

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter

July 2026

A GREAT PLACE TO LIVE

VOL. 45 • NO. 6



It's
Summer
time

HAPPY FATHER'S DAY!

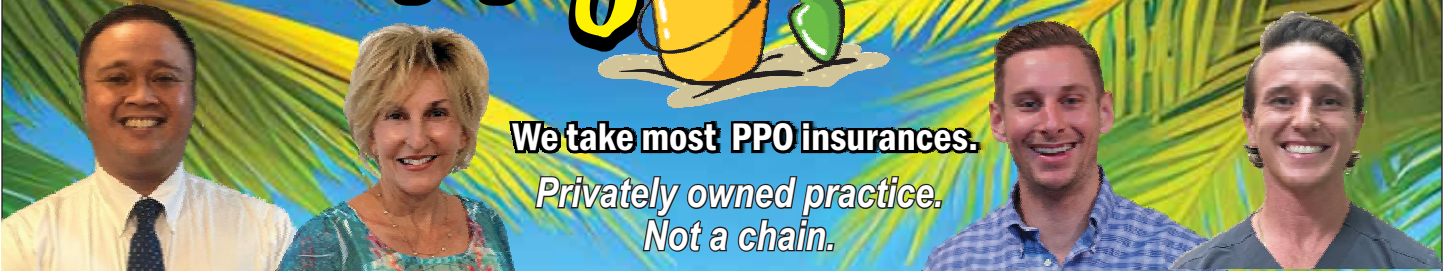
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Excludes cleanings, repairs and relines. For non-insured patients only.
Must present coupon at time of service. Prices subject to change.
Coupon cannot be used with any other offer.
All coupons must be presented at time of service. No exceptions. Expires 6-30-26



IMPLANT SPECIAL

\$3,250

D6010, D6058, D6057

Includes: implant, implant crown, abutment, site preservation including bone grafting, and a surgical guide. Excludes: cone beam CT scan and extractions (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. 6/30/26



10% OFF Any Service for Veterans

Must show proper military ID. Excludes 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. 6/30/26



FREE Exam & X-Ray or Second Opinion

(D0150 & D0120)

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. 6/30/26

ONE FREE CROWN

Fixed Bridge 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. 6/30/26

DENTURE SPECIAL

\$599 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. 6/30/26



352.684.1274



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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. 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 July 8, 2026.



You can send the article in PDF format to 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

April has gone and Mother Nature decided to leave us with less than one inch of rain! The Lochs and Ponds are in rough shape and not much can be done until we start getting some beneficial rain. Lawns and flower beds are looking pretty sorry as well. May is usually the month that we start to see afternoon showers so, there is hope.

The transition from Susan to Angela as our Office Administrator has gone extremely well. Angela has proven to be every bit as competent as we had hoped. She has taken to every aspect of the job and is doing very well. Her organizational skills are outstanding and that will benefit the entire Association.

I have had a follow-up communication with our Attorney and the Monthly Lot Fee Increase or Special Assessment suggested by some in attendance at our Annual Meeting require a vote of the entire membership and require additional Board discussion. We are still discussing ways to reduce expenses.

Our bookkeeper is working with us to revise the format of some of our financial reports and will also assist in re-activating some of the reports that were discontinued in Fiscal Year 2024-25. These reports are critical when trying to accurately track expenditures.

Best wishes for the coming Summer season!

Richard Roth, President, HPOA Board

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."

From the Treasurer

Nothing new to report, thank you!

You Will Be Missed

The HPOA would like to offer sincere condolences to the family of Suzanne LaRose McClave. Suzanne passed away on April 24th after a very long and courageous battle with cancer. Please keep Gerard and her family and friends in your thoughts and prayers. Thank you.

From Angela's Desk

As we welcome June and the arrival of warmer weather, I hope everyone is enjoying the sunshine and taking time to enjoy all that our wonderful community has to offer. Summer is quickly approaching, and it's a great time to reconnect with neighbors, attend community events, and make the most of the season here at The Heather.

I would also like to remind residents about our monthly complimentary **Community Meal**, which will take place on **Saturday, June 27th**. We always enjoy seeing everyone come together for good food and conversation, and we hope you will join us.

Did you know that I am a notary? Complimentary notary services are available to residents of The Heather during regular office hours. Feel free to stop by the office anytime if you need documents notarized.

Lastly, please remember that the HPOA office is now closed on Fridays as part of our updated office hours schedule. We appreciate your understanding and cooperation as we continue adjusting to the new hours.

Wishing everyone a safe, happy, and sunny June!

—Angela Franklin

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!

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

May 20th, 2026

President Richard Roth called the meeting to order at 7:00pm - 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: 22

Corporate Secretary: N/A

President/Administration Report:

Richard informed the community that longtime resident Suzanne McClave has passed away. We offer our condolences to her family. The office is currently running well and we are in great shape.

Treasurer Report:

Denise reviewed the Profit and Loss statement and Balance Sheet for March. April 30th, 2026 ended the prior fiscal year. Richard reminded the community that the Profit and Loss and Balance Sheet is always two months behind the current month of the newsletter. May 1st starts the 2026-27 fiscal year. Richard stated that he will be working with Angela, the office administrator and the bookkeeper on running more reports that will help us staying on track with where we are at expense wise.

A & D Committee:

Denise informed residents that since Spring is here and A&D guidelines are in full effect, a lot of letters went out informing people to clean up their trees/yards before hurricane season. Since pressure washing is not currently permitted due to the Phase 3 water restrictions imposed by the county, people who are struggling with rust stains on their house can use RustAid to remove stains and stay in compliance. Volunteers are needed for the A&D committee.

Security:

Richard informed the residents that security and the gatehouse are currently running as usual. The board will be rechecking the expenses in 3 months and again in 6 months to see where we are at and make a determination then on if any reduction in hours for security or the gatehouse is needed.

RV Compound:

Richard informed the residents that there are 2 spots available at the RV Compound and as of right now, there is no longer a waitlist.

Grounds:

Richard informed the residents that our lawn company, 3 Seasons is still doing a great job. 3 Seasons will be re-mulching the building, gatehouse, and common grounds next week.

Building:

Richard informed the residents that the floors in the community center need to be stripped and waxed as it has not been done since 2022. The board is working on receiving multiple bids for this service.

Lochs & Ponds:

Denise informed the community that Hernando County has enacted Phase 3 water restrictions due to the severe drought we are in. Because of the drought, the lochs/ponds are still very low and the water levels need to rise before we can continue treatment on the lochs/ponds.

Events:

Laura informed the residents that food trucks will still be coming out to the community throughout the month. The community breakfast will be in May 30th from 9-11am at the community center and we will be serving French toast sticks and hashbrowns. Laura is working on finding students from local high schools to help with our annual Christmas party this year in exchange for the HPOA making a donation to their programs.

New Business:

Denise informed the residents that we have submitted an application to Hernando County Public Works for calming devices to be put into the community on St. Andrews Blvd, Heather Blvd, and Allen Dr. The application is currently being processed by the county and we will provide updates as we receive them. They will likely be coming out soon to implement devices on these roads that help determine the necessity of the calming devices. Denise also reminded the residents that the owner of the golf course who also owns the pool up at the front of the community does not seem willing to lease the pool to us at this time. Denise conducted a gift card giveaway.

Meeting was adjourned by President, Richard Roth at 7:47 p.m.

Next meeting will be June 17th at 7pm.

Laura Ghent,
Corporate Secretary

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A&D COMMITTEE



WE MEET
THE FIRST &
THIRD TUESDAY
OF EVERY MONTH



AT
6:30PM

HELP KEEP OUR
Community
Beautiful



BY HELPING PROPERTIES
STAY IN COMPLIANCE.

Thank you for making
a difference!

Thank Your Neighbor Column



Introducing Our New “Thank Your Neighbor” Column

The HPOA is excited to introduce a brand-new feature in The Heather Newsletter: **Thank Your Neighbor!**

Our community is filled with kind, thoughtful residents who go out of their way to help others every day. Whether it's lending a hand after a storm, checking in on a neighbor, helping with groceries, sharing a smile, or simply being a friendly and caring presence in the community, we want to celebrate the people who make The Heather such a wonderful place to live.

Residents are invited to recognize a great neighbor by submitting a **Thank Your Neighbor form at the HPOA office** or **by emailing the office at heatherpoa11@yahoo.com**. Please include:

- Your neighbor's name
- A brief description of the good deed, act of kindness, or reason you would like to recognize them

Selected submissions may be featured in upcoming editions of The Heather Newsletter so we can all share in the positivity happening throughout our community.

A little appreciation can go a long way — thank you for helping us celebrate the neighbors who make The Heather feel like home!

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 929 members

“HPOA The Heather”

Currently, this group has 361 members



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 5/3, 5/10, 5/17 and 5/24 at The Heather Community Center.

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

Thank Your Neighbor Form

The HPOA is proud to recognize the wonderful neighbors who help make our community a great place to live. Use this form to recognize a neighbor for a kind act, helpful gesture, or for simply being a great neighbor.

Your Information

Your Name: _____

Address: _____

Phone or Email (optional): _____

Neighbor You Would Like to Recognize

Neighbor's Name: _____

Neighbor's Address (if known): _____

Tell Us Why You Are Thanking Your Neighbor

Submission Information

Please return completed forms to the HPOA Office or email your submission to:

heatherpoa11@yahoo.com

Selected submissions may be featured in upcoming editions of The Heather Newsletter.

Architectural and Design Committee

In the spirit of keeping our properties beautiful this Spring, scan the below QR code for the Top 20 Florida Plants for Container Gardening!



SCAN ME

RV Compound



RV Compound

All spots are currently rented out and the waiting list has been cleared. If you would like to apply for a spot, we will be creating a new waiting list. Just a reminder, we are still awaiting renewal payments for several spots. If you have received a late letter for the dues owed, please contact Angela at the Office. Thank you!

Security

We have not made any changes to the Gate House hours or the Security Patrol hours. It is the Board's intention to keep the current hours for the next several months and continue to review the overall expenses. The Board is pleased with the operation of both areas.

GATEHOUSE NEWS

As you drive in, you've probably seen friendly faces waving from the gatehouse. Want to know who they are? Let's introduce the team that makes your daily drive brighter!



Wave hello to Steve, Patti, Brian, and Tiffany! We also have Steven and Kaylee, our security guards, here to keep you safe as they drive throughout our streets!

Remember, the speed limit is 30 mph. Please drive carefully and be respectful of neighbors who might be driving slower.

A quick smile and wave can make everyone's day a little better. Thanks for being courteous and friendly!

Thanks,

Gatehouse Team



Good news! After receiving the required petition signatures, an application for traffic calming devices has been submitted to Hernando County Public Works for consideration of implementing speed humps on St. Andrews Blvd, Heather Blvd, and Allen Drive. If the application is approved, an investigatory process will ensue to determine the necessity.



Dog walkers are required to pickup their dog waste! PLEASE!

Thank you.



HCUD

SWFWMD DECLARES MODIFIED PHASE III WATER SHORTAGE

Due to dry conditions throughout the region, we are under a Modified Phase III Water Shortage. It is important to familiarize yourself with the updated restrictions during this time.

Effective April 3rd, 2026 - July 1st, 2026:

One-day-a-week watering remains in effect.

Watering hours have been changed to 12:01 am - 4:00 am OR 8:00 p.m. - 11:59 pm.

- Hand watering, microirrigation, and other low volume irrigation must take place before 8:00 am or after 6:00 pm
- At-home car washing is only allowed on your watering day.
- Pressure washing only in preparation for painting or sealing is allowed.

REMEMBER:

No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing, during this Modified Phase III Water Shortage.

When do I water?

For residential and commercial properties in Hernando County:

Your watering day is based on the LAST digit of your address

If your house number ends in:	Your watering day is:
0-1	Monday
2-3	Tuesday
4-5	Wednesday
6-7	Thursday
8-9*	Friday

You may water before 4:00 am OR after 8:00 pm on your designated day.

For more information, visit the Southwest Florida Water Management District's website:

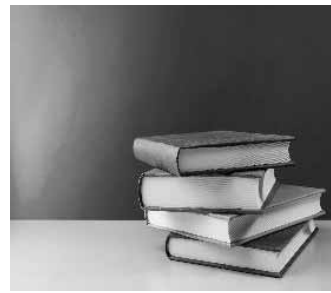
WaterMatters.org/Restrictions

Or call HCUD Water Resources at:

(352) 754-4705



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



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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New Patient Gift Certificate

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(1Block East of US 19)

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FREE **JB & Associates 10 Year Labor Warranty includes Refrigerant & Shipping & Dinner for 2 at Texas Roadhouse** \$40.00 Value

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 6/15/2026.

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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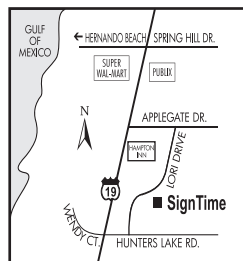
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JUNE 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 9am - Tai Chi 1pm- Bunco	2	3 9am - Tai Chi 11am- Library 1:45pm- Bingo	4 1pm - Dominoes	5	6
7	8 9am - Tai Chi 1pm- Bunco	9	10 9am - Tai Chi 11am- Library 1:45pm- Bingo	11 1pm - Dominoes	12 10am - Sew Happy	13 PRIVATE PARTY
14	15 9am - Tai Chi 1pm- Bunco	16 6:30pm- A&D	17 9am - Tai Chi 11am- Library 1:45pm- Bingo	18 1pm - Dominoes	19	20
21	22 9am - Tai Chi 1pm- Bunco	23	24 9am - Tai Chi 11am- Library 1:45pm- Bingo	25 1pm - Dominoes	26	27 Community Lunch 11-1pm PRIVATE EVENT
28	29 9am - Tai Chi 1pm- Bunco	30				

NOTE

Keep an eye on the HPOA Facebook page to see what food trucks will be in the community this month!



The Fairway

At the Fairway annual meeting in May, we had some exciting news to announce - congratulations to the Fairway's new President, Evelyn Ocasio Lopez and Michael Paulsen was elected as our newest permanent Board member as Secretary. George Lucin remains as Treasurer. Mia Jimenez and Carl Huffman are Board members as well.

In April we saw the completion of the vent cleaning and the tree trimming. Irrigation and landscaping continue as ongoing projects with a heavy emphasis on grass and weed control. Future projects include power washing the rust issues soon, black topping the driveways in December 2026 and subterranean termite treatment of the buildings in 2027.

Your Board requests and appreciates that you make your monthly payments timely which helps with our budgeting.

Thank you and enjoy yourselves,

The Fairway Board



The Bluffs

It's great to be entering the rainy season. Our lakes, plants, trees and yards desperately need more water. Remember, we all have on going water restrictions.

We will be having some tree work done as several trees have been damaged. Also our new dumpster service will begin soon with no interruptions to our twice weekly pick ups. As a reminder, ALL trash must be bagged and placed inside the container. Boxes must be broken down if empty.

Enjoy the summer season.

Your Board



Ponds and Lochs

With the upcoming rainy season, we will have to wait until the water levels are high enough to begin our treatment. We will purchase the chemicals that have been identified as being the most effective, and treat each pond on an as needed basis. One concern that we have is the bottom of the Loch near the Community Center is almost completely overgrown. Hopefully, we will be able to address this situation if it becomes a problem.

The Greens

The staircase painting project has begun. The project consists of replacing some steps, scraping, sealing, priming and painting of all metal and steps. Followed by repairing spindles and other metal that may have rotted out. We know this may be a disruption to the use of the staircase at a particular time. The vendor will do everything possible to be accommodating of personal schedules, but we ask that everyone be flexible in return during this maintenance.

Speaking of maintenance, over the next couple of months is a good time for all owners to make sure their maintenance is taken care of on items within your unit or service just your unit. Items such as dryer vent cleaning, hot water tank, plumbing such as wash machine hoses, ice maker water lines, dishwasher lines, faucets or toilet drips, HVAC units in your attic, etc.

As an owner you have the obligation to maintain your unit. Preventative maintenance is one of the steps. When was the last time you check these items for wear and tear? You don't want to find out after a problem arises that causes further damage to your unit, surrounding units and/or other areas of building. Preventative maintenance is much more affordable.

Sincerely,

The Greens Board



Picketts Park Pool

Nothing to report



**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.)

≡ *You're Invited!* ≡
COMMUNITY
Lunch

AT THE HEATHER COMMUNITY CENTER



≡ **SATURDAY** ≡
JUNE 27TH

11:00 AM – 1:00 PM

PULLED PORK SANDWICHES
and
FRENCH FRIES



≡ *Come join us!* ≡

Enjoy a delicious meal,
great company, and
the wonderful community
that makes The Heather
such a special place to live!



ALL HEATHER RESIDENTS

Welcome!

We can't wait to see you there!

Heather Sound

June Community Update

As we move into June, the warmer weather is finally here. The pool is a great way to cool off during the summer months and provides a wonderful opportunity to meet and connect with your neighbors.

Committee Volunteer Opportunities

The Social Committee is still seeking volunteers to help plan upcoming events. If you are interested in contributing to the community and being a part of these activities, please reach out to a board member or contact Jimmy at the clubhouse.

Additionally, if you would like to be involved in the landscaping committee, please let a board member or Jimmy at the Clubhouse know of your interest.

Community Maintenance Updates

The leaves on the roofs were blown off during the first week of May. We appreciate everyone's patience as maintenance continues throughout the community.

Repairs to the pavers are ongoing and will continue as funds become available.

Important Payment Information

Please be aware that an electronic convenience ACH payment charge will be imposed if you use ClickPay to make automatic payments. If you notice an additional \$2.95 charge on your June 1st payment, this is the reason for the increase. The credit card payment fee will remain at 3.5% of the transaction amount. If you wish to make your payment using another method, please follow the instructions below.

How to Deactivate ClickPay ACH

You have two options to deactivate your ClickPay ACH payments. You can either log in to www.clickpay.com or contact ClickPay directly. It is recommended to use your bank's bill pay service or send checks to Heather Walk HOA for your monthly payments.

Note:

- Deactivate ClickPay ACH by contacting ClickPay at 1 (800) 533-7901 to speak with a representative.
- Use your bank's 'Bill Pay' service or send personal checks to Heather Walk HOA for monthly payments.
- Make checks payable to **Heather Walk HOA**. Mail them to **Payment Processing Center at PO BOX 30437 Tampa, FL 33630**. Please include your **account #** (16 digits) with payments.
- Deactivate ClickPay ACH by logging into www.clickpay.com, selecting "autopay," and then deleting or canceling it.

Reminders

- Security monitoring is ongoing.
- Please do not park on the grass.
- No street parking is allowed from midnight to 7:00 AM.

We encourage everyone to join us at the next community meeting. Dates and times will be posted on the bulletin boards.

Till next month,
Sue T



Heather Walk News

Heather Sound has finally declared that "Spring has sprung". The pool is a wonderful 88 degrees and our "beautification project" is in full swing. Palms have been trimmed, mulch has been placed around the entry way and the pool area. We celebrated "Cinco de Mayo" as a group at a local restaurant. We are grateful for the rain, even though we need more to get our grass back to normal green color. Must have been the rain dance that someone did..... Please remember that we are a private area and would appreciate it if Heather members respect our privacy. Looking forward to a great summer.

Fran Lesick, President

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 

Heather Property Owners Assoc

Profit and Loss

May 1, 2025-April 30, 2026

	TOTAL
Income	
Building Rental Income	3,447.54
Estoppel Fees	10,292.00
Hernando County/Maint Income	2,800.00
HOA Lot Fee Income	244,057.00
Interest Income	\$4,581.12
Interest from Collections	85.16
Total for Interest Income	\$4,666.28
Lot Late Fee Income	2,289.34
RV Compound Income Fee	7,235.00
Social Activities Income	\$2,979.88
Snack Bar Income	370.00
Total for Social Activities Income	\$3,349.88
Total for Income	\$278,137.04
Gross Profit	
\$278,137.04	
Expenses	
Bank Charges & Fees	\$555.10
QuickBooks Payments Fees	1,897.46
Total for Bank Charges & Fees	\$2,452.56
Building Maintenance	\$21,420.08
Janitorial Supplies	6,335.47
Pest Control Indoor Only	394.08
Total for Building Maintenance	\$28,149.63
Business Licenses & Permits	175.00
Computer & Internet	
Dues & Subscriptions	372.88
Go Daddy website	359.88
Office Computer	
Software	1,654.25
Total for Office Computer	\$1,654.25
Total for Computer & Internet	\$2,387.01
Insurance	\$14,859.34
Business General Liability	110.00
Workers Comp	2,430.00
Total for Insurance	\$17,399.34
Interest Paid	26.57
Maint. Grounds	\$3,023.62
Irrigation - Sunshine State Sprinkler & Irrigation	1,052.79
Maint. Lakes - AquaScope	5,280.00
Mowing, Landscaping, gas- 3 seasons	39,681.64

Heather Property Owners Assoc

Profit and Loss

May 1, 2025-April 30, 2026

	TOTAL
Outside sign	135.00
RV Compound	100.20
Tree / Scrub Removal or clean-up	2,300.00
Total for Maint. Grounds	\$51,573.25
Office Supplies	\$1,655.48
Gifts	3.62
Phone - TracFone	128.99
Postage	510.36
Printing	792.24
Total for Office Supplies	\$3,090.69
Payroll	
Gross Wages	89,767.50
Payroll Processing Fees	1,006.00
Payroll Taxes (deleted)	
SUI BAD (deleted)	3.25
Total for Payroll Taxes (deleted)	\$3.25
Total for Payroll	\$90,776.75
Payroll Taxes	\$18.13
940	336.55
941	6,867.19
SUI	52.84
Total for Payroll Taxes	\$7,274.71
Professional Fees	\$450.00
Accounting	5,710.00
Legal Fees	1,740.00
Newsletter Editor	1,716.66
Total for Professional Fees	\$9,616.66
Repairs & Maintenance	
Trash Pickup	196.62
Total for Repairs & Maintenance	\$196.62
Security	\$1,316.00
Gallowglass Security	34,281.33
Ring system	106.49
Total for Security	\$35,703.82
Social Activities Expense - Events	\$5,214.80
Snack Bar	664.66
Total for Social Activities Expense - Events	\$5,879.46
Taxes & Licenses	\$2,435.74
Property taxes	1,614.20
Total for Taxes & Licenses	\$4,049.94

Heather Property Owners Assoc

Profit and Loss

May 1, 2025-April 30, 2026

	TOTAL
Utilities	
Electric	29,627.79
Telephone-Spectrum	4,200.05
Water & Sewer	4,698.04
Total for Utilities	\$38,525.88
Total for Expenses	\$297,277.89
Net Operating Income	-\$19,140.85
Other Income	
WREC Credit on Electric Account	1,542.94
Total for Other Income	\$1,542.94
Other Expenses	
Bad Debt Expense	822.00
Total for Other Expenses	\$822.00
Net Other Income	\$720.94
Net Income	-\$18,419.91



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Heather Property Owners Assoc

Balance Sheet

As of Apr 30, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	88,113.08
Regions Bank MM - Reserves (5797)	172,503.95
Regions Treasury Note (9cCM)	0.00
Trust account	0.00
Total for Bank Accounts	\$260,617.03
Accounts Receivable	
Accounts Receivable (A/R)	-75,703.27
Total for Accounts Receivable	-\$75,703.27
Other Current Assets	
QuickBooks Tax Holding Account	621.30
Undeposited Funds	4,938.00
Total for Other Current Assets	\$5,559.30
Total for Current Assets	\$190,473.06
Fixed Assets	
Air Conditioners	
Air Conditioners	11,251.26
Building	
Building	\$245,321.21
Building Improvements	25,841.50
Total for Building	\$271,162.71
Furniture & Equipment	
Furniture & Equipment	52,982.41
Outside Equipment	
Outside Equipment	16,727.94
Sign	
Sign	16,025.40
Sprinkler Systems	
Sprinkler Systems	8,482.00
Total for Fixed Assets	\$376,631.72
Other Assets	
Depreciation	-302,816.00
Total for Other Assets	-\$302,816.00
Total for Assets	\$264,288.78



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Heather Property Owners Assoc

Balance Sheet

As of Apr 30, 2026

	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	346.94
Total for Accounts Payable	\$346.94
Credit Cards	
Regions Visa (0043)	914.79
Total for Credit Cards	\$914.79
Other Current Liabilities	
Building Rental Security Deposits Received	690.00
Designated Donations	0.00
Direct Deposit Payable	0.00
Payroll Liabilities	\$0.03
940	147.74
941	465.43
FL Unemployment	8.11
Total for Payroll Liabilities	\$621.31
RV Key Deposit	1,395.00
Total for Other Current Liabilities	\$2,706.31
Total for Current Liabilities	\$3,968.04
Total for Liabilities	\$3,968.04
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
Total for Reserves	\$52,541.00
Retained Earnings	226,199.65
Net Income	-18,419.91
Total for Equity	\$260,320.74
Total for Liabilities and Equity	\$264,288.78

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 _____

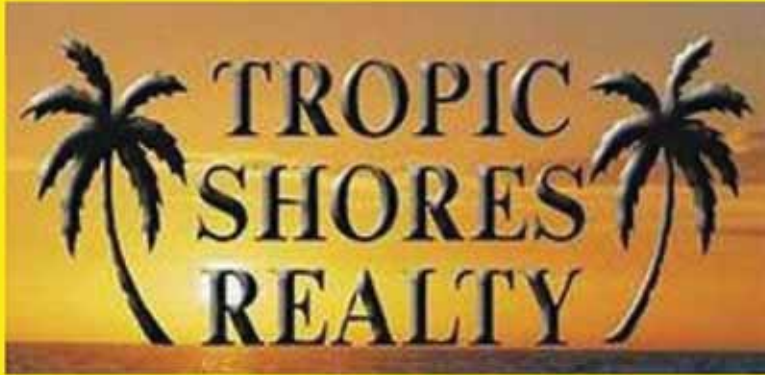
Date photocopy of this application mailed/given to property owner _____

Action taken _____

Signed

by: _____ Date _____

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bobbiglennadams19@gmail.com

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Spring Hill Location
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 Spring Hill, Florida 34610
727-862-9474

Service Location
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 Spring Hill, Florida 34610
727-856-7850

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