

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

September 16, 2025

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 9, 2025

Board of Supervisors
Heritage Pines Community Development District

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

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on September 16, 2025 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. Update: Operations Activities
5. Discussion: MCH Engineering Cost Estimate for Fitness Center
6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
7. Acceptance of Unaudited Financial Statements as of July 31, 2025
8. Approval of July 15, 2025 Public Hearing and Regular Meeting Minutes
 - To Do Action Items List
9. 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 21, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ARTHUR RHODES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	STEPHEN PUTMAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MICHAEL WALSH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KATHLEEN F. LONERGAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CAROL E. VAUGHAN	☐ IN PERSON	☐ PHONE	☐ NO

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

11. Supervisors' Requests

12. 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

5

Heritage Pines Fitness Center
Pasco County Florida



Preliminary Cost Estimate
August 19, 2025

Pay Item	FDOT Item	Description	Unit Measure	Unit Cost	Quantity	Cost
1	101 1	MOBILIZATION (10%)	LS	\$17,744.00	1	\$17,744.00
2	102 1	MAINTENANCE OF TRAFFIC	LS	\$5,000.00	1	\$5,000.00
3	104	PREVENTION, CONTROL, AND ABATMENT OF EROSION AND WATER POLLUTION	LS	\$3,000.00	1	\$3,000.00
4	110 1 1	CLEARING AND GRUBBING	AC	\$45,000.00	0.43	\$19,350.00
5	110 4 10	REMOVAL OF EXISTING CONCRETE	SY	\$50.00	290	\$14,500.00
6	110 21	TREE PROTECTION BARRIER	LF	\$9.00	225	\$2,025.00
7	110 23	TREE REMOVAL	EA	\$1,700.00	2	\$3,400.00
8	120 1	REGULAR EXCAVATION	CY	\$12.00	185	\$2,220.00
9	120 6	EMBANKMENT	CY	\$25.00	101	\$2,525.00
10	425 1 521	INLETS, DT BOT, TYPE C,<10'	EA	\$8,000.00	2	\$16,000.00
11	430 174 115	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 15"SD	LF	\$250.00	70	\$17,500.00
12	430 200 23	FLARED END SECTION, CONCRETE, 15"	EA	\$3,000.00	1	\$3,000.00
13	430 964 6	PVC PIPE, 8 INCH	LF	\$70.00	24	\$1,680.00
14	519 78	BOLLARDS	EA	\$830.00	8	\$6,640.00
15	520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	\$60.00	245	\$14,700.00
16	520 2 4	CONCRETE CURB, TYPE D	LF	\$50.00	35	\$1,750.00
17	522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	\$75.00	462	\$34,650.00
18	570 1 2	PERFORMANCE TURF, SOD	SY	\$5.00	1600	\$8,000.00
19	580 1 1	LANDSCAPE COMPLETE	LS	\$5,000.00	1	\$5,000.00
20	630 2 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	\$18.00	100	\$1,800.00
21	710 11	PAINTED PAVT MARKINGS (COMPLETE)	LS	\$1,200.00	1	\$1,200.00
22		WATER CONNECTIONS	LS	\$7,300.00	1	\$7,300.00
23		SEWER CONNECTIONS	LS	\$6,200.00	1	\$6,200.00
	999 25	INITIAL CONTINGENCY AMOUNT(15%)	LS	\$29,277.60	1	\$29,277.60
TOTAL:						\$224,461.60

Notes: Costs based on FDOT Historical Costs and adjusted based on the scope of the project.

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

6

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	<u>Major Funds</u>	<u>Total Governmental Funds</u>
	<u>General</u>	
ASSETS		
Cash - SunTrust - 5304	\$ 61,034	\$ 61,034
Investments		
BankUnited*	149,988	149,988
BankUnited - ICS	200,000	200,000
SBA		
Operating A	894	894
Reserve A	2,178	2,178
Utility deposit	14,717	14,717
Total assets	<u>\$ 428,811</u>	<u>\$ 428,811</u>
LIABILITIES & FUND BALANCE		
Liabilities		
Accounts payable	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>
Fund balance		
Committed		
Disaster recovery	100,000	100,000
Future mower replacement	100,000	100,000
Working capital	150,000	150,000
Unassigned	78,811	78,811
Total fund balance	<u>428,811</u>	<u>428,811</u>
Total liabilities and fund balance	<u>\$ 428,811</u>	<u>\$ 428,811</u>

*These accounts were not reconciled as statements were not available prior to the agenda package ship date.

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 139,765	\$ 138,263	\$ 11,114	\$ 8,902	\$ 5,105	\$ 10,293	\$ 1,313	\$ 3,269	\$ -	\$ -	\$ -	\$ 318,024	\$ 316,521	100%
Interest & miscellaneous	16	15	16	12	11	12	12	12	12	12	-	-	130	1,000	13%
Total revenues	16	139,780	138,279	11,126	8,913	5,117	10,305	1,325	3,281	12	-	-	318,154	317,521	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,077	-	1,077	-	1,077	79	75	1,077	1,077	-	-	-	5,539	7,000	79%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	-	27,040	32,450	83%
Legal	-	-	-	-	140	545	-	948	84	244	-	-	1,961	1,000	196%
Engineering	340	493	265	453	-	834	368	1,818	230	417	-	-	5,218	5,000	104%
Audit	-	-	-	-	-	-	1,000	1,500	3,000	2,650	-	-	8,150	7,500	109%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	-	-	6,010	7,210	83%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	12	13	13	13	13	13	13	12	12	-	-	126	150	84%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	-	-	1,550	1,860	83%
Postage	255	8	126	19	-	140	136	-	168	173	-	-	1,025	1,000	103%
Printing & binding	86	86	86	86	86	86	86	86	86	86	-	-	860	1,030	83%
Legal advertising	-	122	-	-	-	-	-	-	140	-	-	-	262	350	75%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	9,378	-	-	-	-	-	-	-	-	-	-	-	9,378	9,300	101%
Contingencies	116	121	116	116	128	128	128	-	-	150	-	-	1,003	1,000	100%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total professional and administrative fees	15,109	4,302	5,143	4,147	4,904	5,990	5,266	8,902	8,257	7,192	-	-	69,212	80,277	86%
Operations and maintenance															
Electricity - street lighting	-	1,946	1,946	1,957	1,957	1,957	1,957	2,075	2,075	2,075	-	-	17,945	22,500	80%
Retention pond mowing/weed control	-	11,070	11,070	11,070	11,070	11,070	11,070	11,070	11,624	11,676	-	-	100,790	133,000	76%
Irrigation water	-	1,711	1,761	1,835	1,402	964	1,555	1,841	2,709	2,045	-	-	15,823	18,000	88%
Contingencies	-	-	-	-	-	-	-	420	140	-	-	-	560	1,000	56%
Aquatic weed control	1,586	1,586	-	-	-	-	-	-	-	-	-	-	3,172	20,000	16%
Dry retention pond refurbishment/planting	-	-	700	1,600	3,200	1,600	16,100	1,600	1,600	1,600	-	-	28,000	36,000	78%
Total operations and maintenance	1,586	16,313	15,477	16,462	17,629	15,591	30,682	17,006	18,148	17,396	-	-	166,290	230,500	72%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	150	-	-	-	-	-	-	150	150	100%
Tax collector	-	2,794	2,765	217	178	102	206	25	113	-	-	-	6,400	5,559	115%
Total other fees and charges	-	2,794	2,765	217	178	252	206	25	113	-	-	-	6,550	5,709	115%
Total expenditures	16,695	23,409	23,385	20,826	22,711	21,833	36,154	25,933	26,518	24,588	-	-	242,052	316,486	76%
Excess/(deficiency) of revenues over/(under) expenditures	(16,679)	116,371	114,894	(9,700)	(13,798)	(16,716)	(25,849)	(24,608)	(23,237)	(24,576)	-	-	76,102	1,035	
Fund balance - beginning	352,709	336,030	452,401	567,295	557,595	543,797	527,081	501,232	476,624	453,387	428,811	428,811	352,709	380,243	
Fund balance - ending															
Committed															
Disaster recovery	100,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	100,000	
Future mower replacement	100,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	100,000	
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	(13,970)	57,401	172,295	162,595	148,797	132,081	106,232	81,624	58,387	33,811	33,811	33,811	33,811	31,278	
Fund balance - ending	\$ 336,030	\$ 452,401	\$ 567,295	\$ 557,595	\$ 543,797	\$ 527,081	\$ 501,232	\$ 476,624	\$ 453,387	\$ 428,811	\$ 428,811	\$ 428,811	\$ 428,811	\$ 381,278	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
JULY 31, 2025**

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08/27/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							85,623.29
General Journal	07/16/2025	3178		Accounts Payable 07/16/2025		24,133.59	61,489.70
General Journal	07/21/2025	3184		07/25 SERVICE CHARGE		150.56	61,339.14
General Journal	07/31/2025	3182		Accounts Payable 07/31/2025		305.85	61,033.29
General Journal	07/31/2025	3185		07/25 INTEREST PAYMENT	0.66		61,033.95
Total 101.002 · Suntrust Checking-5304 - NEW					0.66	24,590.00	61,033.95
101.003 · BankUnited - 8358							149,988.00
Total 101.003 · BankUnited - 8358							149,988.00
101.004 · BankUnited - ICS							200,000.00
Total 101.004 · BankUnited - ICS							200,000.00
151.000 · Investments							3,060.44
151.001 · SBA-Operating A Account - 1760							890.28
General Journal	07/31/2025	3188		07/25 INTEREST INCOME	3.37		893.65
Total 151.001 · SBA-Operating A Account - 1760					3.37	0.00	893.65
151.101 · SBA - Reserve A Account - 1761							2,170.16
General Journal	07/31/2025	3188		07/25 INTEREST INCOME	8.22		2,178.38
Total 151.101 · SBA - Reserve A Account - 1761					8.22	0.00	2,178.38
Total 151.000 · Investments					11.59	0.00	3,072.03
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							0.00
General Journal	07/15/2025	3177		Accounts Payable 07/15/2025		24,133.59	-24,133.59
General Journal	07/16/2025	3178		Accounts Payable 07/16/2025	24,133.59		0.00
General Journal	07/31/2025	3181		Accounts Payable 7/31/2025		305.85	-305.85
General Journal	07/31/2025	3182		Accounts Payable 07/31/2025	305.85		0.00
Total 202.000 · Accounts Payable - Year End					24,439.44	24,439.44	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							-313,433.77
Total 3900 · Retained Earnings							-313,433.77
361.000 · Interest Income							-116.67
361.100 · Interest Income - Surplus Acct							-26.42
Total 361.100 · Interest Income - Surplus Acct							-26.42
361.000 · Interest Income - Other							-90.25
General Journal	07/31/2025	3185		07/25 INTEREST PAYMENT		0.66	-90.91
General Journal	07/31/2025	3188		07/25 INTEREST INCOME		3.37	-94.28
General Journal	07/31/2025	3188		07/25 INTEREST INCOME		8.22	-102.50
Total 361.000 · Interest Income - Other					0.00	12.25	-102.50
Total 361.000 · Interest Income					0.00	12.25	-128.92

12:17 PM

08/27/25

Accrual Basis

Heritage Pines CDD
General Ledger
 As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
363.100 · Assessment Levy							-318,024.21
Total 363.100 · Assessment Levy							-318,024.21
511.000 · Legislative							5,536.50
511.110 · Supervisor's Fees							5,536.50
Total 511.110 · Supervisor's Fees							5,536.50
Total 511.000 · Legislative							5,536.50
512.000 · Executive							24,337.44
512.311 · Management Fees							24,337.44
Bill	07/15/2025	2025-3718	WRATHELL, HUNT & ASSOCIATES. LLC	07/25 MANAGEMENT FEES	2,704.16		27,041.60
Total 512.311 · Management Fees					2,704.16	0.00	27,041.60
Total 512.000 · Executive					2,704.16	0.00	27,041.60
513.000 · Financial & Administrative							17,458.73
513.310 · Assessment Roll Preparation							5,407.47
Bill	07/15/2025	2025-3718	WRATHELL, HUNT & ASSOCIATES. LLC	07/25 MANAGEMENT FEES	600.83		6,008.30
Total 513.310 · Assessment Roll Preparation					600.83	0.00	6,008.30
513.314 · Property Appraiser							150.00
Total 513.314 · Property Appraiser							150.00
513.315 · Tax Collector							6,401.26
Total 513.315 · Tax Collector							6,401.26
513.320 · Audit							5,500.00
Bill	07/15/2025	113821340	CARR, RIGGS & INGRAM, LLC	FY 2024 AUDIT	2,650.00		8,150.00
Total 513.320 · Audit					2,650.00	0.00	8,150.00
Total 513.000 · Financial & Administrative					3,250.83	0.00	20,709.56
514.000 · Legal Counsel							1,716.00
514.310 · Legal Fees							1,716.00
Bill	07/31/2025	26869	STRALEY ROBIN VERICKER	06/25 Legal Fees	244.00		1,960.00
Total 514.310 · Legal Fees					244.00	0.00	1,960.00
Total 514.000 · Legal Counsel					244.00	0.00	1,960.00
519.000 · Other General Government							19,515.62
519.320 · Engineering							4,800.06
Bill	07/15/2025	HPC1202-22-08	STROUD ENGINEERING CONSULTANTS	06/25 ENG. FEES	417.00		5,217.06
Total 519.320 · Engineering					417.00	0.00	5,217.06
519.410 · Postage							852.95
Bill	07/15/2025	8-924-93249	FEDEX	8-924-93249	153.82		1,006.77
Bill	07/15/2025	8-910-20787	FEDEX	8-910-20787	10.40		1,017.17
Bill	07/31/2025	8-931-47541	FEDEX	8-931-47541	8.71		1,025.88
Total 519.410 · Postage					172.93	0.00	1,025.88
519.411 · Telephone							112.50
Bill	07/15/2025	2025-3718	WRATHELL, HUNT & ASSOCIATES. LLC	07/25 MANAGEMENT FEES	12.50		125.00

12:17 PM

08/27/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 519.411 · Telephone					12.50	0.00	125.00
519.413 · Website Maintenance							704.99
Total 519.413 · Website Maintenance							704.99
519.414 · ADA Website Compliance							210.00
Total 519.414 · ADA Website Compliance							210.00
519.440 · Rentals and Leases							1,395.00
Bill	07/15/2025	2025-3718	WRATHELL, HUNT & ASSOCIATES. LLC	07/25 MANAGEMENT FEES	155.00		1,550.00
Total 519.440 · Rentals and Leases					155.00	0.00	1,550.00
519.450 · Insurance							9,378.00
Total 519.450 · Insurance							9,378.00
519.470 · Printing and Binding							772.47
Bill	07/15/2025	2025-3718	WRATHELL, HUNT & ASSOCIATES. LLC	07/25 MANAGEMENT FEES	85.83		858.30
Total 519.470 · Printing and Binding					85.83	0.00	858.30
519.480 · Legal Advertising							262.00
Total 519.480 · Legal Advertising							262.00
519.490 · Contingencies							852.65
General Journal	07/21/2025	3184		07/25 SERVICE CHARGE	150.56		1,003.21
Total 519.490 · Contingencies					150.56	0.00	1,003.21
519.540 · Annual District Filing Fee							175.00
Total 519.540 · Annual District Filing Fee							175.00
Total 519.000 · Other General Government					993.82	0.00	20,509.44
539.000 · Field Maintenance							148,896.91
539.311 · Aquatic Weed Control							3,172.00
Total 539.311 · Aquatic Weed Control							3,172.00
539.340 · Retention Pond Mowing/Weed Cont							89,114.00
Bill	07/15/2025	07012025	HERITAGE PINES COMMUNITY ASSOCIATIO...	07/25 EQUIPMNET USE	11,624.00		100,738.00
Bill	07/31/2025	072225	COUNTRY GREEN VILLAGE, INC.	IRRIGATION USAGE	53.14		100,791.14
Total 539.340 · Retention Pond Mowing/Weed Cont					11,677.14	0.00	100,791.14
539.341 · Dry Retention Pond Refurbish							26,400.00
Bill	07/15/2025	2526	PREMIER LAKES	ANNUAL LAKE MAINTENANCE	1,600.00		28,000.00
Total 539.341 · Dry Retention Pond Refurbish					1,600.00	0.00	28,000.00
539.430 · Street Lighting							15,869.78
Bill	07/15/2025	1306910 070825	WITHLACOOCHEE RIVER ELECTRIC COOPE...	1306910 07/08/25	1,596.23		17,466.01
Bill	07/15/2025	2041547 070325	WITHLACOOCHEE RIVER ELECTRIC COOPE...	2041547 07/03/25	478.29		17,944.30
Total 539.430 · Street Lighting					2,074.52	0.00	17,944.30
539.431 · Irrigation of Pond Banks							13,779.85
Bill	07/15/2025	22596553	HERITAGE PINES COMMUNITY ASSOCIATIO...	06/25 RECLAIMED WATER	2,045.53		15,825.38
Total 539.431 · Irrigation of Pond Banks					2,045.53	0.00	15,825.38
539.490 · Contingencies							561.28

Heritage Pines CDD
General Ledger
As of July 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 539.490 · Contingencies							561.28
Total 539.000 · Field Maintenance					17,397.19	0.00	166,294.10
TOTAL					49,041.69	49,041.69	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
JULY 31, 2025**

**Heritage Pines CDD
CHECK REGISTER
July 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/16/2025	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-2,074.52
Bill	1306910 070825	07/15/2025		539.430 · Street Lighting	-1,596.23	1,596.23
Bill	2041547 070325	07/15/2025		539.430 · Street Lighting	-478.29	478.29
TOTAL					-2,074.52	2,074.52
Bill Pmt -Check	10168	07/16/2025	CARR, RIGGS & INGRAM, LLC	101.002 · Suntrust Checking-5304 - NEW		-2,650.00
Bill	113821340	07/15/2025		513.320 · Audit	-2,650.00	2,650.00
TOTAL					-2,650.00	2,650.00
Bill Pmt -Check	10169	07/16/2025	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-164.22
Bill	8-924-93249	07/15/2025		519.410 · Postage	-153.82	153.82
Bill	8-910-20787	07/15/2025		519.410 · Postage	-10.40	10.40
TOTAL					-164.22	164.22
Bill Pmt -Check	10170	07/16/2025	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-13,669.53
Bill	07012025	07/15/2025		539.340 · Retention Pond Mowing/Weed Cont	-11,624.00	11,624.00
Bill	22596553	07/15/2025		539.431 · Irrigation of Pond Banks	-2,045.53	2,045.53
TOTAL					-13,669.53	13,669.53
Bill Pmt -Check	10171	07/16/2025	PREMIER LAKES	101.002 · Suntrust Checking-5304 - NEW		-1,600.00
Bill	2526	07/15/2025		539.341 · Dry Retention Pond Refurbish	-1,600.00	1,600.00
TOTAL					-1,600.00	1,600.00
Bill Pmt -Check	10172	07/16/2025	STROUD ENGINEERING CONSULTANTS	101.002 · Suntrust Checking-5304 - NEW		-417.00
Bill	HPC1202-22-08	07/15/2025		519.320 · Engineering	-417.00	417.00
TOTAL					-417.00	417.00
Bill Pmt -Check	10173	07/16/2025	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,558.32
Bill	2025-3718	07/15/2025		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
Bill Pmt -Check	10174	07/31/2025	COUNTRY GREEN VILLAGE, INC.	101.002 · Suntrust Checking-5304 - NEW		-53.14

**Heritage Pines CDD
CHECK REGISTER
July 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	072225	07/31/2025		539.340 · Retention Pond Mowing/Weed Cont	-53.14	53.14
TOTAL					-53.14	53.14
Bill Pmt -Check	10175	07/31/2025	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-8.71
Bill	8-931-47541	07/31/2025		519.410 · Postage	-8.71	8.71
TOTAL					-8.71	8.71
Bill Pmt -Check	10176	07/31/2025	STRALEY ROBIN VERICKER	101.002 · Suntrust Checking-5304 - NEW		-244.00
Bill	26869	07/31/2025		514.310 · Legal Fees	-244.00	244.00
TOTAL					-244.00	244.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



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

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

Invoice No. 113821340 (include on check)
Date 06/30/2025
Client No. 20-03195.000AX

Professional services rendered as follows:

Final billing on audit of financial statements
as of September 30, 2024.

	\$ 8,150.00
Progress Applied	<u>(5,500.00)</u>
Current Amount Due	\$ <u>2,650.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,650.00	0.00	0.00	1,000.00	0.00	3,650.00

Assurance, attest, and audit services provided by Carr, Riggs & Ingram, L.L.C.
Tax, business consulting, and all other services provided by CRI Advisors, LLC

"CRI" is the brand name under which Carr, Riggs & Ingram, L.L.C. ("CPA Firm") and CRI Advisors, LLC ("Advisors") and its subsidiary entities provide professional services. CPA Firm and Advisors (and its subsidiary entities) practice as an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations and professional standards. CPA Firm is a licensed independent CPA firm that provides attest services to its clients, and Advisors and its subsidiary entities provide tax and business consulting services to their clients. Advisors and its subsidiary entities are not licensed CPA firms.

Invoice payable upon receipt. Please include invoice number with payment.
To pay by ACH or credit card, please visit <https://criadv.com/client-resources/> or scan QR code below.
Credit card payments are subject to a 3.5% surcharge.
CRI reserves the right to assess finance charges on past due balances up to the maximum amount allowed under state law.





Invoice Number	Invoice Date	Account Number	Page
8-924-93249	Jul 15, 2025	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

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges USD \$153.82

TOTAL THIS INVOICE USD \$153.82

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-924-93249	Jul 15, 2025	XXXX-X241-6	2 of 4

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	8	12.0	72.38	81.44			153.82
Total FedEx Express	8	12.0	\$72.38	\$81.44			\$153.82

TOTAL THIS INVOICE

USD

\$153.82

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 10, 2025	Cust. Ref.: HERITAGE PINES CDD 07.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	882672926241	Kelly Sadlier	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US
Package Type	FedEx Medium Box	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge	10.99
Delivered	Jul 11, 2025 11:14	Fuel Surcharge	1.61
Svc Area	A3	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377078/02	Total Charge	USD \$24.60

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**Invoice Number**

8-924-93249

Invoice Date

Jul 15, 2025

Account Number

XXXX-X241-6

Page

3 of 4

Ship Date: Jul 10, 2025**Cust. Ref.:** HERITAGE PINES CDD 07.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	882673006815	Kelly Sadlier	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	Jul 11, 2025 12:00	Transportation Charge	8.77
Svc Area	A3	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377048/02	Total Charge	USD \$15.96

Ship Date: Jul 10, 2025**Cust. Ref.:** HERITAGE PINES CDD 07.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	882673049428	Kelly Sadlier	Stephen Putman
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	Jul 11, 2025 11:46	Transportation Charge	8.77
Svc Area	A3	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377048/02	Total Charge	USD \$15.96

Ship Date: Jul 10, 2025**Cust. Ref.:** HERITAGE PINES CDD 07.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	882673088311	Kelly Sadlier	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	Jul 11, 2025 12:01	Transportation Charge	8.77
Svc Area	A3	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377048/02	Total Charge	USD \$15.96

Ship Date: Jul 10, 2025**Cust. Ref.:** HERITAGE PINES CDD 07.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	882673121185	Kelly Sadlier	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	Jul 11, 2025 11:41	Transportation Charge	8.77

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-924-93249	Jul 15, 2025	XXXX-X241-6	4 of 4

Tracking ID: 882673121185 continued

Svc Area	A3	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377048/02	Total Charge	USD \$15.96

Ship Date: Jul 10, 2025	Cust. Ref.: HERITAGE PINES CDD 07.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	882673157267	Kelly Sadlier	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	Jul 11, 2025 12:09	Transportation Charge	8.77
Svc Area	A3	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377048/02	Total Charge	USD \$15.96

Ship Date: Jul 10, 2025	Cust. Ref.: HERITAGE PINES CDD 07.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Incorrect recipient address.
Distance Based Pricing, Zone 2
1st attempt Jul 11, 2025 at 09:06 AM.
Original address - 8731 CITIZENS DR/NEW PORT RICHEY, FL 34654

Automation	INET	Sender	Recipient
Tracking ID	882673217277	Kelly Sadlier	Kurt Heath
Service Type	FedEx Priority Overnight	WHA	Utilities Department
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	Transportation Charge	8.77
Delivered	Jul 11, 2025 13:41	Fuel Surcharge	2.62
Svc Area	A2	Residential Delivery	6.15
Signed by	V.Vanderputten	Address Correction	22.50
FedEx Use	000000000/377048/_	Total Charge	USD \$40.04

Ship Date: Jul 10, 2025	Cust. Ref.: HERITAGE PINES CDD 07.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	882673276611	Kelly Sadlier	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	Jul 11, 2025 11:49	Transportation Charge	8.77
Svc Area	A3	Fuel Surcharge	0.61
Signed by	M.Maddy		
FedEx Use	000000000/377048/_	Total Charge	USD \$9.38

Third Party Subtotal **USD \$153.82**

Total FedEx Express **USD \$153.82**



Invoice Number	Invoice Date	Account Number	Page
8-910-20787	Jul 01, 2025	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

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges USD \$10.40

TOTAL THIS INVOICE USD \$10.40

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-910-20787	Jul 01, 2025	XXXX-X241-6	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		9.72	0.68			10.40
Total FedEx Express	1		\$9.72	\$0.68			\$10.40

TOTAL THIS INVOICE

USD

\$10.40

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 26, 2025	Cust. Ref.: FY24 Heritage Pines CDD	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 4

Automation	INET	Sender	Recipient
Tracking ID	882321498903	Rhalina Fleming	Auditor General
Service Type	FedEx Standard Overnight	WHA	Local Government Audits/251
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	TALLAHASSEE FL 32399 US
Zone	04		
Packages	1		
Rated Weight	N/A		
Delivered	Jun 27, 2025 09:53		
Svc Area	A2	Transportation Charge	9.72
Signed by	R.Williams	Fuel Surcharge	0.68
FedEx Use	000000000/66825/_	Total Charge	USD \$10.40
Third Party Subtotal			USD \$10.40
Total FedEx Express			USD \$10.40

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

Date: July 1, 2025

To: Heritage Pines CDD

Attn: Chuck Adams

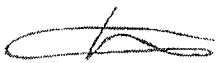
Below is the invoice for services performed per contract for June 2025 and the total amount payable to HPCA.

Service Agreement

Monthly Fee	\$11,624.00
-------------	-------------

Total	\$11,624.00
-------	-------------

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

CDD Irrigation/Equipment Expense June 2025

Mowing Equipment	Quantity	Price	Total
Toro 4000			
Safety check	1		
Repair Work	1		
Z Mower			
Safety check	1		
Repair Work			
Ventrac			
Safety check	1		
Repair Work			
			Total
Irrigation			
Rotors	6	\$19	\$114
Golf Drives	2	\$160	\$320.00
Fittings	5	\$5	\$25.00
Valve	1	\$80	\$80.00
			Total
			\$539.00

	Hrs.	May	June	Hrs. Run
4000 Mower		3989.6	4039.2	49.6
Z-Mower		2376.9	2414.9	38
Ventrac		571.1	606.8	35.7
Bush Hog				



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

UtilCustServ@MyPasco.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: 22596553

Billing Date: 6/24/2025

Billing Period: 5/6/2025 to 6/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13349042	5/6/2025	521104	6/5/2025	539836	30	18732

Usage History

Water

June 2025	18732
May 2025	14591
April 2025	16862
March 2025	14249
February 2025	8832
January 2025	12840
December 2024	16803
November 2024	16124
October 2024	15672
September 2024	19436
August 2024	13446
July 2024	19293

Transactions

Previous Bill	5,690.49
Payment 06/09/25	-5,690.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18,732 Thousand Gals X \$0.39 7,305.48
Total Current Transactions	7,305.48
TOTAL BALANCE DUE	\$7,305.48

$$7305.48 \times 28\% = \$2,045.53$$

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0010470
Customer # 01016692
Balance Forward 0.00
Current Transactions 7,305.48

Total Balance Due \$7,305.48
Due Date 7/11/2025

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

The Total Due will be electronically transferred on 07/11/2025.



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

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	07/01/2025
INVOICE#	2526
TERMS	NET 30
DUE DATE	07/31/2025

BILL TO
Heritage Pines CDD 11524 Scenic Hills Boulevard Hudson Florida 34667

SERVICE LOCATION
Heritage Pines CDD 11524 Scenic Hills Boulevard Hudson, Florida 34667

JOB#	DATE	PO/REF#	DESCRIPTION
1056294843			
Charges		Rate	Total
Annual Lake Maintenance		\$1,600.00	\$1,600.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,600.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,600.00

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

July 2, 2025

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 25)
Job Number: HPC 12-02-22

We are sending you

- | | | | |
|--|--|--|---------------------------------|
| ☒ Attached | ☐ Under Separate Cover the following: | | |
| ☐ Shop Drawings | ☐ Prints | ☐ Plans | ☐ Other: |
| ☐ Copy of Letter | ☐ Change Order | ☐ Samples | |
| ☐ Report | ☐ Reproducible | ☐ Specification | |

Copies	Date	Description
1	7-2-25	Consultant Invoice (Period of 6/1/25 to 6/30/25)

These are transmitted as checked below

- | | |
|--|---|
| ☒ For Approval | ☐ For Review and Comment |
| ☐ For Your Use | ☐ For Your Information |
| ☐ As Requested | ☐ For Your File |

Comments:

Chuck,
Attached is the current invoice for requested services through June 30, 2025, 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 #HPC1202-22-08

Date: July 2, 2025

INVOICE

TO:

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

FOR:

Heritage Pines CDD
Work Task No. 22 - Misc. Engineering Services (FY 2025)
(Period of 6/1/25 through 6/30/25)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$417.00	\$417.00
Total Completed to Date			\$417.00
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$417.00



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

INVOICE BREAKDOWN
(Period of 6/1/25 through 6/30/25)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Attended CDD Board Mtg. and performed site visit to evaluate concrete curb damage reported by residents	6/17	3.0	\$ 75.00	\$ 225.00
Coordinated with AZ Tree Svc. Re: scheduling of tree cleanup work at NWRA 33	6/23	0.5	\$ 75.00	\$ 37.50
Coordinated with Herb H. re: vegetation cleanup issues at NWRA 47, sent previous correspondence with SWFWMD	6/24	1.5	\$ 75.00	\$ 112.50
Labor Total				\$ 375.00
Expenses Description				
Mileage (@ 2 site visits)				60
Mileage Rate			\$	0.700
Expenses Total				\$ 42.00
Total Billing Period Cost for Task 1				\$ 417.00

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

Date	Invoice #
7/1/2025	2025-3718

Heritage Pines CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]



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

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

Bill Date **07/08/2025**
Amount Due **1,596.23**
Current Charges Due **07/29/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

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



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 1,596.23
Payment 1,596.23CR
Balance Forward 0.00

Light Energy Charge	141.54
Light Support Charge	124.03
Light Maintenance Charge	241.02
Light Fixture Charge	287.98
Light Fuel Adj 5,104 KWH @ 0.04400	224.58
Poles (QTY 103)	564.50
FL Gross Receipts Tax	12.58

Total Current Charges 1,596.23
Total Due Please Pay 1,596.23

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 74	205 21	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: 07/08/2025

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	07/29/2025
TOTAL CHARGES DUE	1,596.23
Total Charges Due After Due Date	1,620.17

000130691000015962300016201700



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 **07/03/2025**
Amount Due **478.29**
Current Charges Due **07/24/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

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



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance	478.29
Payment	478.29CR
Balance Forward	0.00

Light Energy Charge	6.01
Light Support Charge	13.01
Light Maintenance Charge	140.59
Light Fixture Charge	173.50
Light Fuel Adj 547 KWH @ 0.04400	24.07
Poles (QTY 29)	120.00
FL Gross Receipts Tax	1.11

Total Current Charges	478.29
Total Due	Please Pay 478.29

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: 07/03/2025

District: BP02

Use above space for address change ONLY.

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

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

Current Charges Due Date	07/24/2025
TOTAL CHARGES DUE	478.29
Total Charges Due After Due Date	485.46

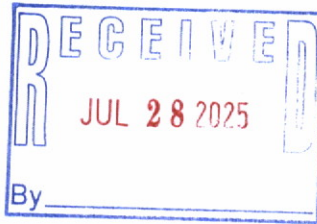
000204154700004782900004854603

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	Jul 22/25
MEMBER	DATE

AMOUNT PAID \$ 53.14

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
		Balance Forward				53.14
All payments are due by the 10th of each month and are considered late after the 20th. Please pay by the 20th to avoid a \$25.00 late fee. Any account past 60 days will be reviewed for collections, legal fees may apply. If you feel you have received this in error or if you have any questions, please call Celeste Nolan at 727-861-7784 EXT #121. Thank You.						
		539.340 · Retention Pond Mowing/Weed Cont 001				
			0.00	0.00	0.00	53.14

CDD	53.14
MEMBER	AMOUNT DUE

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



Invoice Number	Invoice Date	Account Number	Page
8-931-47541	Jul 22, 2025	XXXX-X241-6	1 of 3

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

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges USD \$8.71

TOTAL THIS INVOICE USD \$8.71

Other discounts may apply.

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



519.410

001

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-931-47541	Jul 22, 2025	XXXX-X241-6	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	4.0	8.14	0.57			8.71
Total FedEx Express	1	4.0	\$8.14	\$0.57			\$8.71

TOTAL THIS INVOICE

USD

\$8.71

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 17, 2025	Cust. Ref.: Heritage Pines Mtg File	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33905 zip code

	Sender	Recipient
Automation	INET	
Tracking ID	882739419673	Attn: Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Assoc., LLC
Package Type	FedEx Envelope	BOCA RATON FL 33431 US
Zone	02	
Packages	1	
Rated Weight	4.0 lbs, 1.8 kgs	
Delivered	Jul 18, 2025 09:55	

Continued on next page

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Invoice Number	Invoice Date	Account Number	Page
8-931-47541	Jul 22, 2025	XXXX-X241-6	3 of 3

Tracking ID: 882739419673 continued

Svc Area	A1	Transportation Charge	8.14
Signed by	A.Espinoza	Fuel Surcharge	0.57
FedEx Use	000000000/66823/_	Total Charge	USD \$8.71
		Third Party Subtotal	USD \$8.71
		Total FedEx Express	USD \$8.71

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Heritage Pines Community Development District

c/o Wrathell Hunt & Associates

9220 Bonita Beach Rd., Suite 214

Bonita Springs, FL 34135

July 29, 2025

Client: 001044

Matter: 000001

Invoice #: 26869

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/13/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
6/25/2025	WAS	REVIEW RESOLUTION IMPOSING OPERATION AND MAINTENANCE ASSESSMENTS; REVIEW RESOLUTION ADOPTING THE OPERATION AND MAINTENANCE BUDGET FOR FY 2025-2026.	0.4	\$122.00
Total Professional Services			0.8	\$244.00

514.310 001

July 29, 2025
Client: 001044
Matter: 000001
Invoice #: 26869

Page: 2

Total Services	\$244.00	
Total Disbursements	\$0.00	
Total Current Charges		\$244.00
Previous Balance		\$83.50
Less Payments		(\$83.50)
PAY THIS AMOUNT		\$244.00

Please Include Invoice Number on all Correspondence

**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 15, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Michael Walsh	Assistant Secretary
Stephen Putman	Assistant Secretary

Also present:

Chuck Adams	District Manager
Kurt Heath	District Engineer
Tim Gatz	Down To Earth Landscape and Irrigation
Alan Jowers (via telephone)	Carr, Riggs & Ingram
Mark Kleeman	Resident
Other Residents	

The names of all attendees, residents and/or members of the public might not be included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

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.

39

40 **THIRD ORDER OF BUSINESS**Public Comments: Agenda Items [3 minutes
per person]

41

42

43 No members of the public spoke.

44

45 **FOURTH ORDER OF BUSINESS**

Update: Operations Activities

46

47 Mr. Heath stated it will be necessary to go over the Ninth Order of Business.

48

49 **FIFTH ORDER OF BUSINESS**Presentation of Audited Financial
Statements for Fiscal Year Ended
September 30, 2024, Prepared by Carr,
Riggs & Ingram, LLC

50

51

52

53

54 Mr. Jowers presented the Audited Financial Statements for Fiscal Year Ended September

55 30, 2024 and noted the pertinent information. Although there were no findings, deficiencies on

56 internal control or instances of non-compliance, from an adjustment standpoint, a few minor

57 items were identified that netted out to \$900 of additional operations and maintenance (O&M)

58 expenses that could have been accrued into Fiscal Year 2024, but that did not warrant an audit

59 adjustment and were waived. From a financial statement standpoint, the CDD is very mature

60 and debt-free, with a few depreciating infrastructure assets. The capital assets have decreased

61 by \$450,000 as a result of the assets depreciating over their useful lives. Mr. Jowers anticipates

62 that the CDD's assets will fully-depreciate in the next three to five years, assuming there are no

63 new projects. He concluded that the CDD is consistent, year-over-year, in terms of the results of

64 its operations. Overall, it was a clean audit.

65 Asked why \$900 accrued, Mr. Jowers stated it is a matter of the timing of when invoices

66 are received versus when the CDD's financials are closed out by District Management.

67 **A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial**
68 **Statements for the Fiscal Year Ended September 30, 2024**69 **On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor,**
70 **Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the**
71 **Fiscal Year Ended September 30, 2024, was adopted.**

72
73
74 **Mr. Jowers left the call.**
75

76 **SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

77
78
79 **A. Proof/Affidavit of Publication**

80 This item was included for informational purposes.

81 **B. Consideration of Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning**
82 **October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date**

83 Ms. Lonergan presented Resolution 2025-07. Mr. Adams stated the proposed Fiscal Year
84 2026 budget is unchanged from when it was last presented to the Board. There are no increases
85 or adjustments since then to note.

86 Asked how the purchase of a mower, which was not previously anticipated, will affect the
87 Fiscal Year 2026 budget, Mr. Adams stated it will not impact it; the mower will be obtained with
88 surplus funds. But, if the mower will be purchased within the next few weeks, a Fiscal Year 2025
89 budget amendment will be necessary to offset the cost.

90 **Mr. Adams opened the Public Hearing.**

91 Resident Mark Kleeman asked for clarification of the assessments. Mr. Adams stated the
92 Fiscal Year 2025 assessment is \$234.50 and this budget anticipates a Fiscal Year 2026 assessment
93 of \$231.62.

94 **Mr. Adams closed the Public Hearing.**
95

96 **On MOTION by Mr. Putnam and seconded by Mr. Rhodes, with all in favor,**
97 **Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1,**
98 **2025, and Ending September 30, 2026; and Providing an Effective Date, was**
99 **adopted.**

100
101
102 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2025-08,
Imposing Annually Recurring Operations
and Maintenance Non-Ad Valorem Special
Assessments; Providing for Collection and

106 Enforcement of All District Special
107 Assessments; Certifying an Assessment
108 Roll; Providing for Amendment of the
109 Assessment Roll; Providing for Challenges
110 and Procedural Irregularities; Providing for
111 Severability; Providing for an Effective Date
112

113 Ms. Lonergan presented Resolution 2025-08. Mr. Adams stated this is the assessment
114 levying resolution, which takes the budget that was just adopted, directs the manager to finalize
115 the lien roll for transmission to the Tax Collector for placement of the assessments on the
116 property tax bill.
117

118 On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor,
119 Resolution 2025-08, Imposing Annually Recurring Operations and Maintenance
120 Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement
121 of All District Special Assessments; Certifying an Assessment Roll; Providing for
122 Amendment of the Assessment Roll; Providing for Challenges and Procedural
123 Irregularities; Providing for Severability; Providing for an Effective Date, was
124 adopted.

125
126
127 **EIGHTH ORDER OF BUSINESS**

Discussion: Mowing Within NWRA 47 (Hole 18)

128
129
130 Ms. Lonergan stated she received an email from Herb stating the area in question was
131 inspected, the work was completed and the matter is resolved.

132 Discussion ensued regarding NWRA 47, if permission was needed from the Southwest
133 Florida Water Management District (SWFWMD) to mow the area, the maintenance standard, the
134 EDRA and the EWRA.

135 Mr. Adams stated this item will be removed from future agendas.
136

137 **NINTH ORDER OF BUSINESS**

Consideration of Toro Quotes for 4000 Mower Replacement

138
139
140 Mr. Heath presented proposals from Wesco Turf Inc., John Deere and Global Turf
141 Equipment and Sales. He responded to questions regarding the age and condition of the current

mower, how soon a new mower can be delivered, if replacement parts are included in the quotes and the warranties offered.

Mr. Heath recommended approval of the John Deere estimate.

On MOTION by Mr. Walsh and seconded by Ms. Vaughn, with all in favor, John Deere Quote ID 32980950 for a replacement mower, in the amount of \$88,000, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Mr. Putman and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of June 17, 2025 Regular Meeting Minutes

Ms. Vaughn questioned why a discussion regarding ESF doing half of the work in NWRA 33 was not reflected in the minutes.

Mr. Adams stated that Mr. Heath confirmed that ESF provided everything that was in their scope of work, that the work was completed and that ESF was paid.

The following changes were made:

Line 24 and throughout: Change "Crystal" to "McCyrstal"

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with Mr. Walsh, Mr. Rhodes, Ms. Lonergan and Mr. Putnam in favor, and Ms. Vaughn dissenting, the June 17, 2025 Regular Meeting Minutes, as amended, were approved. [Motin passed 4-1]

• To Do Action Items List

Discussion ensued regarding the CDD's position about curb repairs, cracks in the concrete, the bulkhead at Hole #7 being the responsibility of the golf course and golf course renovations.

Item 14: Change "ASF" to "ESF"

Item 15: Change “Rolling Loop” to “Rolling Hills Loop”

TWELFTH ORDER OF BUSINESS**Staff Reports**

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

B. District Engineer: Stroud Engineering Consultants

There were no District Counsel or District Engineer reports.

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

Mr. Adams reported the following:

➤ The spatter docks in #33 and #38 were treated but not the water lilies, which were also referred to as spatter dock in the past. The vendor will return to treat the water lilies.

➤ The grate on Hole 10 was on back order and will be delivered prior to the next meeting.

- **1,943 Registered Voters in District as of April 15, 2025**

- **NEXT MEETING DATE: September 16, 2025 at 2:00 PM**

- **QUORUM CHECK**

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

There were no audience comments.

FOURTEENTH ORDER OF BUSINESS**Supervisors’ Requests**

The Board inquired about and Mr. Heath provided status updates about a new building project in the community, horizontal improvements, design, permitting and streetlights.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Walsh and seconded by Ms. Vaughn, with all in favor, the meeting adjourned at 2:50 p.m.
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

212
213
214
215
216

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 BOS. 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/address plant beds & overgrowth at east & west EDRA's, before mulching. Revised 09.08.20 Ponds 15A & 15B: Inspect sparse plant bed. Revised 12.01.20 Mr. Gatz: Install plants instead of sod near Pond 15A, add sod to ease erosion. Revised 04.19.22 Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A.	ONGOING	
3	07.14.20	Premier: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey area of erosion on non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	HP: Have pipes at Hole #17 at NWRA #38 & EDRA #47 cleaned out & inspect entire community. 07.20.21 Monitor areas, prep list to address in April or May dry seasons and obtain proposals. 10.15.24 Mr. Heath: Monitor cleanup schedule with Brian.	ONGOING	
6	06.29.21	Staff: Spray Paleo Park twice a month & mulch as needed. 07.19.22 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: ➤ 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	09.21.21	Mr. Gatz: Get sod proposal EDRA #58. 09.21.21 Added back follow-up: Replace sod by maintenance shed. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal.	ONGOING	
8	09.21.21	Mr. Heath: Inspect & monitor 18445 Fairway Green Dr for EDRA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
9	10.17.23	Mr. Adams: Copy BOS on issues addressed; remind BOS not to copy other Board Members if they respond.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
10	12.05.23	Mr. Gatz: Have sign by village entrance repaired. Sign at Paleo Park entrance re: paint artifacts and the bench to be painted. Staff member walkthrough to address fallen branches, etc., weekly. 09.17.24: Sign repair completed; painting remains. Twice-annual mulching of entire park will begin October 2024. Determine area of placement for additional bench. 10.13.24 Mr. Gatz: Ask Gary if bench was installed.	ONGOING	
11	12.05.23	Mr. Gatz: Have debris at EDRA #10 behind Woodfield Village, picked up every other day.	ONGOING	
12	09.17.24	Mr. Heath: Monitor & address issues with residence on Hole 16 that installed a pool and cage for possible encroachment on the EDRA and significant damage to the bank in the EDRA.	ONGOING	
13	04.15.25	Mr. Adams: Email Board regarding interest earnings once statements are posted.	ONGOING	
14	04.15.25	Mr. Heath: Inspect tree issue on south side of Rolling Hills Loop. Per Ms. Loneragan pictures would be helpful.	ONGOING	
15	07.15.25	Mr. Adams: Secure/deliver grate for Hole 10 grate replacement.	ONGOING	
16				
17				
18				
19				
20				

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	09.21.21	Mr. Heath: Inspect filled 11701 & 11705 Scenic Hills Blvd area once water level drops.	COMPLETED	07.16.24
2	06.21.22	Mr. Gatz: Inspect landscaping & erosion to determine best approach to snake pit lake & two islands. 07.19.22 Per Ms. Lonergan: Compile identified items on a monthly list. Per Mr. Walsh, whether plants in area will be removed or sod installed, will be determined when area is inspected. Per Ms. Vaughan, resident wants the grass cut.	COMPLETED	07.16.24
3	06.21.22	Ms. Lonergan/Mr. Walsh: Participate in pipe inspection w Gatz & Heath during dry season.	COMPLETED	07.16.24
4	04.16.24	Mr. Adams: Request a proposal for stocking tilapia.	COMPLETED	07.16.24
5	04.16.24	Staff: Remind employees to pick up any trash they observe in pond areas.	COMPLETED	07.16.24
6	06.18.24	Mr. Gatz: Obtain proposals to remove some brush and trees in front of benches at Paleo Pond.	COMPLETED	07.16.24
7	06.18.24	Mr. Adams: Present Annual Audit at future meeting.	COMPLETED	07.16.24
8	06.18.24	HP Staff: Obtain quotes and have area(s) without "Miami" curbs addressed.	COMPLETED	10.15.24
9	09.17.24	Mr. Adams: Review the implication of the outside candidates as to the alleged hostile relationship, and why, as per Mr. Steele, there are "HP Board Members and HP Officers" who may be undermining our contractual relationship. District Counsel to provide a legal opinion.	COMPLETED	10.15.24
10	09.17.24	Mr. Adams: Present Bank United investment account options.	COMPLETED	12.10.24
11	10.15.24	Mr. Adams: Send Termination Letter to SOLitude and prepare contract with Premier Lakes.	COMPLETED	12.10.24
12	04.16.24	Mr. Heath: Address erosion at home on Eagle Bend. Area was inspected cause of erosion unclear. \$12,000 bid received; given high cost, addressing the issue in-house is advised.	COMPLETED	02.18.25
13	06.18.24	Mr. Heath: Inspect area on Wayside Willow Court and broken inlet box top exiting Community Center west parking lot.	COMPLETED	02.18.25
14	07.16.24	Mr. Heath: Check with Brian when the invasive trees will be removed from NWRA #33. 09.17.24: The area was inspected; most of the scope of work was completed but some additional invasives will be removed. Mr. Adams will confirm when A to Z will remove two trees hanging over houses. 12.10.24: Proposal approved including additional scope of work.	COMPLETED	02.18.25
15	10.15.24	Mr. Heath: Inspect curbing in front of Ms. Welsh's residence. 12.10.24: Street address needed.	COMPLETED	02.18.25
16	07.16.24	Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list.	COMPLETED	04.15.25

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

[illegible]

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025	Regular Meeting	2:00 PM
December 9, 2025*	Regular Meeting	2:00 PM
February 17, 2026	Regular Meeting	2:00 PM
April 21, 2026	Regular Meeting	2:00 PM
June 16, 2026	Regular Meeting	2:00 PM
July 21, 2026	Public Hearing & Regular Meeting	2:00 PM
September 15, 2026	Regular Meeting	2:00 PM

Exception

**December meeting is one (1) week earlier to accommodate the Christmas Day holiday.*