

Heritage Park
Community Development District

March 17, 2022

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

March 10, 2022

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, March 17, 2022 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 20, 2022 Meeting
- IV. Update Regarding Encroachment Matters
- V. Consideration of Retention and Fee Agreement with Kutak Rock LLP
- VI. Consideration of Resolution 2022-02, Instructing St. Johns County Supervisor of Elections to Conduct the General Election
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
- 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 – May 19, 2022 @ 1:00 p.m.
- XII. Adjournment

THIRD 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, January 20, 2022 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
Robert Curran	Vice Chairman
Mark Masley	Supervisor
Joanne Wharton	Supervisor
Thomas Ferry	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Michelle Otts <i>(via phone)</i>	District Engineer
Brian Stephens	Riverside Management
Mr. Bodenstein	Resident – 330 Hefferon Drive

The following is a summary of the actions taken at the January 20, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

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

A Resident questioned the lump sum payment to pay off the CDD fee. Mr. Oliver referred the resident to his office.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2021 Meeting

On MOTION by Mr. Masley seconded by Mr. Kinnecom with all in favor the Minutes of the November 18, 2021 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2021 Draft Audit Report

Mr. Oliver presented the Fiscal Year 2021 audit, which was a clean audit. It would be provided to the Auditor General and posted on the District's website. Mr. Kinnecom appreciated the District Accountant's excellent work.

On MOTION by Mr. Ferry seconded by Mr. Masley with all in favor the Fiscal Year 2021 Audit Report was accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreements and Update Regarding Removal/Relocation of Improvements

Mr. Oliver recalled that the encroachments at 324 and 330 Hefferon Drive were deferred at the last meeting. Mr. Bodenstein was present to discuss the encroachment at his property, 330 Hefferon Drive. At a prior meeting, the Board approved a proposal to remove/relocate the fence. Mr. Bodenstein requested that the property line for the fence be verified and asked whether it was grandfathered in as it has been in place for 16 years. It was installed by the developer. Mr. Haber addressed the following:

- When the property changes hands, the owner of the property has the right to use the property as they see fit.
- If something was installed on a piece of property before the CDD owned it and the CDD took ownership, the CDD had every right to remove it.
- A homeowner could decide what was on their own property as long as the homeowner was compliant with the HOA covenants.
- If somebody installed an improvement on somebody else's property and the property owner objected to it, but never did anything about it and it stayed for a period of time, the person who installed the improvement could argue that they

adversely possess property and now they have the right to require it to stay there. Such circumstances do not apply to the case at hand.

- The CDD and the developer were two separate entities. To the extent that the developer was supposed to provide something and did not, such as building the fence on the homeowner's property and they built it on CDD property, this issue was between the homeowner and the developer.
- On improvements on property that the CDD owned, the CDD had the absolute right to determine whether they wanted it on their property.

Ms. Wharton stated that the District had every right to move anything on CDD property. In a spirit of compromise, Mr. Oliver stated the CDD offered to split the cost with Mr. Bodenstein to take down the fence and relocate it within his property. If Mr. Bodenstein agreed, Mr. Haber would draft an agreement. Mr. Kinnecom questioned the cost. Mr. Stephens received a proposal from Hardwick Fence for \$1,700, \$600 to remove the fence and \$1,300 to relocate and reinstall. After further discussion, Mr. Bodenstein agreed to enter into an agreement with the District to split the cost 50/50 to remove and relocate the fence.

On MOTION by Mr. Kinnecom seconded by Ms. Wharton with all in favor entering into an agreement with the owner of 330 Hefferon Drive to split the cost 50/50 to remove the fence from CDD property and relocate it was approved.

Mr. Oliver stated that Mr. Haber would draft the agreement and Mr. Oliver would review it with Mr. Kinnecom before providing to Mr. Bodenstein. The second encroachment was at 324 Hefferon Drive. A fence and basketball court were on District property. A proposal from All Weather Contractors for the concrete removal was presented. Mr. Stephens explained that the proposal was from the corner to the property line on CDD property. Mr. Oliver clarified that an agreement between the owner and the District was not required because the District was not entering into a cost share agreement to remove the basketball court. There have been language issues with the owner. Discussion ensued and the Board addressed the following:

- Mr. Kinnecom noted this was a serious encroachment as 400 square feet of the 700 square foot basketball court was on CDD property and over drainage pipes.

- Ms. Wharton asked if the proposal included relocation of the fence. *Mr. Stephens explained that the fence would have to be re-assembled. Two panels and one post on CDD property must be removed to access equipment but would be put back into place when the work was completed. The cost for the removal of the fence was \$1,700.* Ms. Wharton wanted the owner to share in some of the cost of re-installing the fence and requested that the agreement include a provision that the owner pay the costs upfront as good faith.

If approved, Mr. Oliver will send a letter to the owner notifying them that the work was commencing to remove the basketball court and provide one last opportunity for the owner to either remove the fence or enter into an agreement to relocate the fence. Mr. Kinnecom wanted the District to proceed with the work and if the owner did not agree to pay the bill, legal would handle this matter and proceed with a judgement. Mr. Haber advised based on the amount, it would be a small claims matter and would not statutorily provide for prevailing party attorney fees.

On MOTION by Ms. Wharton seconded by Mr. Kinnecom with all in favor the Proposal from All Weather Contractors to remove concrete from a basketball court at 324 Hefferon Drive in a not-to-exceed amount of \$2,860 was approved.

Mr. Kinnecom requested that Mr. Stephens obtain a proposal from the vendor to extend the width of the concrete by 6 inches to provide an aesthetic look to the fence. Mr. Haber advised that the District did not have the owner's consent to remove the concrete on their property. Mr. Oliver noted informing the owner that the basketball court on District property would be removed would re-engage discussions with the owner for relocation of the fence.

SIXTH ORDER OF BUSINESS

Consideration of Proposal to Prepare Stormwater Needs Analysis Report

Ms. Otts presented a proposal to prepare the Stormwater Needs Analysis Report, due to a change in the 2021 Legislative Session, and submit to the State by June 30, 2022. Since this report has never been prepared, there were questions regarding the cost. What was in the proposal was worst case scenario. Task 1 would be coordination, meetings and exhibits and may

not exceed \$3,500. Ms. Wharton asked if this report would be required every five years. Ms. Otts replied affirmatively, but future years would be less as they would be editing this report.

On MOTION by Mr. Kinnecom seconded by Mr. Ferry with all in favor the proposal with Prosser to prepare the Stormwater Needs Analysis Report in a not-to-exceed amount of \$9,500 was approved.

SEVENTH ORDER OF BUSINESS**Update Regarding Pond Fountains**

Mr. Stephens reported only two fountains were installed and there were no major issues with any of the other fountains. Future Horizons agreed to honor the price for five fountains and were being stored at their warehouse.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2022-01,
Adopting Amended Prompt Payment Policies**

Mr. Haber presented Resolution 2022-01, amending the Prompt Payment Policies. This was due to changes in the law related to disputes.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor Resolution 2022-01, Adopting Amended Prompt Payment Policies was adopted.

NINTH ORDER OF BUSINESS**Consideration of Proposal from All Weather
Contractors for Concrete Removal**

This item was discussed.

TENTH ORDER OF BUSINESS**Update on Encroachment Matters**

This item was discussed.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operations Manager - Report

Mr. Stephens presented the Operations Manager Report, which was included in the agenda package. A few minor repairs were made to some existing fountains. Capacitors were repaired on Pond 1400. A power source was repaired on Pond 500. There were some irrigation repairs on the Pond 1800 lake bank. Trees were removed from a lake bank in the Villas, due to root issues. Ms. Wharton questioned the problem with the trees. Mr. Stephens explained Willow trees were notorious for having root issues, especially when water levels were low. Ms. Wharton voiced concern about erosion. Mr. Stephens noted that the root balls were left in place to hold the bank in place and sod was placed on top of it. Ms. Wharton asked if there were complaints. Mr. Stephens noted no complaints. Mr. Curran stated a homeowner was happy to have the trees removed.

TWELFTH ORDER OF BUSINESS**Audience Comments**

Mr. Bodenstein wondered if the proposal had the actual distance of the fence along his property line. Mr. Stephens would have the property surveyed prior to installation and would work with Mr. Bodenstein along with Hardwick Fence. Mr. Kinnecom suggested using the same surveyor that was used for previous work.

THIRTEENTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Masley stated branches on Heritage Park Drive knocked down a sensor on the light pole. Mr. Kinnecom requested that Mr. Stephens follow up with Florida, Power & Light (FPL). Mr. Masley heard that the HOA was going to change contractors from Yellowstone. Mr. Kinnecom noted cost savings with Yellowstone having contracts with the HOA, Villas and the CDD. Mr. Ferry noted landscaping companies provide good service for a period of time, but over time, they trickle off. That was where the District was with Yellowstone as there were fire ant hills on Heritage Park Drive that were 5 or 6 inches tall and weeds. Mr. Kinnecom recalled when they last obtained bids, one bid from Green Earth was double what they were paying Yellowstone. Ms. Wharton requested any complaints about the landscaping be provided to Mr. Stephens.

FOURTEENTH ORDER OF BUSINESS Financial Reports**A. Balance Sheet and Statement of Revenues & Expenditures**

Mr. Oliver presented the Unaudited Financial Statements through December 31, 2021, which was included in the agenda package. They were one-quarter into the new fiscal year. There was a positive slight variance in administrative and operational expenditures and \$130,000 in capital reserves.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. Another distribution was received on January 14th and the District was 92% collected.

C. Approval of Check Register

On MOTION by Mr. Kinnecom seconded by Mr. Masley with all in favor the Check Register from November 10, 2021 to January 11, 2021 in the amount of \$40,213.69 was approved.

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 17, 2022 @
1:00 p.m.**

Mr. Oliver stated the next meeting was scheduled for March 17, 2022 at 1:00 p.m.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Heritage Park Community Development District (“**Client**”)
c/o Governmental Management Services
475 West Town Place, Suite 114
St Augustine, Florida 32092

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Wesley S. Haber	\$350
Associates	\$265-290
Paralegals	\$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

WHEREAS, the Heritage Park Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida;

WHEREAS, the Board of Supervisors of Heritage Park Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the “**Supervisor**”), to conduct the District’s General Election.

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

Section 1. The Board is currently made up of the following individuals:

Mark J. Masley, 413 Hefferon Drive, St. Augustine, Florida 32084
Kenneth K. Kinnecom, 1105 Sand Pine Court, St. Augustine, Florida 32084
Robert L. Curran, 1204 Park Circle Court, St. Augustine, Florida 32084
Joanne Wharton, 690 East Red House Branch Road, St. Augustine, Florida 32084
Thomas V. Ferry, 724 South Heritage Creek Way, St. Augustine, Florida 32084

Section 2. The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Mark Masley	2022
2	Kenneth Kinnecom	2024
3	Robert Curran	2022
4	Joanne Wharton	2024
5	Thomas Ferry	2022

Section 3. Seat 1, currently held by Mark Masley, Seat 3, currently held by Robert Curran, and Seat 5, currently held by Thomas Ferry, are scheduled for the General Election in November 2022.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State’s Division of Elections. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal

resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2022 General Election is 4 years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 17th day of March, 2022.

**HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT**

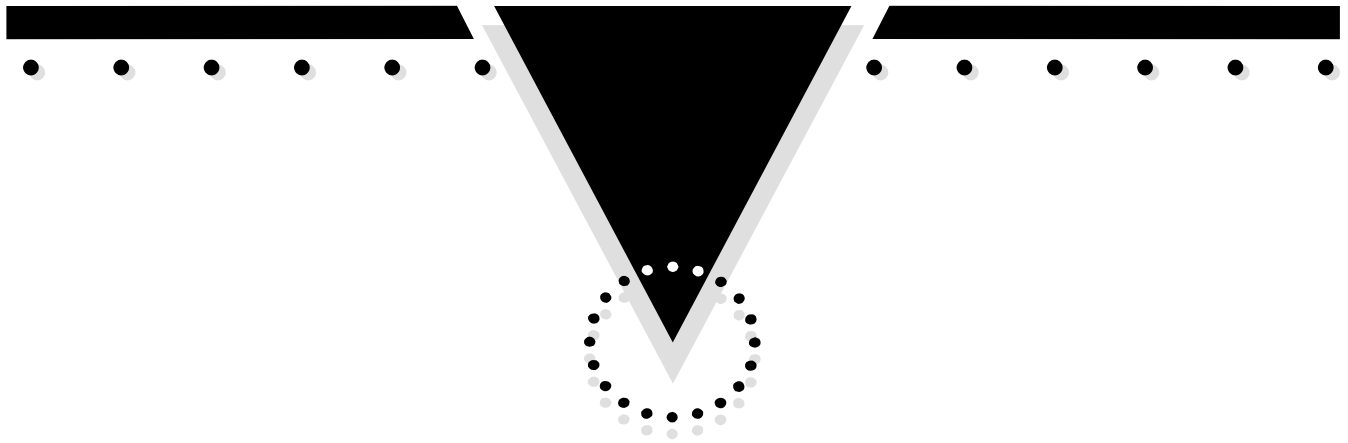
CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

TENTH ORDER OF BUSINESS

A.



Heritage Park Community Development District

Unaudited Financial Reporting

February 28, 2022



HERITAGE PARK

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

February 28, 2022

	<u>Governmental Fund</u>			<u>Totals</u> (memorandum only)
<u>Assets</u>	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>2022</u>
Cash	\$32,389	-----	\$25,458	\$57,847
State Board of Administration	-----	-----	\$101,798	\$101,798
<u>Investments:</u>				
Operating Account	\$246,067	-----	-----	\$246,067
<u>Series 2013</u>				
Reserve	-----	\$190,860	-----	\$190,860
Revenue	-----	\$419,479	-----	\$419,479
Prepayment	-----	\$3,678	-----	\$3,678
Total Assets	\$278,456	\$614,017	\$127,257	\$1,019,729
<u>Liabilities</u>				
Accounts Payable	\$1,945	-----	-----	\$1,945
<u>Fund Equity, Other Credits</u>				
<u>Fund Balances:</u>				
Unassigned	\$276,511	-----	-----	\$276,511
Restricted for Debt Service	-----	\$614,017	-----	\$614,017
Assigned for Capital Reserve	-----	-----	\$127,257	\$127,257
Total Liabilities, Fund Equity	\$278,456	\$614,017	\$127,257	\$1,019,729

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND**

Statement of Revenues and Expenditures
For Period Ending February 28, 2022

	GENERAL FUND BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Assessments Tax Roll	\$255,225	\$245,488	\$245,488	\$0
Interest Income	\$25	\$10	\$2	(\$8)
TOTAL REVENUES	\$255,250	\$245,498	\$245,490	(\$8)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$6,000	\$2,500	\$2,000	\$500
FICA Expense	\$459	\$191	\$153	\$38
Engineer	\$7,500	\$3,125	\$1,956	\$1,169
Arbitrage Rebate	\$450	\$450	\$450	\$0
Dissemination Agreement	\$1,000	\$417	\$417	\$0
District Counsel	\$16,000	\$6,667	\$1,825	\$4,841
Financial Advisory Services	\$7,500	\$7,500	\$7,500	\$0
Auditing Services	\$3,200	\$3,200	\$3,200	\$0
Trustee Fees	\$4,500	\$4,445	\$4,445	\$0
Management Fees	\$52,635	\$21,931	\$21,931	\$0
Information Technology	\$1,200	\$500	\$500	\$0
Website Maintenance	\$1,200	\$500	\$500	\$0
Telephone	\$250	\$104	\$44	\$61
Postage	\$750	\$313	\$208	\$105
Printing and Binding	\$1,000	\$417	\$227	\$190
Insurance	\$7,600	\$7,600	\$7,135	\$465
Legal Advertising	\$1,350	\$563	\$72	\$491
Other Current Charges	\$1,000	\$417	\$320	\$97
Office Supplies	\$500	\$208	\$39	\$170
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$114,269	\$61,222	\$53,096	\$8,126
<u>MAINTENANCE:</u>				
Field Operations	\$10,609	\$4,420	\$4,420	\$0
Property Insurance	\$725	\$725	\$669	\$56
Landscape Maintenance	\$36,738	\$15,308	\$15,307	\$0
Landscape Contingency	\$6,000	\$2,500	\$1,550	\$950
Irrigation Repairs	\$1,000	\$417	\$730	(\$313)
Lake Maintenance	\$23,340	\$9,725	\$9,725	\$0
Lake Contingency	\$7,000	\$2,917	\$1,597	\$1,320
Utility Service	\$17,000	\$7,083	\$6,939	\$144
Street Lights	\$40,000	\$16,667	\$12,421	\$4,245
Common Area Maintenance	\$12,000	\$5,000	\$1,324	\$3,676
Contingency	\$5,000	\$2,083	\$0	\$2,083
Operating Reserve	\$15,000	\$6,250	\$0	\$6,250
TOTAL MAINTENANCE	\$174,412	\$73,095	\$54,683	\$18,412
TOTAL EXPENDITURES	\$288,681	\$134,316	\$107,779	\$26,538
EXCESS REVENUES/ (EXPENDITURES)	(\$33,431)		\$137,711	
FUND BALANCE-BEGINNING	\$33,431		\$138,799	
FUND BALANCE-ENDING	\$0		\$276,511	

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures
For Period Ending February 28, 2022

DEBT SERVICE BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
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REVENUES:

Assessments - Tax Roll	\$381,721	\$367,409	\$367,409	\$0
Interest Income	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$381,721	\$367,409	\$367,416	\$7

EXPENDITURES:

Series 2013

Interest Expense 11/02	\$93,905	\$93,905	\$93,905	\$0
Principal Expense 05/01	\$195,000	\$0	\$0	\$0
Interest Expense 05/01	\$95,905	\$0	\$0	\$0
TOTAL EXPENDITURES	\$384,810	\$93,905	\$93,905	\$0

EXCESS REVENUES/ (EXPENDITURES)

(\$3,089)	\$273,511
------------------	------------------

FUND BALANCE - BEGINNING

\$145,416	\$340,506
------------------	------------------

FUND BALANCE - ENDING

\$142,327	\$614,017
------------------	------------------

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL RESERVE FUND

Statement of Revenues & Expenditures
For Period Ending February 28, 2022

	CAPITAL RESERVE BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$54	\$54
TOTAL REVENUES	\$0	\$0	\$54	\$54
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$11,533	(\$11,533)
TOTAL EXPENDITURES	\$0	\$0	\$11,533	(\$11,533)
EXCESS REVENUES/ (EXPENDITURES)	\$0		(\$11,479)	
FUND BALANCE - BEGINNING	\$122,539		\$138,736	
FUND BALANCE - ENDING	\$122,539		\$127,257	

HERITAGE PARK
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Revenues:</u>													
Tax Roll Assessments	\$0	\$34,050	\$66,160	\$135,132	\$10,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,488
Interest Income	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Total Revenues	\$0	\$34,051	\$66,161	\$135,132	\$10,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,490
<u>Expenditures</u>													
<u>Administrative</u>													
Supervisors Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Engineer	\$130	\$142	\$38	\$895	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,956
Arbitrage Rebate	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
District Counsel	\$85	\$1,741	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,825
Financial Advisory Services	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Auditing Services	\$0	\$2,000	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,931
Information Technology	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Website Maintenance	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Postage	\$2	\$69	\$66	\$69	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Printing and Binding	\$34	\$3	\$74	\$18	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227
Insurance	\$7,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,135
Legal Advertising	\$0	\$72	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72
Other Current Charges	\$90	\$61	\$62	\$47	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320
Office Supplies	\$13	\$0	\$13	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,832	\$9,879	\$6,123	\$11,670	\$5,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,096
<u>Maintenance:</u>													
Field Operations	\$884	\$884	\$884	\$884	\$884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,420
Property Insurance	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Landscape Maintenance	\$3,061	\$3,061	\$3,061	\$3,061	\$3,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,307
Landscape Contingency	\$0	\$0	\$1,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,550
Irrigation Repairs	\$0	\$730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$730
Lake Maintenance	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,725
Lake Contingency	\$1,477	\$0	\$0	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,597
Utility Service	\$1,257	\$1,313	\$1,267	\$1,573	\$1,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,939
Street Lights	\$3,071	\$3,071	\$3,071	\$3,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,421
Common Area Maintenance	\$794	\$277	\$252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$13,158	\$11,281	\$12,030	\$10,793	\$7,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,683
Total Expenditures	\$32,990	\$21,160	\$18,153	\$22,463	\$13,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,779
Excess Revenues/(Expenditures)	(\$32,989)	\$12,891	\$48,007	\$112,669	(\$2,866)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,711

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	\$191,294	
RESERVE FUND BALANCE	\$190,860	
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)
LESS: SPECIAL CALL 11/1/19		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$180,000)
LESS: SPECIAL CALL 5/1/20		(\$5,000)
LESS: SPECIAL CALL 11/1/20		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/21		(\$190,000)
CURRENT BONDS OUTSTANDING		\$3,810,000

B.

7

C.

Heritage Park Community Development District

Summary of Invoices

January 11, 2021 to March 8, 2022

Fund	Date	Check No.'s	Amount
General Fund	1/24/22	3029-3030	\$ 290.82
	2/1/22	3031	\$ 450.00
	2/7/22	3032-3035	\$ 13,797.60
	2/22/22	3036-3039	\$ 4,826.79
	2/28/22	3040	\$ 1,200.00
	3/7/22	3041	\$ 4,764.42
			<hr/>
			\$ 25,329.63
Payroll	<u>January 2022</u>		
	Joanne B. Wharton	50431	\$ 184.70
	Kenneth K. Kinnecom	50432	\$ 184.70
	Mark J. Masley	50433	\$ 184.70
	Robert L. Curran Jr.	50434	\$ 184.70
	Thomas V. Ferry	50435	\$ 184.70
			<hr/>
			\$ 923.50
			<hr/>
			\$ 26,253.13

*** CHECK DATES 01/11/2022 - 03/08/2022 ***
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 #
1/24/22	00002	1/12/22 497	202112 320-53800-46400	RMV DEBRIS FROM LAKE/BANK	*	252.42	
				GOVERNMENTAL MANAGEMENT SERVICES			252.42 003029
1/24/22	00021	1/19/22 47291	202112 310-51300-31100	SURVEY TO CDD ENCROACHMNT	*	38.40	
				PROSSER, INC			38.40 003030
2/01/22	00053	1/27/22 4770-01-	202201 310-51300-31200	ARBITRAGE-SER.2013-FY22	*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 003031
2/07/22	00042	1/31/22 71557	202201 320-53800-46300	AQUATIC WEED CTRL JAN22	*	1,945.00	
				FUTURE HORIZONS, INC.			1,945.00 003032
2/07/22	00002	2/01/22 498	202202 310-51300-34000	MANAGEMENT FEES FEB22	*	4,386.25	
		2/01/22 498	202202 310-51300-49200	WEBSITE ADMIN FEB22	*	100.00	
		2/01/22 498	202202 310-51300-35100	INFORMATION TECH FEB22	*	100.00	
		2/01/22 498	202202 310-51300-31300	DISSEMINATION FEE FEB22	*	83.33	
		2/01/22 498	202202 310-51300-51000	OFFICE SUPPLIES	*	12.62	
		2/01/22 498	202202 310-51300-42000	POSTAGE	*	1.56	
		2/01/22 498	202202 310-51300-42500	COPIES	*	98.70	
		2/01/22 499	202202 320-53800-12000	CONTRACT ADMIN FEB22	*	884.08	
				GOVERNMENTAL MANAGEMENT SERVICES			5,666.54 003033
2/07/22	00073	1/31/22 2979394	202111 310-51300-31500	BRD MTG/NOV.MINUTE/AMND12	*	1,740.96	
				KUTAK ROCK LLP			1,740.96 003034
2/07/22	00038	1/25/22 6403256	202201 310-51300-32300	FY22 TRUST.FEE SER.2013	*	4,445.10	
				US BANK			4,445.10 003035
2/22/22	00042	2/04/22 71716	202201 320-53800-46600	RPLC ANCHR ROPE/RESET FNT	*	120.00	
				FUTURE HORIZONS, INC.			120.00 003036

HERT HERITAGE PARK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/22/22	00072	2/03/22 22-045	202202 310-51300-31100	BNDRY SURVEY-330 HEFFERON	*	750.00	
				GEOMATICS CORPORATION			750.00 003037
2/22/22	00021	2/17/22 47453	202201 310-51300-31100	MTG/SURVEY PROP HEFFERON	*	457.65	
		2/17/22 47454	202201 310-51300-31100	DRAFT/FINALIZE STORMWWATR	*	437.65	
				PROSSER, INC			895.30 003038
2/22/22	00043	2/01/22 STAUG 31	202202 320-53800-46200	LANDSCAPE MAINT FEB22	*	3,061.49	
				YELLOWSTONE LANDSCAPE			3,061.49 003039
2/28/22	00003	1/03/22 21805	202112 310-51300-32200	FY21 AUDIT SVC-FINAL BILL	*	1,200.00	
				GRAU AND ASSOCIATES			1,200.00 003040
3/07/22	00002	3/01/22 500	202203 310-51300-34000	MANAGEMENT FEES MAR22	*	4,386.25	
		3/01/22 500	202203 310-51300-49200	WEBSITE ADMIN MAR22	*	100.00	
		3/01/22 500	202203 310-51300-35100	INFORMATION TECH MAR22	*	100.00	
		3/01/22 500	202203 310-51300-31300	DISSEMINATION FEE MAR22	*	83.33	
		3/01/22 500	202203 310-51300-51000	OFFICE SUPPLIES	*	.57	
		3/01/22 500	202203 310-51300-42000	POSTAGE	*	79.91	
		3/01/22 500	202203 310-51300-42500	COPIES	*	1.35	
		3/01/22 500	202203 310-51300-41000	TELEPHONE	*	13.01	
				GOVERNMENTAL MANAGEMENT SERVICES			4,764.42 003041
TOTAL FOR BANK A						25,329.63	
TOTAL FOR REGISTER						25,329.63	

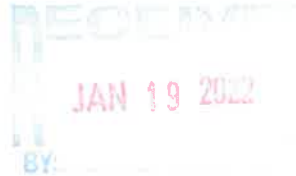
HERT HERITAGE PARK TVISCARRA

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

Invoice

Invoice #: 497
Invoice Date: 1/12/22
Due Date: 1/12/22
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 December 1 - December 31, 2021		252.42	252.42
<p>#2 B. H. Stephens 1-17-2022 Common Area Maint. - \$252.42 001.320.53800.464100</p>			

Total	\$252.42
Payments/Credits	\$0.00
Balance Due	\$252.42

RMW
1.18.22

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2021

Date	Hours	Employee	Description
12/3/21	6.5	D.J.	Removed debris from lake banks and waters edge, checked and cleaned outfall structures as
TOTAL	<u>6.5</u>		
MILES	<u>56</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

PROSSER

January 19, 2022

Project No: 104022.01

Invoice No: 47291

Heritage Park CDD
c/o Governmental Management Services-CF, LLC
1408 Hamlin Ave., Unit E
St. Cloud, FL 34771

Project 104022.01 Heritage Park/CDD-General Fund
Surveys to CDD for legal action on encroachment.

Professional Services from December 1, 2021 to December 31, 2021

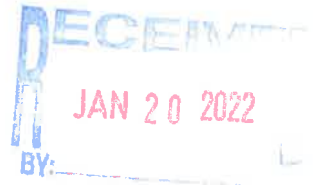
Professional Personnel

	Hours	Rate	Amount
Sr. Engineer/Resident Engineer	.25	150.00	37.50
Totals	.25		37.50
Total Labor			37.50

Reimbursable Expenses

Blueprints/Reproduction			.78
Total Reimbursables	1.15 times	.78	.90
Total this Invoice			\$38.40

#21
310-513-311





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Heritage Park Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Invoice No. 4770-01-22

Date: January 27, 2022

For Professional Services:

Issue	Service	Fee
\$5,095,000 Heritage Park Community Development District, (St. Johns County, Florida), Special Assessment Refunding Bonds, Series 2013	Rebate Report & Opinion	\$450
Total		\$450

#53
Arbitrage - Ser. 2013-5y22
710-513,312

RECEIVED
JAN 27 2022
BY: _____

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 0011225771

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Should a check payment be sent:

AMTEC
90 Avon Meadow Lane
Avon, CT 06001

Future Horizons, Inc.

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

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

INVOICE

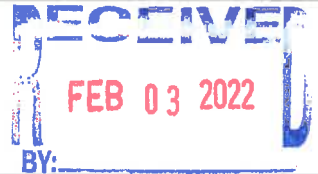
Invoice Number: 71557
Invoice Date: Jan 31, 2022
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Ship to:

Aquatic Weed
Control Services



Customer ID	Customer PO	Payment Terms	
Heritage04		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		3/2/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>January</u> <i>B. Stupl 2-2-22</i> <i>LAKE MAINT.</i> <i>001.320.53800.46300</i> <i>#42</i> <i>320-538-463</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.

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

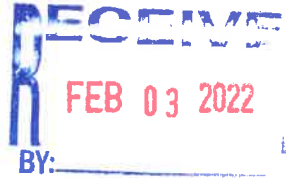
Invoice #: 498

Invoice Date: 2/1/22

Due Date: 2/1/22

Case:

P.O. Number:

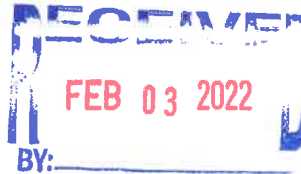
Bill To:Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	#2	Hours/Qty	Rate	Amount
Management Fees - February 2022	216.59	3.34	4,386.25	4,386.25
Website Administration - February 2022		492	100.00	100.00
Information Technology - February 2022		381	100.00	100.00
Dissemination Agent Services - February 2022		313	83.33	83.33
Office Supplies		81	12.62	12.62
Postage		42	1.56	1.56
Copies		425	98.70	98.70
Total				\$4,782.46
Payments/Credits				\$0.00
Balance Due				\$4,782.46

1001 Bradford Way
Kingston, TN 37763

Invoice #: 499
Invoice Date: 2/1/22
Due Date: 2/1/22
Case:
P.O. Number:

**Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092**



Total	\$884.08
Payments/Credits	\$0.00
Balance Due	\$884.08

2.3.22

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2979394

Client Matter No. 10423-1

Jim Oliver
Heritage Park CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

#73
316.517.315

Invoice No. 2979394
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

11/17/21	W. Haber	0.40	140.00	Prepare for Board meeting; confer with Mr. Oliver
11/18/21	W. Haber	3.30	1,155.00	Prepare for and participate in Board meeting
12/27/21	W. Haber	0.40	140.00	Review and revise November minutes
12/28/21	C. Stuart	0.50	210.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
TOTAL HOURS		4.60		

KUTAK ROCK LLP

Heritage Park CDD

January 31, 2022

Client Matter No. 10423-1

Invoice No. 2979394

Page 2

TOTAL FOR SERVICES RENDERED

\$1,645.00

DISBURSEMENTS

Meals

5.62

Travel Expenses

90.34

TOTAL DISBURSEMENTS

95.96

TOTAL CURRENT AMOUNT DUE

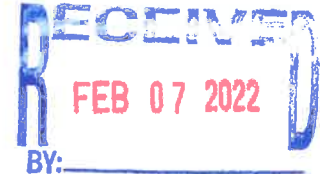
\$1,740.96



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

Invoice Number: 6403256
Account Number: 207421000
Invoice Date: 01/25/2022
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

HERITAGE PARK CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES
1408 HAMLIN AVENUE UNIT E
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

\$4,445.10

All invoices are due upon receipt.

#38
Jy22 Grvst. Fee Ser. 2013
210.517.223

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:	6403256
Account Number:	207421000
Current Due:	\$4,445.10
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 # 6403256
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

3/3

Invoice Number: 6403256
Invoice Date: 01/25/2022
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

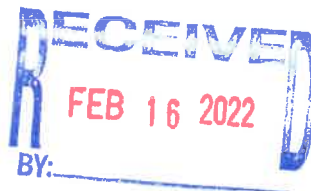
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 01/01/2022 - 12/31/2022				\$4,125.00
Incidental Expenses	4,125.00	0.0776		\$320.10
Subtotal Incidental Expenses				\$320.10
TOTAL AMOUNT DUE				\$4,445.10



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: 71716
Invoice Date: Feb 4, 2022
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Ship to:

Heritage Park CDD
c/o GMC, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Johnson01	Hand Deliver	1/20/22	3/6/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Service Call on 1400 Per Brian Stephen's request: Found one of the anchor ropes broke loose from the fountain and unit; as well as cable twisted up; which caused it to lean. Replaced anchor ropes and re-set fountain. #42 <i>B. Stephen 2-4-22</i> LAKE CONTINGENCY 001.320.53800.46600	120.00	120.00
Subtotal				120.00
Sales Tax				
Freight				
Total Invoice Amount				120.00
Payment/Credit Applied				
TOTAL				120.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



GEOMATICS CORP.
LAND SURVEYING, MAPPING, GPS
2804 N. FIFTH STREET, SUITE 101
ST. AUGUSTINE, FLORIDA 32084
Phone (904)824-3086 Fax (904) 824-5753

Invoice

Invoice Date:	Invoice #:
2/3/2022	22-045

Bill To:
Heritage Park CDD Jim Oliver c/o Governmental Management Services Inc. 475 West Town Place, Suite 114 St. Augustine, FL 32092

Project Information
Boundary Survey 330 Hefferon Drive St. Augustine, FL

RECEIVED
FEB 18 2022
BY: _____

#172
310-513-311

Job No.	Terms	Due Date:
22-3550	Due on receipt	2/3/2022

Description	Hours/Qty	Rate	Amount
RE: Boundary Survey - 330 Hefferon Drive, St. Augustine, FL	1	750.00	750.00

Visit us at: www.geomaticscorp.net	Total	\$750.00
Please make checks payable to: Geomatics Corp., P.O. Box 860205, St. Augustine, FL 32086. We also accept VISA, Mastercard, & Discover.	Payments/Credits	\$0.00
	Balance Due	\$750.00

"Contract/Invoice shall be governed by and construed according to the laws of the State of Florida. Should Payment in full of this Contract/Invoice not be received within 30 days, the amount stated herein shall accrue interest from the 30th day at the maximum allowable rate of interest. Client agrees to pay all costs of collection for this Contract/Invoice, regardless of whether a lawsuit is filed, including without limitation court costs and reasonable attorney's days."

Thank you for your business.

PROSSER

February 17, 2022

Project No: 104022.01

Invoice No: 47453

Heritage Park CDD
c/o Governmental Management Services-CF, LLC
1408 Hamlin Ave., Unit E
St. Cloud, FL 34771

Project 104022.01 Heritage Park/CDD-General Fund
Bi-monthly CDD meeting; e-mails regarding survey proposal for 330 Hefferon.

Professional Services from January 1, 2022 to January 31, 2022

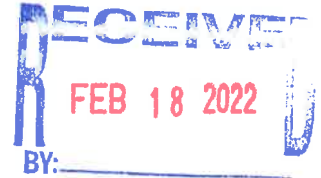
Professional Personnel

	Hours	Rate	Amount	
Sr. Engineer/Resident Engineer	3.00	150.00	450.00	
Totals	3.00		450.00	
Total Labor				450.00

Reimbursable Expenses

Blueprints/Reproduction			6.65	
Total Reimbursables	1.15 times		6.65	7.65
Total this Invoice				\$457.65

#21
210-517-311

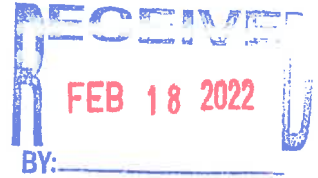


PROSSER

Heritage Park CDD
Attn: Jim Oliver
225 Hefferon Dr.
St. Augustine, FL 32084

#21
210-517-31

February 17, 2022
Project No: 104022.08
Invoice No: 47454



Project 104022.08 Heritage Park CDD Stormwater Analysis

Professional Services from January 1, 2022 to January 31, 2022

Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 2: Draft Stormwater Needs Analysis	3,000.00	0.00	0.00	0.00	0.00
Task 3: Final Stormwater Needs Analysis	3,000.00	0.00	0.00	0.00	0.00
Total Fee	6,000.00		0.00	0.00	0.00
Total Fee					0.00

Reimbursable Expenses

Blueprints/Reproduction				11.00	
Total Reimbursables			1.15 times	11.00	12.65
Total this Task					\$12.65

Task 1: Coordination Meetings & Exhibits

Professional Personnel

	Hours	Rate	Amount
Sr. Engineer/Resident Engineer	2.50	170.00	425.00
Totals	2.50		425.00
Total Labor			425.00

Billing Limits

ing Limits	Current	Prior	To-Date
Labor	425.00	0.00	425.00
Limit			3,500.00
Remaining			3,075.00
Total this Task			\$425.00
Total this Invoice			\$437.65



YELLOWSTONE LANDSCAPE

Bill To:

Heritage Park CDD
c/o Governmental Management Services-CF,
LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Property Name: Heritage Park CDD

INVOICE

INVOICE #	INVOICE DATE
STAUG 318129	2/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2022

Invoice Amount: \$3,061.49

Description	Current Amount
Monthly <u>Landscape Maintenance</u> <u>February 2022</u>	\$3,061.49

#43
B. Skypk 1-25-22
LANDSCAPE MAINT.
001.320.53800.46200



Invoice Total \$3,061.49

Excellence
IN COMMERCIAL LANDSCAPING

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

Grau and Associates

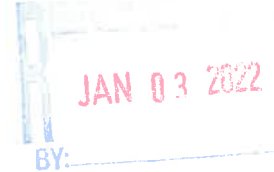
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Heritage Park Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Invoice No. 21805
Date 01/03/2022



SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 1,200.00

Current Amount Due

\$ 1,200.00

#3hd
Fy21 Audit Svc - Final Bill
01/03/2022

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.



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

Invoice

Invoice #: 500
Invoice Date: 3/1/22
Due Date: 3/1/22
Case:
P.O. Number:

Bill To:

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


MAR 04 2022
BY: 

Description	#2	Hours/Qty	Rate	Amount
Management Fees - March 2022	210.517.74		4,386.25	4,386.25
Website Administration - March 2022	1142		100.00	100.00
Information Technology - March 2022	351		100.00	100.00
Dissemination Agent Services - March 2022	213		83.33	83.33
Office Supplies	51		0.57	0.57
Postage	42		79.91	79.91
Copies	425		1.35	1.35
Telephone	41		13.01	13.01
Total				\$4,764.42
Payments/Credits				\$0.00
Balance Due				\$4,764.42