

H.S. Community Development District (CDD)

Community Development District Overview

Heritage Springs Community Development District located in New Port Richey, Florida is a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes, as amended, and created by ordinance of Pasco County as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities.

A Community Development District (CDD) provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a community to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

Please see Steve Wertovitch's presentation regarding the background and current functions of the CDD: [CDD Presentation](#)

[Purpose, Repair & Maintenance \(R&M\) Responsibilities and Funding](#)

Per their 2016 budget, the Heritage Springs Community Development District is responsible for the following items:

Electricity - Street Lighting

The District incurs electrical expenses that are paid to Duke Energy.

R&M - Aquascaping

The installation and maintenance of aquatic plants.

R&M - Aquatic Weed Control

The District has contracted Blue Water Aquatics, Inc. to perform lake maintenance services within the District. The estimated monthly cost for these services is \$2,900 per month. The budgeted remainder is to be used for other incurred costs that are within this category.

R&M - Ponds

Costs associated with the maintenance and repair of ponds throughout the district.

R&M - Storm Water System

Costs associated with the maintenance and repair of storm water system throughout the district.

Miscellaneous - Contingency

This category is for any unexpected expenditures that the District may incur during the Fiscal Year.

Heritage Springs Community Development District Document Archives

Information about the Heritage Springs CDD including Budgets, Minutes, Agendas, Board of Supervisors, Meeting Schedules, District Map and Contact Information may be obtained via the following link: [CDD Documents](#)