

Heritage Park
Community Development District

September 21, 2023

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

September 14, 2023

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, September 21, 2023 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 July 20, 2023 Meeting
- IV. Consideration of Proposal to Purchase Additional Pond Fountains (reserve stock)
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
- VI. Audience Comments
- VII. Supervisors Requests
- VIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipt Schedule

C. Approval of Check Register

IX. Next Scheduled Meeting – November 16, 2023 @ 1:00 p.m.

X. 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, July 20, 2023 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

Present and constituting a quorum were:

Robert Curran	Vice Chairman
Thomas Ferry	Supervisor
Judith Kinnecom	Supervisor
Louis Pingotti	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Ryan Stilwell	District Engineer
Rich Gray	Operations Manager
Residents	

The following is a summary of the actions taken at the July 20, 2023 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 with the exception of Ms. Wharton.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver opened the public comment period. There being no comments, Mr. Oliver closed the public comment period.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the May 18, 2023 Meeting**

Mr. Ferry stated on Page 8, Mr. Curran was trying to verify Pond 100 with the neighbor. Mr. Pingotti asked if the four hours of ethics training was ever resolved. Mr. Oliver stated the Board did not have to worry about it until 2024.

On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the Minutes of the May 18, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Proposal From Prosser, Inc. for Rate Increase**

Mr. Stilwell presented a proposal from his company, Prosser, for a rate increase in their hourly rates, in order to keep up with the times. The last increase was in 2021 and they have one every other year. They try to maintain a minimum amount of work and typically, they use someone with a lower rate. They were only at 25% of their budgeted amount for this fiscal year and it should not affect their budget.

On MOTION by Mr. Curran seconded by Mr. Pingotti with all in favor the proposal from Prosser, Inc. for a rate increase was approved.

FIFTH ORDER OF BUSINESS**Public Hearing to Adopt the Budget for Fiscal Year 2024**

Mr. Oliver stated as a unit of government in Florida, the District was required to go through a budget process each year, starting with the approval of the Proposed Budget prior to June 15th as required by Florida Statutes. The purpose of today's meeting was to hold a public hearing to adopt the budget, which was required to be held at least 60 days after the Proposed Budget was approved. It was presented at the last meeting, which was similar to the prior year's budget with no increase in assessments. There was a half of a percent increase in expenditures and any Carry Forward Surplus would be used to balance the budget, which could be amended any time during the fiscal year. Mr. Pingotti questioned why on Page 2, there were 703 units and lots, but on Page 9, there were 685 units and lots. Mr. Oliver explained that 703 units were paying operation and maintenance (O&M) and 685 units were paying debt service.

On MOTION by Mr. Pingotti seconded by Mr. Ferry with all in favor the Public Hearing to adopt the budget for Fiscal Year 2024 was opened.

A Resident questioned why the rate increased on the Amortization Schedule. Mr. Oliver explained when the bonds were issued, sometimes they did a combination of different levels of bonds and typically, the further out, the more risk involved at the time that the bonds were issued. Currently, it was more with the elevated interest rates; however, the 30 years of payments remained the same. The Resident questioned why the rate increased from 4.4% to 5.125%. Mr. Oliver indicated there was more risk for bondholders, but it did not impact the assessment. The Resident pointed out it impacted the amount of money to pay back. Mr. Haber explained when the bonds were issued, a chart was provided breaking out all of the interest rates and different bonds had different interest rates. The Board approved various interest rates to achieve the annual payment that each homeowner makes on the bonds. In response to Mr. Pingotti's question, Mr. Haber recalled that the bonds were refinanced and this reflected the refinanced rates. Currently, interest rates were higher, but there may be an opportunity to refund the bonds again if there were more interest rate savings.

On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the Public Hearing to adopt the budget for Fiscal Year 2024 was closed.

A. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Mr. Haber presented Resolution 2023-05, formally adopting the budget for Fiscal Year 2024, appropriating the funds set forth in the budget as approved by the Board. It was sent to St. Johns County as required. The Board had the opportunity to review the budget to see if any adjustments were necessary. The form of the resolution was similar to resolutions in prior years. There would only be one public hearing today because assessments did not increase. Once approved, the budget would start on October 1, 2023 and run through September 30, 2024.

B. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Mr. Haber presented Resolution 2023-06, imposing the assessment to pay the debt and O&M assessments, approving an Assessment Roll and directing Mr. Oliver's office to send the Assessment Roll to St. Johns County in order to appear on the Tax Bill that all residents received in November.

On MOTION by Mr. Curran seconded by Mr. Pingotti with all in favor Resolution 2023-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024 was adopted.

On MOTION by Ms. Kinnecom seconded by Mr. Ferry with all in favor Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024 was adopted.

SIXTH ORDER OF BUSINESS

Discussion Regarding Villas Pond

Mr. Oliver stated that this item was a request from a Supervisor to include on the agenda. Mr. Ferry requested this item based on a discussion he had with a resident from The Villas because there were no signs on one of the ponds. Mr. Gray presented a proposal for 20 double-sided signs and 10 single-sided signs to place around all of the ponds. Ponds 1000, 1400 and 800 would have three 4x4 signs and Ponds 1300 and 1800 would have four 4x4 signs with 6-foot posts. If approved, Mr. Gray would receive the signs by next week and install them the first week of August. Ms. Kinnecom recalled that no signs were on Pond 100. Mr. Ferry asked if signs would be placed on each side of the pumps. Mr. Gray pointed out that two signs would be on one post on Pond 800 so that it could be seen from both directions and Pond 900 would have a single-sided sign. Mr. Ferry suggested purchasing extra signs in case signs were damaged. Mr. Gray would purchase 25 signs.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated starting on January 1, 2024, Supervisors would have an entire year to complete four hours of ethics training, which would cover public records and the Sunshine Law. His firm would provide more details in the Fall. They represented CDDs throughout the State and would provide the best resources to fulfill those four hours. The Commission on Ethics in

Tallahassee, which govern public officials and their compliance with ethics, had free resources on their website.

B. Engineer

Mr. Stilwell was on Pond 100 last Friday when the water level was high, in order to prepare an Annual Report. In his opinion, this community had some of the best-looking ponds, from a standpoint of water clarity and trash. The outfall of Pond 100 looked good. It was a quarter of an inch over the weir, which was normal. On the western half of the site, everything west of this building, ended up in Pond 1000, the S-shaped pond, which outfalls to the wetlands. Water was flowing out of the outfall; however, it was completely buried in the wetland and recommended that it be cleaned out, as a concrete box structure was going out into the wetland. On the eastern side of the community, Pond 1400, the grass carp area was knocked down. Mr. Gray spoke to the aquatics company to have them re-install it. Three pipes that are clogged, which the aquatics company would follow up on. These were all standard maintenance items. The outfall on Pond 1500 on the east side, looked good, but it was completely overgrown going into the wetland; however, the mitered end section going into the pond bank, looked perfectly fine. There was no evidence of any blockage, but it should be cut so it could be seen upon inspection. This was the perfect time of year to do these overall inspections, so they were not searching for it after a storm.

Mr. Stilwell noted erosion concerns on Pond 1800 in the back in the northwest corner, which was in every stormwater pond in Northeast Florida. He asked Mr. Gray to speak to the landscape crew to ensure that they were not cutting too close to the edge, but there was a drop off. It was not something that they needed to fix today, but it was something to think about over time with these ponds. The St. Johns River Water Management District (SJRWMD) was concerned about a young child going down to the edge and falling in as the drop off was flat and there was deep water. There were a number of ways to try to remediate this such as backfilling dirt and sodding as well as using new textile socks; however, this was costly as larger equipment needed to be used. Although other ponds in the District were 20 years old, Pond 1800 was 15 years old, but it had sandy soil, which over time, slowly eroded it. Mr. Gray would obtain proposals for the maintenance items. Mr. Stilwell provided their annual Consulting Engineer's Report to Mr. Oliver, which was a one-page letter.

On MOTION by Mr. Ferry seconded by Mr. Pingotti, with all in favor approval of the Annual Consulting Engineer's Report for 2003 was ratified.

C. Manager – Discussion of Fiscal Year 2024 Meeting Schedule

Mr. Oliver presented the meeting schedule for Fiscal Year 2024, which was similar to last year's schedule for bi-monthly meetings on the third Thursday for November, January, March, May, July and September at 1:00 p.m.

On MOTION by Mr. Curran seconded by Ms. Kinnecom, with all in favor the Fiscal Year 2024 meeting schedule was approved.

D. Operations Manager

Mr. Gray presented the Operations Manager Report. Some of the fountains were troubleshooted to get them back up and running; however, he was not able to fix the fountains in Ponds 300 and 600. Pond 600 fountain had a warranty and it would not cost the District anything, but the fountain in Pond 300 was one of the original fountains from Phase 1 and would cost \$700 to \$850 to re-build. They had two reserves on the shelf, but it would only leave one reserve. Mr. Ferry asked if there was a warranty. Mr. Gray confirmed that there was a one-year warranty on the parts. Mr. Curran asked if someone cut the wire on Pond 300. Mr. Gray stated that someone cut the wire on the clock, which was repaired, but there were additional issues. In response to Ms. Kinnecom's question, Mr. Gray recommended having more reserves because the manufacturer was 12 to 16 weeks out. Mr. Curran questioned the cost for a new fountain. Mr. Gray believed that a new one cost \$5,000 but would provide a proposal. Mr. Curran questioned the timeframe for the repair of Pond 300 fountain. Mr. Gray stated if approved, the vendor would be onsite tomorrow repairing Pond 600, which would save on the service fee for Pond 300. Mr. Oliver indicated that the cost of \$700 to \$800 to rebuild was less than 20% of the cost for a new one.

Mr. Ferry recommended purchasing at least two fountains if there was one in reserve. Mr. Gray recalled that they did two other re-builds and they were holding up fine, but over time they would not function the way it should and recommended building up their reserves. Instead of taking one off of the shelf, Mr. Curran preferred repairing it. Mr. Gray would re-build the

fountain on Pond 300, use the reserve for the Pond 600 fountain and provide a proposal at the next meeting for purchasing two or three more. Mr. Gray reported that the Pond 800 fountain was running beautifully, but the fountain on Pond 15 was wobbling and had their on-site staff re-anchor it at no cost to the District. Pressure washing on the white fence outside of Pond 1200 would start the week of the 24th. Mr. Curran was happy with the way that the contractor restored power to the fountains within a day or two when there were storms. A Resident asked when the fountains turned off and on. Mr. Gray stated the fountains turned on at 8:00 a.m. and off at 8:00 p.m. and suggested installing a smaller box on all timers to prevent vandalism.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident Ann Germain pointed out several times that the Fire Department cleared out a culvert with a fire hose and no one knew why they were here and what was wrong with the culvert. Mr. Pingotti recalled it being addressed at the last meeting by Mr. Oliver stating that the Fire Department had no right to go in there. Ms. Kinnecom stated that someone should call the Fire Department to find out the reason. Ms. Germain asked if their ponds had a slow drain. Mr. Stilwell stated the ponds were designed for stormwater treatment, removing contaminants from roadways and providing for attenuation. They were designed in accordance with SJRWMD. Ms. Germain questioned what would happen if there was a hurricane and the water drained at a slower rate. Mr. Stilwell explained that it would drain at the treatment volume, which was typically at a foot or below between the bottom of the pipe and the weir. It would slow the water down, even though the pond would stage up, but the ponds were designed for the 25-year storm. It was not designed to handle every hurricane, but the 25-year storm was about 9 inches over 24 hours. If there was an event that provided for 6 inches of rain every hour, the pond could stage all the way up; however, the top of the bank was designed to hold back the 100-year storm. In a hurricane, there would be water in the roadways because the pipes in the roads were designed for a five-year storm. In afternoon storms, there was water in places they have never seen it, but it was typically gone by the next morning.

Ms. Germain questioned why Pond 100 was slower than other ponds. Mr. Stilwell indicated that Pond 100 was at the top of the system. Mr. Curran noted that all drains go into Pond 100 versus out onto Heritage Park Drive and in the 18 years he lived in the community, he went through three or four hurricanes and several tropical storms and never had any issues. Mr.

Curran spoke to residents who live on this pond and Ms. Germain was the only one who had a concern. Ms. Germain acknowledged that she had an issue with this pond for good reason and voiced concern about her neighbors, due to what happened in Ft. Lauderdale and last week in New York and wanted to understand how the water flowed. Mr. Stilwell indicated that Pond 100 outflowed to Ponds 400, 500, 900 and 1000, which was why he looked at the entire system last week. Everything was functioning properly, but these ponds were only designed for what the requirements were and there was a risk of flooding, especially due to storm surge because the river and the intercoastal were the ultimate outfalls. When they were up 3 to 4 feet, even the wetlands staged up 2 to 3 feet, causing everything to back up.

A Resident (Margaret) who lived in the community for 18 years, reported that someone sprayed turf along their backyard fence line last week. Mr. Gray stated it was in Yellowstone's contract, but they did not weed against fences because they did not want to assume liability for damaging the fence. They only sprayed the fence line on CDD property, causing some die back in the St. Augustine grass, but it would re-emerge. It was not a weed killer. It was a growth inhibitor to keep the grass from growing so much on aluminum fences. The Resident questioned why they would spray there now. Mr. Gray did not know but would find out. They usually called him when they were treating, but at other properties that use Yellowstone, they sprayed all of the fence lines. If the Board did not want them to, Mr. Gray would inform them. A Resident noted that new people were mowing along the fence line and throwing grass into their yard.

NINTH ORDER OF BUSINESS

Supervisors Requests

Ms. Kinnecom asked if Pond 1400 was included in the tree trimming, as there were several fallen trees that the mowers could not get around on the wild side of Pond 1400. Mr. Gray explained when trees fall in the conservation area, they leave the trees alone, but he would check on this. Trees were cut back on Pond 1500, but not on Pond 1400. Mr. Curran would call the Fire Department to put that issue to rest. Mr. Gray believed they were doing their annual fire code test on the hydrants.

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

Mr. Oliver presented the Unaudited Financial Statements through June 30, 2023, which were included in the agenda package. They were nine months into the 12-month fiscal year. There were positive variances both in the Admin and Maintenance Budgets.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. The District was 100% collected for Fiscal Year 2023.

C. Approval of Check Register

On MOTION by Mr. Ferry seconded by Mr. Pingotti with all in favor the Check Register from May 10, 2023 through July 12, 2023 in the amount of \$30,000.27 was approved.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – September 21, 2023 @ 1:00 p.m.**

Mr. Oliver stated that the next meeting was scheduled for September 21, 2023 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS**Adjournment**

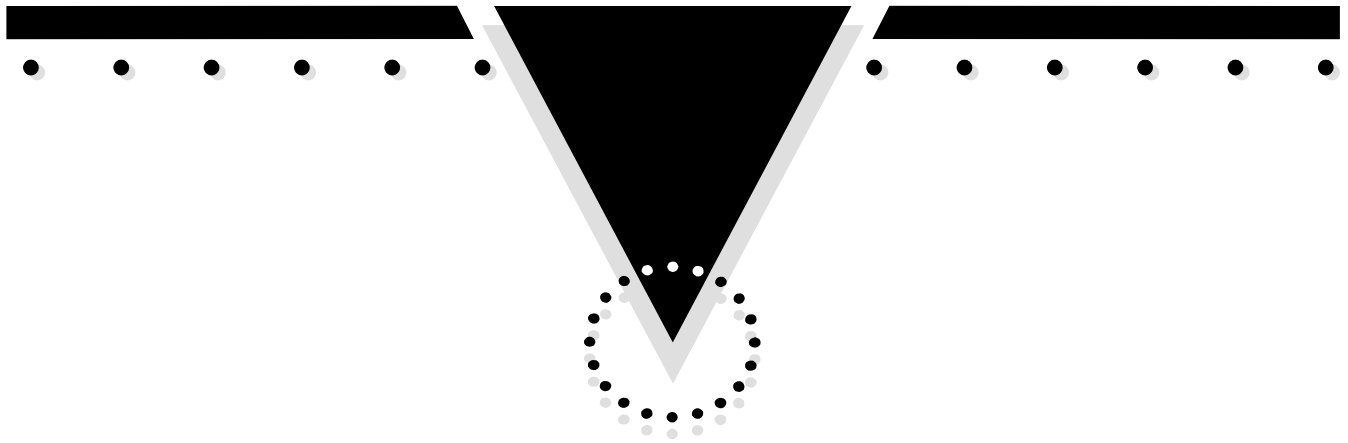
On MOTION by Mr. Curran seconded by Mr. Pingnotti with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

EIGHTH ORDER OF BUSINESS

A.



Heritage Park Community Development District

Unaudited Financial Reporting

August 31, 2023



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HERITAGE PARK

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

August 31, 2023

	<u>Governmental Fund</u>			<u>Totals</u> (memorandum only)
<u>Assets</u>	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>2023</u>
Cash	\$60,096	-----	\$91,463	\$151,559
State Board of Administration	-----	-----	\$38,636	\$38,636
<u>Investments:</u>				
Operating Account	\$120,149	-----	-----	\$120,149
<u>Series 2013</u>				
Reserve	-----	\$193,819	-----	\$193,819
Revenue	-----	\$157,332	-----	\$157,332
Prepayment	-----	\$3,775	-----	\$3,775
Total Assets	\$180,245	\$354,926	\$130,099	\$665,269
<u>Liabilities</u>				
Accounts Payable	\$3,279	-----	-----	\$3,279
<u>Fund Equity, Other Credits</u>				
<u>Fund Balances:</u>				
Unassigned	\$176,965	-----	-----	\$176,965
Restricted for Debt Service	-----	\$354,926	-----	\$354,926
Assigned for Capital Reserve	-----	-----	\$130,099	\$130,099
Total Liabilities, Fund Equity	\$180,245	\$354,926	\$130,099	\$665,269

HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues and Expenditures
For Period Ending August 31, 2023

	GENERAL FUND BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments Tax Roll	\$255,225	\$255,225	\$256,691	\$1,466
Interest Income	\$25	\$23	\$4,233	\$4,210
TOTAL REVENUES	\$255,250	\$255,248	\$260,925	\$5,676
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$6,000	\$5,500	\$4,800	\$700
FICA Expense	\$459	\$421	\$367	\$54
Engineer	\$10,000	\$9,167	\$3,755	\$5,411
Arbitrage Rebate	\$450	\$450	\$450	\$0
Dissemination Agreement	\$1,000	\$917	\$917	\$0
District Counsel	\$16,000	\$14,667	\$6,974	\$7,693
Financial Advisory Services	\$7,500	\$7,500	\$7,500	\$0
Auditing Services	\$3,300	\$3,300	\$3,300	\$0
Trustee Fees	\$4,500	\$4,445	\$4,445	\$0
Management Fees	\$55,267	\$50,661	\$50,661	\$0
Information Technology	\$1,800	\$1,650	\$1,650	\$0
Website Maintenance	\$1,200	\$1,100	\$1,100	\$0
Telephone	\$250	\$229	\$31	\$198
Postage	\$750	\$688	\$633	\$55
Printing and Binding	\$1,000	\$917	\$529	\$388
Insurance	\$8,565	\$8,565	\$7,670	\$895
Legal Advertising	\$1,350	\$1,238	\$524	\$714
Other Current Charges	\$1,000	\$917	\$677	\$239
Office Supplies	\$250	\$229	\$144	\$85
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$120,816	\$112,734	\$96,302	\$16,432
<u>MAINTENANCE:</u>				
Field Operations	\$11,140	\$10,212	\$10,212	\$0
Property Insurance	\$805	\$805	\$735	\$70
Landscape Maintenance	\$38,575	\$35,360	\$34,503	\$857
Landscape Contingency	\$6,000	\$5,500	\$0	\$5,500
Irrigation Repairs	\$1,500	\$1,375	\$1,200	\$175
Lake Maintenance	\$24,507	\$22,465	\$21,395	\$1,070
Lake Contingency	\$7,000	\$6,417	\$4,675	\$1,742
Utility Service	\$18,500	\$16,958	\$18,343	(\$1,385)
Street Lights	\$40,000	\$36,667	\$40,879	(\$4,212)
Common Area Maintenance	\$12,000	\$11,000	\$8,776	\$2,224
Contingency	\$5,000	\$4,583	\$1,837	\$2,746
Operating Reserve	\$28,618	\$26,233	\$0	\$26,233
TOTAL MAINTENANCE	\$193,645	\$177,575	\$142,553	\$35,021
TOTAL EXPENDITURES	\$314,461	\$290,309	\$238,855	\$51,453
EXCESS REVENUES/ (EXPENDITURES)	(\$59,210)		\$22,069	
FUND BALANCE-BEGINNING	\$59,210		\$154,896	
FUND BALANCE-ENDING	(\$0)		\$176,965	

HERITAGE PARK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures
For Period Ending August 31, 2023

DEBT SERVICE BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
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REVENUES:

Assessments - Tax Roll	\$381,721	\$381,721	\$384,176	\$2,455
Interest Income	\$0	\$0	\$10,841	\$10,841
TOTAL REVENUES	\$381,721	\$381,721	\$395,017	\$13,296

EXPENDITURES:

Series 2013

Interest Expense 11/02	\$90,005	\$90,005	\$90,005	\$0
Principal Expense 05/01	\$205,000	\$205,000	\$205,000	\$0
Interest Expense 05/01	\$90,005	\$90,005	\$90,005	\$0
TOTAL EXPENDITURES	\$385,010	\$385,010	\$385,010	\$0

EXCESS REVENUES/ (EXPENDITURES)

(\$3,289)	\$10,007
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FUND BALANCE - BEGINNING

\$150,043	\$344,919
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FUND BALANCE - ENDING

\$146,754	\$354,926
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HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT CAPITAL RESERVE FUND

Statement of Revenues & Expenditures
For Period Ending August 31, 2023

	CAPITAL RESERVE BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$450	\$413	\$2,907	\$2,494
TOTAL REVENUES	\$450	\$413	\$2,907	\$2,494
<u>EXPENDITURES:</u>				
Bank Fees	\$0	\$0	\$30	(\$30)
Capital Outlay	\$0	\$0	\$850	(\$850)
TOTAL EXPENDITURES	\$0	\$0	\$880	(\$880)
				\$9
EXCESS REVENUES/ (EXPENDITURES)	\$450		\$2,027	
FUND BALANCE - BEGINNING	\$127,653		\$128,072	
FUND BALANCE - ENDING	\$128,103		\$130,099	

HERITAGE PARK
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Tax Roll Assessments	\$0	\$21,817	\$58,801	\$137,332	\$27,550	\$968	\$197	\$8,348	\$1,678	\$0	\$0	\$0	\$256,691
Interest Income	\$107	\$106	\$105	\$195	\$296	\$424	\$564	\$671	\$634	\$574	\$557	\$0	\$4,233
Total Revenues	\$107	\$21,923	\$58,907	\$137,528	\$27,846	\$1,392	\$760	\$9,018	\$2,312	\$574	\$557	\$0	\$260,925
Expenditures													
Administrative													
Supervisors Fees	\$0	\$800	\$0	\$800	\$0	\$1,400	\$0	\$1,000	\$0	\$800	\$0	\$0	\$4,800
FICA Expense	\$0	\$61	\$0	\$61	\$0	\$107	\$0	\$77	\$0	\$61	\$0	\$0	\$367
Engineer	\$0	\$0	\$0	\$0	\$0	\$0	\$118	\$235	\$0	\$3,402	\$0	\$0	\$3,755
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Dissemination Agreement	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
District Counsel	\$134	\$528	\$44	\$1,681	\$1,499	\$0	\$327	\$1,428	\$0	\$1,334	\$0	\$0	\$6,974
Financial Advisory Services	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Auditing Services	\$0	\$0	\$2,475	\$525	\$0	\$300	\$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	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$4,606	\$0	\$50,661
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,650
Website Maintenance	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
Telephone	\$0	\$0	\$0	\$13	\$0	\$16	\$0	\$0	\$0	\$2	\$0	\$0	\$31
Postage	\$76	\$0	\$136	\$3	\$3	\$103	\$82	\$63	\$89	\$0	\$78	\$0	\$633
Printing and Binding	\$27	\$1	\$47	\$3	\$98	\$8	\$87	\$2	\$115	\$38	\$103	\$0	\$529
Insurance	\$7,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,670
Legal Advertising	\$69	\$65	\$0	\$65	\$0	\$65	\$0	\$65	\$193	\$0	\$0	\$0	\$524
Other Current Charges	\$52	\$56	\$42	\$151	\$57	\$45	\$62	\$58	\$58	\$61	\$34	\$0	\$677
Office Supplies	\$13	\$0	\$10	\$71	\$10	\$0	\$15	\$0	\$13	\$0	\$13	\$0	\$144
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$20,655	\$6,450	\$7,693	\$12,759	\$7,057	\$6,983	\$5,630	\$7,866	\$5,407	\$10,636	\$5,167	\$0	\$96,302
Maintenance:													
Field Operations	\$928	\$928	\$928	\$928	\$928	\$928	\$928	\$928	\$928	\$928	\$928	\$0	\$10,212
Property Insurance	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$735
Landscape Maintenance	\$3,061	\$3,061	\$3,153	\$3,153	\$3,153	\$3,153	\$3,153	\$3,153	\$3,153	\$3,153	\$3,153	\$0	\$34,503
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Lake Maintenance	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$1,945	\$0	\$21,395
Lake Contingency	\$948	\$0	\$0	\$0	\$0	\$120	\$794	\$0	\$539	\$536	\$1,738	\$0	\$4,675
Utility Service	\$1,448	\$1,549	\$1,593	\$1,740	\$1,633	\$1,652	\$1,699	\$1,801	\$1,756	\$1,699	\$1,774	\$0	\$18,343
Street Lights	\$3,349	\$3,210	\$3,210	\$3,868	\$3,869	\$3,869	\$3,927	\$3,909	\$3,880	\$0	\$7,788	\$0	\$40,879
Common Area Maintenance	\$405	\$527	\$924	\$387	\$258	\$317	\$610	\$611	\$4,290	\$447	\$0	\$0	\$8,776
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,837	\$0	\$0	\$1,837
Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$12,819	\$11,220	\$11,753	\$13,222	\$11,787	\$11,985	\$13,056	\$12,348	\$16,491	\$10,545	\$17,327	\$0	\$142,553
Total Expenditures	\$33,474	\$17,670	\$19,446	\$25,980	\$18,844	\$18,968	\$18,686	\$20,214	\$21,898	\$21,181	\$22,494	\$0	\$238,855
Excess Revenues/(Expenditures)	(\$33,367)	\$4,253	\$39,460	\$111,548	\$9,002	(\$17,575)	(\$17,926)	(\$11,196)	(\$19,585)	(\$20,607)	(\$21,937)	\$0	\$22,069

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	\$193,819	
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)
LESS: PRINCIPAL PAYMENT 5/1/22		(\$195,000)
LESS: PRINCIPAL PAYMENT 5/1/23		(\$205,000)
CURRENT BONDS OUTSTANDING		\$3,410,000

B.

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

Gross Assessments \$ 677,990 \$ 271,560 \$ 406,430
Net Assessments \$ 637,310 \$ 255,266 \$ 382,044

Date Received	Dist						Net Amount Received	2013		Total 100%
		Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income			General Fund 40.05%	Debt Svc Fund 59.95%	
11/2/22	1	\$ 9,357.34	\$ 495.63	\$ 177.23	\$ -	\$ 8,684.48	\$ 8,684.48	\$ 3,478.46	\$ 5,206.02	\$ 8,684.48
11/17/22	2	\$ 16,534.62	\$ 661.39	\$ 317.46	\$ -	\$ 15,555.77	\$ 15,555.77	\$ 6,230.66	\$ 9,325.11	\$ 15,555.77
11/29/22	3	\$ 32,132.11	\$ 1,285.28	\$ 616.94	\$ -	\$ 30,229.89	\$ 30,229.89	\$ 12,108.19	\$ 18,121.70	\$ 30,229.89
12/12/22	4	\$ 69,489.03	\$ 2,779.51	\$ 1,334.19	\$ -	\$ 65,375.33	\$ 65,375.33	\$ 26,185.25	\$ 39,190.08	\$ 65,375.33
12/15/22	5	\$ 86,554.15	\$ 3,462.10	\$ 1,661.84	\$ -	\$ 81,430.21	\$ 81,430.21	\$ 32,615.83	\$ 48,814.38	\$ 81,430.21
1/20/23	6	\$ 364,445.58	\$ 14,577.53	\$ 6,997.36	\$ -	\$ 342,870.69	\$ 342,870.69	\$ 137,332.45	\$ 205,538.24	\$ 342,870.69
2/1/23	INT	\$ -	\$ -	\$ -	\$ 851.34	\$ 851.34	\$ 851.34	\$ 340.99	\$ 510.35	\$ 851.34
2/21/23	7	\$ 71,763.50	\$ 2,446.19	\$ 1,386.35	\$ -	\$ 67,930.96	\$ 67,930.96	\$ 27,208.87	\$ 40,722.09	\$ 67,930.96
3/29/23	8	\$ 2,483.22	\$ 16.03	\$ 49.34	\$ -	\$ 2,417.85	\$ 2,417.85	\$ 968.44	\$ 1,449.41	\$ 2,417.85
4/6/23	INT	\$ -	\$ -	\$ -	\$ 490.61	\$ 490.61	\$ 490.61	\$ 196.51	\$ 294.10	\$ 490.61
5/5/23	9	\$ 21,266.58	\$ -	\$ 425.33	\$ -	\$ 20,841.25	\$ 20,841.25	\$ 8,347.70	\$ 12,493.55	\$ 20,841.25
6/15/23	10	\$ 4,274.64	\$ -	\$ 85.49	\$ -	\$ 4,189.15	\$ 4,189.15	\$ 1,677.91	\$ 2,511.24	\$ 4,189.15
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 678,300.77	\$ 25,723.66	\$ 13,051.53	\$ 1,341.95	\$ 640,867.53	\$ 640,867.53	\$ 256,691.26	\$ 384,176.27	\$ 640,867.53

C.

Heritage Park Community Development District

Summary of Invoices

July 12, 2023 to September 14, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/17/23	3164-3166	\$ 4,274.78
	7/24/23	3167	\$ 405.03
	7/31/23	3168	\$ 536.07
	8/7/23	3169-3170	\$ 8,006.47
	8/22/23	3171-3172	\$ 6,555.15
	8/29/23	3173-3174	\$ 4,021.40
	9/5/23	3175-3176	\$ 3,279.42
	9/11/23	3177-3178	\$ 7,177.10
			<hr/>
			\$ 34,255.42
Capital Reserve Fund	9/5/23	4	\$ 850.00
			<hr/>
			\$ 850.00
Payroll	<u>July 2023</u>		
	Judith M. Kinnecom	50469	\$ 184.70
	Louis Pingotti	50470	\$ 184.70
	Robert L. Curran Jr.	50471	\$ 184.70
	Thomas V. Ferry	50472	\$ 184.70
			<hr/>
			\$ 738.80
			<hr/>
			\$ 35,844.22

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 9/14/23		PAGE 1		
*** CHECK DATES 07/12/2023 - 09/14/2023 ***		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	#	
7/17/23	00075	6/29/23 5677605	202306 310-51300-48000 NOT.FY23/24 BDGT/MTG 7/20	CA FLORIDA HOLDINGS LLC		*	193.12	193.12	003164		
7/17/23	00002	7/01/23 550	202307 320-53800-12000 CONTRACT ADMIN JUL23	GOVERNMENTAL MANAGEMENT SERVICES		*	928.33	928.33	003165		
7/17/23	00043	7/01/23 STAUG 54	202307 320-53800-46200 LANDSCAPE MAINT JUL23	YELLOWSTONE LANDSCAPE		*	3,153.33	3,153.33	003166		
7/24/23	00002	7/17/23 552	202306 320-53800-46400 RMV DEBRIS/INSP.SIGN/LAMP	GOVERNMENTAL MANAGEMENT SERVICES		*	405.03	405.03	003167		
7/31/23	00042	7/27/23 79492	202307 320-53800-46600 AERATOR SV-BLUFFTON REBLD	FUTURE HORIZONS, INC.		*	536.07	536.07	003168		
8/07/23	00042	7/31/23 79643	202307 320-53800-46300 AQUATIC WEED CTRL JUL23	FUTURE HORIZONS, INC.		*	1,945.00	1,945.00	003169		
8/07/23	00002	8/01/23 553	202308 310-51300-34000 MANAGEMENT FEES AUG23			*	4,605.58				
		8/01/23 553	202308 310-51300-49200 WEBSITE ADMIN AUG23			*	100.00				
		8/01/23 553	202308 310-51300-35100 INFORMATION TECH AUG23			*	150.00				
		8/01/23 553	202308 310-51300-31300 DISSEMINATION FEE AUG23			*	83.33				
		8/01/23 553	202308 310-51300-51000 OFFICE SUPPLIES			*	12.50				
		8/01/23 553	202308 310-51300-42000 POSTAGE			*	78.38				
		8/01/23 553	202308 310-51300-42500 COPIES			*	103.35				
		8/01/23 554	202308 320-53800-12000 CONTRACT ADMIN AUG23			*	928.33				
				GOVERNMENTAL MANAGEMENT SERVICES				6,061.47	003170		
8/22/23	00021	8/17/23 50791	202307 310-51300-31100 PLN RESRCH/SITE VISIT/PND	PROSSER, INC		*	3,401.82	3,401.82	003171		
HERT HERITAGE PARK TVISCARRA											

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										34,255.42	


CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/05/23	00004	1/04/23 152759	202309 320-53800-60000		*	850.00	
FINAL-REINST.VINYL FENCE				HARDWICK FENCE LLC			850.00 000004

TOTAL FOR BANK B						850.00	
TOTAL FOR REGISTER						850.00	

LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Heritage Park Comm Development		764135	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005677605	Jun 1- Jun 30, 2023	July 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$193.12	

BILLING ACCOUNT NAME AND ADDRESS	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
Heritage Park Comm Development 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_15656

Date	Description	Amount
6/1/23	Balance Forward	\$65.28
6/22/23	PAYMENT - THANK YOU	-\$65.28

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
6/22/23-6/29/23	8907580	Budget Hearing		\$193.12

#75
210-517-48



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$193.12
Service Fee 3.99%	\$7.71
*Cash/Check/ACH Discount	-\$7.71
*Payment Amount by Cash/Check/ACH	\$193.12
Payment Amount by Credit Card	\$200.83

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID					
Heritage Park Comm Development		764135		0005677605							
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*					
\$193.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$193.12					
REMITTANCE ADDRESS (Include Account# & Invoice# on check)						TOTAL CREDIT CARD AMT DUE					
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244						\$200.83					
						TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:					
						<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX					
						Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____					

00007641350000000000000056776050001931267172

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Heritage Park Comm Development
Heritage Park Comm Development
475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

06/22/2023, 06/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/29/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$193.12

Order No: 8907580

Customer No: 764135

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
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 20, 2023 at 1:00 p.m. of the Heritage Park Amenity Center, 225 Heffernon 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, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). 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.

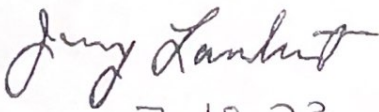
James Oliver
District Manager
Pub: June 22 & 29, 2023; #8907580

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

Invoice

Invoice #: 550
Invoice Date: 7/1/23
Due Date: 7/1/23
Case:
P.O. Number:

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

#2	Description	Hours/Qty	Rate	Amount
205812	Contract Administration - July 2023		928.33	928.33
 7-10-23				
		Total		\$928.33
		Payments/Credits		\$0.00
		Balance Due		\$928.33

**Bill To:**

Heritage Park CDD
c/o GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092



Property Name: Heritage Park CDD

INVOICE

INVOICE #	INVOICE DATE
STAUG 548524	7/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2023

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$3,153.33

#43

Approved
Landscape Maintenance
001.320.53800.46200
Rich Gray

Invoice Total

\$3,153.33

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 552
Invoice Date: 7/17/23
Due Date: 7/17/23
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 June 1 - June 30, 2023		405.03	405.03
<div>#2 Approved 07/20/2023 Common Area Main. 001,320.53800.46400 Rich Gray</div> <div><i>Jimmy Lambert</i> 7-21-23</div>			

Total	\$405.03
Payments/Credits	\$0.00
Balance Due	\$405.03

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2023

Date	Hours	Employee	Description
6/1/23	5	R.G.	Removed debris around pond 1200, 100, 300 and from front entrance in roadways, inspected outfalls for debris or sedimentation, counted total number of signs needed for no fishing installation, inspected streetlamp for shield install, measured for pressure washing vinyl fence
6/14/23	4	R.G.	Inspected all ponds for trash, removed debris from roadways, removed broken pallet at Woodland Avenue entrance
6/22/23	2	R.G.	Removed debris around ponds 1200, 1600 and 100, reset GFCI on ponds 1100 and 1200, inspected all ponds for debris and proper fountain operation
TOTAL	<u>11</u>		
MILES	<u>45</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187

Fax: 904-692-1193

#42

Approved
Lake Contingency
001.320.53800.46600
Rich Gray

INVOICE

Invoice Number: 79492

Invoice Date: Jul 27, 2023

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	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		8/26/23

Quantity	Item	Description	Unit Price	Amount
1.00	4400 B Rebuild Kit	4400 Bluffton Rebuild Kit	216.82	216.82
1.00	840475	Zinc Anode 4400/8400		
1.00	840510	Flinger Disc for 5/8 Shaft"		
1.00	990280	Black Plug for Top		
1.00	990281	O-Ring For Black Plug		
1.00	990300	Large O-Ring for Blue Top		
1.00	840500	Mechanical Seal		
2.00	996100	Bearings (each)		
1.00	990652	Cord Connector, Wire Retainer,		
1.00	496200	15.0 MF Capacitor		
1.00	911100	Replacement Kit, Grease		
1.00	990900	Kasco Oil		
1.00	Env Disp Fee	Environmental Disposal Fee		
1.00	6030142K	Stub cord with 1/2 of quick disconnect installed (3hp and lower)	135.00	135.00
1.00	440600	4400 MVX Prop	64.25	64.25
1.00	Aerator Service	Aerator Service - Unit 800	120.00	120.00
		Unit would not run it would only hum, and it failed the MEG test indicating a short. Found a short in the stub cord, the start/run capacitor tested out of spec, one of the		

Subtotal	Continued
Sales Tax	Continued
Freight	
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	Continued

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 79492

Invoice Date: Jul 27, 2023

Page: 2

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	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		8/26/23

Quantity	Item	Description	Unit Price	Amount
		blades were broken off the prop and water was in the motor oil. All replaced parts come with a 1-year warranty.		
		Approved Lake Contingency 001.320.53800.46600 Rich Gray		
Subtotal				536.07
Sales Tax				
Freight				
Total Invoice Amount				536.07
Payment/Credit Applied				
TOTAL				536.07

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

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

INVOICE

Invoice Number: 79643
Invoice Date: Jul 31, 2023
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		8/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>July 2023</u> #42 220-538-463	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 #: 553

Invoice Date: 8/1/23

Due Date: 8/1/23

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 - August 2023	210-513-34		4,605.58	4,605.58
Website Administration - August 2023	4012		100.00	100.00
Information Technology - August 2023	351		150.00	150.00
Dissemination Agent Services - August 2023	213		83.33	83.33
Office Supplies	51		12.50	12.50
Postage	42		78.38	78.38
Copies	423		103.35	103.35
Total				\$5,133.14
Payments/Credits				\$0.00
Balance Due				\$5,133.14

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


Invoice

Invoice #: 554
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

Bill To:

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

RECEIVED
AUG 03 2023
BY: _____

Description	#2	Hours/Qty	Rate	Amount
Contract Administration - August 2023	928.33		928.33	928.33
<div> 8-3-23</div>				

Total	\$928.33
Payments/Credits	\$0.00
Balance Due	\$928.33



August 17, 2023

Project No: P0104022.01

Invoice No: 50791

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

#21
510-513-711

Project P0104022.01 Heritage Park/CDD-General Fund

For services including historical plan research, site visit to review all stormwater ponds with staff, 2023 Consulting Engineers Report, memo to staff on ponds and travel and attend July CDD meeting.

Professional Services from July 01, 2023 to July 31, 2023

Professional Personnel

	Hours	Rate	Amount	
CADD Technician	6.00	95.00	570.00	
Clerical/Admin Asst/Technician	4.00	85.00	340.00	
Vice President	10.00	235.00	2,350.00	
Totals	20.00		3,260.00	
Total Labor				3,260.00

Reimbursable Expenses

Printing - Reimbursable			70.30	
Travel - Reimbursable - Mileage			42.90	
Travel - Reimbursable- Mileage Client OV			10.12	
Total Reimbursables	1.15 times		123.32	141.82
	Total this Invoice			\$3,401.82



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 562579	8/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Heritage Park CDD
c/o GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092



Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

Address: Heritage Park Dr & East Red House
St. Augustine, FL 32084

Invoice Due Date: August 31, 2023

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance August 2023	\$3,153.33

#43nd

Approved 07/26/2023
Landscape Maintenance
001.320.53800.46200
Rich Gray

Invoice Total **\$3,153.33**

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

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

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

#42

Approved
Lake Contingency
001.320.53800.46600
Rich Gray

INVOICE

Invoice Number: 79852
Invoice Date: Aug 15, 2023
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
	Hand Deliver		9/14/23

Quantity	Item	Description	Unit Price	Amount
1.00	4400 B Rebuild Kit	4400 Bluffton Rebuild Kit	216.82	216.82
1.00	840475	Zinc Anode 4400/8400		
1.00	840510	Flinger Disc for 5/8 Shaft"		
1.00	990280	Black Plug for Top		
1.00	990281	O-Ring For Black Plug		
1.00	990300	Large O-Ring for Blue Top		
1.00	840500	Mechanical Seal		
2.00	996100	Bearings (each)		
1.00	990652	Cord Connector, Wire Retainer,		
1.00	496200	15.0 MF Capacitor		
1.00	911100	Replacement Kit, Grease		
1.00	990900	Kasco Oil		
1.00	Env Disp Fee	Environmental Disposal Fee		
1.00	6030142K	Stub cord with 1/2 of quick disconnect installed (3hp and lower)	135.00	135.00
1.00	Aerator Service	Aerator Service - Pond 300, performed 7/26/23.	435.00	435.00
1.00	Aerator Service	Aerator Service - Pond 1400 - repair of fish barrier	480.00	480.00
1.00	125250	C-25 Control Box	351.00	351.00
1.00	Aerator Service	Aerator Service - Pond 900 - Install of a new	120.00	120.00
Subtotal				Continued
Sales Tax				Continued
Freight				
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 79852

Invoice Date: Aug 15, 2023

Page: 2

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
	Hand Deliver		9/14/23

Quantity	Item	Description	Unit Price	Amount
		outlet box and cover		
Subtotal				1,737.82
Sales Tax				
Freight				
Total Invoice Amount				1,737.82
Payment/Credit Applied				
TOTAL				1,737.82

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice #: 555

Invoice Date: 8/21/23

Due Date: 8/21/23

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 July 1 - July 31, 2023		446.70	446.70
Maintenance Supplies		1,836.88	1,836.88

#2

Approved

Field Contingency 001.320.53800.46700- \$1,836.88

Common Area Maintenance 001.320.53800.46400-\$446.70

Rich Gray

A handwritten signature in black ink that reads "Jerry Lambert". Below the signature, the date "8-23-23" is handwritten.

Total \$2,283.58**Payments/Credits** \$0.00**Balance Due** \$2,283.58

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JULY 2023

Date	Hours	Employee	Description
7/10/23	4	R.G.	Reset GFCI on ponds 100, 200, 400, 500, 1600 and 1800, tried to troubleshoot and fix fountain ponds 300 and 600 reported repair to Future Horizons, inspected all ponds for debris
7/12/23	2	R.G.	Rest 1800 fountain timer and reset time, removed debris in ponds 700, 900 and 1600, reset no fishing sign on pond 500
7/20/23	3	R.G.	Removed debris from lake banks, waters edge and outfall structures, removed debris at Woodland entrance in woodline, cleaned up pieces of downed tree by woodline on pond 1500, removed debris out of CDD common area by pond 600
7/25/23	3	R.G.	Rest fountain timer on Pond 1800, removed debris around pond, removed debris from ponds 1600, 900, 500 and 200, reset fountain timer on pond 500 and adjusted time

TOTAL	<u>12</u>
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MILES	<u>60</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HP HERITAGE PARK	8/1/23	No Fishing Signs (25)	1836.88	R.G.
TOTAL			<u>\$1,836.88</u>	

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187

Fax: 904-692-1193

INVOICE

Invoice Number: 80063

Invoice Date: Aug 31, 2023

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		9/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>August 2023</u> #42 Approved Lake Maintenance 001.320.53800.46300 Rich Gray	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.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

73
310-517-315

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

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA [REDACTED]

First National Bank of Omaha

Kutak Rock LLP

A/C # [REDACTED]

Reference: Invoice No. 3268512

Client Matter No. 10423-1

Notification Email: eftgroup@kutakrock.com



Invoice No. 3268512

10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

07/07/23	W. Haber	0.20	70.00	Reviewed agenda for July meeting
07/12/23	W. Haber	0.40	140.00	Review and revise minutes; confer with Sweeting regarding same
07/20/23	W. Haber	2.80	980.00	Prepare for and participate in Board meeting

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED \$1,190.00

DISBURSEMENTS

Meals	12.09
Travel Expenses	132.33

TOTAL DISBURSEMENTS 144.42TOTAL CURRENT AMOUNT DUE \$1,334.42


Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 556**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**

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

RECEIVED
SEP 06 2023
BY: _____

Description	#2	Hours/Qty	Rate	Amount
Contract Administration - September 2023	920.538.12		928.33	928.33
<div> 9-6-23</div>				

Total \$928.33**Payments/Credits** \$0.00**Balance Due** \$928.33

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 557**Invoice Date:** 9/1/23**Due Date:** 9/1/23**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 - September 2023	310-513-721		4,605.58	4,605.58
Website Administration - September 2023	142		100.00	100.00
Information Technology - September 2023	351		150.00	150.00
Dissemination Agent Services - September 2023	213		83.33	83.33
Office Supplies	51		0.30	0.30
Postage	42		3.90	3.90
Copies	425		35.85	35.85
Telephone	41		4.81	4.81
Total				\$4,983.77
Payments/Credits				\$0.00
Balance Due				\$4,983.77



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 590026	9/11/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Heritage Park CDD
c/o GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092



Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

Invoice Due Date: October 11, 2023

Invoice Amount: \$1,265.00

Description	Current Amount
-------------	----------------

Drainage Outfall Clearing

Landscape Enhancement

#43

Approved
Landscape Contingency
001.320.53800.46500
Rich Gray

\$1,265.00

Invoice Total **\$1,265.00**

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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



Hardwick Fence
P.O. Box 3043
St Augustine, FL 32085
904-599-8644
Heather@hardwickfence.com

Approved
Field Contingency
001.320.53800.46700
Rich Gray

BILL TO

Heritage Park CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

SHIP TO

Heritage Park
C/O CMC
324 Hefferon Dr.
St. Augustine, FL 32084

INVOICE 152759**DATE** 01/04/2023 **TERMS** Per Contract**DUE DATE** 01/04/2023

#4
2-220-578-6

DESCRIPTION**AMOUNT**

Final Invoice per Contract 6270

850.00

Per Discussion with Michael Blanton

RE: 324 Hefferon Dr.

Take down & re-install existing (approx. 120') of vinyl fence in new location

*Hardwick Fence is not responsible for any damage that may occur to the existing fence

*If any new materials are needed, they will be supplied at an additional cost and a change order will be required.



Payment Terms: 1/2 down, balance on completion

SUBTOTAL 850.00

TAX 0.00

TOTAL 850.00

TOTAL DUE \$850.00

Final payment is due upon completion, all past due balances are subject to a service charge of 1 1/2% per month (18% annual), or the maximum permitted by law, whichever is less.

Returned checks are subject to a 40.00 fee.

Any cancellation subject to restocking fees and administrative fees.