

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2023**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1-2
Definitions of General Fund Expenditures	3-4
Proposed Assessments	5

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy - gross	\$ 294,715				\$ 294,502
Allowable discounts (4%)	(11,789)				(11,780)
Assessment levy - net	282,926	\$ 271,250	\$ 11,676	\$ 282,926	282,722
Interest and miscellaneous	1,000	753	300	1,053	1,000
Total revenues	283,926	272,003	11,976	283,979	283,722
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	7,000	3,014	3,986	7,000	7,000
Management/recording	32,450	13,521	18,929	32,450	32,450
Legal	1,000	553	447	1,000	1,000
Engineering	5,000	409	4,591	5,000	5,000
Audit	7,500	7,500	-	7,500	7,500
Assessment roll preparation	7,210	3,004	4,206	7,210	7,210
Arbitrage rebate calculation	1,200	-	-	-	-
Dissemination agent	1,000	417	-	417	-
Trustee	4,337	-	4,337	4,337	4,337
Telephone	150	63	87	150	150
Rental and leases	1,860	775	1,085	1,860	1,860
Postage	1,000	206	794	1,000	1,000
Printing & binding	1,030	429	601	1,030	1,030
Legal advertising	350	160	190	350	350
Annual special district fee	175	175	-	175	175
Insurance	8,205	7,720	-	7,720	8,205
Contingencies	1,000	277	723	1,000	1,000
Website ADA compliance	210	210	-	210	210
Website hosting & maintenance	705	-	705	705	705
Total professional & administrative	81,382	38,433	40,681	79,114	79,182

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GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/22	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>Operation and maintenance</b>					
Street lighting	22,500	9,581	10,750	20,331	22,500
Retention pond mowing/weed control/irr.	88,000	15,932	79,068	95,000	115,000
Irrigation Water	15,000	2,208	12,792	15,000	15,000
Contingency	1,000	-	1,000	1,000	1,000
Aquatic weed control	20,000	8,820	11,180	20,000	20,000
Dry retention pond refurbishment/planting	50,000	1,010	48,990	50,000	50,000
Water quality testing	-	750	-	750	-
Total operation and maintenance	<u>196,500</u>	<u>38,301</u>	<u>163,780</u>	<u>202,081</u>	<u>223,500</u>
<b>Other fees and charges</b>					
Property appraiser	150	-	150	150	150
Tax collector	5,894	5,423	471	5,894	5,890
Total other fees and charges	<u>6,044</u>	<u>5,423</u>	<u>621</u>	<u>6,044</u>	<u>6,040</u>
Total expenditures	<u>283,926</u>	<u>82,157</u>	<u>205,082</u>	<u>287,239</u>	<u>308,722</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	189,846	(193,106)	(3,260)	(25,000)
Fund balance - beginning (unaudited)	423,740	470,004	659,850	470,004	466,744
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	28,740	264,850	71,744	71,744	46,744
Fund balance - ending (projected)	<u>\$ 423,740</u>	<u>\$ 659,850</u>	<u>\$ 466,744</u>	<u>\$ 466,744</u>	<u>\$ 441,744</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><b>Wrathell, Hunt and Associates, LLC</b> 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 &amp; Ingram, LLC.</p>	
Assessment roll preparation	7,210
<p><b>Wrathell, Hunt and Associates, LLC</b> 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	8,205
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
<b>Operation and maintenance</b>	
Street lighting	22,500
Estimated cost of annual street lighting cost paid to Withlacoochee River Electric.	
Retention pond mowing/weed control/irr.	115,000
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	50,000
Provides for dry retention pond refurbishment, overseeding and planting.	
Property appraiser	150
The property appraiser's fee is \$150.	
Tax collector	5,890
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 308,722</u></u>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED ASSESSMENTS**

Description	Number of Units	Projected FY 2023 Assessments		FY 22 Assessment
		GF	Total	
All Units	1,406	\$ 209.46	\$ 209.46	\$ 209.61
Total	<u>1,406</u>			