

Heritage Park
Community Development District

March 15, 2018

Heritage Park Community Development District

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March 8, 2018

Board of Supervisors
Heritage Park
Community Development District

Dear Board Members:

The Heritage Park Community Development District Board of Supervisors Meeting is scheduled for **Thursday, March 15, 2018 at 1:00 p.m.** at the **Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the January 18, 2018 Meeting
- IV. Acceptance of the Fiscal Year 2017 Audit Report
- V. Discussion of Landscape RFP Process
- VI. Update Regarding Streetlights
- VII. Fiscal Year 2019 Guidance and Process
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Trustee’s Fees
 - D. Operations Manager - Report
- IX. Audience Comments
- X. Supervisors Requests
- XI. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting – May 17, 2018 at 1:00 p.m.
- XIII. Adjournment

Enclosed for your review and approval is a copy of the minutes of the January 18, 2018 meeting.

The fourth order of business is acceptance of the Fiscal Year 2017 Audit Report, which is enclosed for your review.

Enclosed under the Manager’s report is a letter from US Bank.

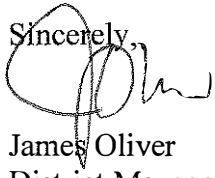
Enclosed under the Operations Manager's report is a memorandum.

A copy of the financial statements, assessments receipts and check register are enclosed for your review.

The balance of the agenda is routine in nature, and any additional support material will be presented and discussed at the meeting.

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Oliver', written over the word 'Sincerely,'.

James Oliver
District Manager

cc:	Rich Whetsel	Jenny Urcan
	Louis Cowling	Michael Eckert
	Darrin Mossing	Carl Eldred
	Ryan Stilwell	

AGENDA

Heritage Park Community Development District Agenda

Thursday
March 15, 2018
1:00 p.m.

Heritage Park Amenity Center
225 Hefferon Drive
St. Augustine, Florida 32084
Call In # 1-800-264-8432 Code # 545792
District Website: www.heritageparkcdd.com

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XIII. Adjournment

MINUTES

MINUTES OF MEETING
HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Park Community Development District was held on Thursday, January 18, 2018 at 1:00 p.m. at the Heritage Park Amenities Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

Present and constituting a quorum were:

Ken Kinnecom	Chairman
Mark Masley	Vice Chairman
Joanne Wharton	Supervisor
Rodney Philbrick	Supervisor
Robert Curran	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	District Counsel (by phone)
Jenny Urcan	District Engineer (by Phone)
Brian Stephens	Riverside Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

No members of the public were present.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 16, 2017 Meeting

On MOTION by Mr. Kinnecom seconded by Mr. Masley with all in favor the Minutes of the November 16, 2017 meeting were approved.
--

FOURTH ORDER OF BUSINESS

Update Regarding Streetlights

Brian Stephens stated regarding the conduit to run the wiring for the new streetlights, I am having a problem finding electricians that are willing and able to do it. I did find one

company that I am meeting next week, and hopefully the proposal from him will be provided the same day. He should be able to get it done the end of next week or the first of the following week, and then it will be ready for FPL.

Mr. Kinnecom suggested Smith Electric based in St. Augustine. Their prices have been quite good on matters that I know about. In addition, I have made you aware that the latest from FPL to change out 147 streetlights got delayed because many parts and labor got directed to Puerto Rico. It is now scheduled for the latter part of February.

FIFTH ORDER OF BUSINESS

Update Regarding Pond Access Maintenance Easements

Mr. Oliver stated one of the easement we are having a particular problem with is Pond 900.

Mr. Stephens stated they have been able to gain access to Pond 900. They altered their methods a little bit using something smaller to get into it, so they have been able to access it.

Ms. Wharton stated there was going to be some research done on this and has there been any progress.

Mr. Oliver responded yes, Ms. Urcan was going to take a look at the easements. Part of the solution is they are using a smaller boat now to access the pond.

Mr. Kinnecom stated we can keep in mind that the house next to Dave Ryan on East Red House Branch Road, the guy is willing and there is an easement on that subject property. There is a tree and a bush. The tenant is willing to cut them down. He would be delighted. It is a small tree.

Ms. Wharton asked about a permanent solution.

Mr. Oliver responded there have been occasions with other Districts where we actually entered an agreement for a long-term easement. This doesn't sound like that type of solution at this point since we are dealing with a renter and not the property owner. We do need to not only identify these easements but maintain these easements and check on the easements every once in a while. This occurs in every community, and sometimes there is a disconnect between what the HOA may authorize or sometimes people make improvements that the HOA is not aware of. Staff will continue to monitor maintenance access easements to identify problems and correct ASAP.

Mr. Oliver asked if there was any other business before going to staff reports.

Ms. Wharton asked about the tree removal. I don't see where it was done on the walking trails. There is still a lot of debris. I know they did a lot of clearing and clean up of the paths, and they were great about that. As far as removing a lot of the debris and chipping it up, I still haven't seen that. I see that we have paid them a portion of funds, and I know that originally we were told it would be done shortly after Thanksgiving. Is there a new date or is there a miscommunication in what I anticipate happening and what reality is? There is debris from the hurricane that is still in the woods on the border of the trails that I am concerned is a fire hazard.

Mr. Stephens responded I spoke with Yellowstone last week, and we are holding off because of the weight of that chipper and the rains we have been getting. We are trying to keep from doing any damage with that machine. We are hoping to get a week or two of dry weather where they can get in there and do their work. They are aware they still have to come back and do that. Once it is completed, Mr. Stephens will notify the Board, and Supervisor Wharton will inspect after project completion prior to payment approval by Operations Manager.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eldred stated I don't have any report this month.

B. Engineer

Ms. Urcan stated she had nothing new to report.

C. Manager

Mr. Oliver stated we will start the FY19 budget process at the May meeting. There will be discussion at the March meeting about the timeline and what the expectations are so we can put together a proposed budget, bring it to the board in May, and then over the next 60 days refine the budget and have a budget adoption hearing in July or August.

D. Operations Manager

Ms. Wharton stated I see the irrigation was put in for the new sod that was placed, but it looks like they didn't have quite enough to do one section. Will that be done later?

Mr. Stephens responded that will be done in the spring time.

Ms. Wharton asked how is that sod holding up? It is the time of year where it has not really taken, but I just don't want it to die. It looks okay to me.

Mr. Stephens responded I think it will survive. We might lose a little bit of it, but it won't be much.

Mr. Stephens gave his report. The irrigation project and landscape project at Pond 600 have been completed in substantial form. They still have to install a couple more pallets of sod in the spring when better material is available. One of the fountains at Pond 1400 has been repaired. The fountain in Pond 1500 has been replaced and is back up and running. We have also installed one additional No Fishing No Trespassing sign at 690 East Red Horse.

SEVENTH ORDER OF BUSINESS

Audience Comments

A resident arrived after the meeting started and stated she moved into the community in August, and she needs to know who she pays her CDD fees to.

Mr. Oliver responded it is on your property tax bill.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver stated the unaudited financials in the agenda package are through December 31, 2017. Right now there is \$132,000 in Capital Reserves. The only unusual variance I see is landscape contingency, and that is for some of the improvements we have done in the first quarter. We don't need to increase our Capital Reserves right now, but if we carry forward a variance to the end of the year, we can move some money from the Capital Reserve fund into the General Fund to balance the budget.

B. Assessment Receipts Schedule

Mr. Oliver stated through the end of December you are 39% collected. We have not received any January distributions from the tax collector. Typically that is the biggest distribution of the year because so many payments come in for December 31.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is a check register in the amount of \$43,486.26.

On MOTION by Mr. Kinnecom seconded by Mr. Philbrick with all in favor the Check Register was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Oliver stated the next scheduled meeting is March 15, 2018 at 1:00 p.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Masley seconded by Mr. Philbrick with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2017**

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Heritage Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

✓ In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 23, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated February 23, 2018, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.


David J. Anderson

February 23, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Park Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$742,323).
- The change in the District's total net position in comparison with the prior fiscal year was (\$77,502), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$550,933, a decrease of (\$4,174) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, assigned to subsequent year's expenditures and renewal and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2017	2016
Current and other assets	\$ 560,116	\$ 565,483
Capital assets, net of depreciation	3,284,430	3,523,842
Total assets	3,844,546	4,089,325
Deferred Outflows of Resources	40,728	43,160
Current liabilities	98,539	101,432
Long-term liabilities	4,529,058	4,695,874
Total liabilities	4,627,597	4,797,306
Net position		
Net investment in capital assets	(1,203,900)	(1,128,872)
Restricted	242,365	237,262
Unrestricted	219,212	226,789
Total net position	\$ (742,323)	\$ (664,821)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2017	2016
Revenues:		
Program revenues		
Charges for services	\$ 649,738	\$ 650,458
Operating grants and contributions	631	893
Capital grants and contributions	54	47
General revenues		
Investment earnings	196	224
Total revenues	650,619	651,622
Expenses:		
General government	128,913	119,559
Maintenance and operations	376,758	367,488
Interest	222,450	226,374
Total expenses	728,121	713,421
Change in net position	(77,502)	(61,799)
Net position - beginning	(664,821)	(603,022)
Net position - ending	\$ (742,323)	\$ (664,821)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$728,121. The majority of the costs of the District's activities were paid by program revenues. Program revenues, comprised primarily of assessments, decreased slightly during the fiscal year. Program revenues were comprised primarily of assessments for both the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2017, the District had \$5,896,043 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$2,611,613 has been taken, which resulted in a net book value of \$3,284,430. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2017, the District had \$4,580,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Park Community Development District's Finance Department at 135 West Central Boulevard, Suite 320, Orlando, Florida, 32801.

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 188,990
Investments	30,221
Assessments receivable	5,800
Prepaid items	6,877
Restricted assets:	
Investments	328,228
Capital assets:	
Depreciable, net	<u>3,284,430</u>
Total assets	<u>3,844,546</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>40,728</u>
Total deferred outflows of resources	<u>40,728</u>
 LIABILITIES	
Accounts payable	9,183
Accrued interest payable	89,356
Non-current liabilities:	
Due within one year	170,000
Due in more than one year	<u>4,359,058</u>
Total liabilities	<u>4,627,597</u>
 NET POSITION	
Net investment in capital assets	(1,203,900)
Restricted for debt service	242,365
Unrestricted	<u>219,212</u>
Total net position	<u>\$ (742,323)</u>

See notes to the financial statements

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 128,913	\$ 128,913	\$ -	\$ -	\$ -
Maintenance and operations	376,758	129,519	-	54	(247,185)
Interest on long-term debt	222,450	391,306	631	-	169,487
Total governmental activities	<u>728,121</u>	<u>649,738</u>	<u>631</u>	<u>54</u>	<u>(77,698)</u>
General revenues:					
Investment earnings					<u>196</u>
Total general revenues					<u>196</u>
Change in net position					(77,502)
Net position - beginning					(664,821)
Net position - ending					<u>\$ (742,323)</u>

See notes to the financial statements

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 56,124	\$ -	\$ 132,866	\$ 188,990
Investments	30,221	328,228	-	358,449
Assessments receivable	2,307	3,493	-	5,800
Prepaid items	6,877	-	-	6,877
Total assets	\$ 95,529	\$ 331,721	\$ 132,866	\$ 560,116
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,183	\$ -	\$ -	\$ 9,183
Total liabilities	9,183	-	-	9,183
Fund balances:				
Nonspendable:				
Prepaid items	6,877	-	-	6,877
Restricted for:				
Debt service	-	331,721	-	331,721
Assigned to:				
Subsequent year's expenditures	16,327	-	-	16,327
Renewal and replacement	-	-	132,866	132,866
Unassigned	63,142	-	-	63,142
Total fund balances	86,346	331,721	132,866	550,933
Total liabilities and fund balances	\$ 95,529	\$ 331,721	\$ 132,866	\$ 560,116

See notes to the financial statements

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

Fund balance - governmental funds \$ 550,933

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	5,896,043	
Accumulated depreciation	<u>(2,611,613)</u>	3,284,430

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

40,728

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(89,356)	
Bonds payable	<u>(4,529,058)</u>	<u>(4,618,414)</u>
Net position of governmental activities		<u><u>\$ (742,323)</u></u>

See notes to the financial statements

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 258,432	\$ 391,306	\$ -	\$ 649,738
Interest earnings	196	631	54	881
Total revenues	258,628	391,937	54	650,619
EXPENDITURES				
Current:				
General government	128,913	-	-	128,913
Maintenance and operations	137,346	-	-	137,346
Debt service:				
Principal	-	170,000	-	170,000
Interest	-	218,534	-	218,534
Total expenditures	266,259	388,534	-	654,793
Excess (deficiency) of revenues over (under) expenditures	(7,631)	3,403	54	(4,174)
Fund balances - beginning	93,977	328,318	132,812	555,107
Fund balances - ending	\$ 86,346	\$ 331,721	\$ 132,866	\$ 550,933

See notes to the financial statements

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Net change in fund balances - total governmental funds	\$ (4,174)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	170,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(239,412)
Amortization of the deferred charge on refunding and original issuance discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(5,616)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	1,700
Change in net position of governmental activities	<u>\$ (77,502)</u>

See notes to the financial statements

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Park Community Development District (the "District") was established by St. Johns County Ordinance 2004-1 effective on January 12, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – stormwater structures	25
Infrastructure – irrigation, signs, fountains and other	10 - 25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,432 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2017:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	<u>\$ 358,449</u>	N/A	N/A

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017 was as follows:

	Balance	Additions	Reductions	Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater system	\$ 3,806,228	\$ -	\$ -	\$ 3,806,228
Irrigation, signs, fountains and other	2,089,815	-	-	2,089,815
Total capital assets, being depreciated	5,896,043	-	-	5,896,043
Less accumulated depreciation for:				
Stormwater system	1,520,094	152,249	-	1,672,343
Irrigation, signs, fountains and other	852,107	87,163	-	939,270
Total accumulated depreciation	2,372,201	239,412	-	2,611,613
Total capital assets being depreciated	3,523,842	(239,412)	-	3,284,430
Governmental activities capital assets, net	\$ 3,523,842	\$ (239,412)	\$ -	\$ 3,284,430

Depreciation was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

On December 1, 2013, the District issued \$5,095,000 of Special Assessment Refunding Bond Series 2013 consisting of multiple term Bonds with maturity dates ranging from May 1, 2015 - May 1, 2035 and interest rates ranging from 1.5% - 5.125%. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2004A (the "Refunded Bonds") and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2015 through May 1, 2035.

The Series 2013 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2017.

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 4,750,000	\$ -	\$ 170,000	\$ 4,580,000	\$ 170,000
Less: Original issuance discount	54,126	-	3,184	50,942	-
Total	\$ 4,695,874	\$ -	\$ 166,816	\$ 4,529,058	\$ 170,000

NOTE 6 - LONG TERM LIABILITIES (Continued)

At September 30, 2017, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2018	\$ 170,000	\$ 214,610	\$ 384,610
2019	180,000	209,723	389,723
2020	185,000	203,873	388,873
2021	190,000	197,398	387,398
2022	200,000	190,035	390,035
2023-2027	1,135,000	812,445	1,947,445
2028-2032	1,455,000	501,681	1,956,681
2033-2035	1,065,000	111,213	1,176,213
	<u>\$ 4,580,000</u>	<u>\$ 2,440,978</u>	<u>\$ 7,020,978</u>

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 255,225	\$ 258,432	\$ 3,207
Interest earnings	25	196	171
Total revenues	<u>255,250</u>	<u>258,628</u>	<u>3,378</u>
EXPENDITURES			
Current:			
General government	115,230	128,913	(13,683)
Maintenance and operations	164,705	137,346	27,359
Total expenditures	<u>279,935</u>	<u>266,259</u>	<u>13,676</u>
Excess (deficiency) of revenues over (under) expenditures	(24,685)	(7,631)	17,054
OTHER FINANCING SOURCES			
Carry forward	24,685	-	(24,685)
Total other financing sources	<u>24,685</u>	<u>-</u>	<u>(24,685)</u>
Net change in fund balances	<u>\$ -</u>	<u>(7,631)</u>	<u>\$ (7,631)</u>
Fund balance - beginning		<u>93,977</u>	
Fund balance - ending		<u>\$ 86,346</u>	

See notes to required supplementary information

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 23, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

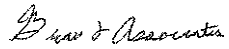
✓ Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



February 23, 2018



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County, Florida

We have examined Heritage Park Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

✓ In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Park Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

February 23, 2018



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated February 23, 2018.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 23, 2018, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Heritage Park Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Heritage Park Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

February 23, 2018

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

✓ None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

✓ None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2016.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

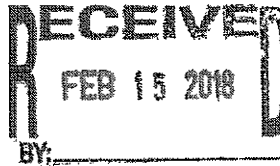
5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2017 financial audit report.

- ✓ 6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2017. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

EIGHTH ORDER OF BUSINESS

C.



February 12, 2018

Global Corporate Trust Services
200 S. 6th Street
EP-MN-L20D
Minneapolis, MN 55402

usbank.com

6 * 2128 * *****AUTO**MIXED AADC 553

HERITAGE PARK CDD
ATTN DISTRICT MANAGER
C/O GOVERNMENTAL MANAGEMENT SERVICES
1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771-7210

RE: HERITAGE PARK CDD REF SER 2013 INT

U.S. Bank is one of the largest providers of corporate trust services in the nation. Our high level of expertise and unprecedented commitment to client service enables us to efficiently deliver quality products to meet all of your corporate trust needs. Global Corporate Trust Services is extremely dedicated to remaining a long-term participant in the industry through effective utilization of our people, our technology and our remarkable service delivery.

We are able to offer world-class service to our clients, our clients' bondholders and financial intermediaries through our continued investment in a variety of technology enhancements, development of new products, and the employment of highly qualified corporate trust professionals. These investments provide us with the resources necessary to continue providing quality financial services to the marketplace.

We recently reviewed the fee structure for your account(s). So we may continue to provide corporate trust services that meet the high service levels our customers expect and deserve, we find it necessary to increase our fees. Effective October 1, 2018, you will note an increase on your next scheduled billing statement as follows:

Fee Type	Current Fee Amount	New Fee Amount
Administration	\$3,750.00	\$4,125.00

We believe this amount is a reasonable reflection of the increased costs we bear in providing service to you. We trust you will agree that the service that you receive from U.S. Bank is commensurate with this new fee structure.

We appreciate the opportunity to be of service to you and your business is important to us. If you have any questions, please call me.

Sincerely,

STACEY JOHNSON
Relationship Manager, U.S. Bank Global Corporate Trust Services
225 E. Robinson Street, Suite 250
Orlando, FL 32801
407.835.3805
stacey.johnson4@usbank.com

D.

Heritage Park Community Development District
475 West Town Place, Suite 114, St. Augustine, FL 32092

Memorandum

Date: **March 15, 2018**

To: **Rich Whetsel** **via email**
 Operations Director

From: **Brian Stephens**
 Operations Manager

Re: **Heritage Park CDD**
 Managers Memorandum

The following is a summary of activities related to the field operations of the Heritage Park Community Development District.

Landscaping:

1. The tree debris that was created by the Hurricane Irma Clean-up has been chipped back into the natural area.

Retention Ponds:

1. Ponds levels are a little below normal level.
2. Future Horizons continues to keep the ponds in good condition.
3. The fountain timers are being checked and adjusted weekly.
4. One (1) fountain in pond 500 has been repaired.
5. GFI tripping was minimal over the last several months.
6. The lakes and outfall structures are being inspected and cleaned bi-weekly.

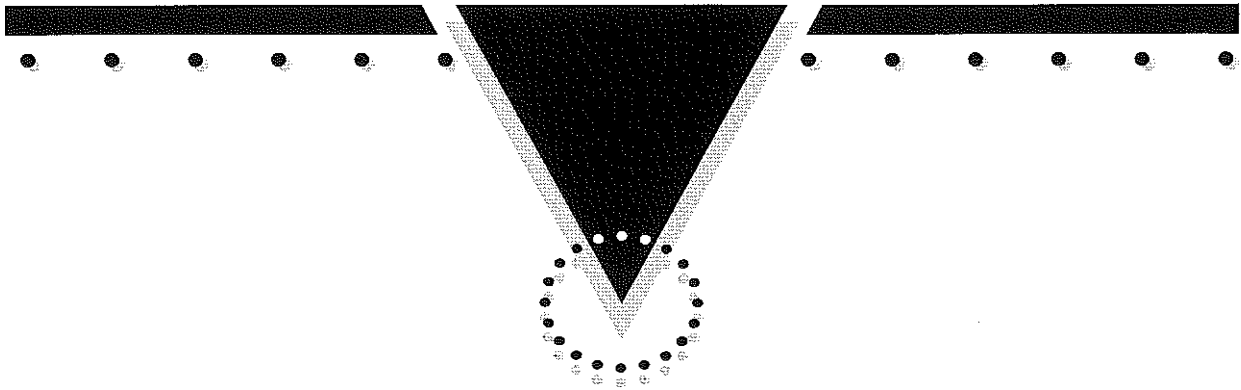
Other Projects:

1. We are working with FPL to install lighting at the speed humps on Heritage Park Drive.
2. The conduit for the speed hump lighting is scheduled to be done the week of March 5, 2018.

If you have any questions or comments, please feel free to contact Brian Stephens at (904)627-9271 or Rich Whetsel at (904) 759-8923.

ELEVENTH ORDER OF BUSINESS

A.



Heritage Park Community Development District

Unaudited Financial Reporting

February 28, 2018



HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2018

	<u>Governmental Fund</u>			<u>Totals</u> (memorandum only)
<u>Assets</u>	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>2018</u>
Cash	\$42,600	-----	\$120,832	\$163,432
Prepaid Expense	\$15	-----	-----	\$15
<u>Investments:</u>				
Operating Account	\$176,413	-----	-----	\$176,413
<u>Series 2013</u>				
Reserve	-----	\$194,622	-----	\$194,622
Revenue	-----	\$397,108	-----	\$397,108
Prepayment	-----	\$2,265	-----	\$2,265
Total Assets	\$219,028	\$593,995	\$120,832	\$933,855
<u>Liabilities</u>				
Accounts Payable	\$5,145	-----	-----	\$5,145
<u>Fund Equity, Other Credits</u>				
<u>Fund Balances:</u>				
Unassigned	\$213,883	-----	-----	\$213,883
Restricted for Debt Service	-----	\$593,995	-----	\$593,995
Assigned for Capital Reserve	-----	-----	\$120,832	\$120,832
Total Liabilities, Fund Equity	\$219,028	\$593,995	\$120,832	\$933,855

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND**

Statement of Revenues and Expenditures
For Period Ending February 28, 2018

	GENERAL FUND BUDGET	PRORATED BUDGET THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
REVENUES:				
Assessments Tax Roll	\$255,225	\$243,850	\$243,850	\$0
Interest Income	\$25	\$10	\$35	\$24
TOTAL REVENUES	\$255,250	\$243,860	\$243,885	\$24
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$6,000	\$2,000	\$2,000	\$0
FICA Expense	\$459	\$135	\$122	\$13
Engineer	\$7,500	\$3,125	\$257	\$2,868
Arbitrage Rebate	\$600	\$0	\$0	\$0
Dissemination Agreement	\$1,000	\$417	\$417	\$0
District Counsel	\$30,000	\$12,500	\$2,160	\$10,340
Financial Advisory Services	\$7,500	\$7,500	\$7,500	\$0
Auditing Services	\$3,800	\$3,800	\$3,200	\$600
Trustee Fees	\$4,100	\$4,100	\$4,041	\$59
Management Fees	\$52,635	\$21,931	\$21,931	\$0
Information Technology	\$1,500	\$625	\$717	(\$92)
Telephone	\$125	\$52	\$51	\$1
Postage	\$1,000	\$417	\$119	\$298
Printing and Binding	\$750	\$313	\$253	\$59
Insurance	\$7,600	\$7,600	\$6,877	\$723
Legal Advertising	\$1,200	\$500	\$159	\$341
Other Current Charges	\$500	\$208	\$254	(\$46)
Office Supplies	\$250	\$104	\$52	\$52
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$126,694	\$65,501	\$50,284	\$15,217
MAINTENANCE:				
Field Operations	\$10,000	\$4,167	\$4,167	\$0
Landscape Maintenance	\$35,325	\$14,719	\$14,719	\$0
Landscape Contingency	\$5,892	\$2,455	\$6,094	(\$3,639)
Lake Maintenance	\$23,340	\$9,725	\$9,725	\$0
Lake Contingency	\$7,000	\$2,917	\$9,463	(\$6,546)
Utility Service	\$17,000	\$7,083	\$5,422	\$1,662
Street Lights	\$36,000	\$15,000	\$11,848	\$3,152
Common Area Maintenance	\$8,000	\$3,333	\$4,627	(\$1,293)
Contingency	\$2,327	\$969	\$0	\$969
TOTAL MAINTENANCE	\$144,884	\$60,368	\$66,064	(\$5,696)
TOTAL EXPENDITURES	\$271,577	\$125,870	\$116,348	\$9,521
EXCESS REVENUES/ (EXPENDITURES)	(\$16,327)		\$127,536	
FUND BALANCE-BEGINNING	\$16,327		\$86,346	
FUND BALANCE-ENDING	\$0		\$213,883	

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures
For Period Ending February 28, 2018

REVENUES:

	DEBT SERVICE BUDGET	PRORATED BUDGET THRU 2/28/18	ACTUAL THRU 2/28/18	VARIANCE
Assessments Tax Roll	\$387,535	\$369,226	\$369,226	\$0
Interest Income	\$100	\$42	\$274	\$233
TOTAL REVENUES	\$387,635	\$369,268	\$369,500	\$233

EXPENDITURES:

Series 2013

Interest Expense 11/01	\$107,305	\$107,305	\$107,227	\$78
Principal Expense 05/01	\$170,000	\$0	\$0	\$0
Interest Expense 05/01	\$107,305	\$0	\$0	\$0
TOTAL EXPENDITURES	\$384,610	\$107,305	\$107,227	\$78

EXCESS REVENUES/ (EXPENDITURES)

\$3,025	\$262,274
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FUND BALANCE - BEGINNING

\$133,574	\$331,722
------------------	------------------

FUND BALANCE - ENDING

\$136,599	\$593,995
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HERITAGE PARK
Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending February 28, 2018

	Adopted Budget	PRORATED BUDGET THRU 2/28/18	ACTUAL THRU 2/28/18	Variance
<u>REVENUES:</u>				
Interest Income	\$50	\$21	\$21	\$1
TOTAL REVENUES	\$50	\$21	\$21	\$1
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$12,055	(\$12,055)
TOTAL EXPENDITURES	\$0	\$0	\$12,055	(\$12,055)
EXCESS REVENUES/ (EXPENDITURES)	\$50		(\$12,033)	
FUND BALANCE - BEGINNING	\$132,867		\$132,866	
FUND BALANCE - ENDING	\$132,917		\$120,832	

HERITAGE PARK
Community Development District

Revenues:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Tax Roll Assessments	\$0	\$37,602	\$63,792	\$133,501	\$8,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,850
Interest Income	\$8	\$4	\$2	\$7	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Total Revenues	\$8	\$37,606	\$63,793	\$133,508	\$8,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,885

Expenditures

Administrative

Supervisors Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$0	\$61	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineer	\$119	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
District Counsel	\$511	\$824	\$328	\$498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160
Financial Advisory Services	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Auditing Services	\$0	\$0	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
Trustee Fees	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
Management Fees	\$4,386	\$4,386	\$4,386	\$4,386	\$4,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,931
Information Technology	\$140	\$157	\$140	\$140	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$717
Telephone	\$0	\$27	\$0	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Postage	\$35	\$8	\$70	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119
Printing and Binding	\$93	\$2	\$90	\$1	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$253
Insurance	\$6,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,877
Legal Advertising	\$0	\$80	\$0	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159
Other Current Charges	\$64	\$39	\$39	\$62	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254
Office Supplies	\$21	\$0	\$15	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

Total Administrative

	\$20,005	\$6,804	\$5,152	\$13,582	\$4,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,284
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Maintenance

Field Operations	\$833	\$833	\$833	\$833	\$833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,167
Landscape Maintenance	\$2,944	\$2,944	\$2,944	\$2,944	\$2,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,719
Landscape Contingency	\$4,110	\$0	\$1,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,094
Lake Maintenance	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,725
Lake Contingency	\$3,837	\$0	\$1,096	\$4,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,463
Utility Service	\$1,037	\$1,104	\$1,094	\$1,070	\$1,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,422
Street Lights	\$2,960	\$2,960	\$2,960	\$2,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,848
Common Area Maintenance	\$1,129	\$1,477	\$665	\$1,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,627
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total Maintenance

	\$18,795	\$11,263	\$13,522	\$15,646	\$6,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,064
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Total Expenditures

	\$38,800	\$18,066	\$18,673	\$29,227	\$11,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,348
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Excess Revenues/(Expenditures)

	(\$38,793)	\$19,539	\$45,120	\$104,280	(\$2,611)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,536
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Heritage Park
Community Development District
LONG TERM DEBT REPORT

SERIES 2013, SPECIAL ASSESSMENT REFUNDING BONDS		
MATURITY DATE:	5/1/2035	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT	
RESERVE FUND REQUIREMENT	\$193,893	
RESERVE FUND BALANCE	\$194,622	
BONDS OUTSTANDING - 10/30/13		\$5,095,000
LESS: SPECIAL CALL 5/1/14		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$160,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$165,000)
LESS: SPECIAL CALL 5/1/16		(\$10,000)
LESS: SPECIAL CALL 5/1/17		(\$170,000)
CURRENT BONDS OUTSTANDING		\$4,580,000

B.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT Fiscal Year 2018 Assessment Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2013 DEBT ASSESSED	FY18 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	703	386,512.41	255,266.40	641,778.81

[illegible]

C.

Heritage Park Community Development District

Summary of Invoices

January 11, 2018 to March 8, 2018

Fund	Date	Check No.'s	Amount
General Fund	1/12/18	2625-2627	\$ 4,601.20
	1/19/18	2628-2629	\$ 744.51
	1/26/18	2630	\$ 327.50
	2/2/18	2631-2633	\$ 4,801.57
	2/6/18	2634	\$ 4,677.98
	2/9/18	2635-2637	\$ 5,722.07
	2/16/18	2638	\$ 4,041.00
	2/23/18	2639-2640	\$ 1,853.69
	3/2/18	2641-2643	\$ 8,088.74
	3/5/18	2644	\$ 4,603.43
			<hr/> \$ 39,461.69
Payroll	<u>January 2018</u>		
	Joanne B. Wharton	50310	\$ 184.70
	Kenneth K. Kinnecom	50311	\$ 184.70
	Mark J. Masley	50312	\$ 200.00
	Robert L. Curran Jr.	50313	\$ 184.70
	Rodney L. Philbrick	50314	\$ 184.70
			<hr/> \$ 938.80
			<hr/> \$ 40,400.49

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 3/06/18

PAGE 1

*** CHECK DATES 01/11/2018 - 03/08/2018 ***

HERITAGE PARK CDD-GENERAL FUND

BANK A HERITAGE PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/12/18	00002	1/02/18 354	201801 320-53800-12000		CONTRACT ADMIN JAN18	*	833.33	
					GOVERNMENTAL MANAGEMENT SERVICES			833.33 002625
1/12/18	00042	1/11/18 52683	201801 320-53800-46600		AERATR/CNTRL BOX/QUICK DC	*	824.13	
					FUTURE HORIZONS, INC.			824.13 002626
1/12/18	00043	1/01/18 197845	201801 320-53800-46200		LANDSCAPE MAINT. JAN18	*	2,943.74	
					YELLOWSTONE LANDSCAPE			2,943.74 002627
1/19/18	00002	1/16/18 355	201712 320-53800-46400		FACILITY MAINT - DEC17	*	585.81	
		1/16/18 355	201712 320-53800-46400		MAINTENANCE SUPPLIES	*	79.00	
					GOVERNMENTAL MANAGEMENT SERVICES			664.81 002628
1/19/18	00014	1/09/18 17556903	201801 310-51300-48000		NOT.OF MEETING-01/18/18	*	79.70	
					THE ST.AUGUSTINE RECORD			79.70 002629
1/26/18	00001	1/10/18 98138	201712 310-51300-31500		MTG MIN/ACTION/LEGISLATN	*	327.50	
					HOPPING, GREEN & SAMS			327.50 002630
2/02/18	00042	1/16/18 52724	201801 320-53800-46600		AERATOR SVC POND 1500	*	3,531.67	
					FUTURE HORIZONS, INC.			3,531.67 002631
2/02/18	00040	1/22/18 37787	201801 320-53800-46600		3 NO FISHING/TRSPASS SIGN	*	174.00	
					GIGLIO SIGNS, INC.			174.00 002632
2/02/18	00043	12/31/17 197331	201712 320-53800-46600		RPR MAINLINE/ROTOR/PUMP	*	1,095.90	
					YELLOWSTONE LANDSCAPE			1,095.90 002633
2/06/18	00002	2/01/18 356	201802 310-51300-34000		MANAGEMENT FEES FEB18	*	4,386.25	
		2/01/18 356	201802 310-51300-35100		INFO TECHNOLOGY FEB18	*	125.00	
		2/01/18 356	201802 310-51300-31300		DISSEMINATION FEES FEB18	*	83.33	
		2/01/18 356	201802 310-51300-51000		OFFICE SUPPLIES	*	15.00	

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 3/06/18

PAGE 2

*** CHECK DATES 01/11/2018 - 03/08/2018 ***

HERITAGE PARK CDD-GENERAL FUND

BANK A HERITAGE PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/01/18 356 COPIES	201802 310-51300-42500		*	68.40	
				GOVERNMENTAL MANAGEMENT SERVICES			4,677.98 002634
2/09/18 00042		1/30/18 52849 AQUATIC WEED CTRL JAN18	201801 320-53800-46300		*	1,945.00	
				FUTURE HORIZONS, INC.			1,945.00 002635
2/09/18 00002		2/01/18 357 CONTRACT ADMIN FEB18	201802 320-53800-12000		*	833.33	
				GOVERNMENTAL MANAGEMENT SERVICES			833.33 002636
2/09/18 00043		2/01/18 201487 LANDSCAPE MAINT. FEB18	201802 320-53800-46200		*	2,943.74	
				YELLOWSTONE LANDSCAPE			2,943.74 002637
2/16/18 00038		1/25/18 4886470 TRUSTEE FEES - FY18	201801 310-51300-32300		*	4,041.00	
				US BANK			4,041.00 002638
2/23/18 00002		2/13/18 358 FACILITY MAINT - JAN18	201801 320-53800-46400		*	1,171.62	
		2/13/18 358 MAINTENANCE SUPPLIES	201801 320-53800-46400		*	184.57	
				GOVERNMENTAL MANAGEMENT SERVICES			1,356.19 002639
2/23/18 00001		2/12/18 98678 LETTER REQ/MTG/LEGISLATN	201801 310-51300-31500		*	497.50	
				HOPPING, GREEN & SAMS			497.50 002640
3/02/18 00003		2/01/18 16286 FY17 AUDIT FEE	201801 310-51300-32200		*	3,200.00	
				GRAU AND ASSOCIATES			3,200.00 002641
3/02/18 00042		2/28/18 53174 AQUATIC WEED CTRL FEB18	201802 320-53800-46300		*	1,945.00	
				FUTURE HORIZONS, INC.			1,945.00 002642
3/02/18 00043		3/01/18 204073 LANDSCAPE MAINT. MAR18	201803 320-53800-46200		*	2,943.74	
				YELLOWSTONE LANDSCAPE			2,943.74 002643
3/05/18 00002		3/01/18 359 MANAGEMENT FEES MAR18	201803 310-51300-34000		*	4,386.25	
		3/01/18 359 INFO TECHNOLOGY MAR18	201803 310-51300-35100		*	125.00	

HERT HERITAGE PARK TVISCARRA

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/06/18
 *** CHECK DATES 01/11/2018 - 03/08/2018 ***
 HERITAGE PARK CDD-GENERAL FUND
 BANK A HERITAGE PARK CDD

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/01/18	359	201803 310-51300-31300		DISSEMINATION FEE MAR18	*	83.33	
3/01/18	359	201803 310-51300-42500		COPIES	*	.60	
3/01/18	359	201803 310-51300-41000		TELEPHONE	*	8.25	
GOVERNMENTAL MANAGEMENT SERVICES						4,603.43	002644
TOTAL FOR BANK A						39,461.69	
TOTAL FOR REGISTER						39,461.69	

HERT HERITAGE PARK TVISCARRA

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED
JAN 10 2017

Bill To:
Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32082

Invoice #: 354
Invoice Date: 1/2/18
Due Date: 1/2/18
Case:
P.O. Number:

BY: _____

Description	Hours/Qty	Rate	Amount
Contract Administration - January 2018		\$833.33	\$833.33
#2			
1-320-538-12			
Total			\$833.33
Payments/Credits			\$0.00
Balance Due			\$833.33

2017

1-3-18

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 52683

Invoice Date: Jan 11, 2018

Page: 1

#142
B Hpt 1-12-18
Take Contingency
001.320.53800 416600

Bill To:

Heritage Park CDD
c/o GMC, LLC
135 W. Central Blvd Ste 320
Orlando, FL 32801

Ship to:

Kasco 4400
Aerator Repair

Customer ID	Customer PO	Payment Terms	
Heritage04	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Hilliard01	Hand Deliver		2/10/18

Quantity	Item	Description	Unit Price	Amount
1.00	990300	Large O-Ring for Blue Top	8.35	8.35
1.00	990275	Cord O-Ring	0.93	0.93
1.00	990280	Black Plug for Top	2.25	2.25
1.00	990281	O-Ring For Black Plug	0.29	0.29
2.00	996100	Bearings (each)	13.82	27.64
1.00	341225	Potting Resin Kit	30.00	30.00
1.00		Oil for 4400	46.57	46.57
1.00	6030142K	Stub cord with 1/2 of quick disconnect Installed (3hp and lower)	93.57	93.57
1.00	636235	Quick Disconnect, female half, 12 gland	60.19	60.19
1.00	636232	10 gauge gland for QD	2.99	2.99
1.00	840500	Mechanical Seal	17.25	17.25
1.00	496200	15.0 MF Capacitor	38.60	38.60
1.00	Env Disp Fee	Environmental Disposal Fee	6.00	6.00
3.00	Aerator Service	Aerator Service - #1400	85.00	255.00
1.00	125250	C-25 Control Box	234.50	234.50
Unit would not run on site. Also, showed a dead short. Once on the bench, the stub cord and disconnect showed shorts. The unit had some sort of line around the shaft that got into the seal and allowed water in.				
Subtotal				824.13
Sales Tax				
Freight				
Total Invoice Amount				824.13
Payment/Credit Applied				
TOTAL				824.13

Check/Credit Memo No:

Overdue Invoices are subject to finance charges.



YELLOWSTONE
LANDSCAPE PROFESSIONALS

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000197845
Invoice Date: January 1, 2018

Account: 12246
PO Number:

Bill To:
Heritage Park CDD
9655 Florida Mining Blvd. W.
Bldg 300, Ste 305/306
Jacksonville, FL 32257

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10021106.102
Property Name: Heritage Park CDD
Terms: NET 30

Invoice Due Date: January 31, 2018
Invoice Amount: \$2,943.74
Month of Service: January 2018

Description	Current Amount
Monthly Landscape Maintenance	2,943.74

Invoice Total 2,943.74

B. Stephens 1-5-18
Landscape Maint
001.320,53800,46200

Should you have any questions or inquiries please call (386) 437-6211.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 355
Invoice Date: 7/16/18
Due Date: 7/16/18
Case:
P.O. Number:

Bill To:
Heritage Park CDD
476 West Town Place
Suite 114
St Augustine, FL 32082

RECEIVED
JAN 18 2018
BY: _____

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2017		585.81	585.81
Maintenance Supplies		79.00	79.00
 #2 - Common Area Maint. 1-320,538,4640			

Total	\$664.81
Payments/Credits	\$0.00
Balance Due	\$664.81

24W
1-18-18

GMS

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2017

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/14/17	8	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
12/14/17	8	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)

TOTAL 16MILES 58

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/6/18

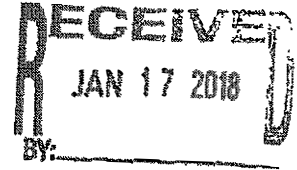
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HP				
HERITAGE PARK				
	RMS			
	12/14/17	Gator and Large Trailer Rental	70.00	S.A.
	12/14/17	Gas for Gator	9.00	S.A.
		TOTAL	79.00	

Tue, Jan 09, 2018
11:45:23

Receipt No:

Classified Ad Invoice

The St. Augustine Record



Acct: 1000253503

Phone: 9049405850

E-Mail:

Client:

Name: HERITAGE PARK COMM DEVE
Address: 475 W TOWN PLACE

City: SAINT AUGUSTINE

State: FL Zip: 32092

Caller: 1/18 REGULAR MEETING

Ad Name: 17556903A

Reply Request

Ad Id: 17556903

Standby Type:

Start: 01/09/2018

Issues: 1

Stop: 01/09/2018

Class: 7524

Rate: L01

Paytype: BL

Copy Line: 1/18 REGULAR MEETI

Rep: MELISSA RHINEHART-LE

Colors:

Editions: INS/RE/

G. D. #

Tearsheets: 0

Earliest Production Deadline: 00/00/00

Lines.....	62.00
Depth.....	4.44
Columns...	1
Price:	79.70
Other Charges:	0.00
Discounts:	0.00
Total	79.70

#14
1-310-51348

NOTICE OF MEETING HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Heritage Park Community Development District is scheduled to be held on Thursday, January 18, 2018 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Heron Drive, St. Augustine, Florida 32084. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

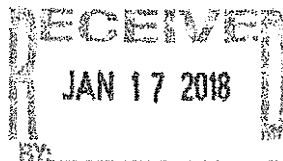
Any person requiring special accommodations at this meeting because of a disability or physical impediment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17556903A January 9, 2018

Ad shown is not actual print size

Thank you and have a nice day!



THE ST. AUGUSTINE RECORD

HERITAGE PARK COMM DEVELOPMENT
475 W TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092

Ref.#: 17556903A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida;
that the attached copy of advertisement being a **NOTICE OF MEETING**
In the matter of **1/18 REGULAR MEETING - 1/18 REGULAR MEETING**
was published in said newspaper on **01/09/2018**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **JAN 09 2018**

by *Jamie Williams* who is personally known to me
or who has produced to me identification

[Signature]
ERIC DAMIEN MCBRIDE
MY COMMISSION # FF025198
EXPIRES October 07, 2019
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)

**NOTICE OF MEETING
HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT**

COP

The regular meeting of the Board of Supervisors (the Board) of the Heritage Park Community Development District is scheduled to be held on Thursday, January 18, 2018 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Heritage Drive, St. Augustine, Florida 32084. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 and phone (904) 940-5850. The meeting may be continued or adjourned, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two (2) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-372-5777 for assistance in contacting the District Office.

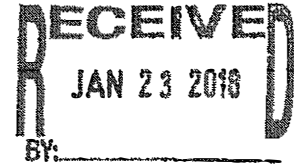
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be heard.

James Oliver
District Manager
17556903A, January 9, 2018

Hopping Green & Sams

Attorneys and Counselors

118 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



STATEMENT

January 10, 2018

Heritage Park Community Development District
Governmental Management Services-CF, LLC
1412 S. Narcoossee Rd.
St. Cloud, FL 34771

Bill Number 98138
Billed through 12/31/2017

#1
1-316-013-315

General Representation

HPARK 00001 CEL

FOR PROFESSIONAL SERVICES RENDERED

12/06/17	CEL	Research meeting action items.	0.20 hrs
12/15/17	DGW	Disseminate legislative update to board members.	0.20 hrs
12/22/17	CEL	Review and edit meeting minutes; research meeting action items.	0.50 hrs
12/29/17	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$327.50

MATTER SUMMARY

Eldred, Carl	0.70 hrs	280 /hr	\$196.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00

TOTAL FEES \$327.50

TOTAL CHARGES FOR THIS MATTER \$327.50

BILLING SUMMARY

Eldred, Carl	0.70 hrs	280 /hr	\$196.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00

TOTAL FEES \$327.50

TOTAL CHARGES FOR THIS BILL \$327.50

Please include the bill number on your check.

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-882-1187
Fax: 904-692-1193

INVOICE

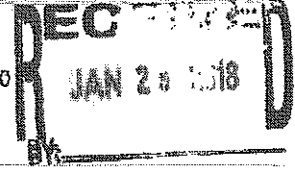
Invoice Number: 52724
Invoice Date: Jan 16, 2018
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
135 W. Central Blvd Ste 320
Orlando, FL 32801

Ship to:

Heritage Park CDD
c/o GMC, LLC
135 W. Central Blvd Ste 320
Orlando, FL 32801



Customer ID	Customer PO	Payment Terms	
Heritage04	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		2/15/18

Quantity	Item	Description	Unit Price	Amount
140.00	SOWA/SO 8/4	8/4 Cable	2.95	413.14
1.00	3M82-A3	Extra Large Splice Kit	103.39	103.39
1.00		5hp 230v 1ph Motor	1,405.19	1,405.19
1.00		6 inch pump	1,034.95	1,034.95
5.00	Aerator Service	Aerator Service - Pond 1500 Lake Fountain	85.00	425.00

The motor showed to have a short in it and the bearings have gone out, causing the rotor to drop.

#12

B. Stephen 1.17.18

Lake Contingency
001.320.52200.46600

Use Keyboard for Navigation

Check/Credit Memo No:

Subtotal	3,381.67
Sales Tax	
Freight	150.00
Total Invoice Amount	3,531.67
Payment/Credit Applied	
TOTAL	3,531.67

Overdue invoices are subject to finance charges.

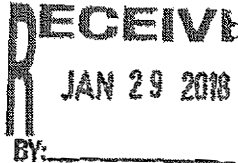
GIGLIO SIGNS INC

1961 HENDRICKS AVENUE
JACKSONVILLE, FL 32207

INVOICE

DATE	INVOICE #
1/22/2018	37787

BILL TO
HERITAGE PARK

SHIP TO


P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	PHONE	FAX
BRIAN	DUE ON REC...	SE	1/22/2018			
ITEM	DESCRIPTION			QTY	PRICE	AMOUNT
Custom Sign Pack...	1/2" PVC SIGNS LOGO/NO FISHING. NO TRESPASSING. FL STATUE \$10.99			3	\$8.00	174.00
<p>#40</p> <p>B. Stephen 1-22-18</p> <p>Lake Contingency</p> <p>001.320.57200.46600</p>						
THANK YOU!					Total	\$174.00

Balance Due	\$174.00
-------------	----------



YELLOWSTONE
LANDSCAPE PROFESSIONALS

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000197331
Invoice Date: December 31, 2017

Account: 12246
PO Number:

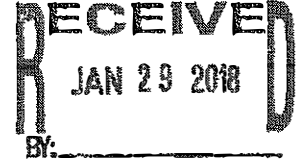
Bill To:

Heritage Park CDD
9655 Florida Mining Blvd. W.
Bldg 300, Ste 305/306

Jacksonville, FL 32257

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017



Terms: NET 30
Project Number: 10021106.202.00019
Project Name: Heritage CDD Irriga repair
Heritage Park CDD Casuals

Invoice Due Date: January 30, 2018
Invoice Amount: \$1,095.90

Description	Quantity	Price	Total Price
Repairs Of Pump & Mainline	1.00	1,095.90	\$1,095.90

Invoice Total \$1,095.90

#43
B. Stephens 1-12-18
Lake
Landscape Contingency
001.320.53800.46600

Should you have any questions or inquiries please call (386) 437-6211.



Enhancement Proposal

Job Name:	Heritage Park CDD Irrigation Repairs.	Proposal #
Property Name:	Heritage Park CDD	Date: November 23, 2017
Client:	Riverside Management	
Address:	9855 Florida Mining Blvd. W. Bldg. 300 Suite 305	
City/State/Zip:	Jacksonville, FL 32257	
Phone:		

Yellowstone Landscape will complete the work described below:

Description

1. Repair broken mainline on pond 1700 and repair broken rotor.
2. Repair the pump on pond 1600 where the cycle stop has failed.

Project Pricing Summary

Materials & Labor	-
Equipment	-
Site & Additional Services	1,095.00
Total Price	\$ 1,095.00

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

B. Hight

Prepared by:

Jeff DiGuglielmo

Date:

11-30-17

Date:

November 23, 2017

Internal Use Only	
Project Number: <u>10021106.202.00019</u>	District: <u>Jacksonville</u>
PO Reference:	Date Work Completed:

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 356
Invoice Date: 2/1/18
Due Date: 2/1/18
Case:
P.O. Number:

Bill To:
Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

REC'D FEB 05 2018

Description	2	Hours/Qty	Rate	Amount
Management Fees - February 2018	1.310		4,386.25	4,386.25
Information Technology - February 2018	.351		125.00	125.00
Dissemination Agent Services - February 2018	.313		83.33	83.33
Office Supplies	.51		15.00	15.00
Copies	.425		68.40	68.40
Total				\$4,677.98
Payments/Credits				\$0.00
Balance Due				\$4,677.98

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 52849
Invoice Date: Jan 30, 2018
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
135 W. Central Blvd Ste 320
Orlando, FL 32801

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Heritage04	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			3/1/18

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of January.	1,945.00	1,945.00
<div>#42 B Stephens 1-31-18 Lake Martin, 001.380.5300/46300</div>				
Subtotal				1,945.00
Sales Tax				
Freight				
Total Invoice Amount				1,945.00
Payment/Credit Applied				
TOTAL				1,945.00

Check/Credit Memo No:

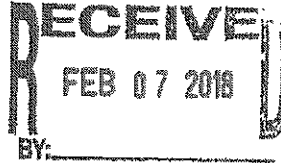
Overdue invoices are subject to finance charges.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 357
Invoice Date: 2/1/18
Due Date: 2/1/18
Case:
P.O. Number:

Bill To:
Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	#2	Hours/Qty	Rate	Amount
Contract Administration - February 2018		1.12	833.33	833.33

Total \$833.33

Payments/Credits \$0.00

Balance Due \$833.33

2018
2-5-18



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.686.1285

Invoice

Invoice: INV-0000201487
Invoice Date: February 1, 2018

Account: 12246
PO Number:

Bill To:

Heritage Park CDD
9655 Florida Mining Blvd. W.
Bldg 300, Ste 305/306
Jacksonville, FL 32257

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10021106.102
Property Name: Heritage Park CDD
Terms: NET30

Invoice Due Date: March 3, 2018
Invoice Amount: \$2,943.74
Month of Service: February 2018

Description	Current Amount
Monthly Landscape Maintenance	2,943.74

B. Stepien 2-6-18
Landscape Maint
001.380.53800.46200

Invoice Total 2,943.74

Should you have any questions or inquiries please call (386) 437-6211.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 4886470
Account Number: 207421000
Invoice Date: 01/25/2018
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

HERITAGE PARK CDD
ATTN DISTRICT MANAGER
C/O GOVERNMENTAL MANAGEMENT SERVICES
1412 S NARCOOSSEE RD
ST CLOUD FL 34771

HERITAGE PARK CDD REF SER 2013 INT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

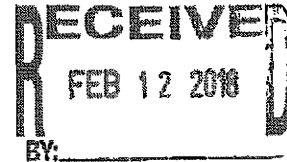
PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,041.00

All invoices are due upon receipt.

*Feb
District Fees - 3y18
1510.517.323*



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HERITAGE PARK CDD REF SER 2013 INT

Invoice Number: 4886470
Account Number: 207421000
Current Due: \$4,041.00
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 207421000
Invoice # 4886470
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 4886470
Invoice Date: 01/25/2018
Account Number: 207421000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

HERITAGE PARK CDD REF SER 2013 INT

Accounts Included 207421000 207421001 207421003 207421005 207421006 207421007
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 01/01/2018 - 12/31/2018				\$3,750.00
Incidental Expenses	3,750.00	0.0776		\$291.00
Subtotal Incidental Expenses				\$291.00
TOTAL AMOUNT DUE				\$4,041.00

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 358
Invoice Date: 2/13/18
Due Date: 2/13/18
Case:
P.O. Number:

Bill To:
Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	#2	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2018		1,320.53	1,171.62	1,171.62
Maintenance Supplies		464	184.57	184.57
COMMON AREA MAINT.				
320,538,4640				

Total \$1,356.19

Payments/Credits \$0.00

Balance Due \$1,356.19

RMW
2-16-18

GMS

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2018

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/11/18	8	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer) and install "No Fishing" signage
1/11/18	8	J.L.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer) and install "No Fishing" signage
1/24/18	8	S.A.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
1/24/18	8	K.H.	Inspected and cleaned lakes and outfall structures (Used Gator and Large Trailer)
TOTAL	<u>32</u>		
MILES	<u>116</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

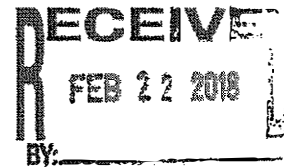
Period Ending 2/5/18

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HP				
HERITAGE PARK				
	1/8/18	4x4 Sign posts	20.85	S.A.
	1/17/18	Glad 13gal Trash bags	14.82	S.A.
	1/11/18	Gator and Large Trailer Rental	70.00	S.A.
	1/11/18	Gas for Gator	9.00	S.A.
	1/24/18	Gator and Large Trailer Rental	70.00	S.A.
		TOTAL	<u>\$184.67</u>	

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6528
Tallahassee, FL 32314
850.222.7500



STATEMENT

February 12, 2018

Heritage Park Community Development District
Governmental Management Services-CF, LLC
1412 S. Narcoossee Rd.
St. Cloud, FL 34771

Bill Number 98678
Billed through 01/31/2018

#1
1-910-513-315

General Representation

HPARK 00001 CEL

FOR PROFESSIONAL SERVICES RENDERED

01/18/18	CEL	Prepare for and attend board meeting.	0.70 hrs
01/19/18	LAK	Prepare response to auditor letter request.	0.80 hrs
01/22/18	CEL	Prepare auditor response.	0.20 hrs
01/22/18	JLE	Review auditor request letter; review and revise response to the same; follow-up.	0.20 hrs
01/31/18	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$493.50

DISBURSEMENTS

Document Reproduction	4.00
Total disbursements for this matter	\$4.00

MATTER SUMMARY

Eldred, Carl	0.90 hrs	280 /hr	\$252.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Kuehlke, Lou Ann - Legal Asst	0.80 hrs	100 /hr	\$80.00

TOTAL FEES	\$493.50
TOTAL DISBURSEMENTS	\$4.00

TOTAL CHARGES FOR THIS MATTER	\$497.50
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BILLING SUMMARY

Eldred, Carl	0.90 hrs	280 /hr	\$252.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	\$106.50
Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00

Kuehike, Lou Ann - Legal Asst	0.80 hrs	100 /hr	\$80.00
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TOTAL FEES	\$493.50
TOTAL DISBURSEMENTS	\$4.00

TOTAL CHARGES FOR THIS BILL	<hr/> \$497.50
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Please include the bill number on your check.

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Heritage Park Community Development Center
1412 S. Narcoossee Rd
St Cloud, FL 34771

Invoice No. 16286
Date 02/01/2018

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ 3,200.00
Current Amount Due	\$ 3,200.00

#3
3417 Audit Fee
1340.513.322

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,200.00	0.00	0.00	0.00	0.00	3,200.00

Payment due upon receipt.

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 53174
Invoice Date: Feb 28, 2018
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
135 W. Central Blvd Ste 320
Orlando, FL 32801

Ship to:

Aquatic Weed
Control Services

Customer ID	Customer PO	Payment Terms	
Heritage04	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	2/7/18	3/30/18

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of February, 2018 <i>B Stephens 3-2-18</i> <i>Lake Maint</i> <i>001.320.53800.46300</i>	1,945.00	1,945.00
Subtotal				1,945.00
Sales Tax				
Freight				
Total Invoice Amount				1,945.00
Payment/Credit Applied				
TOTAL				1,945.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000204073
Invoice Date: March 1, 2018

Account: 12246 -
PO Number:

Bill To:

Heritage Park CDD
9655 Florida Mining Blvd. W.
Bldg 300, Ste 305/306
Jacksonville, FL 32257

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10021106.102
Property Name: Heritage Park CDD
Terms: NET 30

Invoice Due Date: March 31, 2018
Invoice Amount: \$2,943.74
Month of Service: March 2018

Description	Current Amount
Monthly Landscape Maintenance	2,943.74

Invoice Total 2,943.74

B. Stepler 3-2-18
Landscape Maint
001.320.53800.46200

Should you have any questions or inquiries please call (386) 437-6211.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 359
Invoice Date: 3/1/18
Due Date: 3/1/18
Case:
P.O. Number:

Bill To:
Heritage Park CDD
476 West Town Place
Suite 114
St. Augustine, FL 32082

Description		Hours/Qty	Rate	Amount
Management Fees - March 2018	1.310 SB. 34		4,386.25	4,386.25
Information Technology - March 2018	.351		125.00	125.00
Dissemination Agent Services - March 2018	.313		83.33	83.33
Copies	.425		0.60	0.60
Telephone	.41		8.25	8.25
Total				\$4,603.43
Payments/Credits				\$0.00
Balance Due				\$4,603.43