Heritage Park

Community Development District

July 18, 2019

Heritage Park Community Development District

475 West Town Place, Suite 114, St. Augustine FL 32092
P: (904) 940-5850 • F: (904) 940-5899

July 11, 2019

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, July 18, 2019 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. Affidavit of Publication of Notice of Public Hearing
IV. Approval of the Minutes of the May 16, 2019 Meeting
V. Public Hearing to Adopt the Budget for Fiscal Year 2020
   A. Consideration of Resolution 2019-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2020
   B. Consideration of Resolution 2019-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2020
VI. Consideration of Renewals of Service Agreements
   A. Work Authorization #2 Onsite Management & Maintenance Contract Administration
VII. Staff Reports
   A. Attorney
   B. Engineer
   C. Manager – Discussion of Meeting Schedule for Fiscal Year 2020
   D. Operations Manager - Report
VIII. Audience Comments
IX. Supervisors Requests
X. Financial Reports
   A. Balance Sheet and Statement of Revenues & Expenditures
   B. Assessment Receipt Schedule
   C. Approval of Check Register
XI. Next Scheduled Meeting – September 19, 2019 at 1:00 p.m.
XII. Adjournment

Enclosed for your review and approval is a copy of the minutes of the May 16, 2019 meeting.

The fifth order of business is the public hearing to adopt the budget for Fiscal Year 2020. Enclosed is a copy of the approved budget along with a copy of Resolution 2019-03 and Resolution 2019-04.

The sixth order of business is consideration of renewals of service agreements. Enclosed is a copy of Work Authorization No. 2. Any additional documents will be sent under separate cover.

Enclosed under the Manager's report is a proposed meeting schedule for Fiscal Year 2020.

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,

James Oliver
James Oliver
District Manager

cc:	Rich Whetsel	Jenny Urcan
	Brian Stephens	Michael Eckert
	Darrin Mossing	Carl Eldred
	Ryan Stilwell	

AGENDA

Heritage Park
Community Development District
Agenda

Thursday
July 18, 2019
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

I. Roll Call

II. Public Comment

III. Affidavit of Publication of Notice of Public Hearing

IV. Approval of the Minutes of the May 16, 2019 Meeting

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   A. Work Authorization #2 Onsite Management & Maintenance Contract Administration

VII. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager – Discussion of Meeting Schedule for Fiscal Year 2020

   D. Operations Manager - Report

VIII. Audience Comments

IX. Supervisors Requests

X. Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipt Schedule

C. Approval of Check Register

XI. Next Scheduled Meeting – September 19, 2019 at 1:00 p.m.

XII. Adjournment

THIRD ORDER OF BUSINESS

THE ST. AUGUSTINE RECORD
Affidavit of Publication

HERITAGE PARK COMM DEVELOPMENT
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15656
AD# 0003187163-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JULIA KERTI who on oath says 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 HEARING** in the matter of **FISCAL BUDGET 2019/2020** was published in said newspaper on **06/20/2019, 06/27/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this JUN 27 2019

by Julia Kerti who is personally known to me or who has produced as identification

Kimberly M Reese

(Signature of Notary Public)

Notary Public State of Florida
Kimberly M Reese
My Commission GG 312209
Expires 03/17/2023

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Heritage Park Community Development District (**"District"**) will hold a public hearing on July 18, 2019 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084 for the purpose of hearing comments and objections on the adoption of the proposed budgets (**"Proposed Budget"**) of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 (**"District Manager's Office"**), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting 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
0003187163 June 20, 22, 2019

FOURTH ORDER OF BUSINESS

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, May 16, 2019 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

Present and constituting a quorum were:

Ken Kinnecom	Chairman
Mark Mosley	Vice Chairman
Joanne Wharton	Supervisor
Robert Curran	Supervisor
Thomas Ferry	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	District Counsel *(by phone)*
Jenny Urcan	District Engineer *(by phone)*
Brian Stephens	Riverside Management
Candy Radford-Baxter	HOA-Onsite Administrator
Residents	

The following is a summary of the actions taken at the May 16, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager. Due to a technical issue with the audio, the beginning of the meeting was based on District Manager notes.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comment**

No members of the public were present.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the March 21, 2019 Meeting**

A correction was noted on Page 2.

> On MOTION by Mr. Kinnecom seconded by Mr. Masley with all in favor the Minutes of the March 21, 2019 meeting as amended were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2019-02 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption**

Mr. Oliver presented Resolution 2019-02, approving the Proposed Budget, which must be approved by June 15, according to the Florida Statues and setting a public hearing 60 days later on July 18, 2019. There were no changes in assessments from the prior year's budget.

> On MOTION by Mr. Kinnecom seconded by Ms. Wharton, with all in favor, Resolution 2019-02 Approving the Proposed Budget for Fiscal Year 2020 and Setting the Public Hearing for July 18, 2019 at 1:00 p.m., at this location was adopted.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

**The Recording Commenced*

Mr. Eldred reported the proposed legislation impacting CDDs from the recent legislature session. Many public records laws were passed and he would provide an update either in July or August once the Governor takes action. House Bill (HB) 7021 would allow Board Members to file their Financial Disclosure Forms electronically; however, it does not take effect until 2023. Senate Bill (SB) 7014 would require each District to establish and maintain internal controls to detect fraud and wasted abuse. Mr. Eldred would be working with the District Manager to identify any changes and would update the Board. The Electronic Notice Bill did not pass, but it was anticipated to return next year.

B. Engineer

Ms. Urcan sent the maps that Mr. Kinnecom requested and he should receive them tomorrow.

C. Manager – Report on the Number of Registered Voters (1,328)

Mr. Oliver reported that the number of registered voters according to the St. Johns County Supervisor of Elections was 1,328 as of April 22, 2019.

D. Operations Manager - Report

Mr. Stephens presented the Operations Manager Report, which was in the agenda package. Ms. Wharton questioned the problem with the fountains in Ponds 700 and 1800. Mr. Stephens stated the fountain in Pond 1800 had a timer issue and Pond 700 had a motor problem. Ms. Wharton recalled the motor in Pond 700 was replaced last year. Mr. Stephens stated the motor was replaced in the Hefferon Drive pond, but not in Pond 700 for several years.

SIXTH ORDER OF BUSINESS Audience Comments

A Resident asked if the repainting of crosswalks and fire lanes on E. Red House Branch Road was within the scope of the CDD. Mr. Kinnecom would investigate. Mr. Stephens was told by the county that Heritage Park was not a priority and Staff was in the process of repainting all curbs in Heritage Park and at some point, the crosswalks would be re-painted. Mr. Kinnecom noted the painting of sidewalks were not a CDD responsibility, hydrants should be painted yellow to deter parking and all roads in Heritage Park were public roads with the exception of the circle in The Villas. The Board could not force the county to do what they were supposed to do.

The Resident questioned whether perennial flowers could be planted. Mr. Stephens stated the majority of CDD ponds did not have irrigation and adding irrigation would be costly. Ms. Wharton stated the landscaping was mowed and trimmed consistently to deter snakes and irrigation was replaced at the intersection of Woodlawn Road and E. Red House Branch Road in the rounded area. Mr. Kinnecom noted the beautification of flowers and plants were not within the scope of the CDD. Ms. Wharton suggested planting flowers in existing beds.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Ms. Wharton was displeased with the trimming and edging along the white fence that was power washed two years ago. Grass was high and the area was unsightly. It should have a clean look. The fence did not need power washing this year as there was a small amount of

mold. Mr. Kinnecom asked Mr. Stephens to follow up with this area as well as the area by 791 and 787, which was overgrown. There was re-growth with the Chinese Tallow trees.

EIGHTH ORDER OF BUSINESS **Financial Reports**

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver presented the Unaudited Financial Statements through April 30, 2019. Seven months into the fiscal year, there were positive variances in the expenditures.

B. Assessment Receipt Schedule

Mr. Oliver reported assessments were 99% collected. Remaining assessments would be collected through tax certificate sales.

C. Approval of Check Register

Mr. Oliver presented the Check Register from March 13, 2019 to May 10, 2019 in the amount of $20,787.71. Mr. Kinnecom noted Tom Ferry was present at the March 21, 2019 meeting. Mr. Oliver would confirm.

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

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – July 18, 2019 at 1:00 p.m.**

Mr. Oliver stated the next scheduled meeting was on July 18, 2019 at 1:00 p.m. at this location, which would be the public hearing on the budget.

TENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Heritage Park

Community Development District

Approved Budget

FY 2020

GMS
Governmental
Management Services

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Heritage Park

Community Development District

Approved Budget FY 2020
General Fund

Description	Adopted Budget FY 2019	Actual thru 6/30/19	Projected Next 3 Months	Total Projected 09/30/19	Approved Budget FY 2020
Revenues					
Assessments Tax Roll	$255,225	$256,615	$0	$256,615	$255,225
Interest Income	$25	$262	$88	$350	$25
Carry Forward Surplus (1)	$6,441	$29,890	$0	$29,890	$44,487
Total Revenues	**$261,691**	**$286,767**	**$88**	**$286,855**	**$299,737**
Expenditures					
Administrative					
Supervisors Fees	$6,000	$4,000	$2,000	$6,000	$6,000
FICA Expense	$459	$245	$153	$398	$459
Engineer	$7,500	$2,680	$820	$3,500	$7,500
Arbitrage Rebate	$600	$450	$0	$450	$450
Dissemination Agreement	$1,000	$950	$250	$1,200	$1,000
District Counsel	$16,000	$2,863	$2,138	$5,000	$16,000
Financial Advisory Services	$7,500	$7,500	$0	$7,500	$7,500
Auditing Services	$3,300	$3,300	$0	$3,300	$3,400
Trustee Fees	$4,100	$4,445	$0	$4,445	$4,500
Management Fees	$52,635	$39,476	$13,159	$52,635	$52,635
Information Technology	$1,800	$3,085	$420	$3,505	$1,800
Telephone	$125	$80	$45	$125	$125
Postage	$1,000	$160	$140	$300	$750
Printing and Binding	$750	$537	$213	$750	$1,000
Insurance	$7,000	$6,406	$0	$6,406	$7,100
Legal Advertising	$1,200	$487	$513	$1,000	$1,200
Other Current Charges	$650	$640	$195	$835	$1,000
Office Supplies	$250	$181	$34	$215	$500
Dues, Licenses, Subscriptions	$175	$175	$0	$175	$175
Administrative Expenses	**$112,044**	**$77,661**	**$20,079**	**$97,740**	**$113,094**
Operations & Maintenance					
Field Operations	$10,300	$7,725	$2,575	$10,300	$10,300
Property Insurance	$600	$508	$0	$508	$600
Landscape Maintenance	$35,325	$26,494	$8,831	$35,325	$35,325
Landscape Contingency	$7,000	$0	$5,000	$5,000	$6,000
Irrigation Repairs	$0	$167	$0	$167	$1,000
Lake Maintenance	$23,340	$17,505	$5,835	$23,340	$23,340
Lake Contingency	$7,000	$3,479	$1,521	$5,000	$7,000
Utility Service	$17,000	$11,984	$3,876	$15,860	$17,000
Street Lights	$36,000	$28,433	$9,062	$37,495	$40,000
Common Area Maintenance	$10,000	$7,184	$3,700	$10,884	$10,000
Contingency	$3,083	$0	$750	$750	$5,000
Operating Reserve	$0	$0	$0	$0	$15,000
Transfer Out - Capital Reserve	$0	$0	$0	$0	$16,078
O&M Expenses	**$149,648**	**$103,478**	**$41,150**	**$144,629**	**$186,643**
Total Expenditures	**$261,692**	**$181,139**	**$61,229**	**$242,368**	**$299,737**
Excess Revenues/(Expenditures)	**($0)**	**$105,628**	**($61,141)**	**$44,487**	**($0)**

(1) Less 1st Quarter Operating Funds

Total Net Assessments	$255,225
Collection Cost (6%)	$16,291
Total Gross Assessments	$271,516

Heritage Park
Community Development District
O&M Assessments

LAND USE TYPE	PARCEL	UNITS/LOTS	EAU FACTOR	TOTAL EAU	% OF EAU	BUDGET	FY2019 PER UNIT ASSESSMENTS	FY2020 PER UNIT ASSESSMENTS
Multi Family	F	148	0.50	74.00	10.10%	$27,411	$185	$185
Single Family 53'	A	116	1.00	116.00	15.83%	$42,968	$370	$370
Single Family 53'	E-1	89	1.00	89.00	12.14%	$32,967	$370	$370
Single Family 63'	C	166	1.20	199.20	27.18%	$73,787	$445	$445
Single Family 63'	E-2	56	1.20	67.20	9.17%	$24,892	$445	$445
Single Family 75'	D-1	86	1.40	120.40	16.43%	$44,598	$519	$519
Single Family 85'	D-2	42	1.60	67.20	9.17%	$24,892	$593	$593
		703		733.00	100.00%			

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

REVENUES:

ASSESSMENTS TAX ROLL
The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

INTEREST INCOME
The District will invest surplus funds with US Bank.

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES
The Florida Statutes allows each Board member to receive $200 per meeting not to exceed $4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 6 meetings.

FICA EXPENSE
Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

ENGINEER
The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District has contracted Prosser Inc. for these services.

ARBITRAGE REBATE
The District had contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2013 Special Assessment Refunding Bonds.

DISSEMINATION AGREEMENT
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services, LLC for this service.

DISTRICT COUNSEL
The District's attorney will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing contracts, agreements, resolutions, etc. The District has contracted with Hopping, Green & Sams for these services.

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

FINANCIAL ADVISORY SERVICES
The District's financial advisor will provide services including, but not limited to responding to bondholder questions, prepayment analysis, long-term pay-offs, and true-up analysis. This also includes service to bill and collect assessments for annual debt service and operating expenses via direct invoicing or by maintaining the assessment roll and annually levy a Non-Ad Valorem assessment

AUDITING SERVICES
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District's auditing firm is Grau & Associates.

TRUSTEE FEES
The District issued Series 2013 Special Assessment Refunding Bonds that are deposited with a Trustee at US Bank.

MANAGEMENT FEES
The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

INFORMATION TECHNOLOGY
Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

TELEPHONE
Telephone and fax machine.

POSTAGE
Mailing of Board meeting agenda's, checks for vendors, and any other required correspondence.

PRINTING AND BINDING
Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

INSURANCE
The District's general liability, public officials' liability and property insurance coverages are provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

LEGAL ADVERTISING
Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

OTHER CURRENT CHARGES
Bank charges and any other miscellaneous charges that the District may incur.

OFFICE SUPPLIES
The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

DUES, LICENSE, SUBSCRIPTIONS
The District is required to pay an annual fee to the Department of Economic Opportunity for $175.

OPERATIONS & MAINTENANCE:

FIELD OPERATIONS
Provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

PROPERTY INSURANCE
The District's property insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

LANDSCAPE MAINTENANCE
The District will incur expenditures to maintain the rights-of-way, median strips, and recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs. The District has contracted with Austin Outdoor, LLC.

Description	Monthly	Annually
Landscape Contract	$2,944	$35,325
TOTAL		**$35,325**

LANDSCAPE CONTINGENCY
Funding for additional landscaping improvements outside of the contract with the landscape vendor.

LAKE MAINTENANCE
The District has contracted with Future Horizons Inc. to maintain 18 lakes within the district.

Description	Monthly	Annually
Aquatic Plant Treatment	$1,945	$23,340
TOTAL		**$23,340**

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

LAKE CONTINGENCY
Funding for additional lake improvements outside of the contract with the lake vendor.

Description	Annually
Grass Carp Stocking	$3,000
Contingency	$4,000
TOTAL	**$7,000**

UTILITY SERVICE
Projected cost of electric accounts the District maintains with Florida Power & Light for service to the 18 lake fountains at the following locations: Lakes # 100-1800

Description	Monthly	Annually
223 Wooded Crossing Cir #Fountain	$60	$720
1007 Arbor Trails CT #Fountain	$100	$1,200
217 Pine Arbor Cir #Fountain	$60	$720
807 Oak Arbor Cir #Pond	$60	$720
224 Hefferon Dr #Pond	$60	$720
297 Hefferon Dr # Fountain	$225	$2,700
1310 Wild Pine Dr # Fountain	$60	$720
522 Cedar Arbor Ct. Pond 1700	$50	$600
615 Arbor Park Ct #Pump	$50	$600
700 E Red House Branch Rd #Pump	$100	$1,200
1514 E. Red House Branch Rd.	$50	$600
1533 E. Red House Branch Rd.	$50	$600
215 Hefferon Dr.	$50	$600
318 Wooded Crossing Circle	$50	$600
339 Hefferon Dr.	$50	$600
360 Wooded Crossing Circle #Pump	$50	$600
452 Wooded Crossing Circle #Pump	$50	$600
602 E Red HouseBranch Rd	$50	$600
150 Pine Arbor Circle #Pump	$50	$600
252 Hefferon Drive #Pump	$50	$600
Contingency		$1,100
TOTAL		**$17,000**

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

STREET LIGHTS
The District has the following account with Florida Power & Light for the streetlights throughout the community.

Description		Monthly		Annually
1000 Woodland Rd - Streetlighting	$	3,100	$	37,200
Contingency			$	2,800
TOTAL			**$**	**40,000**

COMMON AREA MAINTENANCE
Services render in the field from non-specified vendors as selected by the District.

OPERATING RESERVE
General reserves for ongoing operations.

TRANSFER OUT – CAPITAL RESERVE
Funds transferred out to Capital Reserve for capital outlay expenses.

Heritage Park

Community Development District

Approved Budget FY 2020
Capital Reserves Fund

Description	Adopted Budget FY 2019	Actual thru 06/30/19	Projected Next 3 Months	Total Projected 09/30/19	Approved Budget FY 2020
Revenues:					
Interest	$50	$36	$32	$68	$16,078
Carry Forward Surplus	$120,860	$120,861	$0	$120,861	$120,929
Total Revenues	**$120,910**	**$120,897**	**$32**	**$120,929**	**$137,007**
Expenditures:					
Capital Outlay	$0	$0	$0	$0	$0
Total Expenditures	**$0**	**$0**	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**$120,910**	**$120,897**	**$32**	**$120,929**	**$137,007**

Heritage Park

Community Development District

Approved Budget FY 2020
Debt Service Fund

Description	Adopted Budget FY 2019	Actual thru 06/30/19	Projected Next 3 Months	Total Projected 09/30/19	Approved Budget FY 2020
Revenues:					
Assessments - Tax Roll	$384,574	$386,605	$0	$386,605	$384,574
Assessments - Prepayment	$0	$8,987	$0	$8,987	$0
Interest Income	$100	$924	$176	$1,100	$100
Carry Forward Surplus	$157,562	$158,168	$0	$158,168	$145,875
Total Revenues	**$542,236**	**$554,684**	**$176**	**$554,860**	**$530,549**
Expenditures:					
Series 2013					
Special Call 11/01	$20,000	$20,000	$0	$20,000	$10,000
Interest 11/01	$104,711	$104,711	$0	$104,711	$101,302
Principal 05/01	$180,000	$175,000	$0	$175,000	$185,000
Interest 05/01	$104,711	$104,274	$0	$104,274	$101,302
Special Call 05/01	$0	$5,000	$0	$5,000	$0
Total Expenditures	**$409,423**	**$408,985**	**$0**	**$408,985**	**$397,604**
Excess Revenues/(Expenditures)	**$132,813**	**$145,699**	**$176**	**$145,875**	**$132,946**
				11/1/20	$98,064

LAND USE TYPE	UNITS/LOTS	PER UNIT ASSESSMENTS	GROSS ASSESSMENTS
Multi Family	147	$286	$42,098
Single Family 53'	115	$573	$65,867
Single Family 53'	88	$573	$50,403
Single Family 63'	166	$687	$114,093
Single Family 63'	56	$687	$38,489
Single Family 75'	79	$802	$63,347
Single Family 85'	38	$916	$34,824
	689		**$409,121**
	Less: (6% Discounts & Collections)		**($24,547)**
		Total Net Assessments	**$384,574**

Heritage Park
Community Development District

SERIES 2013
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/19	$ 4,205,000.00		$ -	$ 101,301.88	$ 101,301.88
5/1/20	$ 4,205,000.00	3.500%	$ 185,000.00	$ 101,301.88	$ -
11/1/20	$ 4,020,000.00		$ -	$ 98,064.38	$ 384,366.25
5/1/21	$ 4,020,000.00	3.875%	$ 190,000.00	$ 98,064.38	$ -
11/1/21	$ 3,830,000.00		$ -	$ 94,383.13	$ 382,447.50
5/1/22	$ 3,830,000.00	4.000%	$ 200,000.00	$ 94,383.13	$ -
11/1/22	$ 3,630,000.00		$ -	$ 90,383.13	$ 384,766.25
5/1/23	$ 3,630,000.00	4.250%	$ 205,000.00	$ 90,383.13	$ -
11/1/23	$ 3,425,000.00		$ -	$ 86,026.88	$ 381,410.00
5/1/24	$ 3,425,000.00	4.400%	$ 215,000.00	$ 86,026.88	$ -
11/1/24	$ 3,210,000.00		$ -	$ 81,296.88	$ 382,323.75
5/1/25	$ 3,210,000.00	5.000%	$ 225,000.00	$ 81,296.88	$ -
11/1/25	$ 2,985,000.00		$ -	$ 75,671.88	$ 381,968.75
5/1/26	$ 2,985,000.00	5.000%	$ 235,000.00	$ 75,671.88	$ -
11/1/26	$ 2,750,000.00		$ -	$ 69,796.88	$ 380,468.75
5/1/27	$ 2,750,000.00	5.000%	$ 250,000.00	$ 69,796.88	$ -
11/1/27	$ 2,500,000.00		$ -	$ 63,546.88	$ 383,343.75
5/1/28	$ 2,500,000.00	5.000%	$ 260,000.00	$ 63,546.88	$ -
11/1/28	$ 2,240,000.00		$ -	$ 57,046.88	$ 380,593.75
5/1/29	$ 2,240,000.00	5.000%	$ 275,000.00	$ 57,046.88	$ -
11/1/29	$ 1,965,000.00		$ -	$ 50,171.88	$ 382,218.75
5/1/30	$ 1,965,000.00	5.000%	$ 290,000.00	$ 50,171.88	$ -
11/1/30	$ 1,675,000.00		$ -	$ 42,921.88	$ 383,093.75
5/1/31	$ 1,675,000.00	5.125%	$ 300,000.00	$ 42,921.88	$ -
11/1/31	$ 1,375,000.00		$ -	$ 35,234.38	$ 378,156.25
5/1/32	$ 1,375,000.00	5.125%	$ 320,000.00	$ 35,234.38	$ -
11/1/32	$ 1,055,000.00		$ -	$ 27,034.38	$ 382,268.75
5/1/33	$ 1,055,000.00	5.125%	$ 335,000.00	$ 27,034.38	$ -
11/1/33	$ 720,000.00		$ -	$ 18,450.00	$ 380,484.38
5/1/34	$ 720,000.00	5.125%	$ 350,000.00	$ 18,450.00	$ -
11/1/34	$ 370,000.00		$ -	$ 9,481.25	$ 377,931.25
5/1/35	$ 370,000.00	5.125%	$ 370,000.00	$ 9,481.25	$ 379,481.25
			$ 4,205,000.00	**$ 2,001,625.00**	**$ 6,206,625.00**

A.

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Heritage Park Community Development District (**"District"**) proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set July 18, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Park Community Development District for the Fiscal Year Ending September 30, 2020."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of $_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE FUND(S)	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF JULY, 2019.

ATTEST:

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

B.

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget"**) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**"Fiscal Year 2019/2020"**), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Heritage Park Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of July, 2019.

ATTEST:

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

SIXTH ORDER OF BUSINESS

Heritage Park Work Authorization #2 FY 20

Onsite Management and Maintenance Contract Administration

The following are the onsite services provided by Governmental Management Services, LLC:

- Operations Manager is the liaison for the Community Development District Board. Attend all Community Development District meetings and provide bi-monthly report on District operations.
- Operations Manager is the on-site representative for the District Manager. Answer resident questions concerning the District / complaints / customer service and refer to appropriate party if required.
- Operations Manager provides maintenance contract administration for District owned common properties in accordance with contracts approved by the Board of Supervisors. During the annual budget process recommendations will be made to the Board as well as during contract renewals.
- Operations Manager provided maintenance contract administration for landscape, and lake maintenance contracts to ensure contractors are providing services in accordance with contracts approved by the Board of Supervisors.
- Operations Manager interfaces with vendors for repairs, billings/payments and approval of certain invoices.
- Operations Manager provides other services as required by the Board of Supervisors to ensure satisfactory operation of the District.

Total Operations Manager fees for FY 2020 are $10,300. Such fees may be adjusted annually based upon the District's adopted budget and will be billed accordingly. Operations Manager will authorize hourly repairs and other maintenance tasks as necessary to maintain District assets.

GMS, LLC	Chairman, Heritage Park CDD

SEVENTH ORDER OF BUSINESS

C.

NOTICE OF MEETINGS
HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Park Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2020** at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084 at 1:00 p.m. on the third Thursday of each month listed as follows:

November 21, 2019
January 16, 2020
March 19, 2020
May 21, 2020
July 16, 2020
September 17, 2020

D.

Heritage Park Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092

Memorandum

Date: **July 2019**

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. Yellowstone has completed an inspection of the pond irrigation.

Retention Ponds:

1. Ponds levels are 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. All of the fountain timers have been reset and adjusted as needed to turn on at 8:00am and off at 7:00pm.
5. The Fountain timer in pond 1400 has been repaired.
6. The fountain in pond 600 has been pulled for repair.
7. The fountain in pond 1800 is being repaired.
8. The lakes and outfall structures are being inspected and cleaned bi-weekly.
9. One (1) "No Fishing" sign has been reinstalled on pond 1400.
10. All of the sign posts have been repainted.

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.

TENTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting

June 30, 2019

GMS
Governmental
Management Services

HERITAGE PARK

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

June 30, 2019

	Governmental Fund			Totals (memorandum only)
Assets	General	Debt Service	Capital Reserve	2019
Cash	$52,611	----------	$120,893	$173,504
Investments:				
Operating Account	$126,726	----------	----------	$126,726
Series 2013				
Reserve	----------	$192,608	----------	$192,608
Revenue	----------	$131,499	----------	$131,499
Prepayment	----------	$1,109	----------	$1,109
Total Assets	$179,337	$325,217	$120,893	$625,446
Liabilities				
Accounts Payable	$2,196	----------	----------	$2,196
Fund Equity, Other Credits				
Fund Balances:				
Unassigned	$177,141	----------	----------	$177,141
Restricted for Debt Service	----------	$325,217	----------	$325,217
Assigned for Capital Reserve	----------	----------	$120,893	$120,893
Total Liabilities, Fund Equity	$179,337	$325,217	$120,893	$625,446

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues and Expenditures
For Period Ending June 30, 2019

	GENERAL FUND BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
REVENUES:				
Assessments Tax Roll	$255,225	$255,225	$256,615	$1,390
Interest Income	$25	$19	$262	$244
TOTAL REVENUES	**$255,250**	**$255,244**	**$256,877**	**$1,633**
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	$6,000	$4,500	$4,000	$500
FICA Expense	$459	$344	$245	$99
Engineer	$7,500	$5,625	$2,680	$2,945
Arbitrage Rebate	$600	$600	$450	$150
Dissemination Agreement	$1,000	$750	$950	($200)
District Counsel	$16,000	$12,000	$2,863	$9,138
Financial Advisory Services	$7,500	$7,500	$7,500	$0
Auditing Services	$3,300	$3,300	$3,300	$0
Trustee Fees	$4,100	$4,100	$4,445	($345)
Management Fees	$52,635	$39,476	$39,476	$0
Information Technology	$1,800	$1,350	$3,085	($1,735)
Telephone	$125	$94	$80	$14
Postage	$1,000	$750	$160	$590
Printing and Binding	$750	$563	$537	$25
Insurance	$7,000	$7,000	$6,406	$594
Legal Advertising	$1,200	$900	$487	$413
Other Current Charges	$650	$487	$640	($153)
Office Supplies	$250	$187	$181	$6
Dues, Licenses, Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	**$112,043**	**$89,701**	**$77,661**	**$12,040**
MAINTENANCE:				
Field Operations	$10,300	$7,725	$7,725	$0
Property Insurance	$600	$600	$508	$92
Landscape Maintenance	$35,325	$26,494	$26,494	$0
Landscape Contingency	$7,000	$5,250	$0	$5,250
Irrigation Repairs	$0	$0	$167	($167)
Lake Maintenance	$23,340	$17,505	$17,505	$0
Lake Contingency	$7,000	$5,250	$3,479	$1,771
Utility Service	$17,000	$12,750	$11,984	$766
Street Lights	$36,000	$27,000	$28,433	($1,433)
Common Area Maintenance	$10,000	$7,500	$7,184	$316
Contingency	$3,083	$2,313	$0	$2,313
TOTAL MAINTENANCE	**$149,648**	**$112,386**	**$103,478**	**$8,908**
TOTAL EXPENDITURES	**$261,691**	**$202,087**	**$181,139**	**$20,948**
EXCESS REVENUES/ (EXPENDITURES)	**($6,441)**		**$75,738**	
FUND BALANCE-BEGINNING	**$6,441**		**$101,403**	
FUND BALANCE-ENDING	**($0)**		**$177,141**	

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND

Statement of Revenues & Expenditures
For Period Ending June 30, 2019

	DEBT SERVICE BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
REVENUES:				
Assessments Tax Roll	$384,574	$384,574	$381,051	($3,523)
Interest Income	$100	$75	$837	$762
TOTAL REVENUES	**$384,674**	**$384,649**	**$381,888**	**($2,761)**
EXPENDITURES:				
Series 2013				
Special Call 11/01	$20,000	$20,000	$20,000	$0
Interest Expense 11/02	$104,711	$104,711	$104,711	$0
Principal Expense 05/01	$180,000	$180,000	$175,000	$5,000
Interest Expense 05/01	$104,711	$104,711	$104,274	$438
Special Call 05/01	$0	$0	$5,000	($5,000)
TOTAL EXPENDITURES	**$409,423**	**$409,423**	**$408,985**	**$438**
EXCESS REVENUES/ (EXPENDITURES)	**($24,749)**		**($27,097)**	
FUND BALANCE - BEGINNING	**$157,562**		**$352,313**	
FUND BALANCE - ENDING	**$132,814**		**$325,217**	

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND

Statement of Revenues & Expenditures
For Period Ending June 30, 2019

	CAPITAL RESERVE BUDGET	PRORATED BUDGET THRU 6/30/19	ACTUAL THRU 6/30/19	VARIANCE
REVENUES:				
Interest Income	$50	$38	$32	($5)
TOTAL REVENUES	**$50**	**$38**	**$32**	**($5)**
EXPENDITURES:				
Capital Outlay	$0	$0	$0	$0
TOTAL EXPENDITURES	**$0**	**$0**	**$0**	**$0**
EXCESS REVENUES/ (EXPENDITURES)	**$50**		**$32**	
FUND BALANCE - BEGINNING	**$120,860**		**$120,861**	
FUND BALANCE - ENDING	**$120,910**		**$120,893**	

HERITAGE PARK

Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Tax Roll Assessments	$0	$17,416	$81,896	$119,887	$9,984	$16,421	$7,325	$0	$3,686	$0	$0	$0	$256,615
Interest Income	$18	$14	$12	$15	$24	$44	$47	$46	$42	$0	$0	$0	$262
Total Revenues	$18	$17,430	$81,907	$119,902	$10,007	$16,465	$7,373	$46	$3,729	$0	$0	$0	$256,877
Expenditures													
Administrative													
Supervisors Fees	$0	$800	$0	$1,000	$0	$1,000	$0	$1,200	$0	$0	$0	$0	$4,000
FICA Expense	$0	$46	$0	$61	$0	$61	$0	$77	$0	$0	$0	$0	$245
Engineer	$847	$143	$58	$938	$460	$58	$0	$178	$0	$0	$0	$0	$2,680
Arbitrage Rebate	$0	$0	$0	$0	$450	$0	$0	$0	$0	$0	$0	$0	$450
Dissemination Agreement	$183	$83	$83	$83	$83	$83	$183	$83	$83	$0	$0	$0	$950
District Counsel	$54	$765	$56	$699	$176	$393	$347	$373	$0	$0	$0	$0	$2,863
Financial Advisory Services	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500
Auditing Services	$0	$3,000	$300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,300
Trustee Fees	$0	$0	$0	$4,445	$0	$0	$0	$0	$0	$0	$0	$0	$4,445
Management Fees	$4,386	$4,386	$4,386	$4,386	$4,386	$4,386	$4,386	$4,386	$4,386	$0	$0	$0	$39,476
Information Technology	$140	$153	$140	$1,923	$140	$148	$140	$161	$140	$0	$0	$0	$3,085
Telephone	$0	$23	$0	$16	$0	$25	$0	$16	$0	$0	$0	$0	$80
Postage	$7	$4	$4	$87	$4	$0	$46	$7	$2	$0	$0	$0	$160
Printing and Binding	$91	$7	$90	$5	$113	$14	$93	$2	$122	$0	$0	$0	$537
Insurance	$6,406	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,406
Legal Advertising	$0	$76	$0	$72	$0	$72	$0	$76	$191	$0	$0	$0	$487
Other Current Charges	$63	$141	$64	$63	$67	$49	$65	$62	$65	$0	$0	$0	$640
Office Supplies	$13	$0	$40	$1	$15	$81	$15	$0	$15	$0	$0	$0	$181
Dues, Licenses, Subscriptions	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Total Administrative	$19,865	$9,627	$5,222	$13,780	$5,895	$6,370	$5,276	$6,622	$5,004	$0	$0	$0	$77,661
Maintenance:													
Field Operations	$858	$858	$858	$858	$858	$858	$858	$858	$858	$0	$0	$0	$7,725
Property Insurance	$508	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$508
Landscape Maintenance	$2,944	$2,944	$2,944	$2,944	$2,944	$2,944	$2,944	$2,944	$2,944	$0	$0	$0	$26,494
Landscape Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Irrigation Repairs	$0	$0	$0		$0	$167	$0	$0	$0	$0	$0	$0	$167
Lake Maintenance	$1,945	$1,945	$1,945	$1,945	$1,945	$1,945	$1,945	$1,945	$1,945	$0	$0	$0	$17,505
Lake Contingency	$0	$0	$448	$1,264	$665	$1,103	$0	$0	$0	$0	$0	$0	$3,479
Utility Service	$1,312	$1,331	$1,326	$1,462	$1,328	$1,265	$1,393	$1,276	$1,291	$0	$0	$0	$11,984
Street Lights	$2,954	$3,758	$3,758	$2,957	$2,971	$2,971	$3,027	$3,032	$3,005	$0	$0	$0	$28,433
Common Area Maintenance	$924	$1,293	$749	$1,090	$490	$925	$791	$922	$0	$0	$0	$0	$7,184
Contingency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Maintenance	$11,445	$12,129	$12,028	$12,520	$11,201	$12,177	$10,958	$10,977	$10,043	$0	$0	$0	$103,478
Total Expenditures	$31,310	$21,756	$17,250	$26,299	$17,096	$18,547	$16,234	$17,599	$15,047	$0	$0	$0	$181,139
Excess Revenues/(Expenditures)	($31,292)	($4,326)	$64,657	$93,602	($7,089)	($2,082)	($8,862)	($17,553)	($11,318)	$0	$0	$0	$75,738

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	$193,636	
RESERVE FUND BALANCE	$192,658	
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: PRINCIPAL PAYMENT 5/1/17		($170,000)
LESS: PRINCIPAL PAYMENT 5/1/18		($175,000)
LESS: SPECIAL CALL 11/1/18		($20,000)
LESS: PRINCIPAL PAYMENT 5/1/19		($175,000)
LESS: SPECIAL CALL 5/1/19		($5,000)
CURRENT BONDS OUTSTANDING		**$4,205,000**

B.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2018 Assessment Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2013 DEBT ASSESSED	FY19 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	703	384,574.19	255,266.40	639,840.59

TAX ROLL RECEIPTS DETAIL				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2013 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/07/18	4,768.41	3,165.09	7,933.50
2	11/19/18	21,469.58	14,250.73	35,720.31
3	11/27/18	24,852.50	16,496.18	41,348.68
4	12/13/18	59,499.50	39,493.61	98,993.11
5	12/27/18	39,028.68	25,905.83	64,934.51
INTEREST	01/10/19	57.02	37.84	94.86
6	01/28/19	180,559.30	119,848.72	300,408.02
7	02/25/19	15,041.23	9,983.83	25,025.06
8	03/19/19	24,739.28	16,421.03	41,160.31
INTEREST	04/11/19	689.36	457.57	1,146.93
9	04/24/19	10,346.49	6,867.63	17,214.12
TAX CERTIFICATES	06/19/19	571.97	379.65	951.62
10 (MAY RECEIPTS)	06/24/19	4,981.90	3,306.80	8,288.70
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		386,605.22	256,614.51	643,219.73
PERCENT COLLECTED				100.53%

C.

Heritage Park
Community Development District

Summary of Invoices

May 10, 2019 to July 11, 2019

Fund	Date	Check No.'s		Amount
General Fund	5/17/19	2770-2771	$	2,021.29
	5/24/19	2772-2773	$	1,138.43
	5/31/19	2774	$	2,943.74
	6/7/19	2775-2776	$	7,536.21
	6/21/19	2777-2780	$	4,143.88
	6/28/19	2781	$	373.00
	7/9/19	2782-2784	$	2,210.14
			$	20,366.69
Payroll	May 2019			
	Joanne B. Wharton	50344	$	184.70
	Kenneth K. Kinnecom	50345	$	184.70
	Mark J. Masley	50346	$	200.00
	Robert L. Curran Jr.	50347	$	184.70
			$	754.10
			$	**21,120.79**

*** CHECK DATES 05/11/2019 - 07/11/2019 ***
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	#
5/17/19	00042	4/30/19	58295	201904	320	53800-46300				*	1,945.00		
			AQUATIC WEED CTRL APR19										
									FUTURE HORIZONS, INC.			1,945.00	002770
5/17/19	00014	5/07/19	3169232-	201905	310	51300-48000				*	76.29		
			NOT.OF MEETING 05/16/19										
									THE ST.AUGUSTINE RECORD			76.29	002771
5/24/19	00002	5/14/19	402	201904	320	53800-46400				*	611.62		
			INSPCT/CLN LAKES/OUTFALL										
		5/14/19	402	201904	320	53800-46400				*	179.81		
			GAS/GATOR/TRAILER										
									GOVERNMENTAL MANAGEMENT SERVICES			791.43	002772
5/24/19	00001	5/10/19	107494	201904	310	51300-31500				*	347.00		
			ADA/MTG/AGREE/LEGISLATION										
									HOPPING, GREEN & SAMS			347.00	002773
5/31/19	00043	5/15/19	JAX24388	201905	320	53800-46200				*	2,943.74		
			LANDSCAPE MAINT MAY19										
									YELLOWSTONE LANDSCAPE			2,943.74	002774
6/07/19	00042	5/31/19	58702	201905	320	53800-46300				*	1,945.00		
			AQUATIC WEED CTRL MAY19										
									FUTURE HORIZONS, INC.			1,945.00	002775
6/07/19	00002	6/01/19	403	201906	310	51300-34000				*	4,386.25		
			MANAGEMENT FEES JUN19										
		6/01/19	403	201906	310	51300-35100				*	125.00		
			INFORMATION TECH JUN19										
		6/01/19	403	201906	310	51300-31300				*	83.33		
			DISSEMINATION FEE JUN19										
		6/01/19	403	201906	310	51300-51000				*	15.09		
			OFFICE SUPPLIES JUN19										
		6/01/19	403	201906	310	51300-42000				*	1.56		
			POSTAGE JUN19										
		6/01/19	403	201906	310	51300-42500				*	121.65		
			COPIES JUN19										
		6/01/19	404	201906	320	53800-12000				*	858.33		
			CONTRACT ADMIN JUN19										
									GOVERNMENTAL MANAGEMENT SERVICES			5,591.21	002776
6/21/19	00068	4/02/19	2	201904	310	51300-31300				*	100.00		
			REV.AMORT.SCHED SER2013										
									DISCLOSURE SERVICES, LLC			100.00	002777

*** CHECK DATES 05/11/2019 - 07/11/2019 *** 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	#
6/21/19	00002	6/18/19	405	201905	320-53800-46400		*	746.28		
			INSPCT/CLN LAKES/OUTFALL							
		6/18/19	405	201905	320-53800-46400		*	175.83		
			GAS/GATOR/TRAILER							
						GOVERNMENTAL MANAGEMENT SERVICES			922.11	002778
6/21/19	00021	6/19/19	42203	201905	310-51300-31100		*	178.03		
			BI-MONTHLY MEETING MAY19							
						PROSSER, INC			178.03	002779
6/21/19	00043	6/15/19	JAX28817	201906	320-53800-46200		*	2,943.74		
			LANDSCAPE MAINT JUN19							
						YELLOWSTONE LANDSCAPE			2,943.74	002780
6/28/19	00001	6/10/19	108115	201905	310-51300-31500		*	373.00		
			RESEARCH/AGENDA/MTG/LEG.							
						HOPPING, GREEN & SAMS			373.00	002781
7/09/19	00042	6/28/19	59090	201906	320-53800-46300		*	1,945.00		
			AQUATIC WEED CTRL JUN19							
						FUTURE HORIZONS, INC.			1,945.00	002782
7/09/19	00027	7/03/19	149	201903	310-51300-35100		*	8.33		
			OPT/POST MAR AGNDA PKG							
		7/03/19	149A	201905	310-51300-35100		*	4.17		
			OPT/POST MAY AGNDA PKG							
		7/03/19	149A	201905	310-51300-35100		*	12.50		
			OPT/POST 2020 BGT/MAR MIN							
		7/03/19	149A	201905	310-51300-35100		*	4.17		
			OPT/RE-POST MAY AGNDA PKG							
		7/03/19	149B	201907	310-51300-35100		*	15.00		
			MTHLY WEB HOSTING JUL19							
		7/03/19	149C	201907	300-15500-10000		*	15.00		
			MTHLY WEB HOSTING AUG19							
		7/03/19	149D	201907	300-15500-10000		*	15.00		
			MTHLY WEB HOSTING SEP19							
						MERCERWEBDESIGN.COM			74.17	002783
7/09/19	00014	6/27/19	3187163-	201906	310-51300-48000		*	190.97		
			NOT.PUB.HEADING 07/18/19							
						THE ST.AUGUSTINE RECORD			190.97	002784

TOTAL FOR BANK A 20,366.69

TOTAL FOR REGISTER 20,366.69

Future Horizons, Inc.
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

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

RECEIVED
MAY 16 2019
BY:_____

INVOICE

Invoice Number: 58295
Invoice Date: Apr 30, 2019
Page: 1

Bill To:	Ship to:
Heritage Park CDD c/o GMC, LLC 9145 Narcoossee Rd., Ste. A206 Orlando, FL 32827	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		5/30/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of April, 2019	1,945.00	1,945.00
		B Stief 4-30-19 LAKE MAINT. 001.320.53800.46300 #42 1-320-538-463 Aquatic Weed Ctrl Apr19		
		Subtotal		1,945.00
		Sales Tax		
		Freight		
		Total Invoice Amount		1,945.00
Check/Credit Memo No:		Payment/Credit Applied		
		TOTAL		1,945.00

Overdue invoices are subject to finance charges.

Tue, May 7, 2019
7:49:15AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct: 15656 **Name:** HERITAGE PARK COMM DEVELOPMENT
Phone: 9049405850 **Address:** 475 W TOWN PLACE, STE 114
E-Mail:
Client: HERITAGE PARK COMM DEVELOPI **City:** SAINT AUGUSTINE **State:** FL **Zip:** 32092

Ad Number: 0003169232-01 **Caller:** SARAH SWEETING **Paytype:** BILL
Start: 05/07/2019 **Issues:** 1 **Stop:** 05/07/2019
Placement: SA Legals **Rep:** Melissa Rhinehart
Copy Line: NOTICE OF MEETING HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of S

Lines	49
Depth	4.25
Columns	1
Price	$76.29

#14
Not. of Meeting 05/16/19
1-310-513-48

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, May 16, 2019 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Heffernan 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 impairment 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
0003169232 May 7, 2019

RECEIVED
MAY 09 2019
BY:

RECEIVED
MAY 09 2019
BY:

THE ST. AUGUSTINE RECORD
Affidavit of Publication

HERITAGE PARK COMM DEVELOPMENT
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15656
AD# 0003169232-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH 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 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 **BOS REG MTG 5/16/19** was published in said newspaper on **05/07/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of MAY 0 7 2019

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

Tiffany M. Lowe
(Signature of Notary Public)

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, May 16, 2019 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Heffernan 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.

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James Oliver
District Manager
0003169232 May 7, 2019

Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021

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

Invoice

Invoice #: 402
Invoice Date: 5/14/19
Due Date: 5/14/19
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2019		611.62	611.62
Maintenance Supplies		179.81	179.81

RECEIVED
MAY 21 2019
BY

common Area Maint
320. 538. 4640
#2
Inspct/Un Lakes/Outfall
1-320-538-464
Gas/Gator/Trailer
1-320-538-464

Total	$791.43
Payments/Credits	$0.00
Balance Due	$791.43

RMW
5.17.19

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2019

Date	Hours	Employee	Description
4/16/19	6	S.A.	Inspected and cleaned all lakes and outfall structures (Used Gator and Large Trailer), check and reset all timers as needed
4/16/19	6	J.L.	Inspected and cleaned all lakes and outfall structures (Used Gator and Large Trailer)
4/30/19	5	S.A.	Inspected and cleaned all lakes and outfall structures (Used Gator and Large Trailer), and reset all timers as needed
4/30/19	5	J.L.	Inspected and cleaned all lakes and outfall structures (Used Gator and Large Trailer)
TOTAL	16		
MILES	116		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 05/05/19

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
HP				
HERITAGE PARK				
	4/16/19	John Deere Gator Rental	70.00	S.A.
	4/30/19	John Deere Gator Rental	70.00	S.A.
	4/30/19	Contractor Trash Bags	22.94	S.A.
	4/30/19	Gas for John Deere Gator	16.87	S.A.
		TOTAL	$179.81	

Hopping Green & Sams
Attorneys and Counselors

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

========== STATEMENT ==========

May 10, 2019

Heritage Park Community Development District
Governmental Management Services-CF, LLC
9145 Narcoossee Road
Suite A206

Orlando, FL 32827

Bill Number 107494
Billed through 04/30/2019

#1
ADA/mtg/agree/legislation
1-310-513-315

RECEIVED
MAY 22 2019
BY:

General Representation
HPARK 00001 CEL

FOR PROFESSIONAL SERVICES RENDERED

04/01/19	SRS	Continue research regarding ADA website accessibility	0.10 hrs
04/29/19	CEL	Review meeting minutes.	0.70 hrs
04/30/19	JLK	Review and negotiate standard form of agreement for professional technological services.	0.10 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
		Total fees for this matter	$347.00

MATTER SUMMARY

Eldred, Carl	0.70 hrs	280 /hr	$196.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	$106.50
Kilinski, Jennifer L.	0.10 hrs	220 /hr	$22.00
Sandy, Sarah R.	0.10 hrs	225 /hr	$22.50
TOTAL FEES			$347.00
TOTAL CHARGES FOR THIS MATTER			**$347.00**

BILLING SUMMARY

Eldred, Carl	0.70 hrs	280 /hr	$196.00
Stuart, Cheryl G.	0.30 hrs	355 /hr	$106.50
Kilinski, Jennifer L.	0.10 hrs	220 /hr	$22.00
Sandy, Sarah R.	0.10 hrs	225 /hr	$22.50
TOTAL FEES			$347.00
TOTAL CHARGES FOR THIS BILL			**$347.00**

Please include the bill number on your check.

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 24388	5/15/2019
TERMS	**PO NUMBER**
Net 30	

Bill To:

Heritage Park CDD
c/o Governmental Management Services, LLC
9655 Florida Mining Blvd W
Bldg 300, Ste 305/306
Jacksonville, FL 32257

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

Invoice Due Date: June 14, 2019
Invoice Amount: $2,943.74

Description	Current Amount
Monthly Landscape Maintenance May 2019	$2,943.74

Invoice Total **$2,943.74**

Excellence

IN COMMERCIAL LANDSCAPING

#43
Landscape Maint May 19
1-320-538-462

RECEIVED
MAY 17 2019
BY:

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Future Horizons, Inc.
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

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

RECEIVED
JUN 1 - 2019
BY:

INVOICE

Invoice Number: 58702
Invoice Date: May 31, 2019
Page: 1

Bill To:	Ship To:
Heritage Park CDD c/o GMC, LLC 9145 Narcoossee Rd., Ste. A206 Orlando, FL 32827	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		6/30/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of May, 2019	1,945.00	1,945.00

B Stupto 5-31-19
LAKE MAINT
001.326.53800.46300

42
Aquatic Weed Ctrl May 19
1-320-538-463

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 #: 403
Invoice Date: 6/1/19
Due Date: 6/1/19
Case:
P.O. Number:

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

RECEIVED
JUN 0 7 2019
BY:

	Description		Hours/Qty	Rate	Amount
	Management Fees - June 2019	1-310-513-34		4,386.25	4,386.25
	Information Technology - June 2019	1-310-513-35		125.00	125.00
Fee	Dissemination Agent Services - June 2019	1-310-513-313		83.33	83.33
	Office Supplies Jun19	1-310-513-51		15.09	15.09
	Postage Jun19	1-310-513-42		1.56	1.56
	Copies Jun19	1-310-513-425		121.65	121.65
	#2				

Total	$4,732.88
Payments/Credits	$0.00
Balance Due	$4,732.88

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

Invoice

Invoice #: 404
Invoice Date: 6/1/19
Due Date: 6/1/19
Case:
P.O. Number:

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

RECEIVED
JUN 05 2019
BY: _____

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2019		858.33	858.33
1-320-536-12			
#2			

Total	$858.33
Payments/Credits	$0.00
Balance Due	$858.33

2mw
6.5.19

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/2/2019	2

Bill To
Heritage Park CDD C/O Governmental Management Services

JUN 3 2019

Terms	Due Date
Net 30	5/2/2019

Description	Amount
Amortization Schedule Series 2013 5-1-19 Prepay $5,000	100.00
#68	
Rev. Amort. Sched Ser2013	
1-310-513-313	

Total	$100.00
Payments/Credits	$0.00
Balance Due	$100.00

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

Invoice

Invoice #: 405
Invoice Date: 6/18/19
Due Date: 6/18/19
Case:
P.O. Number:

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

JUN 0 7 2019
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2019		746.28	746.28
Maintenance Supplies		175.83	175.83

Common Area Maint
320, 538, 4640

#2

Inspct/Cln Lakes/Outfall
1-320-538-464 $746.28
Gas/Gator/Trailer
1-320-538-464 $175.83

Total	$922.11
Payments/Credits	$0.00
Balance Due	$922.11

RMW
6.19.19

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2019

Date	Hours	Employee	Description
5/14/19	5	J.L.	Inspected and cleaned construction lakes and outfall structures (Used Gator and Large Trailer)
5/14/19	5	B.M.	Inspected and cleaned construction lakes and outfall structures (Used Gator and Large Trailer)
5/30/19	5	J.L.	Inspected and cleaned construction lakes and outfall structures (Used Gator and Large Trailer)
5/30/19	5	B.M.	Inspected and cleaned construction lakes and outfall structures (Used Gator and Large Trailer)

TOTAL	20
MILES	104

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 06/05/19

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
HP				
HERITAGE PARK				
	5/14/19	John Deere Gator Rental	70.00	J.L.
	5/30/19	John Deere Gator Rental	70.00	J.L.
	5/30/19	Contractor Trash Bags	22.94	J.L.
	5/30/19	Gas for John Deere Gator	12.89	J.L.
		TOTAL	$175.83	

PROSSER

June 19, 2019
Project No: 104022.01
Invoice No: 42203

Heritage Park CDD District Office
Attn: Teresa Viscarra
9145 Narcoossee Rd. Suite A206
Orlando, FL .2827

Project 104022.01 Heritage Park/CDD-General Fund
For calling in to bi-monthly Board meeting.

Professional Services from May 1, 2019 to May 31, 2019

Professional Personnel

	Hours	Rate	Amount	
Sr. Engineer	1.00	115.00	115.00	
Totals	1.00		115.00	
Total Labor				**115.00**

Reimbursable Expenses

Blueprints/Reproduction			33.00	
Postage/Freight/Delivery			21.81	
Total Reimbursables		**1.15 times**	**54.81**	**63.03**

Total this Invoice **$178.03**

RECEIVED
JUL 9 2019
BY

#21
Bi-Monthly Meeting May 19
1-310-513-311

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 28817	6/15/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Heritage Park CDD
c/o Governmental Management Services, LLC
9145 Narcoossee Road
Suite A 206
Orlando, DC 32827

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

Invoice Due Date: July 15, 2019
Invoice Amount: $2,943.74

Description	Current Amount
Monthly Landscape Maintenance June 2019	$2,943.74

Invoice Total **$2,943.74**

B Stupf 6-18-19
LANDSCAPE MAINT.
001.320.53800.46200

#43
1-320-538-462
Landscape Maint Jun19

RECEIVED
JUN 20 2019
BY: _____

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

Hopping Green & Sams
Attorneys and Counselors

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

========== STATEMENT ==========

June 10, 2019

Heritage Park Community Development District
Governmental Management Services-CF, LLC
9145 Narcoossee Road
Suite A206

Orlando, FL 32827

Bill Number 108115
Billed through 05/31/2019

FI

Research/Agenda/Mtg/Leg.
1-310-513-315

RECEIVED
JUN 1 1 2019
BY:

General Representation
HPARK 00001 CEL

FOR PROFESSIONAL SERVICES RENDERED

05/10/19	JLK	Continue negotiations and research with district management team, insurance providers and ADA consultants on questions related to policies, accessibility and requisite standards.	0.10 hrs
05/15/19	CEL	Review agenda materials.	0.40 hrs
05/16/19	CEL	Prepare for and attend Board meeting.	0.60 hrs
05/30/19	CGS	Monitor proposed legislation which may impact district.	0.20 hrs
		Total fees for this matter	$373.00

MATTER SUMMARY

Eldred, Carl	1.00 hrs	280 /hr	$280.00
Stuart, Cheryl G.	0.20 hrs	355 /hr	$71.00
Kilinski, Jennifer L.	0.10 hrs	220 /hr	$22.00
TOTAL FEES			$373.00
TOTAL CHARGES FOR THIS MATTER			**$373.00**

BILLING SUMMARY

Eldred, Carl	1.00 hrs	280 /hr	$280.00
Stuart, Cheryl G.	0.20 hrs	355 /hr	$71.00
Kilinski, Jennifer L.	0.10 hrs	220 /hr	$22.00
TOTAL FEES			$373.00
TOTAL CHARGES FOR THIS BILL			**$373.00**

Please include the bill number on your check.

Future Horizons, Inc.
403 North First Street
P O Box 1115
Hastings, FL 32145-1115

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

RECEIVED
JUL 03 2019
BY:

INVOICE

Invoice Number: 59090
Invoice Date: Jun 28, 2019
Page: 1

Bill To:
Heritage Park CDD
c/o GMC, LLC
9145 Narcoossee Rd., Ste. A206
Orlando, FL 32827

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		7/28/19

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of June, 2019	1,945.00	1,945.00

B Stephens 7-1-19
Lake Maint.
001.320.53800.46300

#42
Aquatic Weed Ctrl Jun19
1-320-538-463

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.

Invoice #149
July 03, 2019
Client: Heritage Park CDD
Terms:

MercerWebDesign.com

MercerWebDesign.com
9809 Bridgeton Dr
Tampa, FL 33626
813-926-3059
Cynde@MercerWebDesign.com

#27

Mar:
Opt/Post Mar Agnda Pkg
1-310-513-351
May:
Opt/post May Agnda Pkg
Opt/Post 2020 Bgt/Mar Min
Opt/Re-post May Agnda Pkg
1-310-513-351

RECEIVED
JUL 03 2019
BY:

Jul: Mthly Web Hosting Jul19
1-310-513-351
Aug: Mthly Web Hosting Aug19
1-300-155-100
Sep: Mthly Web Hosting Sep19
1-300-155-100

Project: HeritageParkCDD.org

Time Details: (0.58 hours)

Date	Description	Hours	Rate	Amount
March 15, 2019	Web site maintenance:Optimize and post March agenda package.	0.17	$50.00	$8.33
May 14, 2019	Web site maintenance:Optimize and post May agenda package.	0.08	$50.00	$4.17
May 20, 2019	Web site maintenance:Optimize and post 2020 budget and March minutes.	0.25	$50.00	$12.50
May 22, 2019	Web site maintenance:Optimize and re-post May agenda package.	0.08	$50.00	$4.17

Time Subtotal: $29.17

Item Details: (1.00 items)

Date	Description	Quantity	Price	Amount
June 01, 2019	Monthly Web hosting: - Jul, Aug, Sep	3.00	$15.00	$45.00

Item Subtotal: $45.00

Subtotal:	**$74.17**
Total:	**$74.17**
Total Payments:	**$0.00**

Amount Due: **$74.17**

Thu, Jun 27, 2019
9:24:49AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augusting Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Acct:	15656	**Name:**	HERITAGE PARK COMM DEVELOPMENT
Phone:	9049405850	**Address:**	475 W TOWN PLACE, STE 114
E-Mail:			
Client:	HERITAGE PARK COMM DEVELOPI	**City:** SAINT AUGUSTINE	**State:** FL **Zip:** 32092

Ad Number:	0003187163-01	**Caller:**	SARAH SWEETING	**Paytype:**	BILL
Start:	06/20/2019	**Issues:**	2	**Stop:**	06/27/2019
Placement:	SA Legals	**Rep:**	Melissa Rhinehart		
Copy Line:	HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPT				

Lines	68
Depth	5.75
Columns	1
Price	$190.97

#14

1-316-513-48

Not. Pub. Hearing 07/18/19

RECEIVED
JUL 01 2019
BY:

RECEIVED
JUL 01 2019
BY:

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Heritage Park Community Development District ("District") will hold a public hearing on July 18, 2019 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Heffernan Drive, St. Augustine, Florida 32084 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 476 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting 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
0003187163 June 20, 22, 2019

THE ST. AUGUSTINE RECORD
Affidavit of Publication

HERITAGE PARK COMM DEVELOPMENT
475 W TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15656
AD# 0003187163-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JULIA KERTI who on oath says 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 HEARING** in the matter of **FISCAL BUDGET 2019/2020** was published in said newspaper on **06/20/2019, 06/27/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this JUN 27 2019

by Julia Kerti who is personally known to me or who has produced as identification

Kimberly M Reese

(Signature of Notary Public)

Notary Public State of Florida
Kimberly M Reese
My Commission GG 312209
Expires 03/17/2023

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

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James Oliver
District Manager
0003187163 June 20, 22, 2019