HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy - gross	$ 329,709				$ 325,656
Allowable discounts (4%)	(13,188)				(13,026)
Assessment levy - net	316,521	$ 298,045	$ 18,476	$ 316,521	312,630
Interest and miscellaneous	1,000	69	931	1,000	1,000
Total revenues	317,521	298,114	19,407	317,521	313,630
EXPENDITURES					
Professional & administrative					
Supervisors	7,000	3,230	3,770	7,000	7,000
Management/recording	32,450	13,521	18,929	32,450	32,450
Legal	1,000	140	860	1,000	1,000
Engineering	5,000	1,551	3,449	5,000	5,000
Audit	7,500	-	7,500	7,500	7,500
Assessment roll preparation	7,210	3,004	4,206	7,210	7,210
Trustee	4,337		4,337	4,337	4,337
Telephone	150	63	87	150	150
Rental and leases	1,860	775	1,085	1,860	1,860
Postage	1,000	408	592	1,000	1,000
Printing & binding	1,030	429	601	1,030	1,030
Legal advertising	350	122	228	350	350
Annual special district fee	175	175	-	175	175
Insurance	9,300	9,378	-	9,378	9,700
Contingencies	1,000	597	700	1,297	1,300
Website ADA compliance	210	210	-	210	210
Website hosting & maintenance	705	-	705	705	705
Total professional & administrative	80,277	33,603	47,049	80,652	80,977

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	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Operation and maintenance					
Street lighting	22,500	7,806	12,000	19,806	20,000
Retention pond mowing/weed control/irr.	133,000	44,280	88,720	133,000	136,990
Irrigation Water	18,000	6,709	11,291	18,000	18,000
Contingency	1,000	-	1,000	1,000	1,000
Aquatic weed control	20,000	3,172	16,000	19,172	20,000
Dry retention pond refurbishment/planting	36,000	5,500	25,000	30,500	30,000
Total operation and maintenance	230,500	67,467	154,011	221,478	225,990
Other fees and charges					
Property appraiser	150	-	150	150	150
Tax collector	6,594	5,955	639	6,594	6,513
Total other fees and charges	6,744	5,955	789	6,744	6,663
Total expenditures	317,521	107,025	201,849	308,874	313,630
Excess/(deficiency) of revenues over/(under) expenditures	-	191,089	(182,442)	8,647	-
Fund balance - beginning (unaudited)	380,243	352,709	543,798	352,709	361,356
Fund balance - ending					
Committed					
Disaster recovery	100,000	175,000	175,000	175,000	100,000
Future mower replacement	100,000	70,000	70,000	70,000	100,000
Working capital	150,000	150,000	135,243	135,243	75,000
Unassigned	30,243	148,798	(18,887)	(18,887)	86,356
Fund balance - ending (projected)	$ 380,243	$ 543,798	$ 361,356	$ 361,356	$ 361,356

HERITAGE PINES
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DEFINITIONS OF GENERAL FUND EXPENDITURES

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

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DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,700
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at $1,000,000 for general liability ($2,000,000 general aggregate) and $1,000,000 for public officials liability.	
Contingencies	1,300
Bank charges, automate AP routing and other miscellaneous expenses incurred during the year.	
Website ADA compliance	210
Website hosting & maintenance	705
Operation and maintenance	
Street lighting	20,000
Estimated cost of annual street lighting cost paid to Withlacoochee River Electric.	
Retention pond mowing/weed control/irr.	136,990
The District has entered into an agreement with a qualified landscape contractor to provide dry retention pond mowing, weed control and irrigation repair services. The agreement includes the CDD providing the mowing equipment and the contractor providing everything else at cost.	

Contract w HPCA	133,000
Equipment Repairs and Maint.	3,500
	136,500

Irrigation Water	18,000
Provides for the irrigation water used to irrigate certain dry retention pond banks. This service is a pass through expense based upon a percentage of what the golf course is billed monthly by Pasco County.	
Contingency	1,000
The category is for automated AP routing and unforeseen expenditures that the District may incur during the fiscal year.	
Aquatic weed control	20,000
The District currently contract with a licensed lake maintenance contractor to provide monthly services to the District for aquatic weed control in it's wet ponds.	
Dry retention pond refurbishment/planting	30,000
Provides for dry retention pond refurbishment, overseeding and planting.	
Property appraiser	150
The property appraiser's fee is $150.	
Tax collector	6,513
The tax collector's fee is 2% of assessments collected.	
Total expenditures	$ 313,630

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED ASSESSMENTS

Description	Number of Units	Projected FY 2026 Assessments GF	Projected FY 2026 Assessments Total	FY 25 Assessment
All Units	1,406	$ 231.62	$ 231.62	$ 234.50
Total	1,406			