

Heritage Park
Community Development District

November 15, 2023

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

November 8, 2023

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Wednesday, November 15, 2023 at 11:00 a.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 September 21, 2023 Meeting
- IV. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2023
- V. Discussion of Project Memorandum Regarding Pond Bank Repair Options
- VI. Discussion Regarding Heritage Park CDD Assessments – Track K
- VII. Consideration of Yellowstone Landscape Proposal for Woodline Cutback
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager

- IX. Audience Comments
- X. Supervisors Requests
- XI. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting – January 25, 2024 @ 1:00 p.m.
- XIII. 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, September 21, 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:

Joanne Wharton	Chairperson
Robert Curran	Vice Chairman
Thomas Ferry	Supervisor
Judith Kinnecom	Supervisor
Louis Pingotti	Supervisor

Also present were:

Daniel Laughlin	District Manager
Tucker Mackey (<i>via phone</i>)	District Counsel
Rich Gray	Operations Manager
Residents	

The following is a summary of the actions taken at the September 21, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 20, 2023 Meeting

Mr. Curran noted on the top of Page 7, Pond 15 should be Pond 1500.

On MOTION by Mr. Ferry seconded by Mr. Curran with all in favor the Minutes of the July 20, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Proposal to Purchase Additional Pond Fountains (reserve stock)**

Mr. Gray presented a proposal from Future Horizons for five fountains that would be included as reserve stock. They were able to receive a 5% discount by purchasing five fountains as well as saving on shipping; however, going into 2024, they could receive an increase of 10% of the current price, which would be adjusted in the next couple of years due to inflation. After reviewing the budget for 2024, Mr. Gray stated there was \$7,000 in *Lake Contingency* and \$5,000 in *Contingency* funds. The cost of \$12,871.80 takes up those two-line items. Ms. Wharton questioned the amount currently in their reserve stock. Mr. Gray confirmed there were two in reserve. Ms. Wharton requested that there be a minimum of two fountains in their reserve stock at all times and that the fountains that were getting old be replaced as parts were hard to find. She had not seen a difference in their electric consumption and hoped that there would be.

On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor the proposal from Future Horizons to purchase five additional pond fountains to be included in their reserve stock in the amount of \$12,871.80 was approved.

Mr. Gray asked if he should order the fountains immediately. Ms. Wharton replied affirmatively as there was no reason to wait.

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

Ms. Wharton recalled that Mr. Haber was supposed to look into their office provide ethics training at their office for the Supervisors starting on January 1, 2024 or provide links. Ms. Mackey confirmed that the requirement for the ethics training starts on January 1, 2024, but the Florida Commission on Ethics had not provided any guidance on how it would be documented. The current process for governmental employees was to check a box on Form 1 and this would likely continue; however, there were On-Demand seminars available online and they would be

providing additional information to all of their Boards on how to access it as it seemed to be most cost-effective option as it was free to Supervisors at their convenience.

Ms. Wharton asked if there was anything showing a differentiation between the HOA and CDD issuing a trespass citation or warning as several months ago, they tried to have the police issue a trespass citation to a child and was informed about laws applying to an HOA, but not the CDD. Ms. Mackey stated they could speak directly with the Sheriff's Office to distinguish between the two and follow up with a letter if there were constant issues. Ms. Wharton felt that the Sheriffs she dealt with were uninformed and did not understand the difference and wanted a Sheriff to come out and explain it again. Mr. Laughlin recalled that there was a form that could be filled out with the Sheriff's Office. Ms. Wharton requested one from the Sheriff's Office, but never received it and preferred that a letter of trespassing be on file at the Sheriff's Office. Mr. Laughlin would speak to Mr. Oliver about it.

B. Engineer

Ms. Wharton asked about the erosion on the banks. Mr. Gray would address this under his report.

C. Manager

Mr. Laughlin was asked by Mr. Haber and Mr. Oliver to move the District's meeting dates, due to conflicts with their schedules. Ms. Wharton pointed out they met on the third Thursday, but Mr. Haber and Mr. Oliver spoke to her about their scheduling conflicts, which was the reason that Mr. Oliver could not attend this meeting. She spoke to the office and they requested that the Board meet on the fourth Thursday of the month at 1:00 p.m. Mr. Ferry pointed out that the fourth Thursday in November of this year was Thanksgiving. Ms. Wharton proposed starting the new meeting schedule in January.

On MOTION by Ms. Wharton seconded by Ms. Kinnecom, with all in favor moving the District's meetings to the fourth Thursday at 1:00 p.m. starting in January was approved.

D. Operations Manager

Mr. Gray presented the Operations Manager Report. The report from the District Engineer on the stormwater system noted two issues that needed to be addressed. The first issue

was the outfall structure on Pond 1500, which could not be maintained due to overgrowth. Ms. Wharton asked if Pond 1500 was on Hefferon Drive near the large fountain. Mr. Gray confirmed that Pond 1500 was the large fountain behind the shrubbery, which was cutback as well as the main outfall structure where there were vines and bamboo growing around it. Those were the only two areas of concern. Mr. Gray installed 20 '*No Fishing*' signs on the ponds, except for Pond 1500, because there were already six signs. Ponds that only had one sign or no signs, now had two or three signs. Ms. Wharton noted that most of the fishing occurred where there were '*No Fishing*' signs because people placed their gear on them.

Ms. Wharton questioned whether most of the erosion occurred on Ponds 1600 and 1800. Mr. Gray noted minimal erosion on Pond 1600 as their main focus was on Pond 1800, where they did not maintain the 4:1 slope that was required; however, if the erosion should be addressed. The District Engineer recommended backfilling the area with rock, but this was a temporary fix and preferred using a soft mechanism. Ms. Wharton heard about a tubular method for erosion control, but it was expensive. Mr. Laughlin suggested using a soft system filled with a substance that hardened, which did not require heavy machinery and allowed growth through it. Ms. Wharton asked if Mr. Gray was referring to the drop-off that they walked. Mr. Gray replied affirmatively. Ms. Wharton suggested that the Supervisors walk the banks on Ponds 1600, 1700 and 1800 to determine the worst areas as there was a lack of vegetation and rutting on the banks. Mr. Laughlin cautioned the Board about meeting together as it could cause a Sunshine Law violation. Ms. Wharton pointed out that they would not be discussing an item coming up for a vote and were simply taking a look at something. Ms. Mackey suggested noticing it as a workshop since one or more Supervisors would be meeting together. Mr. Ferry proposed repairing one pond bank this year and one next year. Ms. Wharton felt that one area could be done annually and was not against the less expensive method of the scabble rock. Mr. Laughlin would inform Mr. Oliver about the Board meeting to walk the ponds and having him coordinate.

Mr. Gray reported the concerns raised about Yellowstone spraying around fences throughout the property were rectified as they replaced any plants that were damaged at their cost and the residents were happy. Ms. Wharton stated that was nice of Yellowstone to do that, but sometimes they had to spray the fence line because weeds from residents lawns were taking over the fences. Ms. Kinnecom recalled that residents on Pond 200 were complaining about

algae at the edge of the pond and dead ducks. Ms. Wharton clarified it was Pond 1000, where she received multiple complaints about dying ducks. She contacted Mr. Oliver about it who informed Mr. Gray. It was reported to the Fish and Wildlife Service, but Ms. Wharton had not received a response. Mr. Gray explained that it was top water algae that was typical in hot and humid environments and there were only so many chemicals that a subcontractor could apply as it regulated by State Law, but everything they applied would not harm people or animals as it was specifically vegetative based. Ms. Wharton pointed out her neighbor contacted Fish and Wildlife, but they did not care about Muscovy Ducks because they considered them an invasive species. Mr. Curran reported that the ducks camped out under the trees because the resident fed them. Mr. Pingotti wondered if the birds caused an algae from the food they were eating. Ms. Wharton explained that two days after the Canadian Geese came back, her husband discovered two carcasses. They did not have any wounds, but one was decayed. They also found a dead squirrel in the same timeframe. Mr. Gray did not find any dead animals during his inspection or anything wrong with the ponds. He reviewed the application logs, but they did not switch application treatments. Everything was the same. Ms. Wharton tried to get the vendor to use less chemicals in the lake; however, this year with the extraordinary heat, they were getting excessive runoff, but were lucky that they did not have any fish kills and requested that Ms. Kinnecom inform the resident complaining about Pond 200 what they did. She thanked Mr. Gray for doing a phenomenal job providing great communication and taking the initiative. Mr. Curran agreed.

SIXTH ORDER OF BUSINESS

Audience Comments

Resident Mari White of Oak Harbor Circle spoke about the erosion on Pond 100. Ms. Wharton noted some erosion on all of the ponds, which would always occur, especially when there were trees as the roots created a path for the water to follow. However, some ponds were getting more than the normal erosion and requested that Mr. Gray evaluate Pond 100. Mr. Gray inspected this pond yesterday and noticed some dips but did not see any erosion. Ms. Wharton requested that Mr. Gray evaluate the pond again. Ms. White pointed out the soil between the water and grass looked different and noticed two ladies fishing two weeks ago. Ms. Kinnecom witnessed boys fishing on the pond, which she chased off. Ms. White noticed kids regularly walking along the pond as a shortcut and questioned whether this was dangerous. There were also kids chasing and scaring ducks and she told them if they did it again, she would not allow

them to walk through their yard. Ms. Wharton thanked her for that, noting no matter what they did, kids would do what they wanted. There was no way to stop people from doing what they wanted, but residents could contact the non-emergency number for the Sheriff's Department or one of the Board Members. They already had one meeting with the Sheriff's Department and it was time for another one. There was signage, but they could not fence in the lakes.

A Resident asked if they could walk on the grass. Ms. Wharton stated it was considered trespassing as the CDD owned the lake banks to the resident's property line. Mr. Gray indicated that the CDD owned from the crest of the hill down to the water and once they hit the D-Grade going down, they were on CDD property. Ms. Wharton stated the majority of ponds where there were homes, the CDD owned to the property line. Mr. Gray stated signs were installed stating no fishing was allowed, but it reflected that the property belonged to Heritage Park. Ms. Wharton requested that the signs be changed to help clarify that it was CDD property. Mr. Gray would apply stickers to the signs. A Resident pointed out that her property had a dip and runoff flows from the pond on either side of her house, but one side of the house had a root that was blocking the flow and questioned whether she could install an extension to carry the water over the root. Mr. Gray confirmed it was private residential and not CDD property. Ms. Wharton suggested that installing soil around it to change the angle of the flow as tree roots were the number one cause of erosion on the lake banks and the CDD could not do anything about it unless it was one of their inlets or outlets. Mr. Gray suggested installing a rubber rolled up tube to move the water. Mr. Pingotti recalled at Monday's HOA meeting; a resident requested that a sign be removed because it was ugly. Mr. Gray noted the signs were installed in concrete and could not be removed as they were there for liability purposes. Ms. Wharton asked if the sign was directly behind the resident's property. Mr. Gray installed the sign on an easement that was out of sight of resident's backyards. Ms. Wharton pointed out that they could not please everyone, but they had to do what was required by the insurance company.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Curran contacted the Fire Department to address Resident Ann Germain's issue regarding whether the Fire Department cleared out a storm drain behind her home. He explained that the only way the Fire Department was involved with cleaning storm drains was if an animal was trapped in one. Ms. Wharton asked if there was a record of the Fire Department being in

there. Mr. Curran confirmed during that same timeframe, the city was in a storm drain across the street from his property. Ms. Wharton thanked Mr. Curran for contacting the Fire Department.

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

Mr. Laughlin presented the Unaudited Financial Statements through August 31, 2023, which were included in the agenda package.

B. Assessment Receipt Schedule

Mr. Laughlin presented the Assessment Receipt Schedule, which was included in the agenda package. The District was 100% collected.

C. Approval of Check Register

Mr. Laughlin presented the Check Register for July 12, 2023 to September 14, 2023 in the amount of \$35,844.22, which was included in the agenda package.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Check Register for July 12, 2023 to September 14, 2023 in the amount of \$35,844.22 was approved.

NINTH ORDER OF BUSINESS**Next Scheduled Meeting – November 16, 2023 @ 1:00 p.m.**

Mr. Laughlin stated that the next meeting was scheduled for November 16, 2023 at 1:00 p.m.

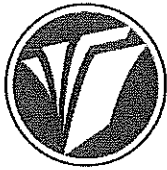
TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Kinnecom seconded by Mr. Pingotti with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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October 12, 2023

Board of Supervisors
Heritage Park Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Heritage Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heritage Park Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,400 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 1, 2024, in order for us to complete the engagement by March 31, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2024 for the District's review, and a final draft audit report by March 31, 2024 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Heritage Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Heritage Park Community Development District.

By:  _____

Title: Secretary

Date: 10/13/2023



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

FIFTH ORDER OF BUSINESS

PROJECT MEMORANDUM

TO: Heritage Park CDD Board
c/o District Manager (Jim Oliver)
FROM: Prosser, Inc (District Engineer)
DATE: November 3, 2023
PROJECT: Heritage Park CDD

RE: Pond 1800 Potential Options for Repair, Restoration and Stabilization
Prosser #104022.01

The purpose of this memo is to provide a list of the observations and recommended potential solutions for the stabilization of the pond bank on Pond 1800 at the Heritage Park CDD. These potential options for stabilization could be used on other ponds throughout the HPCDD in the future as well.

It is our intent that the options provided below conform to the permitted SJRWMD pond standards, the pond is restored to the original design condition and that the method of the construction protects against long term maintenance issues. This includes maintaining the original 4H:1 V maximum slope with a continuously smooth transition to the waterline.

Below are photos showing the current condition of Pond 1800.



Exhibit 1: Pond 1800 (Existing)



Exhibit 2: Pond 1800 (Existing)

Option No. 1

The CDD could plant 1 gallon size chord grass "*paspalum quadrifarium*" from the top of bank to the waterline in a triangular grid at 24" on center. See below referenced picture for a pond with this type of planting versus grass.



Exhibit 3: chord grass "*paspalum quadrifarium*" (Waterways)

Option No. 2

The CDD could plant a variety of native plants and trees around the pond to provide a natural aesthetic around the pond versus typical Bahia or St. Augustine grass. This plan may include a combination of chord grass "*paspalum quadrifarium*", fakahatchee grass, muhly grass, bald cypress, red maple, and river birch trees. These would be provided in identified areas from the top of bank to the waterline. See below referenced pictures for example ponds with this type of planting versus just grass.

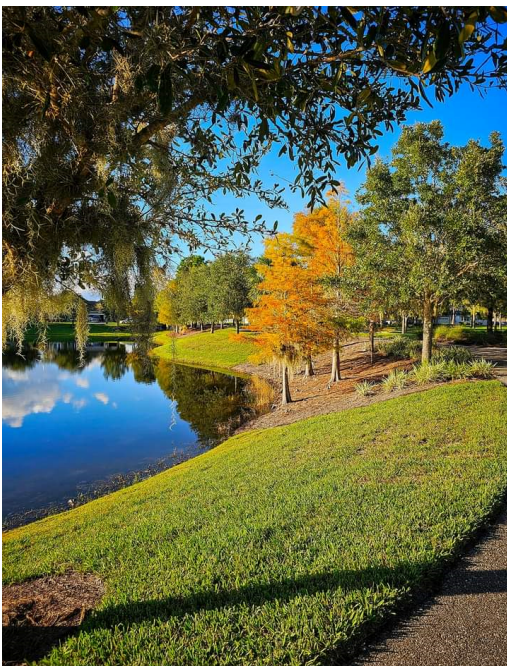


Exhibit 4: Pond with Planting



Exhibit 5: Pond with Planting

Option No. 3

The CDD could also choose to repair this portion of Pond 1800 utilizing the DredgeSOX Erosion Solution. This process utilizes a knitted polyethylene mesh that is filled with dredged material from within the pond. This method is then stabilized by being sodded over to match the existing grass on the pond bank. This method has been used by other CDD's in northeast Florida and is an acceptable method per the SJRWMD. Below pictures represent before and after photos of a pond with similar erosion to Pond 1800 repaired with DredgeSOX.



Exhibit 6: Fleming Island Plantation Pond (Existing)



Exhibit 7: Fleming Island Plantation Pond with SOX (After)



Exhibit 8: Fleming Island Plantation Pond with Sox Installation (After)

It shall be noted that every pond is different and each of the above referenced stabilization methods have differing cost implications. Additionally, residents on each pond may prefer differing methods and the Board should consider all options when determining the proposed solutions. Please feel free to contact our office should you have additional questions.

END OF MEMO

SIXTH ORDER OF BUSINESS

October 31, 2023

Via Overnight Delivery

Heritage Park of St. Augustine, LLC
3700 34th Street, Suite 300
Orlando, Florida 32805

Re: Heritage Park Community Development District ("District") Assessments

Dear Sir or Madam:

According to the records of the St. Johns County Tax Collector and the St. Johns County Property Appraiser, you are the owner of St. Johns County, Florida, Parcel Identification Number 103201-0005 ("Property"). The Property is part of Tract K according to the Heritage Park Phase 1B plat, recorded in the public records of St. Johns County, Florida, in Map Book 52, Page 89 (the "Plat").

The Plat dedicated Tract K to the Heritage Park Homeowners Association, Inc. ("HOA"), its successors and/or assigns. For this reason, Tract K, including the Property, was not allocated any portion of the District's special assessments levied to repay debt service on its Special Assessment Bonds, Series 2004A ("Debt Special Assessments"), or any portion of the District's special assessments levied each fiscal year to fund the District's annual budget expenditures ("Operations and Maintenance Special Assessments," and together with the Debt Special Assessments, the "District Assessments").

As you are likely aware, the HOA conveyed the property to Heritage Park of St. Augustine, LLC in 2006. The property has remained vacant since that conveyance. As a result of the Property remaining vacant, and therefore not benefitting from the District's capital project and operations, the Property has not been allocated any District Assessments.

The District recently received a notice from the St. Johns County Growth Management Department, Planning & Zoning Division that there has been a request for a Major Modification to the Heritage Park PUD to change the manner in which the Property may be developed.

Please let this letter serve as formal notice that, **if at any point in the future it is determined by the District's Board of Supervisors that, as a result of the manner in**

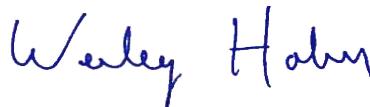
October 31, 2023

Page 2

which the Property is developed, the Property is specially benefitted by the District's capital project and/or expenditures for operations and maintenance, the Property may be subject to a fair allocation of the District Assessments.

Should you have any questions regarding the District or the District Assessments, please contact the District Manager, Jim Oliver at joliver@gmsnf.com. To the extent you intend on selling the Property, please inform any purchaser of the foregoing prior to any sale.

Sincerely,

A handwritten signature in blue ink that reads "Wesley Haber". The signature is fluid and cursive, with the first name "Wesley" and the last name "Haber" clearly distinguishable.

Wesley S. Haber
Kutak Rock LLP
District Counsel for the
Heritage Park CDD

cc: Jim Oliver, District Manager (via e-mail)

SEVENTH ORDER OF BUSINESS



Proposal #366453

Date: 11/07/2023

From: Andrew Baltz

Proposal For

Heritage Park CDD

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

main: 904-759-8890
mobile: 904-217-3052
RGray@rmsnf.com

Location

Heritage Park Dr & East Red House

St. Augustine, FL 32084

Property Name: Heritage Park CDD

Pond 1800 Woodline Clearing 2023

Terms: Net 30

Cutting back of natural wood line that is encroaching on CDD common area pond bank. Includes removal of all debris.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor for clearing and removal	32.00	\$70.000	\$2,240.00
Debris Removal	1.00	\$600.000	\$600.00

Client Notes

Signature

x

SUBTOTAL \$2,840.00

SALES TAX \$0.00

TOTAL \$2,840.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Andrew Baltz

Office:
abaltz@yellowstonelandscape.com

ELEVENTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting
October 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2017A Income Statement</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Summary</u>
8	<u>Assessment Receipt Schedule</u>

Heritage Park
Community Development District
Balance Sheet
October 31, 2023

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 51,557	\$ 77,742	\$ -	\$ 129,300
Investments:				
Series 2013				
Reserve	\$ -	\$ -	\$ 187,295	\$ 187,295
Revenue	\$ -	\$ -	\$ 170,936	\$ 170,936
Prepayment	\$ -	\$ -	\$ 3,808	\$ 3,808
Investment - Custody	\$ 73,814	\$ -	\$ -	\$ 73,814
State Board of Administration	\$ -	\$ 38,998	\$ -	\$ 38,998
Total Assets	\$ 125,371	\$ 116,741	\$ 362,040	\$ 604,152
Liabilities:				
Accounts Payable	\$ 2,762	\$ -	\$ -	\$ 2,762
Total Liabilities	\$ 2,762	\$ -	\$ -	\$ 2,762
Fund Balances:				
Restricted For Debt Service 2013	\$ -	\$ -	\$ 362,040	\$ 362,040
Assigned For Capital Reserves	\$ -	\$ 116,741	\$ -	\$ 116,741
Unassigned	\$ 122,609	\$ -	\$ -	\$ 122,609
Total Fund Balances	\$ 122,609	\$ 116,741	\$ 362,039.89	\$ 601,390
Total Liabilities & Fund Equity	\$ 125,371	\$ 116,741	\$ 362,040	\$ 604,152

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Revenues:</u>				
Assessments	\$ 255,225	\$ -	\$ -	\$ -
Interest	\$ 2,150	\$ 179	\$ 443	\$ 263
Total Revenues	\$ 257,375	\$ 179	\$ 443	\$ 263
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 500	\$ -	\$ 500
FICA Expense	\$ 459	\$ 38	\$ -	\$ 38
Engineering Fees	\$ 10,000	\$ 833	\$ -	\$ 833
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 1,000	\$ 83	\$ 83	\$ 0
District Counsel	\$ 16,000	\$ 1,333	\$ -	\$ 1,333
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 58,583	\$ 4,882	\$ 4,882	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 250	\$ 21	\$ -	\$ 21
Postage	\$ 750	\$ 63	\$ 4	\$ 59
Printing & Binding	\$ 1,000	\$ 83	\$ 49	\$ 34
Insurance	\$ 8,450	\$ 8,450	\$ 7,938	\$ 512
Legal Advertising	\$ 1,350	\$ 113	\$ -	\$ 113
Other Current Charges	\$ 1,000	\$ 83	\$ 55	\$ 29
Office Supplies	\$ 250	\$ 21	\$ 13	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 124,117	\$ 24,429	\$ 20,948	\$ 3,480
<u>Operations & Maintenance</u>				
Field Operations	\$ 11,808	\$ 984	\$ 984	\$ -
Property Insurance	\$ 1,110	\$ 1,110	\$ 955	\$ 155
Landscape Maintenance	\$ 39,732	\$ 3,311	\$ 3,153	\$ 158
Landscape Contingency	\$ 6,000	\$ 500	\$ -	\$ 500
Irrigation Repairs	\$ 2,500	\$ 208	\$ -	\$ 208
Lake Maintenance	\$ 24,507	\$ 2,042	\$ 1,945	\$ 97
Lake Contingency	\$ 7,000	\$ 583	\$ -	\$ 583
Electric	\$ 22,000	\$ 1,833	\$ 1,789	\$ 44
Streetlights	\$ 49,140	\$ 49,140	\$ 3,894	\$ 45,246
Common Area Maintenance	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Contingency	\$ 5,000	\$ 417	\$ -	\$ 417
Operating Reserve	\$ 7,000	\$ 583	\$ -	\$ 583
Total Field Operations:	\$ 187,797	\$ 61,712	\$ 12,721	\$ 48,992

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 20,920	\$ -	\$ -	\$ -
Total Reserves	\$ 20,920	\$ -	\$ -	\$ -
Total Expenditures	\$ 332,834	\$ 86,141	\$ 33,669	\$ 52,472
Excess Revenues (Expenditures)	\$ (75,459)		\$ (33,226)	
Fund Balance - Beginning	\$ 75,459		\$ 155,836	
Fund Balance - Ending	\$ -		\$ 122,609	

Heritage Park

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Transfer In	\$ 20,920	\$ -	\$ -	\$ -
Interest	\$ 2,650	\$ 221	\$ 185	\$ (35)
Total Revenues	\$ 23,570	\$ 221	\$ 185	\$ (35)
Expenditures:				
Bank Fees	\$ 500	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 500	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 23,070	\$ 221	\$ 185	
Fund Balance - Beginning	\$ 130,102		\$ 116,555	
Fund Balance - Ending	\$ 153,172		\$ 116,741	

Heritage Park

Community Development District

Debt Service Fund - Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Revenues:</u>				
Special Assessments	\$ 381,721	\$ -	\$ -	\$ -
Interest	\$ 6,550	\$ 546	\$ 1,567	\$ 1,021
Total Revenues	\$ 388,271	\$ 546	\$ 1,567	\$ 1,021
<u>Expenditures:</u>				
Series 2017A				
Interest - 11/01	\$ 85,649	\$ -	\$ -	\$ -
Principal - 05/01	\$ 215,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 85,649	\$ -	\$ -	\$ -
Total Expenditures	\$ 386,298	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 1,974		\$ 1,567	
Fund Balance - Beginning	\$ 163,099		\$ 360,473	
Fund Balance - Ending	\$ 165,073		\$ 362,040	

Heritage Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	443
												\$ -	-
Total Revenues	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	443
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83
District Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 4,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,882
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Printing & Binding	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49
Insurance	\$ 7,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,938
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	55
Office Supplies	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Administrative:	\$ 20,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,948
<u>Operations & Maintenance</u>													
Field Operations	\$ 984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	984
Property Insurance	\$ 955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	955
Landscape Maintenance	\$ 3,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,153
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 1,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,945
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 1,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,789
Streetlights	\$ 3,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,894
Common Area Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance:	\$ 12,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,721
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 33,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,669
Excess Revenues (Expenditures)	\$ (33,226)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(33,226)

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	\$187,295
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.

ON ROLL ASSESSMENTS

40.05% 59.95% 100.00%

1.43%	Net Percent Collected
\$ 628,202.07	Balance Remaining to Collect

C.

Heritage Park

Community Development District

Summary of Invoices

September 14, 2023 - November 9, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	9/18/23	3179-3180	\$ 3,222.69
	9/25/23	3181-3182	9,269.70
	10/2/23	3183	3,675.00
	10/10/23	3184-3185	15,709.63
	10/16/23	3186	134.64
	10/23/23	3187-3188	3,614.71
	11/6/23	3189-3191	2,761.50
	11/7/23	3192	5,235.13
			<hr/>
			\$ 43,623.00
Capital Reserve			
	10/2/23	5	\$ 12,871.80
			<hr/>
			\$ 12,871.80
Payroll			
	<u>September 2023</u>		
	Joanne Wharton	50473	\$ 184.70
	Judith Kinnecom	50474	\$ 184.70
	Louis Pingotti	50475	\$ 184.70
	Robert Curran Jr.	50476	\$ 184.70
	Thomas Ferry	50477	\$ 184.70
			<hr/>
			\$ 923.50
TOTAL			\$ 57,418.30

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						43,623.00	

HERT HERITAGE PARK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/23	00003	9/27/23 64002	202309 320-53800-60000		*	12,871.80	
		5-4400VFX DISPLAY AERATOR		FUTURE HORIZONS, INC.			12,871.80 000005
						TOTAL FOR BANK B	12,871.80
						TOTAL FOR REGISTER	12,871.80

LOCALiQ

FLORIDA

Heritage Park Comm Development

764135

1 of 1

INVOICE #

BILLING PERIOD

PAYMENT DUE DATE

0005816799

Aug 1- Aug 31, 2023

September 20, 2023

PREPAY
(Memo-Info)

UNAPPLIED
(included in amt due)

TOTAL CASH AMT DUE*

\$0.00

\$0.00

\$69.36

BILLING ACCOUNT NAME AND ADDRESS

Heritage Park Comm Development
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



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.

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

FEDERAL ID 47-2390983

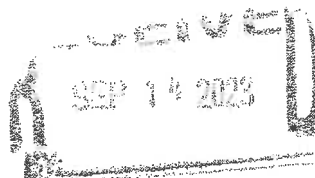
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_15686

Date	Description	Amount
8/1/23	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/7/23	9104625	Heritage Mtg notice	Heritage Mtg notice	\$69.36

#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	\$69.36
Service Fee 3.99%	\$2.77
*Cash/Check/ACH Discount	-\$2.77
*Payment Amount by Cash/Check/ACH	\$69.36
Payment Amount by Credit Card	\$72.13

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Heritage Park Comm Development		ACCOUNT NUMBER 764135		INVOICE NUMBER 0005816799		AMOUNT PAID \$69.36
CURRENT DUE \$69.36	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$69.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				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 _____		TOTAL CREDIT CARD AMT DUE \$72.13

0000764135000000000000058167990000693667175

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:

08/07/2023

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 08/07/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$69.36

Order No: 9104625

Customer No: 764135

PO #: Heritage Mtg notice

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF MEETINGS HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Park Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2024 at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084 at 1:00 p.m. on the third Thursday of each month listed:

November 16, 2023

January 18, 2024

March 21, 2024

May 16, 2024

July 18, 2024

September 19, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the 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: August 7, 2023; #9104625

MARIAH VERHAGEN
Notary Public
State of Wisconsin



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 578620	9/1/2023
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

Invoice Due Date: October 1, 2023

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance <u>September 2023</u>	\$3,153.33



±43^{hd}
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



INVOICE

Customer	Heritage Park Community Development District
Acct #	284
Date	09/20/2023
Customer Service	Kristina Rudez
Page	1 of 1

Heritage Park Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 8,893.00
Payment Amount	\$ 8,893.00
Payment for:	Invoice#19904
100123546	

Thank You

Please detach and return with payment

Customer: Heritage Park Community Development District

Invoice	Effective	Transaction	Description	Amount
19904	10/01/2023	Renew policy	Policy #100123546 10/01/2023-10/01/2024 Florida Insurance Alliance GL,HNO,IM - Renew policy Due Date: 9/20/2023 #44 3y24 <u>General Liability/Public Officials</u> \$7,938 <u>Property Insurance</u> \$955 200133.1	8,893.00
				Total
				\$ 8,893.00

RECEIVED
SEP 22 2023
BY: _____

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

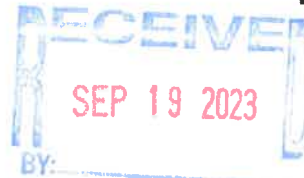
Date

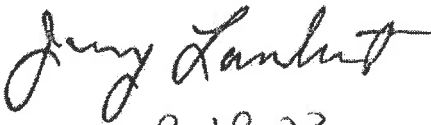
09/20/2023

1001 Bradford Way
Kingston, TN 37763

Invoice #: 559
Invoice Date: 9/14/23
Due Date: 9/14/23
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2023		376.70	376.70
#2 Common Area Maintenance 09/15/2023 001.320.53800.46400 Rich Gray			
 9-19-23			
Total			\$376.70
Payments/Credits			\$0.00
Balance Due			\$376.70

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

Date	Hours	Employee	Description
8/3/23	3	R.G.	Reset fountain one hundred timer, removed debris from ponds two hundred, seven hundred, nine hundred, eleven hundred and eighteen hundred, reset breaker on pond eleven hundred
8/9/23	2	R.G.	Inspected all ponds for debris, checked all pond fountains for proper operation, reset fountain eight hundred and adjusted time on clock
8/22/23	2	R.G.	Inspected all ponds for debris, checked all pond fountains for proper operation, removed debris for outfall on pond fourteen hundred
8/31/23	3	R.G.	Reset ponds one thousand, one hundred, six hundred and nine hundred, reset timer time on pond nine hundred and one thousand, inspected all ponds for debris, removed debris at South Entrance

TOTAL	<u>10</u>
-------	-----------

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

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 4
Invoice Date: 9/21/2023
Due Date: 9/21/2023
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Sign Project September 2023		1,475.00	1,475.00
#62 Approved Common Area Maintenance 001.320.53800.46400 Rich Gray			

Total \$1,475.00

Payments/Credits \$0.00

Balance Due \$1,475.00

HERITAGE PARK CDD

**RIVERSIDE MANAGEMENT SERVICES, INC.
INVOICE DETAIL**

<u>Description</u>	<u>Amount</u>
Sign Project: Completion of installation of 20 No Fishing Signs in concrete around ponds, includes miscellaneous supplies, gator usage and labor	\$ 1,475.00

TOTAL DUE:	<u>\$ 1,475.00</u>
------------	--------------------

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice #: 5
Invoice Date: 9/28/2023
Due Date: 9/28/2023
Case:
P.O. Number:

**Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32082**

BY:

Description	Hours/Qty	Rate	Amount
Pressure Washing Services		2,200.00	2,200.00
#12 Approved Common Area Maintenance 001.320.53800.46400 Rich Gray			
Total			\$2,200.00
Payments/Credits			\$0.00
Balance Due			\$2,200.00

HERITAGE PARK CDD

**RIVERSIDE MANAGEMENT SERVICES, INC.
INVOICE DETAIL**

<u>Description</u>	<u>Amount</u>
Pressure Washing Service	\$ 2,200.00
Pressure washing of 7,500 sq foot of white fence with cleaning agent at entrance to development	

TOTAL DUE:

\$ 2,200.00

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: 80547

Invoice Date: Sep 28, 2023

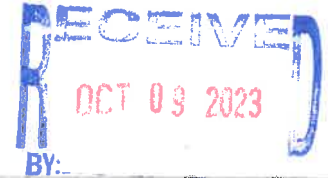
Page: 1

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	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	9/14/23	10/28/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of September 2023 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.

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: 80547

Invoice Date: Sep 28, 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

RECEIVED
SEP 28 2023
BY: _____

Customer ID	Customer PO	Payment Terms	
Heritage04	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	9/14/23	10/28/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>September 2023</u> <i>#42</i> <i>020-578-483</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, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 560**Invoice Date:** 10/1/23**Due Date:** 10/1/23**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 - October 2023	310-517-74		4,881.92	4,881.92
Website Administration - October 2023	402		100.00	100.00
Information Technology - October 2023	351		150.00	150.00
Dissemination Agent Services - October 2023	312		83.33	83.33
Office Supplies	51		12.68	12.68
Postage	42		3.80	3.80
Copies	425		48.90	48.90

Total \$5,280.63**Payments/Credits** \$0.00**Balance Due** \$5,280.63

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

Invoice #: 561

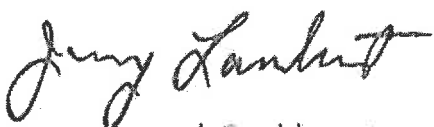
Invoice Date: 10/1/23

Due Date: 10/1/23

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
Contract Administration - October 2023	320.578.12		984.00	984.00
 10-4-23				

Total \$984.00**Payments/Credits** \$0.00**Balance Due** \$984.00

LOCALiQ

FLORIDA

Heritage Park Comm Development

764135

1 of 1

INVOICE #

BILLING PERIOD

PAYMENT DUE DATE

0005910132

Sep 1- Sep 30, 2023

October 20, 2023

PREPAY
(Memo Info)

UNAPPLIED
(included in amt due)

TOTAL CASH AMT DUE*

\$0.00

\$0.00

\$134.64

BILLING ACCOUNT NAME AND ADDRESS

Heritage Park Comm Development
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649


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.

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

FEDERAL ID 47-2390983

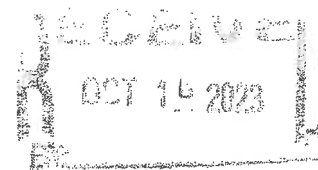
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15656

Date	Description	Amount
9/1/23	Balance Forward	\$69.36
9/28/23	PAYMENT - THANK YOU	-\$69.36

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
9/13/23	9196237	Notice of Meeting		\$66.64
9/29/23	9323858	HERITAGE PARK mtgs	HERITAGE PARK mtgs	\$68.00

#75
210 513-418



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	\$134.64
Service Fee 3.99%	\$5.37
*Cash/Check/ACH Discount	-\$5.37
*Payment Amount by Cash/Check/ACH	\$134.64
Payment Amount by Credit Card	\$140.01

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Heritage Park Comm Development		764135		0005910132		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$134.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$134.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$140.01
				Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		

0000764135000000000000059101320001346467178

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:

09/13/2023

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 09/13/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$66.64

Order No: 9196237

Customer No: 764135

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Heritage Park Community Development District is scheduled to be held on Thursday, September 21, 2023 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver

District Manager

Pub: Sept 13, 2023; #9196237

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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:

09/29/2023

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 09/29/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$68.00

Order No: 9323858

Customer No: 764135

PO #: HERITAGE PARK mtgs

of Copies:

-1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF MEETINGS HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Park Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2024 at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084 at 1:00 p.m. on the fourth Thursday of each month listed:

January 25, 2024

March 28, 2024

May 23, 2024

July 25, 2024

September 26, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the 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: Sept. 29, 2023; #9323858

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 563**Invoice Date:** 10/18/23**Due Date:** 10/18/23**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
Facility Maintenance September 1- September 30, 2023			461.38	461.38
Common Area Maint.				
1.320.53800.46400				
<i>Jerry Lambert</i> 10-20-23				
Total				\$461.38
Payments/Credits				\$0.00
Balance Due				\$461.38

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/14/23	2	M.C.	Checked all fountains making sure all are operating correctly
9/20/23	2	M.C.	Removed debris around ponds, checked fountains were working properly
9/22/23	2	R.G.	Reset GFI on fountains 1800, 800 and 900, reset time on clock for fountain 1800, checked all pond fountains for proper operation, removed debris on ponds 400, 800
9/27/23	3	R.G.	Checked all ponds for proper operation and checked timers for fountains, removed debris out of ponds 400, 800, 900 and 1600, reset fountain 1700 and 1800
9/29/23	1.7	M.C.	Checked fountains for proper operations and timers set to 8 am to 8 pm
TOTAL	<u>10.7</u>		
MILES	<u>75</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 598286	10/1/2023
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

Invoice Due Date: October 31, 2023

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly <u>Landscape Maintenance</u> <u>October 2023</u>	\$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

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88714
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000743

Heritage Park Community Development District

Mr. Wesley Haber

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



2. Telephone: 850-692-7300 Ext:
3. Fax: 850-692-7319
4. Email: Wesley.Haber@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.heritageparkcodd.com
8. County(ies): St. Johns
9. Special Purpose(s): Community Development
10. Boundary Map on File: 04/02/2004
11. Creation Document on File: 04/02/2004
12. Date Established: 01/12/2004
13. Creation Method: Local Ordinance
14. Local Governing Authority: St. Johns County
15. Creation Document(s): County Ordinance 2004-1
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Wesley Haber Date 10.30.2023

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

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: 81051
Invoice Date: Oct 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

RECEIVED
NOV 02 2023
BY: _____

Customer ID	Customer PO	Payment Terms	
Heritage04	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	10/10/23	11/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>October 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

October 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

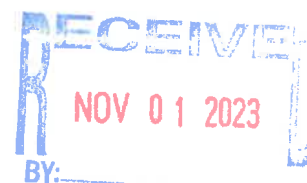
A/C #

Reference: Invoice No. 3298034

Client Matter No. 10423-1

Notification Email: eftgroup@kutakrock.com#73
010-513-30

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

Invoice No. 3298034
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

09/07/23	W. Haber	0.20	70.00	Review agenda for September meeting
09/14/23	W. Haber	0.20	70.00	Review agenda for September meeting
09/21/23	T. Mackie	1.00	330.00	Attend Board meeting; follow-up from Board meeting
09/25/23	K. Jusevitch	0.70	101.50	Confer with Haber; prepare fountain purchase agreement
09/28/23	W. Haber	0.20	70.00	Review and revise fountain purchase order

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$641.50

TOTAL CURRENT AMOUNT DUE \$641.50

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 565**Invoice Date:** 11/1/23**Due Date:** 11/1/23**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 - November 2023	310-512-34		4,881.92	4,881.92
Website Administration - November 2023	442		100.00	100.00
Information Technology - November 2023	381		150.00	150.00
Dissemination Agent Services - November 2023	313		83.33	83.33
Office Supplies	51		0.36	0.36
Postage	42		2.96	2.96
Copies	425		3.15	3.15
Telephone	41		13.41	13.41

Total \$5,235.13**Payments/Credits** \$0.00**Balance Due** \$5,235.13

Future Horizons Environmental Corp

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

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

Approved
Capital Reserve
Rich Gray

INVOICE

Invoice Number: 64002
Invoice Date: Sep 27, 2023
Page: 1

RECEIVED
SEP 27 2023

Bill To:

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

Ship to:**BY:**

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

Customer ID	Customer PO	Payment Terms	
Heritage01	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/27/23

Quantity	Item	Description	Unit Price	Amount
5.00	4400VFX #3 2.720538.6	1hp 4400VFX Display Aerator by Kasco Marine with 200' of cable Serial #'s: 3237NVX446575, 3237NVX446576, 3237NVX446577, 3237NVX446578, and 3237NVX446579 Five replacement units for Heritage Park. We are offering a 5% discount on the units as long as they are all purchased at one time. This price is only good until December 22nd, 2023, the price does not include installation. All Five units must be paid for upon order, labor to install the units will be paid as the units are installed. Free shipping as long as all 5 units are purchased at the same time	2,574.36	12,871.80
Subtotal				12,871.80
Sales Tax				
Freight				
Total Invoice Amount				12,871.80
Payment/Credit Applied				
TOTAL				12,871.80

Check/Credit Memo No:

Overdue invoices are subject to finance charges.