

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

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

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

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 325,656				\$ 325,659
Allowable discounts (4%)	(13,026)				(13,026)
Assessment levy - net	312,630	\$ 295,477	\$ 17,153	\$ 312,630	312,633
Interest and miscellaneous	1,000	914	500	1,414	1,000
Total revenues	<u>313,630</u>	<u>296,391</u>	<u>17,653</u>	<u>314,044</u>	<u>313,633</u>
EXPENDITURES					
Professional & administrative					
Supervisors	7,000	3,389	3,611	7,000	7,000
Management/recording	32,450	13,520	18,930	32,450	32,450
Legal	1,000	284	716	1,000	1,000
Engineering	5,000	1,197	3,803	5,000	5,000
Audit	7,500	856	6,644	7,500	7,500
Assessment roll preparation	7,210	3,005	4,205	7,210	7,210
Trustee	4,337	-	-	-	-
Telephone	150	60	90	150	150
Rental and leases	1,860	775	1,085	1,860	1,860
Postage	1,000	327	673	1,000	1,000
Printing & binding	1,030	430	600	1,030	1,030
Legal advertising	350	140	210	350	350
Annual special district fee	175	175	-	175	175
Insurance	9,700	8,746	-	8,746	9,300
Contingencies	1,300	683	617	1,300	1,300
Website ADA compliance	210	-	145	145	210
Website hosting & maintenance	705	-	705	705	705
Total professional & administrative	<u>80,977</u>	<u>33,587</u>	<u>42,034</u>	<u>75,621</u>	<u>76,240</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
Operation and maintenance					
Property insurance	-	1,127	-	1,127	1,300
Street lighting	20,000	8,259	11,741	20,000	20,000
Retention pond mowing/weed control/irr.	136,990	48,757	88,233	136,990	146,460
Irrigation water	18,000	10,368	7,632	18,000	18,000
Contingency	1,000	257	743	1,000	1,000
Aquatic weed control	20,000	8,192	11,808	20,000	20,000
Dry retention pond refurbishment/planting	30,000	10,227	19,773	30,000	30,000
Total operation and maintenance	<u>225,990</u>	<u>87,187</u>	<u>139,930</u>	<u>227,117</u>	<u>236,760</u>
Other fees and charges					
Property appraiser	150	-	150	150	150
Tax collector	6,513	5,904	609	6,513	6,513
Total other fees and charges	<u>6,663</u>	<u>5,904</u>	<u>759</u>	<u>6,663</u>	<u>6,663</u>
Total expenditures	<u>313,630</u>	<u>126,678</u>	<u>182,723</u>	<u>309,401</u>	<u>319,663</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	169,713	(165,070)	4,643	(6,030)
Fund balance - beginning (unaudited)	361,356	270,594	440,307	270,594	275,237
Fund balance - ending					
Committed					
Disaster recovery	100,000	100,000	100,000	100,000	25,000
Future mower replacement	100,000	100,000	100,000	100,000	75,000
Working capital	75,000	75,000	75,000	75,000	75,000
Unassigned	86,356	45,307	237	237	94,207
Fund balance - ending (projected)	<u>\$ 361,356</u>	<u>\$ 440,307</u>	<u>\$ 275,237</u>	<u>\$ 275,237</u>	<u>\$ 269,207</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 7,000
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates seven meetings and all 5 Board Members receiving fees during the fiscal year.</p>	
Management/recording	32,450
<p>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.</p>	
Legal	1,000
<p>Straley Robin Vericker, provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	5,000
<p>Stroud Engineering Consultants provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. The District currently has an agreement with Carr, Riggs & Ingram, LLC.</p>	
Assessment roll preparation	7,210
<p>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.</p>	
Telephone	150
<p>Telephone and fax machine.</p>	
Rental and leases	1,860
<p>This fee relates to management/recording.</p>	
Postage	1,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	1,030
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	350
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	9,300
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	
Property insurance	1,300
Street lighting	20,000
Estimated cost of annual street lighting cost paid to Withlacoochee River Electric.	
Retention pond mowing/weed control/irr.	146,460
The District has entered into an agreement with a qualified landscape contractor to provide dry retention pond mowing, weed control and irrigation repair services. The agreement includes the CDD providing the mowing equipment and the contractor providing everything else at cost.	
Irrigation water	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	<u><u>\$ 319,663</u></u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED ASSESSMENTS**

Description	Number of Units	Projected FY 2027 Assessments		FY 26 Assessment
		GF	Total	
All Units	1,406	\$ 231.62	\$ 231.62	\$ 231.62
Total	<u>1,406</u>			