

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

December 9, 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
<https://heritagepinescdd.net/>

December 2, 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 December 9, 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. Update: HPCA Fitness Center Bids
6. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting For the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
7. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
8. Consideration of Resolution 2026-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
9. Acceptance of Unaudited Financial Statements as of October 31, 2025

10. Approval of October 21, 2025 Regular Meeting Minutes

- To Do Action Items List

11. 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: February 17, 2026 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	STEPHEN PUTMAN	<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

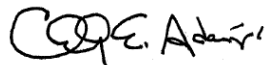
12. Audience Comments: Non-Agenda Items [*3 minutes per person*]

13. Supervisors' Requests

14. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of Heritage Pines Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Kathleen F. Lonergan, and Seat 5, currently held by Carol E. Vaughan, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2025.

**HERITAGE PINES COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Heritage Pines Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the East Pasco Government Center, 14236 6th Street, Room 200, Dade City, Florida 33523-3411 (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Heritage Pines Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

District Manager
Heritage Pines Community Development District

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

7A

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

COP Adams

District Manager

Chuck Adams

Print Name

9.17.24

Date

Kathleen Lonergan

Chair/Vice Chair, Board of Supervisors

Kathleen Lonergan

Print Name

9/17/24

Date

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

7B

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

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Achieved: Yes ☐ No ☐

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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 ☐

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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.

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Achieved: Yes ☐ No ☐

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

Achieved: Yes ☐ No ☐

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

Achieved: Yes ☐ No ☐

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

Achieved: Yes ☐ No ☐

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Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on July 16, 2024, the Board of Supervisors (“Board”) of the Heritage Pines Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 9th day of December, 2025.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Assessment levy	\$ 318,024	\$ 316,521	\$ (1,503)	\$ 1,503	\$ 318,024
Interest & miscellaneous	130	1,000	870	(870)	130
Total revenues	<u>318,154</u>	<u>317,521</u>	<u>(633)</u>	<u>633</u>	<u>318,154</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	7,692	7,000	(692)	692	7,692
Management	32,448	32,450	2	(2)	32,448
Legal	1,961	1,000	(961)	961	1,961
Engineering	6,731	5,000	(1,731)	1,731	6,731
Audit	8,150	7,500	(650)	650	8,150
Assessment roll preparation	7,212	7,210	(2)	2	7,212
Trustee fees	-	4,337	4,337	(4,337)	-
Telephone	152	150	(2)	2	152
Rentals and leases	1,860	1,860	-	-	1,860
Postage	1,164	1,000	(164)	164	1,164
Printing & binding	1,032	1,030	(2)	2	1,032
Legal advertising	262	350	88	(88)	262
Annual district filing fee	175	175	-	-	175
Insurance	9,378	9,300	(78)	78	9,378
Contingencies	1,930	1,000	(930)	930	1,930
ADA website compliance	210	210	-	-	210
Website	705	705	-	-	705
Total professional and administrative fees	<u>81,062</u>	<u>80,277</u>	<u>(785)</u>	<u>785</u>	<u>81,062</u>
Operations and maintenance					
Electricity - street lighting	23,322	22,500	(822)	822	23,322
Retention pond mowing/weed control	135,662	133,000	(2,662)	2,662	135,662
Irrigation water	26,030	18,000	(8,030)	8,030	26,030
Contingencies	560	1,000	440	9,560	10,560
Aquatic weed control	3,172	20,000	16,828	(16,828)	3,172
Dry retention pond refurbishment/planting	42,080	36,000	(6,080)	6,080	42,080
Capital outlay- Mowe Replacement	83,268	-	(83,268)	83,268	83,268
Capital outlay	40	-	(40)	40	40
Total operations and maintenance	<u>314,134</u>	<u>230,500</u>	<u>(83,634)</u>	<u>93,634</u>	<u>324,134</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
EXPENDITURES (continued)					
Other fees and charges					
Property appraiser	150	150	-	-	150
Tax collector	4,969	6,594	1,625	(1,625)	4,969
Total other fees and charges	5,119	6,744	1,625	(1,625)	5,119
Total expenditures	400,315	317,521	(82,794)	92,794	410,315
 Excess/(deficiency) of revenues over/(under) expenditures	 (82,161)	 -	 82,161	 (92,161)	 (92,161)
 Fund balance - beginning	 352,709	 380,243	 27,534	 (27,534)	 352,709
Fund balance - ending					
Committed					
Disaster recovery	175,000	100,000	(75,000)	75,000	175,000
Future mower replacement	70,000	100,000	30,000	(30,000)	70,000
Working capital	150,000	150,000	-	-	150,000
Unassigned	(124,452)	30,243	154,695	(164,695)	(134,452)
Fund balance - ending	\$ 270,548	\$ 380,243	\$ 109,695	\$ (119,695)	\$ 260,548

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds	Total Governmental Funds
	General	
ASSETS		
Cash - SunTrust - 5304	\$ 34,654	\$ 34,654
Investments		
BankUnited*	199,975	199,975
SBA		
Operating A	904	904
Reserve A	2,202	2,202
Utility deposit	14,717	14,717
Undeposited funds	1,432	1,432
Total assets	<u>\$ 253,884</u>	<u>\$ 253,884</u>
LIABILITIES & FUND BALANCE		
Liabilities	<u>\$ -</u>	<u>\$ -</u>
Total liabilities	<u>-</u>	<u>-</u>
Fund balance		
Committed		
Disaster recovery	100,000	100,000
Future mower replacement	100,000	100,000
Working capital	75,000	75,000
Unassigned	(21,116)	(21,116)
Total liabilities and fund balance	<u>\$ 253,884</u>	<u>\$ 253,884</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 OCTOBER 31, 2025**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 312,630	0%
Interest & miscellaneous	12	-	-	-	-	-	-	-	-	-	-	-	12	1,000	1%
Total revenues	12	-	-	-	-	-	-	-	-	-	-	-	12	313,630	0%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,077	-	-	-	-	-	-	-	-	-	-	-	1,077	7,000	15%
Management	2,704	-	-	-	-	-	-	-	-	-	-	-	2,704	32,450	8%
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Audit	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Assessment roll preparation	601	-	-	-	-	-	-	-	-	-	-	-	601	7,210	8%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	-	-	-	-	-	-	-	-	-	-	-	12	150	8%
Rentals and leases	155	-	-	-	-	-	-	-	-	-	-	-	155	1,860	8%
Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Printing & binding	86	-	-	-	-	-	-	-	-	-	-	-	86	1,030	8%
Legal advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,746	-	-	-	-	-	-	-	-	-	-	-	8,746	9,700	90%
Contingencies	405	-	-	-	-	-	-	-	-	-	-	-	405	1,300	31%
ADA website compliance	-	-	-	-	-	-	-	-	-	-	-	-	-	210	0%
Website	-	-	-	-	-	-	-	-	-	-	-	-	-	705	0%
Total professional and administrative fees	13,961	-	-	-	-	-	-	-	-	-	-	-	13,961	80,977	17%
Operations and maintenance															
Electricity - street lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Retention pond mowing/weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	136,990	0%
Irrigation water	-	-	-	-	-	-	-	-	-	-	-	-	-	18,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%
Dry retention pond refurbishment/planting	1,600	-	-	-	-	-	-	-	-	-	-	-	1,600	30,000	5%
Property insurance	1,127	-	-	-	-	-	-	-	-	-	-	-	1,127	-	N/A
Total operations and maintenance	2,727	-	-	-	-	-	-	-	-	-	-	-	2,727	225,990	1%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
Tax collector	-	-	-	-	-	-	-	-	-	-	-	-	-	6,513	0%
Total other fees and charges	-	-	-	-	-	-	-	-	-	-	-	-	-	6,663	0%
Total expenditures	16,688	-	-	-	-	-	-	-	-	-	-	-	16,688	313,630	5%
Excess/(deficiency) of revenues over/(under) expenditures	(16,676)	-	-	-	-	-	-	-	-	-	-	-	(16,676)	-	
Fund balance - beginning	270,560	253,884	253,884	253,884	253,884	253,884	253,884	253,884	253,884	253,884	253,884	253,884	270,560	361,356	
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	75,000	
Unassigned	(96,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	(141,116)	86,356	
Fund balance - ending	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 253,884	\$ 361,356	

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

4:11 PM

12/02/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of October 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							57,387.18
General Journal	10/15/2025	3205		Accounts Payable 10/15/2025		21,507.61	35,879.57
General Journal	10/21/2025	3214		10/25 SERVICE CHARGE		150.56	35,729.01
General Journal	10/23/2025	3206		BOARD MEETING - 10/21/25		923.50	34,805.51
General Journal	10/23/2025	3206		BOARD MEETING - 10/21/25		153.00	34,652.51
General Journal	10/31/2025	3215		10/25 INTEREST PAYMENT	0.43		34,652.94
Total 101.002 · Suntrust Checking-5304 - NEW					0.43	22,734.67	34,652.94
101.003 · BankUnited - 8358							203,676.98
Total 101.003 · BankUnited - 8358							203,676.98
101.004 · BankUnited - ICS							-3,700.98
Total 101.004 · BankUnited - ICS							-3,700.98
151.000 · Investments							3,094.74
151.001 · SBA-Operating A Account - 1760							900.24
General Journal	10/31/2025	3218		10/25 INTEREST INCOME	3.27		903.51
Total 151.001 · SBA-Operating A Account - 1760					3.27	0.00	903.51
151.101 · SBA - Reserve A Account - 1761							2,194.50
General Journal	10/31/2025	3218		10/25 INTEREST INCOME	7.99		2,202.49
Total 151.101 · SBA - Reserve A Account - 1761					7.99	0.00	2,202.49
Total 151.000 · Investments					11.26	0.00	3,106.00
121.000 · Assessments Receivable							1,432.00
General Journal	10/31/2025	3210		FY 25 EXCESS FEES MIKE FASANO TAX...		1,432.00	0.00
Total 121.000 · Assessments Receivable					0.00	1,432.00	0.00
1299 · Undeposited Funds							0.00
General Journal	10/31/2025	3210		FY 25 EXCESS FEES MIKE FASANO TAX...	1,432.00		1,432.00
Total 1299 · Undeposited Funds					1,432.00	0.00	1,432.00
155.000 · Prepaid Expense							9,873.00
General Journal	10/01/2025	3197		RECLASS EGIS INV. 30184		9,873.00	0.00
Total 155.000 · Prepaid Expense					0.00	9,873.00	0.00
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-15,919.96
General Journal	10/14/2025	3204		Accounts Payable 10/14/2025		5,587.65	-21,507.61
General Journal	10/15/2025	3205		Accounts Payable 10/15/2025	21,507.61		0.00
Total 202.000 · Accounts Payable - Year End					21,507.61	5,587.65	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							-231,284.68

4:11 PM

12/02/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of October 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 3900 · Retained Earnings							-231,284.68
361.000 · Interest Income							0.00
General Journal	10/31/2025	3215		10/25 INTEREST PAYMENT		0.43	-0.43
General Journal	10/31/2025	3218		10/25 INTEREST INCOME		3.27	-3.70
General Journal	10/31/2025	3218		10/25 INTEREST INCOME		7.99	-11.69
Total 361.000 · Interest Income					0.00	11.69	-11.69
511.000 · Legislative							0.00
511.110 · Supervisor's Fees							0.00
Check	10/23/2025	DD	MICHAEL V. WALSH	Missed meeting.	184.70		184.70
Check	10/23/2025	DD	KATHLEEN LONERGAN	Missed meeting	184.70		369.40
Check	10/23/2025	DD	ARTHUR RHODES	Missed Meeting	184.70		554.10
Check	10/23/2025	DD	CAROL VAUGHAN	Missed Meeting	184.70		738.80
Check	10/23/2025	DD	STEPHEN PUTMAN	Missed Meeting	184.70		923.50
General Journal	10/23/2025	3206		BOARD MEETING - 10/21/25	153.00		1,076.50
Total 511.110 · Supervisor's Fees					1,076.50	0.00	1,076.50
Total 511.000 · Legislative					1,076.50	0.00	1,076.50
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/14/2025	2025-5118	WRATHELL, HUNT & ASSOCIATES. LLC	10/25 Management Fee	2,704.16		2,704.16
Total 512.311 · Management Fees					2,704.16	0.00	2,704.16
Total 512.000 · Executive					2,704.16	0.00	2,704.16
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/14/2025	2025-5118	WRATHELL, HUNT & ASSOCIATES. LLC	10/25 Management Fee	600.83		600.83
Total 513.310 · Assessment Roll Preparation					600.83	0.00	600.83
Total 513.000 · Financial & Administrative					600.83	0.00	600.83
519.000 · Other General Government							0.00
519.411 · Telephone							0.00
Bill	10/14/2025	2025-5118	WRATHELL, HUNT & ASSOCIATES. LLC	10/25 Management Fee	12.50		12.50
Total 519.411 · Telephone					12.50	0.00	12.50
519.440 · Rentals and Leases							0.00
Bill	10/14/2025	2025-5118	WRATHELL, HUNT & ASSOCIATES. LLC	10/25 Management Fee	155.00		155.00
Total 519.440 · Rentals and Leases					155.00	0.00	155.00
519.450 · Insurance							0.00
General Journal	10/01/2025	3197		RECLASS EGIS INV. 30184	8,746.00		8,746.00
Total 519.450 · Insurance					8,746.00	0.00	8,746.00
519.470 · Printing and Binding							0.00
Bill	10/14/2025	2025-5118	WRATHELL, HUNT & ASSOCIATES. LLC	10/25 Management Fee	85.83		85.83
Total 519.470 · Printing and Binding					85.83	0.00	85.83
519.490 · Contingencies							0.00

4:11 PM

12/02/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of October 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/14/2025	9009005011	SAFEGUARD BUSINESS SYSTEMS	CHECKS & DEPOSIT TICKET	254.33		254.33
General Journal	10/21/2025	3214		10/25 SERVICE CHARGE	150.56		404.89
Total 519.490 · Contingencies					404.89	0.00	404.89
519.540 · Annual District Filing Fee							0.00
Bill	10/14/2025	92164	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2025/2026 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					9,579.22	0.00	9,579.22
539.000 · Field Maintenance							0.00
539.341 · Dry Retention Pond Refurbish							0.00
Bill	10/14/2025	2859	PREMIER LAKES	ANNUAL LAKE MAINTENANCE	1,600.00		1,600.00
Total 539.341 · Dry Retention Pond Refurbish					1,600.00	0.00	1,600.00
539.970 · Property Insurance							0.00
General Journal	10/01/2025	3197		RECLASS EGIS INV. 30184	1,127.00		1,127.00
Total 539.970 · Property Insurance					1,127.00	0.00	1,127.00
Total 539.000 · Field Maintenance					2,727.00	0.00	2,727.00
TOTAL					39,639.01	39,639.01	0.00

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

**Heritage Pines CDD
CHECK REGISTER
October 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	10/15/2025	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-2,074.52
Bill	1306910 10072025	09/30/2025		539.430 · Street Lighting	-1,596.23	1,596.23
Bill	2041547 10032025	09/30/2025		539.430 · Street Lighting	-478.29	478.29
TOTAL					-2,074.52	2,074.52
Check	DD	10/23/2025	MICHAEL V. WALSH	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/23/2025	KATHLEEN LONERGAN	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/23/2025	ARTHUR RHODES	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/23/2025	CAROL VAUGHAN	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/23/2025	STEPHEN PUTMAN	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	10193	10/15/2025	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-13,315.94
Bill	10/1/2025	09/30/2025		539.340 · Retention Pond Mowing/Weed Cont	-11,624.00	11,624.00
Bill	10470 09232025	09/30/2025		539.431 · Irrigation of Pond Banks	-1,691.94	1,691.94
TOTAL					-13,315.94	13,315.94
Bill Pmt -Check	10194	10/15/2025	PREMIER LAKES	101.002 · Suntrust Checking-5304 - NEW		-1,600.00
Bill	2859	10/14/2025		539.341 · Dry Retention Pond Refurbish	-1,600.00	1,600.00
TOTAL					-1,600.00	1,600.00

**Heritage Pines CDD
CHECK REGISTER
October 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10195	10/15/2025	SAFEGUARD BUSINESS SYSTEMS	101.002 · Suntrust Checking-5304 - NEW		-254.33
Bill	9009005011	10/14/2025		519.490 · Contingencies	-254.33	254.33
TOTAL					-254.33	254.33
Bill Pmt -Check	10196	10/15/2025	STROUD ENGINEERING CONSULTANTS	101.002 · Suntrust Checking-5304 - NEW		-529.50
Bill	HPC1202-22-11	09/30/2025		519.320 · Engineering	-529.50	529.50
TOTAL					-529.50	529.50
Bill Pmt -Check	10197	10/15/2025	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,558.32
Bill	2025-5118	10/14/2025		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	10198	10/15/2025	DEPARTMENT OF ECONOMIC OPPORTUNITY	101.002 · Suntrust Checking-5304 - NEW		-175.00
Bill	92164	10/14/2025		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL					-175.00	175.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**

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

Date: Oct 1, 2025

To: Heritage Pines CDD

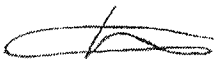
Attn: Chuck Adams

Below is the invoice for services performed per contract for September 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 September 2025

Mowing Equipment	Quantity	Price	Total
Toro 4000			
Safety check	1		
Repair Work			
Z Mower			
Safety check	1		
Repair Work			
Ventrac			
Safety check	1		
Repair Work			
John Deere 1600			
Safety check	1		
Repair Work			
		Total	

Irrigation Repair			
Rotors	8	\$19	\$152.00
Golf Drives			
Fittings	9	\$5	\$45.00
Valves	2	\$80	\$160.00
		Total	\$357.00

Mower Operation Hrs.	July	August	
4000 Mower	4073.2	4073.2	0
Z-Mower	2426.2	2436.4	12.2
Ventrac	800.8	847.2	46.4
John Deere 1600	15	79.8	64.8
Bush Hog		8	8



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: 23108410

Billing Date: 9/23/2025

Billing Period: 8/5/2025 to 9/4/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	14320476	8/5/2025	574627	9/4/2025	590121	30	15494

Usage History

September 2025	15494
August 2025	17603
July 2025	17188
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

Transactions

Previous Bill	6,865.17
Payment 09/11/25	-6,865.17 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15,494 Thousand Gals X \$0.39 6,042.66
Total Current Transactions	6,042.66
TOTAL BALANCE DUE	\$6,042.66

$$\# 6042.66 \times 28\% = \$1,691.94$$



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	6,042.66
Total Balance Due	\$6,042.66
Due Date	10/10/2025

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

**The Total Due will be electronically
transferred on 10/10/2025.**

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

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

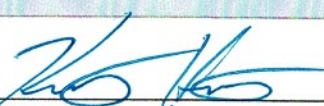
October 1, 2025

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			
<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	10-1-25	Consultant Invoice (Period of 9/1/25 to 9/30/25)

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:	
<p>Chuck,</p> <p>Attached is the current invoice for requested services through September 30, 2025, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.</p>	
Copy to:	
File	 Kurt D. Heath, P.E.

INVOICE #HPC1202-22-11

Date: October 1, 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 9/1/25 through 9/30/25)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$529.50	\$529.50
Total Completed to Date			\$529.50
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$529.50



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

INVOICE BREAKDOWN

(Period of 9/1/25 through 9/30/25)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Evaluated cost estimate for proposed clubhouse facility, discussed costs and ERP permitting issues with EOR	9/7	2.0	\$ 75.00	\$ 150.00
Coordinated w/ Charles Lupton (Schaer Development) to obtain cost proposal for concrete curb and inlet repairs within community	9/15	1.5	\$ 75.00	\$ 112.50
Attended CDD Board Mtg. and performed site visit to evaluate concrete curb damage reported by residents	9/16	3.0	\$ 75.00	\$ 225.00
Labor Total				\$ 487.50
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.700
Expenses Total				\$ 42.00
Total Billing Period Cost for Task 1				\$ 529.50



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 **10/07/2025**
Amount Due **1,596.23**
Current Charges Due **10/28/2025**

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: 10/07/2025

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	10/28/2025
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 **10/03/2025**
Amount Due **478.29**
Current Charges Due **10/24/2025**

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: 10/03/2025

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	10/24/2025
TOTAL CHARGES DUE	478.29
Total Charges Due After Due Date	485.46

000204154700004782900004854603

FloridaCommerce, Special District Accountability Program**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92164
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

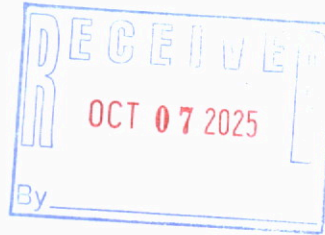
STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****Heritage Pines Community Development District**

Mr. Craig Wrathell

Wrathell, Hunt and Associates, LLC

P.O. Box 810036

Boca Raton, Florida 33481



- 2. Telephone:** 561-571-0010 Ext: _____
3. Fax: 561-571-0013
4. Email: wrathellc@whhassociates.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.heritagepinescdd.net
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 10/07/2022
11. Creation Document on File: 12/18/1997
12. Date Established: 10/28/1997
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinances 97-15, 98-12, and 06-30
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date: _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2025
Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update
Due by 11:59 p.m. on December 2, 2025

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update* (invoice).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2025 – 2026 state fee is now due and remains \$175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at www.FloridaJobs.org/SpecialDistrictFee. This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on December 2, 2025. Otherwise, a \$25 late fee will automatically be assessed on December 3, 2025. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following five steps by 11:59 p.m. on December 2, 2025:

STEP 1: Review the special district's profile on the invoice:

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- ☐ **STEP 3.a.: If paying the state fee:**
 - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
 - ☐ Write "Paid Online" on the invoice.
 - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
 - ☐ Initial **both** statements.
 - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2023 – 2024 (e.g., newly created special districts or housing authorities), provide an income statement verifying \$3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to
SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Jack Gaskins Jr.
850-717-8430
SpecialDistricts@Commerce.fl.gov



Invoice

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

DATE	10/01/2025
INVOICE#	2859
TERMS	NET 30
DUE DATE	10/31/2025

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



FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR FL 34685

INVOICE

BILL TO
ATTN: ROUYI - C/O WRATHELL HUNT
HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556
USA

SHIP TO
ATTN: ROUYI - C/O WRATHELL HUNT
HERITAGE PINES CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

ISSUANCE DATE 10/9/2025
DUE DATE 11/7/2025
CUSTOMER ID 600030008
INVOICE NUMBER 9009005011
PO NUMBER

Advisor No: 00V9-09 Cust No: PYM1MW Order No: CF1GGT

PRODUCT NUMBER	SHIP DATE	DESCRIPTION	RATE	VOLUME	UOM	DISCOUNT	AMOUNT
SFSL1GSTL1	10/08/2025	LASER L1 CK 1PT TEAL GRAD SCR Order#:CF1GGT	0.89048	250	EA	0.00	222.62
EZSPREM	10/08/2025	EZSHIELD PREMIUM SERVICE Order#:CF1GGT	0.00000	250	EA	0.00	0.00
PRODUCTS & SERVICES SUBTOTAL							222.62
ORDER DISCOUNTS							0.00
SHIPPING & PROCESSING							31.71
TAX EIN 23-1689322							0.00
INVOICE AMOUNT							254.33
PAYMENTS & ADJUSTMENTS							0.00
AMOUNT DUE (USD)							\$ 254.33

Pay online at gosafeguardpayment.com to authorize payment via a debit from your checking account for no fee, or credit card for a nominal fee, where applicable. For questions regarding your invoice contact: FRED SEARL 866-888-0990 fsearl@gosafeguard.com
Net 30. Late payments are subject to 1.5% per month. For W9 requests, send an email to W9RequestsSafeguardUS@gosafeguard.com

PLEASE DETACH AND REMIT WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO SAFEGUARD BUSINESS SYSTEMS.

>>>>MAIL YOUR CHECK TO THE *NEW* ADDRESS BELOW<<<<

INVOICE NUMBER 9009005011
DUE DATE 11/7/2025
CUSTOMER ID 600030008
AMOUNT DUE (USD) \$ 254.33

SAFEGUARD BUSINESS SYSTEMS
LOCKBOX 229
P.O. BOX 7247
PHILADELPHIA, PA 19170-0001

3 9009005011 0600030008 0000025433 6

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

Date	Invoice #
10/1/2025	2025-5118

Heritage Pines CDD
PO Box 810036
Boca Raton, FL 33481

[illegible]

**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 Regular Meeting on October 21, 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
Kurth Heath	District Engineer
Tim Gatz	HPCA Grounds Superintendent
Susan Bishop	Resident
George Daniels	Resident

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]

Resident Susan Bishop submitted a petition with 250+ signatures and resident emails. The residents are against the CDD financing or loaning money for Fitness Center improvements.

Mr. Adams stated that he expects to only discuss the matter today and to receive the costs within the next few weeks. This matter will likely be discussed at the December meeting. The items Ms. Bishop provided will be circulated and considered public record documents.

Resident George Daniels asked when the curbs on Fairway Green Drive will be repaired and how long it will take once it is approved and the contract is executed. Mr. Heath stated projects typically start two weeks after the contract is executed.

Mr. Adams stated the contract will be executed by the end of the week.

FOURTH ORDER OF BUSINESS

Update: Operations Activities

Mr. Gatz stated he emailed Ms. Lonergan an update that the landscape enhancements by the tee box at Hole 16 were completed. Ms. Lonergan stated Mr. Fraser thanked the Board and commented on how nice the area looks.

Mr. Gatz suggested Mr. Heath inspect the overgrown vegetation at EWRA #10 to determine if it needs to be trimmed, as they are covering up the irrigation heads. He proposed laying forestry mulch to avoid disposing of offsite.

FIFTH ORDER OF BUSINESS

Continued Discussion: MCH Engineering Cost Estimate for Fitness Center

Mr. Heath stated the architect design is nearing the final steps, which he expects to receive by the end of the month. The Committee made changes and suggestion of changes to the Request for Proposals (RFP) package along the way; the RFP will go out soon. It was prepared in a way to be able to review the potential items the CDD might be funding; final numbers will not be known until the bids are received. The bid responses will be forwarded to Mr. Adams and Mr. Heath to review prior to the regular meeting.

Discussion ensued regarding the steps between reviewing the bids and discussing financing strategy and scheduling a one-hour workshop on December 9, 2025, to commence before the Regular Meeting.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of August 31, 2025**

A Board Member asked for documents supporting the Irrigation Water charges for August and asked about the Dry retention pond reimbursement/planting budget.

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

SEVENTH ORDER OF BUSINESS**Approval of September 16, 2025 Regular
Meeting Minutes**

The following changes from Ms. Lonergan were made:

Line 49: Change "DRA" to "EDRA"

Line 86 and throughout: Change "Putnam" to "Putman"

Line 110: Delete "with Mr. Walsh"

Line 143: Change "Mr. Walsh" to "Herb Hurley and Mike Dillard" and insert ", and includes minor modification to existing retention area" after "project"

Line 146: Change "a workshop just" to "a one hour workshop"

On MOTION by Ms. Vaughan and seconded by Mr. Putman, with all in favor, the September 16, 2025 Regular Meeting Minutes, as amended, were approved.

- To Do Action Items List**

Ms. Lonergan stated that the following items approved at the last meeting should be added to the List:

- Fairway Green Drive curb repair project.
- Hidden Pines Way curb repair project.
- Curb repair at inlet on Grand Club.

Ms. Lonergan stated that the following item from today should be added to the List:

- Mr. Health and Mr. Gatz: After the meeting, check for pond erosion at EWRA #10 towards house at 10019 Eagle Bench Drive.

EIGHTH ORDER OF BUSINESS**Staff Reports**

103

104 **A. District Counsel: Straley Robin Vericker, P.A.**105 **B. District Engineer: Stroud Engineering Consultants**106 **C. District Manager: Wrathell, Hunt and Associates, LLC**

107 There were no District Counsel, District Engineer or District Manager reports.

108 • **NEXT MEETING DATE: December 9, 2025 at 2:00 PM**109 ○ **QUORUM CHECK**

110

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

112

113

114 No members of the public spoke.

115

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

117

118 A Board Member requested information from Mr. Adams. Mr. Adams will forward it.

119

120 **ELEVENTH ORDER OF BUSINESS****Adjournment**

121

122 **On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the**
123 **meeting adjourned at 2:20 p.m.**

124

125

126

127

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

128

129

130

131 _____
Secretary/Assistant Secretary

Chair/Vice Chair

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	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: <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	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	10.17.23	Mr. Adams: Copy BOS on issues addressed; remind BOS not to copy other Board Members if they respond.	ONGOING	
9	12.05.23	Mr. Gatz: 09.17.24: Twice-annual mulching of entire park will begin October 2024.	ONGOING	
10	12.05.23	Mr. Gatz: Have debris at EDRA #10 behind Woodfield Village, picked up every other day.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
11	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	
12	04.15.25	Mr. Adams: Email Board regarding interest earnings once statements are posted.	ONGOING	
13	07.15.25	Mr. Adams: Secure/deliver grate for Hole 10 grate replacement.	ONGOING	
14	09.16.25	Mr. Adams: Provide update on whether Premier Lakes Annual Maintenance invoice was paid twice.	ONGOING	
15	10.21.25	Mr. Heath: Provide update on the previously approved curb repair projects on Fairway Green Dr and Hidden Pines Way and the curb inlet repair project on Grand Club.	ONGOING	
16	10.21.25	Mr. Heath/Mr. Gatz: Inspect EWRA #10 to determine pond erosion and any overgrown vegetation needing trimming and consider laying forestry mulch.	ONGOING	
17	10.21.25	Mr. Adams: Circulate petition Ms. Bishop submitted at the mtg.	ONGOING	
18	10.21.25	Forward bid responses for Fitness Center to Mr. Adams and Mr. Health to review.	ONGOING	
19	10.21.25	Mr. Adams: Schedule Workshop for December 9, 2025 at 1:00 p.m.	ONGOING	
20	10.21.25	Mr. Adams: Email documents to Board Member who asked for documents supporting irrigation water and dry retention pond reimbursement/planting charges for August.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	09.17.24	Mr. Adams: Present Bank United investment account options.	COMPLETED	12.10.24
2	10.15.24	Mr. Adams: Send Termination Letter to SOLitude and prepare contract with Premier Lakes.	COMPLETED	12.10.24
3	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
4	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
5	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
6	10.15.24	Mr. Heath: Inspect curbing in front of Ms. Welsh's residence. 12.10.24: Street address needed.	COMPLETED	02.18.25
7	07.16.24	Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list.	COMPLETED	04.15.25
8	12.10.24	Mr. Gatz: Inspect dwindling native grasses on Hole 2; advise is grasses will be replaced.	COMPLETED	06.17.25
9	04.15.25	Mr. Heath: Inspect NWRA 33 dead oak tree by 18906 Rolling Hills Lp & 11906 Heritage Pointe Dr.	COMPLETED	06.17.25
10	04.15.25	Mr. Adams: Remind Premiere Lake Mgmt that spatterdock reductions programmed into Lake Management Contract for 33 & 36 are scheduled for May. Note: Ponds on #7 need attention.	COMPLETED	06.17.25
11	04.15.25	Mr. Heath: Inspect NWRA 33 by Rolling Hills Loop, ESF is removing vegetation & coordinate repairs. Coordinate with Ms. Vaughan regarding NWRA 33 cleanup activities	COMPLETED	07.15.25
12	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. 09.16.25 Proposal presented under Item 9B .	COMPLETED	09.16.25
13	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. Determine area of placement for additional bench. 10.13.24 Mr. Gatz: Ask Gary if bench was installed.	COMPLETED	09.16.25
14	04.15.25	Mr. Heath: Inspect tree issue on south side of Rolling Hills Loop. Per Ms. Lonergan pictures would be helpful. 09.16.25 This is not a CDD matter.	COMPLETED	09.16.25

**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	Workshop <i>Discussion: HPCA Fitness Center Bids</i>	1:00 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.*