000	50%
Audit	-	-	-	-	1,000	3,000	2,000	1,950	-	-	-	-	7,950	7,500	106%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	-	-	6,008	7,210	83%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	13	13	13	13	13	13	13	13	13	-	-	125	150	83%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	-	-	1,550	1,860	83%
Postage	104	-	112	-	-	118	-	118	-	119	-	-	572	1,000	57%
Printing & binding	86	86	86	86	86	86	86	86	86	86	-	-	858	1,030	83%
Legal advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,318	-	-	-	-	-	-	-	-	-	-	-	8,318	8,205	101%
Contingencies	45	45	138	47	44	46	46	271	76	61	-	-	820	1,000	82%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total Professional & Administrative Fees	13,597	3,791	4,297	5,020	4,773	9,364	7,126	6,539	3,706	5,890	-	-	64,101	79,182	81%
Operations and maintenance															
Electricity - street lighting	-	2,059	1,264	2,044	1,970	1,948	1,924	1,920	1,920	1,920	-	-	16,971	22,500	75%
Retention pond mowing/weed control	-	1,900	21,793	6,009	4,596	7,343	8,017	8,409	10,750	10,813	-	-	79,630	115,000	69%
Irrigation water	1,568	-	2,856	1,830	1,421	1,681	2,134	2,394	2,743	2,426	-	-	19,053	15,000	127%
Contingencies	-	1,451	-	-	-	102	-	-	-	-	-	-	1,553	1,000	155%
Aquatic weed control	2,961	1,586	1,586	1,586	1,586	1,586	1,586	2,961	1,586	1,586	-	-	18,610	20,000	93%
Dry retention pond refurbishment/planting	-	3,783	9,893	-	33,981	-	-	19,568	-	-	-	-	67,225	50,000	134%
Total operations and maintenance	4,529	10,779	37,392	11,469	43,554	12,660	13,661	35,252	16,999	16,745	-	-	203,042	223,500	91%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	150	-	-	-	150	150	100%
Tax collector	-	2,372	2,831	165	60	-	204	-	49	-	-	-	5,681	5,890	96%
Total other fees and charges	-	2,372	2,831	165	60	-	204	-	199	-	-	-	5,831	6,040	97%
Total expenditures	18,126	16,942	44,520	16,654	48,387	22,024	20,991	41,791	20,904	22,635	-	-	272,974	308,722	88%
Excess/(deficiency) of revenues over/(under) expenditures	(18,115)	101,679	97,091	(8,386)	(45,745)	(22,008)	(10,744)	(41,774)	(18,507)	(22,618)	-	-	10,873	(25,000)	
Fund balance - beginning	510,196	492,081	593,760	690,851	682,465	636,720	614,712	603,968	562,194	543,687	521,069	521,069	510,196	466,744	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	97,081	198,760	295,851	287,465	241,720	219,712	208,968	167,194	148,687	126,069	126,069	126,069	126,069	46,744	
Fund balance - ending	\$ 492,081	\$ 593,760	\$ 690,851	\$ 682,465	\$ 636,720	\$ 614,712	\$ 603,968	\$ 562,194	\$ 543,687	\$ 521,069	\$ 521,069	\$ 521,069	\$ 521,069	\$ 441,744	

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

8:58 AM

08/07/23

Accrual Basis

**Heritage Pines CDD
General Ledger
As of July 31, 2023**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 · Suntrust Bank - Checking - 1053							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 ATTA...	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 ...	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

**Heritage Pines CDD
General Ledger
As of July 31, 2023**

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 -202...	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
General Journal	05/03/2023	2954		A/P 05/02/2023		29,190.42	557,325.99
General Journal	05/11/2023	2951		A/P 05/10/2023		12,591.96	544,734.03
General Journal	05/22/2023	2947		ACCOUNT ANALYSIS FEE		47.33	544,686.70
General Journal	05/31/2023	2955		INTEREST INCOME	4.77		544,691.47
General Journal	06/05/2023	2954		A/P 06/05/2023		4,549.81	540,141.66
General Journal	06/09/2023	2956		A/P 06/09/2023		1,919.79	538,221.87
General Journal	06/13/2023	2951		TAX COLLECTION - TAX SALE	2,379.74		540,601.61
General Journal	06/13/2023	2951		REDUCTION IN COLLECTION ABOVE DU...		48.00	540,553.61
General Journal	06/15/2023	2948		TRANSFER TO NEW ACCOUNT		536,041.11	4,512.50
General Journal	06/21/2023	3001		ACCOUNT ANALYSIS FEE		45.55	4,466.95
General Journal	06/27/2023	2952		UPDATE JE ABOVE	40.25		4,507.20
General Journal	06/30/2023	3000		INTEREST INCOME	2.11		4,509.31
General Journal	07/13/2023	2954		BOARD MEETING - 06/20/23		923.50	3,585.81
General Journal	07/13/2023	2954		BOARD MEETING - 06/20/23		153.00	3,432.81
Total 101.000 · Suntrust Bank - Checking - 1053					283,816.57	787,840.90	3,432.81
101.002 · Suntrust Checking-5304 - NEW							0.00
General Journal	06/09/2023	2956		A/P 06/09/2023		14,308.32	-14,308.32
General Journal	06/15/2023	2948		TRANSFER TO NEW ACCOUNT	536,041.11		521,732.79
General Journal	06/27/2023	2952		WESCO TURF CREDIT MEMO	40.25		521,773.04
General Journal	06/27/2023	2952		UPDATE JE ABOVE		40.25	521,732.79
General Journal	07/12/2023	2955		A/P 07/11/2023		21,500.62	500,232.17
Total 101.002 · Suntrust Checking-5304 - NEW					536,081.36	35,849.19	500,232.17
151.000 · Investments							2,666.56
151.001 · SBA-Operating A Account							775.75
General Journal	10/31/2022	2937		INTEREST INCOME	2.08		777.83
General Journal	11/30/2022	2937		INTEREST INCOME	2.51		780.34
General Journal	12/31/2022	2937		INTEREST INCOME	2.85		783.19
General Journal	01/31/2023	2937		INTEREST INCOME	3.03		786.22
General Journal	02/28/2023	2937		INTEREST INCOME	2.87		789.09
General Journal	03/31/2023	2948		INTEREST INCOME	3.24		792.33
General Journal	04/30/2023	2955		INTEREST INCOME	3.30		795.63
General Journal	05/31/2023	2955		INTEREST INCOME	3.53		799.16
General Journal	06/30/2023	3000		INTEREST INCOME	3.50		802.66
Total 151.001 · SBA-Operating A Account					26.91	0.00	802.66
151.101 · SBA - Reserve A Account							1,890.81
General Journal	10/31/2022	2937		INTEREST INCOME	5.06		1,895.87
General Journal	11/30/2022	2937		INTEREST INCOME	6.13		1,902.00
General Journal	12/31/2022	2937		INTEREST INCOME	6.95		1,908.95
General Journal	01/31/2023	2937		INTEREST INCOME	7.38		1,916.33
General Journal	02/28/2023	2937		INTEREST INCOME	7.02		1,923.35
General Journal	03/31/2023	2948		INTEREST INCOME	7.90		1,931.25
General Journal	04/30/2023	2955		INTEREST INCOME	8.03		1,939.28
General Journal	05/31/2023	2955		INTEREST INCOME	8.61		1,947.89
General Journal	06/30/2023	3000		INTEREST INCOME	8.53		1,956.42
Total 151.101 · SBA - Reserve A Account					65.61	0.00	1,956.42

**Heritage Pines CDD
General Ledger
As of July 31, 2023**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 151.000 · Investments					92.52	0.00	2,759.08
121.000 · Assessments Receivable							
General Journal	11/01/2022	2931		FY 22 EXCESS FEES		1,075.00	1,079.56
General Journal	11/04/2022	2933		TAX COLLECTION		4.56	4.56
						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 ATTA...	779.88		779.88
General Journal	01/19/2023	2941		CAPITAL CREDITS REFUND - SEE ATTA...		779.88	0.00
General Journal	06/13/2023	2950		WESCO TURF CREDIT MEMO	40.25		40.25
General Journal	06/27/2023	2952		WESCO TURF CREDIT MEMO		40.25	0.00
Total 1299 · Undeposited Funds					1,899.69	1,899.69	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 ...		1,481.47	0.00
General Journal	05/31/2023	2949		WESCO TURF CREDIT MEMO	40.25		40.25
General Journal	06/13/2023	2950		WESCO TURF CREDIT MEMO		40.25	0.00
Total 131.000 · Due from Other					3,728.90	3,728.90	0.00
155.000 · Prepaid Expense							
							0.00
Bill	02/06/2023	2023-0021	STRANGE ZONE	WEBSITE MAINTENANCE AND HOSTING...	704.99		704.99
General Journal	03/01/2023	2944		TO REFLECT CORRECT DATES FOR ST...		704.99	0.00
Total 155.000 · Prepaid Expense					704.99	704.99	0.00
156.100 · Utility Deposit							
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

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	02/06/2023	2945		A/P 02/06/2023		47,315.49	-47,315.49
General Journal	02/07/2023	2946		A/P 02/06/2023	47,315.49		0.00
General Journal	02/20/2023	2940		A/P 02/20/2023		1,678.95	-1,678.95
General Journal	02/21/2023	2941		A/P 02/20/2023	1,678.95		0.00
General Journal	03/08/2023	2943		A/P 03/08/2023		20,094.78	-20,094.78
General Journal	03/09/2023	2944		A/P 03/09/2023	20,094.78		0.00
General Journal	03/09/2023	2944		FEDEX PAYMENT REJECTED		118.23	-118.23
General Journal	03/16/2023	2941		FEDEX PAYMENT MADE AGAIN	118.23		0.00
General Journal	03/30/2023	2942		A/P 03/30/2023		102.39	-102.39
General Journal	03/31/2023	2943		A/P 03/31/2023	102.39		0.00
General Journal	04/10/2023	2944		A/P 04/10/2023		19,664.43	-19,664.43
General Journal	04/11/2023	2945		A/P 04/10/2023	19,664.43		0.00
General Journal	05/02/2023	2953		A/P 05/02/2023		29,190.42	-29,190.42
General Journal	05/03/2023	2954		A/P 05/02/2023	29,190.42		0.00
General Journal	05/10/2023	2950		A/P 05/10/2023		12,591.96	-12,591.96
General Journal	05/11/2023	2951		A/P 05/10/2023	12,591.96		0.00
General Journal	06/05/2023	2953		A/P 06/05/2023		4,549.81	-4,549.81
General Journal	06/05/2023	2954		A/P 06/05/2023	4,549.81		0.00
General Journal	06/08/2023	2955		A/P 06/08/2023		16,228.11	-16,228.11
General Journal	06/09/2023	2956		A/P 06/09/2023	16,228.11		0.00
General Journal	07/11/2023	2953		A/P 07/11/2023		21,500.62	-21,500.62
General Journal	07/12/2023	2955		A/P 07/11/2023	21,500.62		0.00
Total 202.000 · Accounts Payable - Year End					278,073.71	262,349.22	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
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

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General Journal	04/30/2023	2955		INTEREST PAID ADJUSTMENT ACH -202...		0.01	-103.24
General Journal	05/31/2023	2955		INTEREST INCOME		4.77	-108.01
General Journal	05/31/2023	2955		INTEREST INCOME		8.61	-116.62
General Journal	05/31/2023	2955		INTEREST INCOME		3.53	-120.15
General Journal	06/30/2023	3000		INTEREST INCOME		2.11	-122.26
General Journal	06/30/2023	3000		INTEREST INCOME		8.53	-130.79
General Journal	06/30/2023	3000		INTEREST INCOME		3.50	-134.29
Total 361.100 · Interest Income - Surplus Acct					0.00	134.29	-134.29
Total 361.000 · Interest Income					0.00	134.29	-134.29
363.100 · Assessment Levy							0.00
General Journal	11/04/2022	2934		TAX COLLECTION		5,833.30	-5,833.30
General Journal	11/04/2022	2934		TAX COLLECTOR FEE		119.05	-5,952.35
General Journal	11/07/2022	2940		TAX COLLECTION		20,544.06	-26,496.41
General Journal	11/07/2022	2940		TAX COLLECTOR FEE		419.26	-26,915.67
General Journal	11/15/2022	2941		TAX COLLECTION		60,299.40	-87,215.07
General Journal	11/15/2022	2941		TAX COLLECTOR FEE		1,230.60	-88,445.67
General Journal	11/18/2022	2942		TAX COLLECTION		29,558.75	-118,004.42
General Journal	11/18/2022	2942		TAX COLLECTOR FEE		603.25	-118,607.67
General Journal	12/02/2022	2943		TAX COLLECTION		91,040.99	-209,648.66
General Journal	12/02/2022	2943		TAX COLLECTION		1,857.97	-211,506.63
General Journal	12/04/2022	2934		TAX COLLECTION		30,695.00	-242,201.63
General Journal	12/04/2022	2934		TAX COLLECTOR FEE		626.43	-242,828.06
General Journal	12/15/2022	2937		TAX COLLECTION		6,940.58	-249,768.64
General Journal	12/15/2022	2937		TAX COLLECTOR FEE		141.65	-249,910.29
General Journal	12/31/2022	2939		TAX COLLECTION		52.69	-249,962.98
General Journal	12/31/2022	2940		TAX COLLECTION		10,035.23	-259,998.21
General Journal	12/31/2022	2940		TAX COLLECTOR FEE		204.80	-260,203.01
General Journal	01/31/2023	2939		TAX COLLECTION		8,086.92	-268,289.93
General Journal	01/31/2023	2939		TAX COLLECTOR FEE		165.04	-268,454.97
General Journal	02/28/2023	2939		TAX COLLECTION		2,574.75	-271,029.72
General Journal	02/28/2023	2939		TAX COLLECTOR FEE		52.54	-271,082.26
General Journal	04/13/2023	2948		TAX COLLECTION		34.64	-271,116.90
General Journal	04/13/2023	2949		TAX COLLECTION		9,786.91	-280,903.81
General Journal	04/13/2023	2949		TAX COLLECTOR FEE		199.73	-281,103.54
General Journal	04/30/2023	2952		TAX COLLECTION		205.27	-281,308.81
General Journal	04/30/2023	2952		TAX COLLECTOR FEE		4.19	-281,313.00
General Journal	06/13/2023	2951		TAX COLLECTION - TAX SALE		2,379.74	-283,692.74
General Journal	06/13/2023	2951		TAX COLLECTOR FEE - TAX SALE		48.57	-283,741.31
General Journal	06/13/2023	2951		REDUCTION IN COLLECTION ABOVE DU...	48.00		-283,693.31
Total 363.100 · Assessment Levy					48.00	283,741.31	-283,693.31
511.000 · Legislative							0.00
511.110 · Supervisor's Fees							0.00
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22	153.00		153.00
Check	10/24/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 10/18/22	184.70		337.70
Check	10/24/2022	DD	ARTHUR RHODES	BOARD MEETING - 10/18/22	184.70		522.40
Check	10/24/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 10/18/22	184.70		707.10
Check	10/24/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/18/22	184.70		891.80
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

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
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
General Journal	07/13/2023	2954		BOARD MEETING - 06/20/23	153.00		4,459.00
Check	07/13/2023	DD	MICHAEL V. WALSH	BOARD MEETING - 06/20/23	184.70		4,643.70
Check	07/13/2023	DD	KATHLEEN LONERGAN	BOARD MEETING - 06/20/23	184.70		4,828.40
Check	07/13/2023	DD	ARTHUR RHODES	BOARD MEETING - 06/20/23	184.70		5,013.10
Check	07/13/2023	DD	CAROL VAUGHAN	BOARD MEETING - 06/20/23	184.70		5,197.80
Check	07/13/2023	DD	JANICE M. BENEDETTI	BOARD MEETING - 06/20/23	184.70		5,382.50
Total 511.110 · Supervisor's Fees					5,382.50	0.00	5,382.50
Total 511.000 · Legislative					5,382.50	0.00	5,382.50
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	2,704.16		2,704.16
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	2,704.16		5,408.32
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	2,704.16		8,112.48
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	2,704.16		10,816.64
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	2,704.16		13,520.80
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	2,704.16		16,224.96
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	2,704.16		18,929.12
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		2,704.16	16,224.96
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	2,704.16		18,929.12
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	2,704.16		21,633.28
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	2,704.16		24,337.44
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	2,704.16		27,041.60
Total 512.311 · Management Fees					29,745.76	2,704.16	27,041.60
Total 512.000 · Executive					29,745.76	2,704.16	27,041.60
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	600.83		600.83
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	600.83		1,201.66
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	600.83		1,802.49
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	600.83		2,403.32
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	600.83		3,004.15
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	600.83		3,604.98
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	600.83		4,205.81
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		600.83	3,604.98
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	600.83		4,205.81
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	600.83		4,806.64
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	600.83		5,407.47

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Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	600.83		6,008.30
Total 513.310 · Assessment Roll Preparation					6,609.13	600.83	6,008.30
513.314 · Property Appraiser							
Bill	06/05/2023	050223	PASCO COUNTY PROPERTY APPRAISER	ANNUAL FEE	150.00		0.00
Total 513.314 · Property Appraiser					150.00	0.00	150.00
513.315 · Tax Collector							
General Journal	11/04/2022	2934		TAX COLLECTOR FEE	119.05		119.05
General Journal	11/07/2022	2940		TAX COLLECTOR FEE	419.26		538.31
General Journal	11/15/2022	2941		TAX COLLECTOR FEE	1,230.60		1,768.91
General Journal	11/18/2022	2942		TAX COLLECTOR FEE	603.25		2,372.16
General Journal	12/02/2022	2943		TAX COLLECTION	1,857.97		4,230.13
General Journal	12/04/2022	2934		TAX COLLECTOR FEE	626.43		4,856.56
General Journal	12/15/2022	2937		TAX COLLECTOR FEE	141.65		4,998.21
General Journal	12/31/2022	2940		TAX COLLECTOR FEE	204.80		5,203.01
General Journal	01/31/2023	2939		TAX COLLECTOR FEE	165.04		5,368.05
Bill	02/06/2023	11642712	PASCO COUNTY TAX COLLECTOR	NEGATIVE DISTRIBUTION	7.63		5,375.68
General Journal	02/28/2023	2939		TAX COLLECTOR FEE	52.54		5,428.22
General Journal	04/13/2023	2949		TAX COLLECTOR FEE	199.73		5,627.95
General Journal	04/30/2023	2952		TAX COLLECTOR FEE	4.19		5,632.14
General Journal	06/13/2023	2951		TAX COLLECTOR FEE - TAX SALE	48.57		5,680.71
Total 513.315 · Tax Collector					5,680.71	0.00	5,680.71
513.320 · Audit							
Bill	02/06/2023	17511539	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - INITIAL PROGRESS BILL...	1,000.00		1,000.00
Bill	03/08/2023	17528935	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - SECOND PROGRESS BI...	3,000.00		4,000.00
Bill	04/10/2023	17555794	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - THIRD PROGRESS BILLI...	2,000.00		6,000.00
Deposit	04/11/2023	2878	CARR, RIGGS & INGRAM, LLC	BOUNCED CK 2878		3,000.00	3,000.00
Check	04/11/2023	2886	CARR, RIGGS & INGRAM, LLC	REPLACE CK 2878	3,000.00		6,000.00
Bill	05/02/2023	17587467	CARR, RIGGS & INGRAM, LLC	FY 2022 AUDIT - FINAL BILLING	1,950.00		7,950.00
Total 513.320 · Audit					10,950.00	3,000.00	7,950.00
Total 513.000 · Financial & Administrative					23,389.84	3,600.83	19,789.01
514.000 · Legal Counsel							
514.310 · Legal Fees							
Bill	10/27/2022	22191	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2022	110.50		110.50
Bill	12/06/2022	22338	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 11/15/2022	488.00		598.50
Bill	02/20/2023	22680	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 01/15/2023	170.00		768.50
Bill	03/08/2023	22812	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 02/15/2023	295.50		1,064.00
Bill	04/10/2023	22865	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 03/15/2023	30.95		1,094.95
Bill	06/05/2023	23092	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 04/15/2023	71.00		1,165.95
Bill	07/11/2023	23240	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 05/15/2023	735.50		1,901.45
Total 514.310 · Legal Fees					1,901.45	0.00	1,901.45
Total 514.000 · Legal Counsel					1,901.45	0.00	1,901.45
519.000 · Other General Government							
519.320 · Engineering							
Bill	11/14/2022	HPC1202-20-01	STROUD ENGINEERING CONSULTANTS	10/22 ENG. FEES	187.50		187.50
Bill	01/09/2023	HPC1202-20-02	STROUD ENGINEERING CONSULTANTS	11/22 & 12/22 ENG. FEES	337.50		525.00
Bill	03/08/2023	HPC1202-20-03	STROUD ENGINEERING CONSULTANTS	01/23 & 02/23 ENG. FEES	564.30		1,089.30

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	04/10/2023	HPC1202-20-04	STROUD ENGINEERING CONSULTANTS	03/23 ENG. FEES	414.30		1,503.60
Bill	05/10/2023	HPC1202-20-05	STROUD ENGINEERING CONSULTANTS	04/23 ENG. FEES	641.10		2,144.70
Bill	07/11/2023	HPC1202-20-06	STROUD ENGINEERING CONSULTANTS	05/23 & 06/23 ENG. FEES	339.30		2,484.00
Total 519.320 - Engineering					2,484.00	0.00	2,484.00
519.410 - Postage							0.00
Bill	10/27/2022	7-917-75070	FEDEX	7-917-75070	96.26		96.26
Bill	10/27/2022	7-925-00421	FEDEX	7-925-00421	7.83		104.09
Bill	12/06/2022	7-967-82594	FEDEX	7-967-82594	103.70		207.79
Bill	12/16/2022	7-975-90390	FEDEX	7-975-90390	8.50		216.29
Bill	03/08/2023	8-046-09139	FEDEX	8-046-09139	109.73		326.02
Bill	03/08/2023	8-052-72043	FEDEX	8-052-72043	8.50		334.52
Bill	05/02/2023	8-104-33417	FEDEX	8-104-33417	109.35		443.87
Bill	05/02/2023	8-110-68776	FEDEX	8-110-68776	8.50		452.37
Bill	07/11/2023	8-168-56995	FEDEX	8-168-56995	110.64		563.01
Bill	07/11/2023	8-175-20214	FEDEX	8-175-20214	8.50		571.51
Total 519.410 - Postage					571.51	0.00	571.51
519.411 - Telephone							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	12.50		12.50
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	12.50		25.00
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	12.50		37.50
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	12.50		50.00
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	12.50		62.50
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	12.50		75.00
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	12.50		87.50
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		12.50	75.00
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	12.50		87.50
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	12.50		100.00
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	12.50		112.50
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	12.50		125.00
Total 519.411 - Telephone					137.50	12.50	125.00
519.413 - Website Maintenance							0.00
General Journal	03/01/2023	2944		TO REFLECT CORRECT DATES FOR ST...	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, Tec...	210.00		210.00
Total 519.414 - ADA Website Compliance					210.00	0.00	210.00
519.440 - Rentals and Leases							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	155.00		155.00
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	155.00		310.00
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	155.00		465.00
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	155.00		620.00
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	155.00		775.00
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	155.00		930.00
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	155.00		1,085.00
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		155.00	930.00
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	155.00		1,085.00
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	155.00		1,240.00
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	155.00		1,395.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	155.00		1,550.00
Total 519.440 · Rentals and Leases					1,705.00	155.00	1,550.00
519.450 · Insurance							0.00
Bill	10/06/2022	16998	EGIS INSURANCE & RISK ADVISORS	INSURANCE PREMIUM - 10/01/22 -10/01/23	8,318.00		8,318.00
Total 519.450 · Insurance					8,318.00	0.00	8,318.00
519.470 · Printing and Binding							0.00
Bill	10/27/2022	2021-1908	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	85.83		85.83
Bill	11/14/2022	2021-2177	WRATHELL, HUNT & ASSOCIATES. LLC	11/22 MGMT FEE	85.83		171.66
Bill	12/06/2022	2021-2361	WRATHELL, HUNT & ASSOCIATES. LLC	12/22 MGMT FEE	85.83		257.49
Bill	01/09/2023	2021-2524	WRATHELL, HUNT & ASSOCIATES. LLC	01/23 MGMT FEE	85.83		343.32
Bill	02/06/2023	2021-2687	WRATHELL, HUNT & ASSOCIATES. LLC	02/23 MGMT FEE	85.83		429.15
Bill	03/08/2023	2021-2893	WRATHELL, HUNT & ASSOCIATES. LLC	03/23 MGMT FEE	85.83		514.98
Bill	04/10/2023	2021-2321	WRATHELL, HUNT & ASSOCIATES. LLC	04/23 MGMT FEE	85.83		600.81
Deposit	04/13/2023	2884	WRATHELL, HUNT & ASSOCIATES. LLC	CHECK #2884 RETURNED		85.83	514.98
Check	04/13/2023	2895	WRATHELL, HUNT & ASSOCIATES. LLC	REPLACE CK #2884	85.83		600.81
Bill	05/10/2023	2021-3582	WRATHELL, HUNT & ASSOCIATES. LLC	05/23 MGMT FEE	85.83		686.64
Bill	06/08/2023	2021-3791	WRATHELL, HUNT & ASSOCIATES. LLC	06/23 MGMT FEE	85.83		772.47
Bill	07/11/2023	2021-3995	WRATHELL, HUNT & ASSOCIATES. LLC	07/23 MGMT FEE	85.83		858.30
Total 519.470 · Printing and Binding					944.13	85.83	858.30
519.490 · Contingencies							0.00
General Journal	10/21/2022	2936		SERVICE CHARGE	44.89		44.89
General Journal	11/21/2022	2938		ACCOUNT ANALYSIS FEE	44.56		89.45
Bill	12/06/2022	035188145	SAFEGUARD BUSINESS SYSTEMS	DEPOSIT TICKER 100044 FORMAT 2PT 1...	89.03		178.48
General Journal	12/21/2022	2938		ACCOUNT ANALYSIS FEE	49.37		227.85
General Journal	01/23/2023	2938		ACCOUNT ANALYSIS FEE	46.54		274.39
General Journal	02/22/2023	2938		ACCOUNT ANALYSIS FEE	45.74		320.13
General Journal	03/21/2023	2947		ACCOUNT ANALYSIS FEE	45.88		366.01
General Journal	04/30/2023	2947		ACCOUNT ANALYSIS FEE	46.01		412.02
Bill	05/10/2023	9001223823	SAFEGUARD BUSINESS SYSTEMS	CHECKS & DEPOSIT TICKET	224.14		636.16
General Journal	05/22/2023	2947		ACCOUNT ANALYSIS FEE	47.33		683.49
General Journal	06/21/2023	3001		ACCOUNT ANALYSIS FEE	45.55		729.04
Total 519.490 · Contingencies					729.04	0.00	729.04
519.540 · Annual District Filing Fee							0.00
Bill	10/27/2022	86047	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2022/2023 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					15,979.17	253.33	15,725.84
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	10/27/2022	PSI-15944	SOLITUDE LAKE MANAGEMENT	10/22 AQUATIC WEED CONTROL	1,586.00		1,586.00
Bill	10/27/2022	PSI-21949	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		2,961.00
Bill	11/14/2022	PSI-24966	SOLITUDE LAKE MANAGEMENT	11/22 AQUATIC WEED CONTROL	1,586.00		4,547.00
Bill	12/16/2022	PSI-34265	SOLITUDE LAKE MANAGEMENT	12/22 AQUATIC WEED CONTROL	1,586.00		6,133.00
Bill	01/09/2023	PSI-44391	SOLITUDE LAKE MANAGEMENT	01/23 AQUATIC WEED CONTROL	1,586.00		7,719.00
Bill	02/06/2023	PSI-48073	SOLITUDE LAKE MANAGEMENT	02/23 AQUATIC WEED CONTROL	1,586.00		9,305.00
Bill	03/08/2023	PSI-57512	SOLITUDE LAKE MANAGEMENT	03/23 AQUATIC WEED CONTROL	1,586.00		10,891.00
Bill	04/10/2023	PSI-67386	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1,586.00		12,477.00
Bill	05/02/2023	PSI-68373	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		13,852.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	05/02/2023	PSI-73321	SOLITUDE LAKE MANAGEMENT	05/23 AQUATIC WEED CONTROL	1,586.00		15,438.00
Bill	06/05/2023	PSI-83315	SOLITUDE LAKE MANAGEMENT	06/23 AQUATIC WEED CONTROL	1,586.00		17,024.00
Bill	07/11/2023	PSI-93523	SOLITUDE LAKE MANAGEMENT	07/23 AQUATIC WEED CONTROL	1,586.00		18,610.00
Total 539.311 - Aquatic Weed Control					18,610.00	0.00	18,610.00
539.340 - Retention Pond Mowing/Weed Cont							0.00
Bill	11/14/2022	103122EU	HERITAGE PINES COMMUNITY ASSOCIATION...	10/22 EQUIPMENT USE	1,900.00		1,900.00
Bill	12/06/2022	INV136745	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/22 MOWING SERVICES	7,252.28		9,152.28
Bill	12/06/2022	INV143909	DOWN TO EARTH LANDSCAPE & IRRIGATION	11/22 MOWING SERVICES	6,053.70		15,205.98
Bill	12/06/2022	113022EU	HERITAGE PINES COMMUNITY ASSOCIATION...	11/22 EQUIPMENT USE	1,820.00		17,025.98
Bill	12/16/2022	INV141082	DOWN TO EARTH LANDSCAPE & IRRIGATION	10/22 MOWING SERVICES	6,666.78		23,692.76
Bill	01/09/2023	INV146638	DOWN TO EARTH LANDSCAPE & IRRIGATION	12/22 MOWING SERVICES	4,628.97		28,321.73
Bill	01/09/2023	123122EU	HERITAGE PINES COMMUNITY ASSOCIATION...	12/22 EQUIPMENT USE	1,380.00		29,701.73
Bill	02/06/2023	INV148893	DOWN TO EARTH LANDSCAPE & IRRIGATION	01/23 MOWING SERVICES	3,116.41		32,818.14
Bill	02/06/2023	013123EU	HERITAGE PINES COMMUNITY ASSOCIATION...	01/23 EQUIPMENT USE	1,480.00		34,298.14
Bill	03/08/2023	INV151450	DOWN TO EARTH LANDSCAPE & IRRIGATION	02/23 MOWING SERVICES	5,383.25		39,681.39
Bill	03/08/2023	022823EU	HERITAGE PINES COMMUNITY ASSOCIATION...	02/23 EQUIPMENT USE	1,960.00		41,641.39
Deposit	03/22/2023	2880	HERITAGE PINES COMMUNITY ASSOCIATION...	VOID CHECK 2880		1,960.00	39,681.39
Check	03/22/2023	2885	HERITAGE PINES COMMUNITY ASSOCIATION...	REPLACE CK. 2880	1,960.00		41,641.39
Bill	04/10/2023	INV154113	DOWN TO EARTH LANDSCAPE & IRRIGATION	03/23 MOWING SERVICES	5,716.80		47,358.19
Bill	04/10/2023	033123EU	HERITAGE PINES COMMUNITY ASSOCIATION...	03/23 EQUIPMENT USE	2,300.00		49,658.19
Deposit	04/11/2023	2879	DOWN TO EARTH LANDSCAPE & IRRIGATION	BOUNCED CK 2879		5,383.25	44,274.94
Check	04/11/2023	2887	DOWN TO EARTH LANDSCAPE & IRRIGATION	REPLACE CK 2879	5,383.25		49,658.19
Bill	05/02/2023	043023EU	HERITAGE PINES COMMUNITY ASSOCIATION...	04/23 EQUIPMENT USE	2,200.00		51,858.19
Bill	05/10/2023	INV157638	DOWN TO EARTH LANDSCAPE & IRRIGATION	04/23 MOWING SERVICES	5,257.66		57,115.85
Bill	05/10/2023	41135050	WESCO TURF, INC.	REBUILT SURGE BOARD, OUTPUT MOD...	990.95		58,106.80
General Journal	05/31/2023	2949		WESCO TURF CREDIT MEMO		40.25	58,066.55
Bill	06/08/2023	053123 EU	HERITAGE PINES COMMUNITY ASSOCIATION...	05/23 EQUIPMENT USE	10,750.00		68,816.55
Bill	07/11/2023	062023	COUNTRY GREEN VILLAGE OF HERITAGE PI...	IRRIGATION USAGE IN EDRA 28	63.38		68,879.93
Bill	07/11/2023	063023 EU	HERITAGE PINES COMMUNITY ASSOCIATION...	06/23 EQUIPMENT USE	10,750.00		79,629.93
Total 539.340 - Retention Pond Mowing/Weed Cont					87,013.43	7,383.50	79,629.93
539.341 - Dry Retention Pond Refurbish							0.00
Bill	11/14/2022	2022-3	LUPTON'S CONSTRUCTION SERVICES, LLC	CURB INLET TOP REPAIRS ONLY	3,782.85		3,782.85
Bill	12/06/2022	INV141026	DOWN TO EARTH LANDSCAPE & IRRIGATION	ORNAMENTAL GRASS CUT BACKS	7,488.00		11,270.85
Bill	12/06/2022	INV136746	DOWN TO EARTH LANDSCAPE & IRRIGATION	INSTALL SOD, CLEAN UP SLOPE AND T...	2,405.00		13,675.85
Bill	02/06/2023	INV148601	DOWN TO EARTH LANDSCAPE & IRRIGATION	BAHIA SOD INSTALL	14,040.00		27,715.85
Bill	02/06/2023	INV148838	DOWN TO EARTH LANDSCAPE & IRRIGATION	MULCH INSTALL	18,486.00		46,201.85
Bill	02/06/2023	2019761	WAYNE VANCE SUNSHINE STATE SPRINKER...	ROTOR ZONE TO COVER SOUTH BANK ...	1,455.00		47,656.85
Bill	05/02/2023	042623	A-Z TREE SERVICE LLC	33 PINES REMOVED & STUMP GRINDING	6,625.00		54,281.85
Bill	05/02/2023	2023-2	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION,PIPE REPAIR, ROCK & S...	8,552.08		62,833.93
Bill	05/02/2023	2023-3	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION,SAW CUT, REMOVE & DI...	3,065.50		65,899.43
Bill	05/02/2023	2023-4	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION,CLEAR BRUSH/OVERGR...	1,175.00		67,074.43
Bill	05/02/2023	2023-5	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION, SAW CUTS IN CURBING ...	150.00		67,224.43
Total 539.341 - Dry Retention Pond Refurbish					67,224.43	0.00	67,224.43
539.430 - Street Lighting							0.00
Bill	11/14/2022	1306910 110422	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 11/04/22	1,583.28		1,583.28
Bill	11/14/2022	2041547 110222	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 11/02/22	475.69		2,058.97
Bill	12/16/2022	1306910 120722	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 12/07/22	1,576.62		3,635.59
Bill	12/16/2022	2041547 120522	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 12/05/22	467.54		4,103.13
General Journal	12/27/2022	2942		CAPITAL CREDIT'S REFUND - SEE ATTA...		779.88	3,323.25
Bill	01/10/2023	1306910 010923	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 01/09/2023	1,576.62		4,899.87
Bill	01/10/2023	2041547 010523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 01/05/23	467.54		5,367.41

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	02/06/2023	2041547 020223	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 02/02/23	460.58		5,827.99
Bill	02/20/2023	1306910 020623	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 02/06/2023	1,508.95		7,336.94
Bill	03/08/2023	1306910 030723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 03/07/2023	1,489.29		8,826.23
Bill	03/08/2023	2041547 030323	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 03/03/2023	458.57		9,284.80
Bill	04/10/2023	1306910 040623	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 04/06/2023	1,467.48		10,752.28
Bill	04/10/2023	2041547 040423	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 04/04/2023	456.32		11,208.60
Bill	05/10/2023	1306910 050523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 05/05/2023	1,463.47		12,672.07
Bill	05/10/2023	2041547 050323	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 05/03/2023	456.32		13,128.39
Bill	06/08/2023	1306910 060723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 06/07/2023	1,463.47		14,591.86
Bill	06/08/2023	2041547 060523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 06/05/2023	456.32		15,048.18
Bill	07/11/2023	1306910 070723	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 07/07/2023	1,466.24		16,514.42
Bill	07/11/2023	2041547 070523	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 07/05/2023	456.32		16,970.74
Total 539.430 · Street Lighting					17,750.62	779.88	16,970.74
539.431 · Irrigation of Pond Banks							0.00
Bill	10/27/2022	103122	HERITAGE PINES COMMUNITY ASSOCIATION...	10/22 RECLAIMED WATER	1,567.99		1,567.99
Bill	12/06/2022	113022	HERITAGE PINES COMMUNITY ASSOCIATION...	11/22 RECLAIMED WATER	2,855.84		4,423.83
Bill	01/09/2023	123122	HERITAGE PINES COMMUNITY ASSOCIATION...	12/22 RECLAIMED WATER	1,830.30		6,254.13
Bill	02/06/2023	013123	HERITAGE PINES COMMUNITY ASSOCIATION...	01/23 RECLAIMED WATER	1,420.56		7,674.69
Bill	03/08/2023	022823	HERITAGE PINES COMMUNITY ASSOCIATION...	02/23 RECLAIMED WATER	1,681.32		9,356.01
Deposit	03/22/2023	2880	HERITAGE PINES COMMUNITY ASSOCIATION...	VOID CHECK 2880		1,681.32	7,674.69
Check	03/22/2023	2885	HERITAGE PINES COMMUNITY ASSOCIATION...	REPLACE CK. 2880	1,681.32		9,356.01
Bill	04/10/2023	033123	HERITAGE PINES COMMUNITY ASSOCIATION...	03/23 RECLAIMED WATER	2,134.26		11,490.27
Bill	05/02/2023	043023	HERITAGE PINES COMMUNITY ASSOCIATION...	04/23 RECLAIMED WATER	2,393.99		13,884.26
Bill	06/05/2023	053123	HERITAGE PINES COMMUNITY ASSOCIATION...	05/23 RECLAIMED WATER	2,742.81		16,627.07
Bill	07/11/2023	063023	HERITAGE PINES COMMUNITY ASSOCIATION...	05/23 RECLAIMED WATER	2,426.42		19,053.49
Total 539.431 · Irrigation of Pond Banks					20,734.81	1,681.32	19,053.49
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 REIMBU...	195.00		1,450.93
Bill	03/30/2023	1306910 033023	WITHLACOOCHEE RIVER ELECTRIC COOPER...	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					212,886.61	9,844.70	203,041.91
TOTAL					1,393,731.07	1,393,731.07	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENTS**



999-99-99-99 40558 0 C 001 30 50 004
 HERITAGE PINES COMMUNITY DEVELOPMENT
 DISTRICT
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Your account statement

For 07/31/2023

Contact us



Truist.com



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

■ PUBLIC FUND INT CHECKING 1100020455304

Account summary

Your previous balance as of 06/30/2023	\$521,705.11
Checks	- 19,056.24
Other withdrawals, debits and service charges	- 2,057.25
Deposits, credits and interest	+ 4.36
Your new balance as of 07/31/2023	= \$500,595.98

Interest summary

Interest paid this statement period	\$4.36
2023 interest paid year-to-date	\$6.68
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
07/19	10003	13,176.42	07/18	10005	735.50	07/25	*10007	3,558.32
07/19	10004	1,586.00						

* indicates a skip in sequential check numbers above this item

Total checks = \$19,056.24

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
07/13	ACH CORP DEBIT WEB PMTS Withlacoochee RI HERITAGE PINES COM DEV CUSTOMER ID PKP9VL	1,922.56
07/14	INTERNET PAYMENT DEBIT FEDERAL EXPRESS EPA92095686	119.14
07/21	SERVICE CHARGES - PRIOR PERIOD	15.55
Total other withdrawals, debits and service charges		= \$2,057.25

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
07/31	INTEREST PAYMENT	4.36
Total deposits, credits and interest		= \$4.36

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

**Heritage Pines CDD
CHECK REGISTER
July 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/12/2023	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-1,922.56
Bill	1306910 070723	07/11/2023		539.430 · Street Lighting	-1,466.24	1,466.24
Bill	2041547 070523	07/11/2023		539.430 · Street Lighting	-456.32	456.32
TOTAL					-1,922.56	1,922.56
Bill Pmt -Check	CBI	07/12/2023	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-119.14
Bill	8-168-56995	07/11/2023		519.410 · Postage	-110.64	110.64
Bill	8-175-20214	07/11/2023		519.410 · Postage	-8.50	8.50
TOTAL					-119.14	119.14
Check	DD	07/13/2023	MICHAEL V. WALSH	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/13/2023	KATHLEEN LONERGAN	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/13/2023	ARTHUR RHODES	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/13/2023	CAROL VAUGHAN	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	07/13/2023	JANICE M. BENEDETTI	101.000 · Suntrust Bank - Checking - 1053		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	10002	07/12/2023	COUNTRY GREEN VILLAGE OF HERITAGE PINES	101.002 · Suntrust Checking-5304 - NEW		-63.38
Bill	062023	07/11/2023		539.340 · Retention Pond Mowing/Weed Cont	-63.38	63.38
TOTAL					-63.38	63.38

**Heritage Pines CDD
CHECK REGISTER
July 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10003	07/12/2023	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-13,176.42
Bill	063023 EU	07/11/2023		539.340 · Retention Pond Mowing/Weed Cont	-10,750.00	10,750.00
Bill	063023	07/11/2023		539.431 · Irrigation of Pond Banks	-2,426.42	2,426.42
TOTAL					-13,176.42	13,176.42
Bill Pmt -Check	10004	07/12/2023	SOLITUDE LAKE MANAGEMENT	101.002 · Suntrust Checking-5304 - NEW		-1,586.00
Bill	PSI-93523	07/11/2023		539.311 · Aquatic Weed Control	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	10005	07/12/2023	STRALEY ROBIN VERICKER	101.002 · Suntrust Checking-5304 - NEW		-735.50
Bill	23240	07/11/2023		514.310 · Legal Fees	-735.50	735.50
TOTAL					-735.50	735.50
Bill Pmt -Check	10006	07/12/2023	STROUD ENGINEERING CONSULTANTS	101.002 · Suntrust Checking-5304 - NEW		-339.30
Bill	HPC1202-20-06	07/11/2023		519.320 · Engineering	-339.30	339.30
TOTAL					-339.30	339.30
Bill Pmt -Check	10007	07/12/2023	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,558.32
Bill	2021-3995	07/11/2023		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
TOTAL					-3,558.32	3,558.32

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**

Statement

COUNTRY GREEN VILLAGE INC

A Village of Heritage Pines
 11524 Scenic Hills Blvd
 Hudson FL 34667
 727.861.7784

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

CDD	Jun 20/23
MEMBER	DATE

AMOUNT PAID \$ 63.38

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
Jun 20/23		Reading 6/14/23 - 84502	63.38	0.00	0.00	63.38
<p>This statement is for the irrigation usage in EDRA 28. Please make checks payable to Country Green Village.</p> <div data-bbox="394 1025 711 1239" data-label="Image"> </div>						
			63.38	0.00	0.00	63.38

CDD	63.38
MEMBER	AMOUNT DUE

Thank you, if you have any questions please contact Terri @ the front desk.

DAE

00084502

U.S. GALLONS

1"

AS250U-100

AWWA

104°F



X0,1

SN22 034076



Invoice Number	Invoice Date	Account Number	Page
8-168-56995	Jun 19, 2023	XXXX-X241-6	1 of 4

FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$110.64
TOTAL THIS INVOICE	USD	\$110.64

Other discounts may apply.

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



519.410
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Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-168-56995	Jun 19, 2023	XXXX-X241-6	3 of 4

Ship Date: Jun 14, 2023 **Cust. Ref.:** HPCDD 06.20.23 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772445408670	Daphne Gillyard	Kathleen Lonergan	
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 15, 2023 11:20	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jun 14, 2023 **Cust. Ref.:** HPCDD 06.20.23 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772445409058	Daphne Gillyard	Janice Benedetti	
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 15, 2023 11:15	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jun 14, 2023 **Cust. Ref.:** HPCDD 06.20.23 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772445409070	Daphne Gillyard	Carol E. Vaughan	
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 15, 2023 11:00	Transportation Charge		7.86
Svc Area	A3	Fuel Surcharge		0.92
Signed by	see above	Residential Delivery		5.30
FedEx Use	000000000/337475/02	Total Charge	USD	\$14.08

Ship Date: Jun 14, 2023 **Cust. Ref.:** HPCDD 06.20.23 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	772445409140	Daphne Gillyard	Mr. Kurt D. Heath, P.E.	
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ODESSA FL 33556 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 15, 2023 10:59	Transportation Charge		7.86

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-168-56995	Jun 19, 2023	XXXX-X241-6	4 of 4

Tracking ID: 772445409140 continued

Svc Area	A2	Fuel Surcharge	0.92
Signed by	see above	Residential Delivery	5.30
FedEx Use	000000000/337475/02	Total Charge	USD \$14.08

Ship Date: Jun 14, 2023	Cust. Ref.: HPCDD 06.20.23 Agenda	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	772445409562	Daphne Gillyard	MICHAEL WALSH
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 15, 2023 11:09	Transportation Charge	7.86
Svc Area	A3	Fuel Surcharge	0.92
Signed by	see above	Residential Delivery	5.30
FedEx Use	000000000/337475/02	Total Charge	USD \$14.08

Ship Date: Jun 14, 2023	Cust. Ref.: HPCDD 06.20.23 Agenda	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
 Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	772445410110	Daphne Gillyard	Kim Norton
Service Type	FedEx Priority Overnight	WHA	Heritage Pines Country Club
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 15, 2023 11:12	Transportation Charge	7.86
Svc Area	A3	Fuel Surcharge	0.55
Signed by	M.AMBROZY		
FedEx Use	000000000/337475/_	Total Charge	USD \$8.41

Ship Date: Jun 14, 2023	Cust. Ref.: HPCDD 06.20.23 Agenda	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.50% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	772445410419	Daphne Gillyard	Arthur Rhodes
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 15, 2023 11:08	Transportation Charge	7.86
Svc Area	A3	Fuel Surcharge	0.92
Signed by	see above	Residential Delivery	5.30
FedEx Use	000000000/337475/02	Total Charge	USD \$14.08

Third Party Subtotal	USD	\$110.64
Total FedEx Express	USD	\$110.64



Invoice Number	Invoice Date	Account Number	Page
8-175-20214	Jun 26, 2023	XXXX-X241-6	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$8.50
TOTAL THIS INVOICE	USD	\$8.50

Other discounts may apply.

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



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Detailed descriptions of surcharges can be located at fedex.com

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

Date: June 30, 2023

To: Heritage Pines CDD

Attn: Chuck Adams

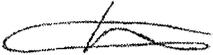
Below is the invoice for services performed per contract for JUNE 2023 and the total amount payable to HPCA.

Service Agreement

Monthly Fee	\$10,750.00
-------------	-------------

Total

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.



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

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UllCustServ@MvPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: **18801 GRAND CLUB DR**

Bill Number: 18595579

Billing Date: 6/22/2023

Billing Period: 5/8/2023 to 6/7/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13349042	5/8/2023	108163	6/7/2023	131584	30	23421

Usage History

Water

June 2023	23421
May 2023	26475
April 2023	23108
March 2023	20601
February 2023	16229
January 2023	13712
December 2022	17667
November 2022	27566
October 2022	15135
September 2022	23273
August 2022	20879
July 2022	23439

Transactions

Previous Bill	9,795.75
Payment 06/08/23	-9,795.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23,421 Thousand Gals X \$0.37 8,665.77
Total Current Transactions	8,665.77
TOTAL BALANCE DUE	\$8,665.77

$8665.77 \times 28\% = 2,426.42$

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

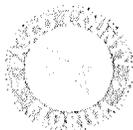
Check this box if entering change of mailing address on back.

Account # 0010470
 Customer # 01016692
 Balance Forward 0.00
 Current Transactions 8,665.77

Total Balance Due	\$8,665.77
Due Date	7/10/2023

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

The Total Due will be electronically transferred on 07/10/2023.



HERITAGE PINES COMMUNITY ASSOCIATION
 11524 Scenic Hills BOULEVARD
 HUDSON FL 346675601

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



INVOICE

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-93523
Invoice Date: 7/1/2023

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 7/1/2023
Due Date 8/15/2023
Terms Net 45

Customer ID H2224
P.O. Number
P.O. Date 7/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2023 - 7/31/2023 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

539.311
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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

514.310
001

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

June 13, 2023

Client: 001044

Matter: 000001

Invoice #: 23240

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/17/2023	VKB	REVIEW AND REVISE LANDSCAPING COST SHARING AGREEMENT WITH HOA; REVIEW AND REPLY TO EMAILS RE: SAME.	0.4	\$142.00
4/17/2023	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS TO C. ADAMS REGARDING SAME.	0.2	\$61.00
4/18/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.7	\$248.50
4/27/2023	VKB	FINALIZE UPDATED LANDSCAPING COST SHARING AGREEMENT WITH HOA; DRAFT EMAIL RE: SAME.	0.8	\$284.00
Total Professional Services			2.1	\$735.50

June 13, 2023

Client: 001044

Matter: 000001

Invoice #: 23240

Page: 2

Total Services	\$735.50	
Total Disbursements	\$0.00	
Total Current Charges		\$735.50
Previous Balance		\$71.00
PAY THIS AMOUNT		\$806.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23092	May 11, 2023	\$71.00	\$0.00	\$0.00	\$0.00	\$806.50
Total Remaining Balance Due						\$806.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$735.50	\$71.00	\$0.00	\$0.00



Transmittal Letter

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

July 7, 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	07-07-23	Consultant Invoice (Period of 5/1/23 to 6/30/23)

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

Comments:
 Chuck,
 Attached is the current invoice for requested services through June 30, 2023, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.

Copy to:
 File


 Kurt D. Heath, P.E.

INVOICE #HPC1202-20-06

Date: July 7, 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 5/1/23 through 6/30/23)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$339.30	\$339.30
Total Completed to Date			\$339.30
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$339.30

519.320
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Kurt D. Heath, PE
Stroud Engineering Consultants, Inc.

INVOICE BREAKDOWN

(Period of 5/1/23 through 6/30/23)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Site visit to meet with concrete repair contractor and show the requested repair locations	6/20	3.0	\$ 75.00	\$ 225.00
Received concrete repair cost proposal and coordinated with Chuck Adams, Kathleen L. regarding approval, scheduling	6/28	1.0	\$ 75.00	\$ 75.00
Labor Total				\$ 300.00
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.655
Expenses Total				\$ 39.30
Total Billing Period Cost for Task 1				\$ 339.30

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2023	2021-3995

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

Description	Amount
Management 512.311	2,704.16
Assessment Services 513.310	600.83
Telephone 519.411	12.50
Rentals & Leases 519.440	155.00
Printing & Binding 519.470 001	85.83
<i>Building client relationships one step at a time ...</i>	Total \$3,558.32



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

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

Bill Date **07/07/2023**
Amount Due **1,466.24**
Current Charges Due **07/27/2023**

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
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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.



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarhub 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.

Previous Balance 1,463.47
Payment 1,463.47CR
Balance Forward 0.00

Light Energy Charge 146.42
Light Support Charge 106.54
Light Maintenance Charge 230.78
Light Fixture Charge 275.62
Light Fuel Adj 5,220 KWH @ 0.03500 182.71
Poles (QTY 103) 513.00
FL Gross Receipts Tax 11.17

Total Current Charges 1,466.24
Total Due Please Pay 1,466.24

539.430
001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 79	205 17	305 6	455 3	960 9
	150 3	270 4	360 1	910 94	



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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/07/2023

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	07/27/2023
TOTAL CHARGES DUE	1,466.24
Total Charges Due After Due Date	1,488.23

000130691000014662400014882302



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

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

Bill Date **07/05/2023**
Amount Due **456.32**
Current Charges Due **07/25/2023**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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Comparative Usage Information

Period	Days	Per Day
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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.



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.

Previous Balance 456.32
Payment 456.32CR
Balance Forward 0.00

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

Total Current Charges 456.32
Total Due Please Pay 456.32

539.430
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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: 07/05/2023

Use above space for address change ONLY.

District: BP02

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

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

Current Charges Due Date	07/25/2023
TOTAL CHARGES DUE	456.32
Total Charges Due After Due Date	463.16

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**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Heritage Pines Community Development District held a Public Hearing and Regular Meeting on July 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	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Kurt Heath	District Engineer
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 2:00 p.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

There were no public comments.

39 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

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A. Proof/Affidavit of Publication

**B. Consideration of Resolution 2023-06, Adopting a Budget for the Fiscal Year Beginning
October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-06 and reviewed the Fiscal Year 2024 budget, which is unchanged from when it was last presented. The strategy is to keep the assessments the same, year- over-year.

Mr. Adams opened the public hearing.

No members of the public spoke.

Mr. Adams closed the public hearing.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, Resolution 2023-06, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date

Mr. Adams presented Resolution 2023-07, which is also known as the assessment levying Resolution. It directs the District Manager to transmit the lien rolls to the Tax Collector’s office, for placement of the assessments on the property tax bill.

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On MOTION by Ms. Benedetti and seconded by Mr. Walsh, with all in favor, Resolution 2023-07, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2023.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were approved.

SEVENTH ORDER OF BUSINESS

Approval of June 20, 2023 Regular Meeting Minutes

Ms. Lonergan presented the June 20, 2023 Regular Meeting Minutes. The following changes were made:

Lines 24 and 103: Change "Vince Deveril" to "Vick Davrio"

On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the June 20, 2023 Regular Meeting Minutes, as amended, were approved.

• To Do Action Items List

Ms. Lonergan stated it is necessary to add "Replacement of the grate at Hole 13." to the list.

Item 7: Mr. Lonergan stated although this item was addressed, it should be kept as ongoing.

Items 13, 14 and 15: Completed

Item 16: Leave on list

110

111 **EIGHTH ORDER OF BUSINESS****Staff Reports**

112

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

114 There was no report.

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

116 Mr. Heath stated curbing is being replaced today.

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

118 Mr. Adams stated, starting January 2024, Supervisors will be required to take an annual
119 four-hour ethics course focused on the Sunshine Law and things of that nature. District Counsel
120 will prepare an outline and a workshop will be scheduled to provide additional information.

121 • **NEXT MEETING DATE: September 19, 2023 at 2:00 PM**122 ○ **QUORUM CHECK**

123 The next meeting will be held on September 19, 2023.

124

125 **NINTH ORDER OF BUSINESS****Audience Comments: Non-Agenda Items [3
minutes per person]**

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128 There were no audience comments.

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130 **TENTH ORDER OF BUSINESS****Supervisors' Requests**

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132 A Board Member reported that the County recently sprayed for mosquitoes. She
133 explained that traps are set in the trees and are periodically checked by the County for
134 mosquito infestations and, if detected, spraying occurs at no charge to the CDD. Residents
135 bitten by mosquitos can contact the County and ask them to spray their neighborhood.

136 Discussion ensued regarding incidences of malaria in Florida, the CDD assuming
137 responsibility for mosquito control, the property tax bill, ponds, Miami Curb Cleaning,
138 sidewalks, Brazilian pepper tree overgrowth at Hole 6, regulating ownership of pepper tree
139 plants, the bridge near Holes 16 and 17, purchasing a larger mower, mower costs, debris and
140 weed removal in Paleo Park.

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142 ELEVENTH ORDER OF BUSINESS

Adjournment

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**On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor,
the meeting adjourned at 2:24 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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
	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
	06.21.22	Mr. Gatz: Submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation.	COMPLETED	10.18.22
	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
	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
	06.21.22	Mr. Heath to give vendor photo of broken storm grate to include in proposal for next mtg.	COMPLETED	10.18.22
	06.21.22	Mr. Adams: Add HPCA interest in purchasing CDD property or Land Lease on July agenda.	COMPLETED	10.18.22
	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
	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
	10.07.22	Mr. Adams: Email September bank statements to the Board tomorrow.	COMPLETED	12.06.22
	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
	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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	2:00 PM
December 5, 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