

# THE HEATHER

A DEED RESTRICTED COMMUNITY

## Newsletter

MAY 2026

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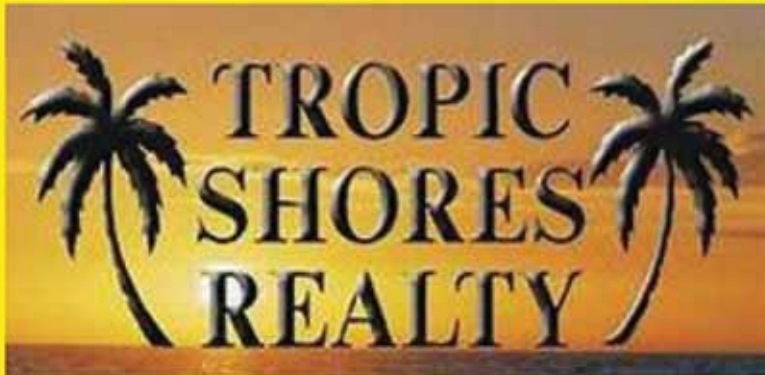
VOL. 45 • NO. 5



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**Staff & Phone Numbers**

**Richard Roth** . . . . . President, Security, RV Compound, Building & Grounds  
**Denise Wilson** . . . . . 1st VP, Treasurer, Lochs & Ponds, A&D Liaison  
**Laura Ghent** . . . . . 2nd VP, Corporate Secretary, Events Liaison  
**Lisa Hopper** . . . . . 3rd VP, Director at Large  
**Angela Franklin** . . . . . Office Administrator  
**Angela Franklin** . . . . . Heather Newsletter Editor

**As a reminder, the newsletter is available on the HPOA website – [www.heatherpoa.com](http://www.heatherpoa.com). So if you are away, you can still find out what's going on.**

**HPOA OFFICE** . . . . . 352-596-5028  
**HPOA Office: 9100 Nakoma Way, Weeki Wachee, FL 34613**  
**Angela Franklin, Office Administrator** . . . . . 352-596-5028  
**Gate House (NOT FOR EMERGENCY)** . . . . . 352-596-4011  
**Hernando County Sheriff's Office** . . . . . 352-754-6830  
**Police (EMERGENCY ONLY)** . . . . . 9-1-1

**DEADLINE**

The deadline for the next issue of The Heather Newsletter is **June 8, 2026.**



You can send the article in PDF format to [heatherpoa11@yahoo.com](mailto:heatherpoa11@yahoo.com) or drop off your typed article at the HPOA office, attention Editor. Thank you.

**IMPORTANT MESSAGE: TO ALL HEATHER CONDO AND HOMEOWNERS**

Please **DO NOT** drive across the median centers on St. Andrews Blvd. and Heather Blvd.

Not only are you posing danger to people walking or riding bicycles and other vehicles, but you also are damaging the grass and plants.

**Attention: All Nighttime Walkers!**

To be safe at night, bright, colorful clothing helps drivers see you while walking at night and dog walking!

Reflective tape or shapes added to your clothing would make you and your dog more visible to drivers.



# President's Corner



Richard Roth

May 1st is the start of Fiscal Year 2026 – 2027. At our Annual Meeting, I introduced a few methods of reducing Expenses to break the string of the three consecutive losing years. Much to our surprise several members suggested that we should either increase the Lot Fees or assess a Special Assessment to restore the Bank Balances and also restore the Reserve Accounts. Both would accomplish the desired results. The Board of Directors is going to continue to consider all proposals, but we will continue to keep expenses to a minimum until a final decision is made. Whichever method is chosen, it will be subject to Attorney review before implementation. I will keep you informed as this process moves forward.


The Association is in a period of adjustment due to the loss of Isaac and Susan Thompson. We are extremely happy with the performance of Angela Franklin as our Office Administrator. She has stepped in and hit the ground running. There is no question that we were extremely fortunate to have her join our team. We are considering several candidates to take Isaac's spot on the Board.

Hopefully, the drought that the State is experiencing will turn around soon. We are in dire need of rain to restore the community to the standard that we all strive to maintain.

Richard Roth, President, HPOA Board


**NOISE COMPLAINTS AFTER 11PM**


---

*Let's Keep Our Neighborhood Peaceful* 


*If loud music, parties, or disturbances are happening*

---

**AFTER 11:00 PM, please call the**


**Hernando County Sheriff's Office**

**Non-Emergency Line**


**352-754-6830**

---

**This is NOT 911**

- Use for non-emergency noise complaints only.
- ✓ Helps deputies respond the right way
- ✓ Keeps our community respectful
- ✓ Thank you for being a good neighbor 

# From Angela's Desk

Hello Heather family!

I am truly excited to introduce myself as your new Office Administrator. It's an honor to step into this role and serve such a wonderful community. I look forward to getting to know each of you and working together to keep The Heather a welcoming, well-organized, and vibrant place to live.

As I begin this journey, I want to share a quick reminder of the office hours so you can plan your visits accordingly. The office is open **Monday through Thursday from 9:00 AM to 4:30 PM**, with a **lunch closure from 12:30 PM to 1:00 PM**. The office will be **closed on Fridays**.

Our community thrives when residents stay engaged and connected. Whether it's attending meetings, participating in events, or simply staying informed, your involvement makes a meaningful difference. I encourage everyone to continue being active members of our community.

We are also currently looking for volunteers to help with upcoming community events. Volunteering is a great way to meet your neighbors, contribute your ideas, and help make our events enjoyable for everyone. If you're interested in getting involved, please don't hesitate to reach out to the office—we would love to have your support!

Thank you for the warm welcome I've already received. I'm looking forward to serving you and being part of all the great things happening here at The Heather.

Warm regards,

Angela Franklin



# From the Treasurer

Another fiscal year is about to come to a close. I love volunteering and will continue to work hard with all parties necessary for the success of our financial health and well being.

**DON'T FEED THE WILDLIFE!**

The Florida Fish and Wildlife Conservation Commission (Rule: 68A-4.001 General Prohibitions) states that people should not feed wildlife as wildlife can be a public nuisance. "Intentionally offering or placing food or garbage out will attract black bears, foxes, raccoons as well as other wildlife."

## H.P.O.A. Board of Director's Meeting

April 15th, 2026

President Richard Roth called the meeting to order at 7:03pm - PLEDGE

**Board members present:** Richard Roth-President/Security/RV Compound/Building/Grounds, Denise Wilson-Treasurer/1st VP/Lochs/Ponds/A&D Liaison, Lisa Hopper-Director at Large, 3rd VP, Laura Ghent-Corporate Secretary/2nd VP/Events Liaison

**Members present:** 12

**Corporate Secretary:** N/A

### **President/Administration Report:**

Richard made a motion to accept the resignation of Isaac Thompson from the board as he has moved to Ohio. The motion was approved by the board. Richard also made a motion to accept Susan Thompson's resignation from the Office Administrator role as she has moved to Ohio. The motion was approved by the board. Susan R Thompson needs to be removed as a signer on the Regions bank accounts (cking 4677 and MMA 5797) and Angela D Franklin needs to be added as a signer. Richard C Roth and Denise A Wilson will remain as signers on the account. The card ending in 4844 for Keith Elder will be closed. A new board member is needed to replace Isaac Thompson, there are currently 3 people interested. Richard spoke with the attorney and the attorney said that the board cannot make a decision regarding special assessment/raising dues without a vote from the members with a 20% quorum and 51% of the voting members in favor.

### **Treasurer Report:**

Denise reviewed the Profit and Loss statement for March. Denise and Richard explained that the expense lines on the budget are being reworked for the start of the new fiscal year in May.

### **A & D Committee:**

Denise stated that since Spring is in full bloom, A&D restrictions and guidelines are in full effect. Denise made a motion to fine the property at 7301 Inverness Court for not being in compliance with A&D restrictions regarding their roof being tarped and not having continued communication with the A&D Committee. The motion was approved by the board. Denise made a motion to fine the property at 8757 Heather Blvd for not being in compliance with A&D restrictions regarding their soffit and not having continued communication with the A&D Committee. The motion was approved by the board. (Note: as of 4/16, the owner has communicated with Denise in writing that work will begin on the property. The board has agreed to hold the fines for 7 days). Denise made

a motion for the property at 8962 Lismore Ct. to be fined for not being in compliance with A&D restrictions regarding their house needing to be painted and not having continued communication with the A&D Committee. The board approved the motion. However, a member at the meeting volunteered to assist the resident with painting their house. Therefore, Denise motioned to retract the previous motion to fine the home. This motion to retract the prior motion was approved by the board. The house that had the fire on Heather Blvd was recently sold and so the new buyer has 3 months from the closing date in February 2026 to be in compliance with the A&D regulations before they are able to be fined.

### **Security:**

Richard stated that discussions regarding security/gatehouse hours are still being had.

### **RV Compound:**

Richard discussed that the annual fees for the RV Compound are coming due depending on when members paid for the spot. Most are due in May. As of right now, there are 2 spots available and the next 2 people on the waitlist have been contacted.

### **Grounds:**

Richard stated that 3Seasons trimmed the palm trees in the common areas. The vacant lot on St. Andrews has been cleaned up.

### **Building:**

Richard stated that the building is busy and there are lots of events going on throughout the week with some new ones starting up soon. There are 2 handymen coming in to volunteer and fix some things at the building and guard shack at no cost.

### **Lochs & Ponds:**

Denise stated that the drought is causing the ponds to be low. Therefore, we are waiting until they are full to start phase 2 of cleaning the ponds.

### **Events:**

Laura stated that there will be a community breakfast open to all Heather members on April 25th from 9am to 11am.

### **New Business:** N/A

Meeting was adjourned by President, Richard Roth at 8:10 p.m.

Next meeting will be May 20th at 7pm.

Laura Ghent, Corporate Secretary

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Contact Withlacoochee River Electric (WREC) at **(352) 567-5133**



or submit a street light repair request online at <https://wrec.net/street-light-repair>



**Make sure you have the pole number!**

# Editor's Column

Angela Franklin

As we step into May, we're reminded of the familiar saying: "April showers bring May flowers." This year, however, those showers have been few and far between. Much of Florida has been experiencing dry conditions, and you can see it all around us—lawns looking thirsty, plants struggling to bloom, and landscapes missing that usual spring vibrancy.

We can only hope that the weeks ahead bring a much-needed drought buster to refresh our community and restore the lush beauty we all enjoy this time of year. A good rainfall doesn't just nourish our surroundings—it lifts spirits and brings new life to everything it touches.

As we move forward into the season, it's also a meaningful time to reflect on kindness. A strong community is built on respect, understanding, and a willingness to support one another. Small gestures—a friendly wave, a helping hand, a kind word—can make a big difference.

Let's continue to come together as neighbors, looking out for one another and fostering the sense of connection that makes The Heather such a special place to call home.

Wishing everyone a beautiful May,

Angela Franklin



## INFORMATION

### IF YOU LIVE IN THE CONDOS OR VILLAS

#### The Greens

Call Qualified Property Management  
877-869-9700

#### The Bluffs

PMI Adventure Coast  
352-403-2220

#### Heather Walk

Sentry Management  
727-942-1906, ext. 53523

#### The Fairways

PMI Adventure Coast  
352-403-2220

#### Heather Sound

PMI Adventure Coast  
352-403-2220



## Let's Play Bingo



Join us for BINGO every Wednesday at 1:45pm, in the month of June. Dates are 5/6, 5/13, 5/20 and 5/27 at The Heather Community Center.

*Bring a friend, meet new friends and have fun!*

## PLEASE BE COURTEOUS!



## DO NOT DRIVE OVER THE MEDIANS!

*Help Protect Our Community!*

- Use Designated Roadways
- Keep Our Landscaping Safe

*Thank You For Your Cooperation!*



**— THE HEATHER —**

# COMMUNITY BREAKFAST

**JOIN US FOR A DELICIOUS MORNING!**



*Serving:*

**French Toast Sticks & Hashbrowns**

 **Saturday, May 30<sup>th</sup>**

 **9:00 AM – 11:00 AM**

 **THE HEATHER COMMUNITY CENTER**

**ALL HEATHER RESIDENTS ARE WELCOME!**

*Come out, meet your neighbors, and enjoy a warm, friendly morning together. We look forward to seeing you there!*



**Good Food • Great Company • Community**

# Architectural and Design Committee

As we suffer through this severe drought together, please take the time to focus on the things we can control:

- Prune your bushes and trees
- Keep your yard free of debris
- Keep vehicles off grass

## RV Compound



### RV Compound

Currently, we have two spaces available. They have been offered to the first two names on the waiting list. If they do not accept the spaces, we will continue through the waiting list. The majority of spaces are up for renewal on May 1st. The Annual Fee is still \$200.00. If you see anything of concern when you visit the Lot, please report it to the Office. Your help in maintaining the RV Lot is very much appreciated.

### Security

We have not come to a decision regarding the possibility of reducing Gatehouse hours or Security Patrol hours. Several members of the community brought up the possibility of increasing Lot Fees or assessing a one-time Special Assessment to restore our financial position to the level it was at before three consecutive years of Expenses exceeding Income. Further discussion is necessary before coming to a final decision on this.

Currently, we are not experiencing any problems with either area. They communicate very well with each other when either sees a situation. The Gatehouse is running smoothly with no problems.



**PLEASE BRING OLD EYE GLASSES or HEARING AIDS TO THE Heather office for the Lions Club to give to those in need. Thank you!**

# GATEHOUSE NEWS

When many residents think of The Heather Gatehouse, the first thing that comes to mind is the familiar, friendly wave greeting them as they come and go. While that warm welcome is certainly an important part of what they do, our Gatehouse team—often affectionately called “The Wavers”—plays a much larger and more vital role in our community.



The Gatehouse serves as the eyes and ears of The Heather. Team members carefully observe daily activity and document what they see and hear in their logs, helping to maintain awareness and continuity within the community.

They are also a key point of contact for our security operations. The Gatehouse staff communicates directly with our security officers, keeping them informed of any incidents or concerns and ensuring that important information is passed along quickly and clearly.

Residents often reach out to the Gatehouse with questions or concerns, and the team is always ready to help. Whether it's guiding someone to call 911 in an emergency or contacting a security officer to respond to a situation, they work to ensure that every concern is handled appropriately.

In addition, the Gatehouse team assists passing motorists who may have questions about the area, offering directions or general information whenever possible. If they observe a situation that requires immediate attention, they will promptly contact the Hernando County Sheriff's Department to ensure the safety of our residents. Of course, we can't forget the role that earned them their nickname. The Gatehouse team makes a point to personally greet incoming vehicles with a friendly wave, creating a welcoming atmosphere that reflects the spirit of our community.

The next time you pass through the Gatehouse and receive that familiar wave, remember that it represents much more than a greeting. It's a symbol of the care, vigilance, and dedication that helps keep The Heather a safe and welcoming place to call home.



## Buildings & Grounds

We have started our Spring Maintenance and clean-up of the grounds in relation to landscaping. 3 Seasons has already trimmed the Palm Trees in the common areas and has also cleaned up a few vacant properties and also some common areas. We will have the mulching done by the end of April and should be in good shape. Like everyone else, the lack of rainfall has hampered our normal efforts to beautify the community. We will catch up once the afternoon showers hit.

The clean-up of the lot at St. Andrews and Abington Way was done by 3 Seasons. We received two bids and went with the bid from 3 Seasons. They were less than half of the other bid received. The cost was \$1015.00 for everything including removal of dead trees and grinding of the stumps. This property has been sent to the attorney for collection and we were able to add the expense of \$1015.00 to the amount that will eventually be collected.

Everything considered, we are in good shape as we enter the warm/hot weather seasons!

PLEASE DON'T DRIVE ACROSS THE MEDIANS! THANKYOU!

## ATTN FACEBOOK USERS!



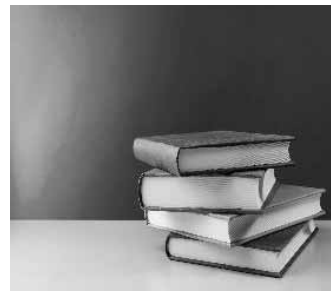
There are now 2 Facebook pages for ALL residents in the Heather to utilize. Please join us and spread the word. This is one of the most expedient methods to disseminate info within the Heather.

***"The Heather Community Residents, Weeki Wachee, FL"***

Currently, this group has 916 members

***"HPOA The Heather"***

Currently, this group has 360 members



## The Heather Library

The Heather Library needs volunteers! Visit with Cathy and Audrey every Wednesday at 11am to help organize books, magazines, and puzzles. Thank you!

### Please Note:

WE CAN ONLY ACCEPT BOOKS WITH A COPYRIGHT DATE NO OLDER THAN 2015!  
THANK YOU, YOUR LIBRARY VOLUNTEERS



## BUNCO

Every Monday at 1:00pm at  
the Heather Community  
Center

**It's Just \$5.00 TO  
PLAY!!**

Prizes are given for most  
buncos, most wins, last bunco,  
most losses, and a special  
drawing.

Come for Fun and Enjoyment!  
Hope to see you.

## PLAY DOMINOES - Mexican Train

Come and hop on the train!!

It's fun and a great way  
to meet new friends  
and neighbors!

On Thursdays at  
1:00pm in the Heather  
Clubhouse residents  
from our condos and  
homes gather to enjoy playing  
Dominoes – Mexican Train

Audrey and Kathy



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With the purchase of a New System Change Out.  
Cannot be combined with any other offers or discounts. Ad must be presented at time of sale. Some restrictions may apply. Expires 5/15/2026.

Proverbs 22:1 - "A good name is to be chosen rather than great riches, loving favor rather than silver and gold."

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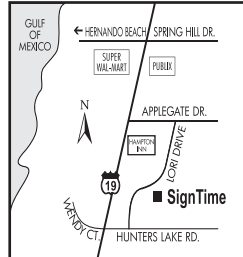
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# ADVERTISING DEADLINE IS May 13, 2026

The appearance of advertising in "The Heather" newsletter is neither a guarantee or an endorsement by The Heather HOA of the product, service or company or the claims made for the product in such advertising. Customers are urged to make their own inquiries of any company before consideration. Verify that a contractor is licensed at [www.myfloridalicense.com](http://www.myfloridalicense.com)

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2026						
May						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					<b>1</b>	<b>2</b>
<b>3</b>	<b>4</b> 9AM - TAI CHI 1PM - BUNCO 7PM - FAIRWAYS MEETING	<b>5</b> <i>CINCO de Mayo</i> 6:30PM - A&D MEETING	<b>6</b> 9AM - TAI CHI 11AM - LIBRARY 1:45PM - BINGO	<b>7</b> 1PM - DOMINOS 7PM - LRC	<b>8</b> 10AM- SEW HAPPY	<b>9</b>
<b>10</b> <i>HAPPY Mother's Day</i>	<b>11</b> 9AM - TAI CHI 1PM - BUNCO	<b>12</b>	<b>13</b> 9AM - TAI CHI 11AM - LIBRARY 1:45PM - BINGO	<b>14</b> 1PM - DOMINOS 7PM - HEATHER SOUND MEETING	<b>15</b>	<b>16</b> PRIVATE PARTY
<b>17</b>	<b>18</b> 9AM - TAI CHI 1PM - BUNCO	<b>19</b> 6:30PM - A&D MEETING	<b>20</b> 9AM - TAI CHI 11AM - LIBRARY 1:45PM - BINGO 7PM - HPOA BOARD MEETING	<b>21</b> 1PM - DOMINOS 7PM - LRC	<b>22</b>	<b>23</b> PRIVATE PARTY
<b>24</b>	<b>25</b> <b>MEMORIAL DAY</b> HPOA OFFICE CLOSED 1PM - BUNCO	<b>26</b>	<b>27</b> 9AM - TAI CHI 11AM - LIBRARY 1:45PM - BINGO	<b>28</b> 1PM - DOMINOS 7PM - LRC	<b>29</b>	<b>30</b> COMMUNITY MEAL 9AM-11AM
<b>31</b>						

## The Fairway

Another busy month. Most notable was the trimming of many of our trees and removal of pine trees. Two of the trees had been hit by lightning and posed a safety hazard. We thank you and appreciate your cooperation in moving your cars to safer locations. Since the weather was rainy with high gusts of wind, the 2nd day of the two-day project had to be postponed.

The next project is the retrofitting of the sprinkler system with new parts throughout our complex. This will certainly help to improve our lawns.

Don't forget to attend our annual Fairway meeting at 7:00pm on Monday, May 4 at the Heather Clubhouse. The Board asks that you please attend and consider becoming a board member and offering your help.

If you have any questions or concerns, PMI will be glad to address them.

Thank you,  
Your Fairway Board



## The Bluffs

Happy Spring!

Thanks to everyone who attended our Annual Membership Meeting. We appreciate your input as we move into 2026 and 2027. Your new Board is excited to plan a few projects that benefit all of us.

Remember that no items can be placed outside the dumpster. If you need large items to be picked up, please arrange that with any trash/junk hauler. Large items are not included in our waste service contract. We are considered to be a commercial account only. When items are left outside the dumpster, WE ALL pay for that removal.

If you have not yet signed up for our PMI Portal, please do so. There is very important information available to you as well as the ability to check on your own account. Here is the link: <https://pmiac.cincwebaxis.com>

Enjoy the newness of the Spring season!

Your Board



## Picketts Park Pool

Nothing to report

## The Greens

Thank you to those of you who attended the Annual Meeting / Social last month. It was nice to see you. As always, we hoped to have had a larger turnout.

Who let the dogs out? (Who, who, who, who). You might remember that was part of the lyrics to a year 2000 song. At the same time, you may not remember that The Greens By-Laws state that no pets other than small domestic birds or fish are allowed at The Greens with the exception of federally mandated regulations (ADA) for emotional support or service animals. Allowable pets are service animals and emotional support animals which are covered by the Fair Housing Act ("FHA"). Chapter 760 of the Florida Statutes protects residents of the state who need emotional support animals (ESA) while penalizing providers of fake online certificates that are designed to claim that any animal is an ESA. The statute specifies the type of certification used to verify an ESA, therefore protecting those who have legitimately documented animals for emotional support purposes.

Allowable pets must be contained within the unit itself and not become a nuisance to other unit owners. Allowable pets outside must be on leash in control, (in hand) of owner AT ALL TIMES. It is expected that owner will pick up after their pet. Please be respectful of where you walk your dog to relief itself. There is no need to allow your dog to relief itself right outside front doors or near bottom of the stairs/walkways of units. Not everyone enjoys the smell of pet urine & doo-doo nearby. As a pet owner if you feel this is too much for you & little Fido, then maybe a single-family home, vs. a condo, is better suited to your lifestyle.

Sincerely,

The Greens Board



## Ponds and Lochs

Since we are in the midst of a severe drought that has caused the Lochs to fall to levels that we haven't seen in years, we are holding off on our maintenance program until we have had significant rainfall. The levels are just too low to treat at this time. Once we have had some rain, we will start treating the Lochs ourselves. We will have all of the chemicals and will start the monthly program at the proper time. By doing this in-house, we will be saving a substantial amount of money

# JOIN US FOR **LEFT RIGHT CENTER**

*It's fun, it's easy, and everyone can play!*

**EVERY THURSDAY**  
**7:00PM - 9:00PM**



**THE HEATHER  
COMMUNITY CENTER**  
9100 Nakoma Way

**\$3**  
**PER GAME**

**WE WILL PLAY 3-4 GAMES!**



**BRING SNACKS**  
*to share!* ♡



**BRING YOUR**  
*own beverages!* ♡



**FOR MORE INFORMATION  
CONTACT**

*Bobbi Glenn*  
**352-346-3635**



# Heather Sound

Heather Sound is going through some changes. Our past President Michele has moved and is starting the next chapter of her life. We will miss her. We are sending love and best wishes.

One of our newer residents has agreed to be appointed to replace Michele. Welcome and thank you to Fran Lesick. We want to welcome all of our new residents and hope they enjoy our community as much as we "old-timers" do.

People are already enjoying the pool. That is nice to see

We are hoping and praying for desperately needed rain. Lots of it. April showers bring May flowers and hopefully green grass.

Diana Retan

**SIGN UP TO HELP IN 2026  
WITH EVENTS & ACTIVITIES**

Please indicate your specific interest and the dates you're available.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Tell us how you're able to help:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*(Please return to the office.)*

# Heather Walk News

Easter is over and now it is time for our summer to emerge. The neighborhood was busy with many families visiting and having fun during Easter and spring break.

The Social Committee is still looking for volunteers to be part of planning events. If anyone is interested, please contact Andie, a board member, or Jimmy at the clubhouse. Andie will be leaving for up north for the summer.

Our community yard sale was held April 11th. Some garages must be a bit cleaner with more room to move more stuff in.

Pavers continue to be repaired as funds allow. Please be aware it is gator mating season. They have been seen and are not very friendly. Be careful near the waterways.

Reminders:

Security monitoring continues.  
No parking on grass.  
No street parking from midnight to 7AM.

Please join us at the next meeting. (Dates will be posted on bulletin boards)

Till next month.

Sue T

## Spinach, Tomato and Cheddar Quiche



### INGREDIENTS:

- 1 9-inch refrigerated pie crust
- 1 10-oz. package frozen chopped spinach, thawed and drained
- 1 cup grated cheddar cheese
- 2 Tbsp. butter
- 1/2 cup tomato, diced
- 1/2 cup onion, diced
- 1 Tbsp. minced garlic
- 4 eggs, lightly beaten
- 1 cup cream, light or heavy
- 1/2 tsp. hot pepper sauce
- 1/4 tsp. dried oregano
- Salt/pepper, to taste

### DIRECTIONS:

Preheat oven to 350 degrees. In a pan, sauté butter, garlic, onion, tomato and spinach until tender. Allow to cool. Follow directions on pie crust package to roll into a 9-inch deep dish pie plate. Sprinkle 1/2 cup of cheese on bottom of crust. Top with spinach, onion and tomato mixture. In a medium bowl, mix together the eggs and cream; season with salt, pepper, oregano and hot sauce. Pour egg mixture into pie plate and top with remaining cheese. Bake for 40-45 minutes or until set.

“ I have made this recipe many times and it is so easy to mix in a cup of sautéed shrimp or cooked sausage to add more flavor and make it into a one-pan meal. ”

JAHMICA WALKER, DACULA

## Profit and Loss

## Heather Property Owners Assoc

May 1, 2025-March 31, 2026

	TOTAL
<b>Income</b>	
Building Rental Income	3,147.54
Estoppel Fees	9,528.00
Hernando County/Maint Income	2,100.00
HOA Lot Fee Income	222,870.00
Interest Income	4,094.09
Lot Late Fee Income	2,054.34
RV Compound Income Fee	5,395.00
Social Activities Income	\$2,696.88
Snack Bar Income	370.00
<b>Total for Social Activities Income</b>	<b>\$3,066.88</b>
<b>Total for Income</b>	<b>\$252,255.85</b>
<b>Gross Profit</b>	<b>\$252,255.85</b>
<b>Expenses</b>	
Bank Charges & Fees	\$500.10
QuickBooks Payments Fees	1,617.12
<b>Total for Bank Charges &amp; Fees</b>	<b>\$2,117.22</b>
Building Maintenance	\$20,846.32
Janitorial Supplies	6,209.96
Pest Control Indoor Only	216.89
<b>Total for Building Maintenance</b>	<b>\$27,273.17</b>
Business Licenses & Permits	175.00
Computer & Internet	
Dues & Subscriptions	372.88
Office Computer	
Software	1,500.99
<b>Total for Office Computer</b>	<b>\$1,500.99</b>
<b>Total for Computer &amp; Internet</b>	<b>\$1,873.87</b>
Insurance	\$14,859.34
Workers Comp	1,168.00
<b>Total for Insurance</b>	<b>\$16,027.34</b>
Interest Paid	26.57
Maint. Grounds	\$2,743.69
Irrigation - Sunshine State Sprinkler & Irrigation	1,052.79
Maint. Lakes - AquaScope	5,280.00
Mowing, Landscaping, gas- 3 seasons	39,056.64
Outside sign	135.00
RV Compound	100.20
Tree / Scrub Removal or clean-up	2,300.00
<b>Total for Maint. Grounds</b>	<b>\$50,668.32</b>
Office Supplies	\$1,528.57
Gifts	3.62
Phone - TracFone	128.99
Postage	432.36

## Profit and Loss

Heather Property Owners Assoc

May 1, 2025-March 31, 2026

	TOTAL
Printing	726.22
<b>Total for Office Supplies</b>	<b>\$2,819.76</b>
Payroll	
Gross Wages	78,127.50
Payroll Processing Fees	1,006.00
Payroll Taxes (deleted)	
SUI BAD (deleted)	3.25
<b>Total for Payroll Taxes (deleted)</b>	<b>\$3.25</b>
<b>Total for Payroll</b>	<b>\$79,136.75</b>
Payroll Taxes	
940	287.71
941	5,976.75
SUI	44.70
<b>Total for Payroll Taxes</b>	<b>\$6,309.16</b>
Professional Fees	\$450.00
Accounting	5,582.50
Legal Fees	1,740.00
Newsletter Editor	1,716.66
<b>Total for Professional Fees</b>	<b>\$9,489.16</b>
Repairs & Maintenance	
Trash Pickup	145.74
<b>Total for Repairs &amp; Maintenance</b>	<b>\$145.74</b>
Security	
Gallowglass Security	31,649.33
Ring system	106.49
<b>Total for Security</b>	<b>\$31,755.82</b>
Social Activities Expense - Events	\$4,780.95
Snack Bar	592.83
<b>Total for Social Activities Expense - Events</b>	<b>\$5,373.78</b>
Taxes & Licenses	\$2,435.74
Property taxes	1,614.20
<b>Total for Taxes &amp; Licenses</b>	<b>\$4,049.94</b>
Utilities	
Electric	27,228.64
Telephone-Spectrum	3,853.11
Water & Sewer	4,590.54
<b>Total for Utilities</b>	<b>\$35,672.29</b>
<b>Total for Expenses</b>	<b>\$272,913.89</b>
<b>Net Operating Income</b>	<b>-\$20,658.04</b>
Other Income	
WREC Credit on Electric Account	1,542.94
<b>Total for Other Income</b>	<b>\$1,542.94</b>

## Profit and Loss

Heather Property Owners Assoc

May 1, 2025-March 31, 2026

	TOTAL
Other Expenses	
Bad Debt Expense	822.00
<b>Total for Other Expenses</b>	<b>\$822.00</b>
<b>Net Other Income</b>	<b>\$720.94</b>
<b>Net Income</b>	<b>-\$19,937.10</b>



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## Balance Sheet

Heather Property Owners Assoc

As of Mar 31, 2026

	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	85,259.10
Regions Bank MM - Reserves (5797)	172,016.92
Regions Treasury Note (9cCM)	0.00
Trust account	0.00
<b>Total for Bank Accounts</b>	<b>\$257,276.02</b>
Accounts Receivable	
Accounts Receivable (A/R)	-70,375.96
<b>Total for Accounts Receivable</b>	<b>-\$70,375.96</b>
Other Current Assets	
QuickBooks Tax Holding Account	115.38
Undeposited Funds	1,096.00
<b>Total for Other Current Assets</b>	<b>\$1,211.38</b>
<b>Total for Current Assets</b>	<b>\$188,111.44</b>
Fixed Assets	
Air Conditioners	
Air Conditioners	11,251.26
Building	
Building	\$245,214.71
Building Improvements	25,841.50
<b>Total for Building</b>	<b>\$271,056.21</b>
Furniture & Equipment	
Furniture & Equipment	52,982.41
Outside Equipment	
Outside Equipment	16,727.94
Sign	16,025.40
Sprinkler Systems	8,482.00
<b>Total for Fixed Assets</b>	<b>\$376,525.22</b>
Other Assets	
Depreciation	-302,816.00
<b>Total for Other Assets</b>	<b>-\$302,816.00</b>
<b>Total for Assets</b>	<b>\$261,820.66</b>

# POOL + MEDIC

**PHONE: 352-683-7094**

**FAX: 352-683-7095**

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### Nick Franceschelli

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- Residential & Commercial Work

**617-792-3518**

nickfranceselectric@yahoo.com

2471 Misty Meadow Ct., Spring Hill, FL

## Balance Sheet

## Heather Property Owners Assoc

As of Mar 31, 2026

	TOTAL
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total for Accounts Payable</b>	<b>\$0.00</b>
Credit Cards	
Regions Visa (0043)	846.73
<b>Total for Credit Cards</b>	<b>\$846.73</b>
Other Current Liabilities	
Building Rental Security Deposits Received	540.00
Designated Donations	0.00
Direct Deposit Payable	0.00
Payroll Liabilities	\$0.03
940	98.90
941	0.00
FL Unemployment	16.45
<b>Total for Payroll Liabilities</b>	<b>\$115.38</b>
RV Key Deposit	1,520.00
<b>Total for Other Current Liabilities</b>	<b>\$2,175.38</b>
<b>Total for Current Liabilities</b>	<b>\$3,022.11</b>
<b>Total for Liabilities</b>	<b>\$3,022.11</b>
Equity	
Opening Balance Equity	0.00
Reserves	\$0.00
Equip/Replace/Repair	18,541.00
Lochs	-9,000.00
Painting	0.00
Paving	5,000.00
Pump/Sprinklers	12,500.00
Roof	25,500.00
<b>Total for Reserves</b>	<b>\$52,541.00</b>
Retained Earnings	226,194.65
Net Income	-19,937.10
<b>Total for Equity</b>	<b>\$258,798.55</b>
<b>Total for Liabilities and Equity</b>	<b>\$261,820.66</b>

**PROPERTY CHANGE APPLICATION**

Mail or hand deliver to

**ARCHITECTURE AND DESIGN COMMITTEE**

**HEATHER PROPERTY OWNERS' ASSOCIATION**

9100 Nakoma Way  
Weeki Wachee, FL 34613  
(352) 596-5028

This form is to be used by Heather Property Owners to file a property change with the A&D Committee. Only one project may be listed on each application.

Please Note: If you are not in good standing (paid up to date) with the HPOA your application will not be considered.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PHONE # \_\_\_\_\_

DATE PRESENTED \_\_\_\_\_

**DESCRIBE SITUATION**

**\*\*Attach copy of plans/diagrams/etc. to this application**

LOCATION \_\_\_\_\_

State location of property change

TYPE OF CHANGE (Be brief, but descriptive and accurate)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This request may or may not fall within the jurisdiction of the A&D Committee. Nevertheless, You will be notified within 30 days of our decision.

\_\_\_\_\_  
Your Signature

**COMMITTEE USE ONLY:**

Date received by Committee \_\_\_\_\_

Date photocopy of this application mailed/given to property owner \_\_\_\_\_

Action taken \_\_\_\_\_

Signed

by: \_\_\_\_\_ Date \_\_\_\_\_

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Dr. Mark Behm, DMD

Dr. Isaac Bosco, DMD

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D9944 uninsured patients only.  
For first-time uninsured patients only. Coupons cannot be used with any other offer.  
All coupons must be presented at time of service.  
No exceptions. Exp. 5/31/26

**IMPLANT SPECIAL**  
**\$3,250**

D6010, D6058, D6057  
Includes: implant, implant crown, abutment. Excludes: site preservation including bone grafting, cone beam CT scan and extractions.  
(D4625, D7953, D0367, D7210)  
For first-time uninsured patients only. Coupons cannot be used with any other offer.  
All coupons must be presented at time of service. No exceptions. Exp. 5/31/26

**10% OFF**  
**Any Service for Veterans**

Must show proper military ID. Excludes payment with Care Credit, cleaning, exams and X-Rays. For first-time uninsured patients only.  
Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 5/31/26

**FREE**  
**Exam & X-Ray or Second Opinion**  
(D0150 & D0210)

For first-time uninsured patients only.  
Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 5/31/26

**Fixed Bridge ONE FREE CROWN**  
**Savings of \$800** (Pontic)

**with the purchase of 3 units or more.** D6245 or D6740  
EXCLUDES: D2950 Core build-up. Excludes insurance portion. Must present coupon at time of service.  
Prices subject to change. Coupon cannot be used with any other offer. Exp. 5/31/26

**\$599**

**Denture Special**  
**Replacement Denture Only**  
(D5110, D5120)

For first-time uninsured patients only.  
Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 5/31/26



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- NCR Forms
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