

Heritage Park
Community Development District

January 25, 2024

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

January 18, 2024

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, January 25, 2024 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the November 15, 2023 Meeting
- IV. Discussion Regarding Purchase of Vacant Parcel
- V. Consideration of Yellowstone Proposal for Lake Bank Planting for Erosion Control
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
- VII. Audience Comments
- VIII. Supervisors Requests

- IX. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- X. Next Scheduled Meeting – March 28, 2024 @ 1:00 p.m.
- XI. 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, November 15, 2023 at 11:00 a.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:

Jim Oliver	District Manager
Wes Haber	District Counsel
Rich Gray	Operations Manager
Residents	

The following is a summary of the actions taken at the November 15, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 21, 2023 Meeting

Mr. Ferry pointed out that Resident Mari White lived on Oak Arbor Circle.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Minutes of the September 21, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Ratification of Audit Engagement Letter with
Grau & Associates for Fiscal Year 2023**

Mr. Oliver reported as a unit of government, the District is required to have an independent audit performed each year. In addition, to comply with Chapter 218 of the Florida Statutes, the District is required to select an auditor through a Request for Proposals process. Grau & Associates (Grau) was selected by the Audit Committee and the firm presented an engagement letter for the Fiscal Year 2023 audit in the amount of \$3,400. This was within the CDD's budgeted amount of \$4,500. The engagement letter was executed in order for Grau to start the audit process.

On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the engagement letter with Grau & Associates to perform the audit for Fiscal Year 2023 in the amount of \$3,400 was ratified.

FIFTH ORDER OF BUSINESS**Discussion of Project Memorandum
Regarding Pond Bank Repair Options**

Mr. Oliver reported that the Board performed a site visit on a few different ponds that had various levels of deteriorating pond banks and as a result, the District Engineer prepared a memorandum with some options, which was included in the agenda package. Mr. Oliver requested that the Operations Manager, Mr. Rich Gray, hold off on obtaining proposals until the Board discussed this matter, as some of the options were costly and it was felt that there should be resident input from residents directly impacted by it.

Mr. Ferry felt that it was a good idea to have native plants and trees, but questioned whether it would impact the lawn mowing. Mr. Oliver did not think so as the mowing would be directly on the bank. Ms. Wharton pointed out that they must do more weed whacking; however, they did not need resident input on the grasses. Tree placement was not necessary as the grasses would be sufficient, but voiced concern with tree roots developing as it caused erosion, due to creating paths for the water to follow, versus grasses, which would not interfere with the surface roots or residents view of the ponds. Mr. Ferry asked if Ms. Wharton was in favor of native plants and grass instead of native plants and trees. Ms. Wharton stated that she was in favor of native plants and Muhly grass versus Cord grass and having a River Birch tree. Although Option 3 was stunning, Ms. Wharton felt that it was pricy and suggested mixing a section of Option 2 with Option 1 on the section that was in worst shape on Pond 1800, eliminating the trees and

waiting at least six months to a year to see how it was doing, but was not in favor of increasing assessments. Mr. Haber recalled that he and Mr. Oliver corresponded with the District's Underwriter, Ms. Rhonda Mossing regarding the potential to refund bonds in February of 2024, in order to lower assessments or keep assessments level. Mr. Curran indicated that they needed to be careful about planting and restricting trucks from accessing Pond 1800 as the proposal included trimming back the pond bank. Mr. Gray clarified that the work would be from the crest down to the water. Ms. Wharton pointed out that vehicles would be driving at the top of bank on Pond 1800. Mr. Curran recalled at the Villas, Weeping Willow trees at the top of the bank died. Ms. Wharton preferred to discuss the replacement of trees separately.

Ms. Kinnecom was in favor of repairing the pond banks, particularly the Hawthorne pond. Mr. Pingotti agreed. Ms. Wharton felt that there would be an increase in snakes as the plants would provide a place for snakes to hide and asked if there were any liability issues. Mr. Haber advised if the Board choose to put in grass as the best and most economical erosion control and was maintaining the grasses properly, the District was protected by sovereign immunity. There was only liability if the District was not maintaining it. Ms. Wharton pointed out that they only needed to cut them back every few years and requested that staff provide standard horticultural information and a maintenance schedule. Mr. Gray reported that Cord and Muhly grasses would take 16 to 18 months to establish. Ms. Kinnecom pointed out if someone was on the pond and were bit by a snake, they were technically trespassing. Ms. Wharton requested a bid on Pond 1800, to walk the ponds with the contractor to discuss the spacing of the plants, in order to be conservative with their budget and to have a variety of plantings with Cord grass, Muhly grass and Fakahatchee. Mr. Oliver suggested that Ms. Wharton work with Mr. Gray and Yellowstone Landscape on a proposal for Pond 1800 and bring back to the Board for discussion. Ms. Wharton requested that a rock that a homeowner placed on the pond bank be hidden as it was an eyesore. Mr. Gray recalled that the homeowner placed it there to cover up irrigation. Ms. Wharton would meet with the homeowner. Mr. Ferry asked if the ponds would get worse before the plants were established. Mr. Gray could not say, without speaking with the District Engineer, if it was going to stop the erosion immediately. They may lose some of the embankment, but it would not completely fall; however, Yellowstone provided a one-year warranty for the installation of plants. Ms. Wharton believed that mulch and a fence around the area would stop the erosion and would meet with Mr. Gray and Yellowstone to discuss options.

After further discussion, there was Board discussion for staff to provide a bid on plantings for Pond 1800, for Ms. Wharton to walk the ponds with the contractor to discuss the spacing and variety of the plants and work with the homeowner regarding the placement of a rock.

SIXTH ORDER OF BUSINESS**Discussion Regarding Heritage Park CDD Assessments – Track K**

Mr. Oliver presented a letter from Kutak Rock, indicating that Tract K was owned by the District, but no portion of the District's special assessments levied to repay debt services on the Series 2004A bonds was allocated. Ms. Wharton asked if the original documentation showed that the lot was for HOA use, as it was her understanding that the developer owned it. Mr. Haber recalled that it was owned by the HOA and then they sold it to a private entity and it remained vacant, but even if the developer controlled the HOA, if there was a deed or some other conveyance to the HOA, it would be considered owned by the HOA. Mr. Haber offered to review any documentation to confirm this. Ms. Wharton pointed out there was nothing in writing and was word of mouth. Mr. Oliver suggested that Mr. Haber discuss with the Board what the CDD had the authority to do and what they did not have authority over.

Mr. Haber explained that CDDs were created under Chapter 190 and were a limited purpose of government, for the purpose of operation and maintenance (O&M) of facilities owned by the CDD. The CDD did not have police powers or the ability to enforce Ordinances, i.e., PUDs or Development Agreements for another entity, but if Board Members individually believed that something was being violated, they should bring it to St. Johns County, as the Board did not have the ability to restrict the use of property. However, they had the ability to charge someone for changing the use of a property, if they were benefitting from the CDD's drainage or other improvements, which was the purpose of the letter, but the Board did not have any control over how the property was developed. Mr. Curran asked if any drainage was established on this tract. Mr. Haber did not believe so, but could look at the maps. Mr. Oliver indicated that he along with the Chair and the District Engineer answered Ms. Wharton's questions about how it impacted the drainage and the District Engineer's noted no impacts according to his review. Ms. Wharton pointed out that the property was flooding because it was not developed, but the flow of the water was in the original plan. Mr. Oliver noted that the

property owner was informed that if they changed the use of the property, they would be assessed.

SEVENTH ORDER OF BUSINESS**Consideration of Yellowstone Landscape Proposal for Woodline Cutback**

Mr. Oliver presented a proposal from Yellowstone for the clearing of the woodline on Pond 1800 in the amount of \$2,840, which was a result of the walking tour that the Board took last month. Mr. Gray explained that the purpose was in the event that maintenance needed to drive vehicles back there. Yellowstone would cut back about 5 to 8 feet and haul everything out. If they cut back too far, it would not look good, due to the amount that would die back. Ms. Wharton was in favor of this, as long as a truck could get by without damaging the truck and questioned whether any trees would be cut. Mr. Gray confirmed that the branches of some trees would have to be cut, but the entire tree would not be removed.

On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the proposal with Yellowstone Landscape for the woodline cutback of Pond 1800 in the amount of \$2,840 was approved.

Mr. Oliver reported that for the Series 2013 bonds, the first optional call date was on May 1, 2024. When Ms. Mossing spoke with him and Mr. Haber in January of 2023, she offered to provide an Investment Banking Agreement to the District. The Underwriter that served the District since inception was MBS Capital Markets, who brings bonds to market, analyze the deal, obtain the credit rating and perform all of the prep work in order to go to the market. There were no costs associated with it, unless bonds were issued or refunded. Rather than hold this until the January meeting, Mr. Oliver requested Board approval to enter into an Investment Banking Agreement with MBS Capital Markets in order to start the prep work and obtain the credit rating.

On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor entering into an Investment Banking Agreement with MBS Capital Markets was approved.

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

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver reported that the Fiscal Year 2023 audit process has commenced and the completed audit would be delivered in the Spring 2024, which would be well in advance of the statutory deadline.

D. Operations Manager

Mr. Gray presented the Operations Manager Report. The five reserve fountains that were purchased from Future Horizons at the last meeting arrived and were placed on the shelf. There was now a total of seven fountains on reserve. There was an issue with a controller on Pond 1400 that was hit by a mower; however, the funds were recuperated from the landscaper. Ms. Wharton asked if there were two fountains. Mr. Gray confirmed that there was this fountain and a rear fountain. Ms. Wharton recalled that the front fountain was replaced in May and asked if this one was damaged. Mr. Gray indicated that the back fountain was damaged. A resident witnessed it being hit by a mower and the landscaper confirmed that it was their mower. Pond maintenance confirmed that it could not be repaired. Ms. Wharton asked if the controller was being replaced. Mr. Gray confirmed that it was being replaced with a new controller. It was going to raise it because Mr. Gray felt that it looked low to the ground. Ms. Wharton asked if there were any repairs or replacements on any of the other fountains in the past few months. Mr. Gray reported that other than the 1400 controller, Pond 300 needed a new power box as it kept cycling and shorting off. It was replaced for free. All of the other fountains were working fine, although the entrance fountain needed to be reset a couple of times. The fountain on Pond 1500 only needed to be reset once, but there was a great deal of trash, which they were picking up. Ms. Wharton believed this was due to Halloween and the amount of wind.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Wharton recalled that over \$3,000 was spent on new signs in the last couple of months; first \$1,400 was spent and then \$1,800. Mr. Gray explained that one was an installation charge and the other charge was for materials. Ms. Wharton felt that they did all they could possibly do with the signage, which was being used by residents to place their fishing tackle on,

hang coats on or to lean their bikes on. This was a great deal of money and Ms. Wharton did not want any additional funds to be spent on signage. Mr. Current felt that the signs were working as he did not have to chase any kids.

Mr. Pingotti reported that he attended two informational meetings regarding a piece of property in the CDD. At the first meeting, a resident who was an attorney, called on the CDD to take action on the ponds as the CDD maintained them, which a Board Member confirmed was not true. Ms. Wharton acknowledged that she stated this. Mr. Pingotti recalled at the second meeting, which was held the other day, all residents were told to call a Supervisor of the CDD to take action on the Tract K property and requested that someone draft a response so that everyone was on the same page and knew what to say. Ms. Wharton believed that the resident was trying to generate business and incite what the original CDD was for, which was for greed and requested that the Board Members not respond to the resident and that it be deferred to Mr. Oliver's office. In her opinion, the purpose of the CDD was to handle the fountains, ponds and maintain the banks as well as any future projects, not for the purpose of why it was created. Mr. Haber advised that it was outside of the Board's authority to do anything about how property within their boundaries was developed. Mr. Oliver indicated that the CDD was formed for the construction, acquisition of capital assets and the O&M of those assets. Ms. Wharton felt that the acquisition of land left the possibility for something to happen with the CDD purchasing the property. Mr. Haber explained that CDDs have the authority to acquire real property, such as levying a large assessment across the entire neighborhood to purchase Tract K and leave it vacant, but not to issue an order stating that it could not be used for a certain purpose. However, if the CDD owned the property, they would have the right to determine how it gets used. Mr. Curran recalled that when the property was first up for sale, one person wanted to purchase it, but no one else wanted to. Therefore, the Board did not purchase it.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver presented the Unaudited Financial Statements through October 31, 2023, which were included in the agenda package. There was not much activity as this was the first month in the new fiscal year. The Capital Reserve Fund balance was \$116,000.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. The District was less than 2% collected as Tax Bills were sent out on November 1st, but it should be 100% collected by this Spring.

C. Approval of Check Register

Mr. Oliver presented the Check Register for September 14, 2023 to November 9, 2023 in the amount of \$57,418.30, which was included in the agenda package. Ms. Wharton questioned what Capital Reserve Check #5 in the amount of \$12,871.80 was for. Mr. Oliver confirmed that it was for the fountain reserve stock, which was considered to be a capital asset. Ms. Wharton asked if the liability insurance amount of \$7,900 was the same as the prior year. Mr. Oliver replied affirmatively. It covered the District's liability insurance and public officials liability insurance.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Check Register for September 14, 2023 to November 9, 2023 in the amount of \$57,418.30 was approved.

Ms. Wharton indicated that she was approached by a homeowner asking if they pay their CDD fee in full, whether they would not have any additional fees, which she forwarded to Mr. Oliver, but requested that Mr. Oliver provide a brief answer, as her understanding was that the resident would owe half. Mr. Oliver explained that there were two components to the CDD assessment; one was the debt service assessment to pay back the bonds and the other one was for O&M, to maintain the landscape ponds and operating the District. Residents could certainly pay off their debt service, similar to paying off their home mortgage, but could not pay off the O&M costs. Mr. Oliver would provide this explanation to the resident. Ms. Wharton questioned when their debt service would be paid off. Mr. Oliver confirmed that there were different assessments for different product types, according to the Amortization Schedule in the Adopted Budget. The bonds were 30-year bonds, which were to mature on May 1, 2035.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 25, 2024
@ 1:00 p.m.**

Mr. Oliver stated that the next meeting was scheduled for January 25, 2024 at 1:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



Proposal #375977

Date: 12/19/2023

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

1800 Pond Native Grass Install

Terms: Net 30

Prep and installation of specified native grasses on NW pond bank to help stabilize and prevent further erosion. Planting area will be treated with non-selective herbicide, erosion mat will be installed to assist in stabilizing.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor for prep and installation	48.00	\$70.000	\$3,360.00
Dwarf Fakahatchee Grass	45.00	\$16.000	\$720.00
Muhly Grass	45.00	\$20.000	\$900.00
Erosion Mat	1.00	\$520.000	\$520.00
Brown Hardwood Mulch	15.00	\$57.000	\$855.00

Client Notes

Signature

x

SUBTOTAL \$6,355.00

SALES TAX \$0.00

TOTAL \$6,355.00

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

NINTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting
December 31, 2023



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Heritage Park
Community Development District
Balance Sheet
December 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	\$ 33,047	\$ 77,736	\$ -	\$ 110,783
Investments:				
Series 2013				
Reserve	\$ -	\$ -	\$ 188,971	\$ 188,971
Revenue	\$ -	\$ -	\$ 188,448	\$ 188,448
Prepayment	\$ -	\$ -	\$ 3,842	\$ 3,842
Investment - Custody	\$ 117,740	\$ -	\$ -	\$ 117,740
State Board of Administration	\$ -	\$ 39,365	\$ -	\$ 39,365
Total Assets	\$ 150,787	\$ 117,101	\$ 381,262	\$ 649,150
Liabilities:				
Accounts Payable	\$ 3,885	\$ -	\$ -	\$ 3,885
Total Liabilities	\$ 3,885	\$ -	\$ -	\$ 3,885
Fund Balances:				
Restricted For Debt Service 2013	\$ -	\$ -	\$ 381,262	\$ 381,262
Assigned For Capital Reserves	\$ -	\$ 117,101	\$ -	\$ 117,101
Unassigned	\$ 146,902	\$ -	\$ -	\$ 146,902
Total Fund Balances	\$ 146,902	\$ 117,101	\$ 381,262.02	\$ 645,265
Total Liabilities & Fund Equity	\$ 150,787	\$ 117,101	\$ 381,262	\$ 649,150

Heritage Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments	\$ 255,225	\$ 68,126	\$ 68,126	\$ -
Interest	\$ 2,150	\$ 538	\$ 1,243	\$ 705
Total Revenues	\$ 257,375	\$ 68,664	\$ 69,369	\$ 705
Expenditures:				
Administrative:				
Supervisor Fees	\$ 6,000	\$ 1,500	\$ 1,800	\$ (300)
FICA Expense	\$ 459	\$ 115	\$ 138	\$ (23)
Engineering Fees	\$ 10,000	\$ 2,500	\$ 2,531	\$ (31)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 1,000	\$ 250	\$ 250	\$ 0
District Counsel	\$ 16,000	\$ 4,000	\$ 2,346	\$ 1,654
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 58,583	\$ 14,646	\$ 14,646	\$ (0)
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 250	\$ 63	\$ 13	\$ 49
Postage	\$ 750	\$ 188	\$ 63	\$ 125
Printing & Binding	\$ 1,000	\$ 250	\$ 112	\$ 138
Insurance	\$ 8,450	\$ 8,450	\$ 7,938	\$ 512
Legal Advertising	\$ 1,350	\$ 338	\$ 118	\$ 219
Other Current Charges	\$ 1,000	\$ 250	\$ 168	\$ 82
Office Supplies	\$ 250	\$ 63	\$ 26	\$ 37
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 124,117	\$ 41,036	\$ 38,574	\$ 2,462
Operations & Maintenance				
Field Operations	\$ 11,808	\$ 2,952	\$ 2,952	\$ -
Property Insurance	\$ 1,110	\$ 1,110	\$ 955	\$ 155
Landscape Maintenance	\$ 39,732	\$ 9,933	\$ 9,460	\$ 473
Landscape Contingency	\$ 6,000	\$ 1,500	\$ 2,840	\$ (1,340)
Irrigation Repairs	\$ 2,500	\$ 625	\$ -	\$ 625
Lake Maintenance	\$ 24,507	\$ 6,127	\$ 5,835	\$ 292
Lake Contingency	\$ 7,000	\$ 1,750	\$ 120	\$ 1,630
Electric	\$ 22,000	\$ 5,500	\$ 5,179	\$ 321
Streetlights	\$ 49,140	\$ 49,140	\$ 11,682	\$ 37,458
Common Area Maintenance	\$ 12,000	\$ 3,000	\$ 706	\$ 2,294
Contingency	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Operating Reserve	\$ 7,000	\$ 1,750	\$ -	\$ 1,750
Total Operations & Maintenance:	\$ 187,797	\$ 84,637	\$ 39,729	\$ 44,908

Heritage Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 20,920	\$ -	\$ -	\$ -
Total Reserves	\$ 20,920	\$ -	\$ -	\$ -
Total Expenditures	\$ 332,834	\$ 125,672	\$ 78,303	\$ 47,370
Excess Revenues (Expenditures)	\$ (75,459)		\$ (8,934)	
Fund Balance - Beginning	\$ 75,459		\$ 155,836	
Fund Balance - Ending	\$ -		\$ 146,902	

Heritage Park

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Transfer In	\$ 20,920	\$ -	\$ -	\$ -
Interest	\$ 2,650	\$ 663	\$ 554	\$ (109)
Total Revenues	\$ 23,570	\$ 663	\$ 554	\$ (109)
Expenditures:				
Bank Fees	\$ 500	\$ 125	\$ 8	\$ 117
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 500	\$ 125	\$ 8	\$ -
Excess Revenues (Expenditures)	\$ 23,070	\$ 538	\$ 546	
Fund Balance - Beginning	\$ 130,102		\$ 116,555	
Fund Balance - Ending	\$ 153,172		\$ 117,101	

Heritage Park

Community Development District

Debt Service Fund - Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Special Assessments	\$ 381,721	\$ 101,961	\$ 101,961	\$ -
Interest	\$ 6,550	\$ 1,638	\$ 4,477	\$ 2,839
Total Revenues	\$ 388,271	\$ 103,599	\$ 106,438	\$ 2,839
Expenditures:				
Series 2013				
Interest - 11/01	\$ 85,649	\$ 85,649	\$ 85,649	\$ -
Principal - 05/01	\$ 215,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 85,649	\$ -	\$ -	\$ -
Total Expenditures	\$ 386,298	\$ 85,649	\$ 85,649	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 1,974		\$ 20,789	
Fund Balance - Beginning	\$ 163,099		\$ 360,473	
Fund Balance - Ending	\$ 165,073		\$ 381,262	

Heritage Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 27,002	\$ 41,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,126
Interest	\$ 443	\$ 432	\$ 368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,243
													\$ -
Total Revenues	\$ 443	\$ 27,433	\$ 41,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,369
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering Fees	\$ 2,240	\$ 291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,531
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
District Counsel	\$ 1,066	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,346
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 4,882	\$ 4,882	\$ 4,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,646
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Postage	\$ 4	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Printing & Binding	\$ 49	\$ 3	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112
Insurance	\$ 7,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,938
Legal Advertising	\$ 50	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118
Other Current Charges	\$ 55	\$ 62	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Office Supplies	\$ 13	\$ 0	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 24,305	\$ 8,929	\$ 5,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,574
<u>Operations & Maintenance</u>													
Field Operations	\$ 984	\$ 984	\$ 984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,952
Property Insurance	\$ 955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955
Landscape Maintenance	\$ 3,153	\$ 3,153	\$ 3,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,460
Landscape Contingency	\$ -	\$ -	\$ 2,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,840
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,945	\$ 1,945	\$ 1,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,835
Lake Contingency	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Electric	\$ 1,789	\$ 1,675	\$ 1,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,179
Streetlights	\$ 3,894	\$ 3,894	\$ 3,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,682
Common Area Maintenance	\$ 336	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 706
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 13,057	\$ 12,141	\$ 14,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,729
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 37,362	\$ 21,070	\$ 19,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,303
Excess Revenues (Expenditures)	\$ (36,919)	\$ 6,364	\$ 21,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,934)

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	\$188,971	
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%

81.83%	Net Percent Collected
\$ 115,815.42	Balance Remaining to Collect

C.

Heritage Park

Community Development District

Summary of Invoices

November 9, 2023 - January 18, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/13/23	3193	\$ 984.00
	11/29/23	3194-3198	5,835.93
	12/4/23	3199	1,945.00
	12/13/23	3200-3202	7,458.18
	12/18/23	3203-3204	6,061.33
	1/3/24	3205-3208	2,605.18
	1/10/24	3209-3210	7,486.97
			<hr/> \$ 32,376.59
Payroll			
	<u>October 2023 & November 2023</u>		
	Joanne Wharton	50478	\$ 369.40
	Judith Kinnecom	50479*	\$ 184.70
	Louis Pingotti	50480	\$ 369.40
	Robert Curran Jr.	50481	\$ 369.40
	Thomas Ferry	50482	\$ 369.40
			<hr/> \$ 1,662.30
TOTAL			\$ 34,038.89

*Not in attendance at 10/11/23 Lake Bank Erosion Workshop

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/13/23	00073	12/05/23 3322670	202310 310-51300-31500 PROP.USE/REZONE/SALE/DVLP	KUTAK ROCK LLP	*	1,066.43	1,066.43 003202
12/18/23	00080	11/07/23 6063225	202311 310-51300-48000 NOT.OF MEETING 11/15/23	GANNETT FLORIDA LOCALIQ	*	68.00	68.00 003203
12/18/23	00043	12/01/23 STAUG 62	202312 320-53800-46200 LANDSCAPE MAINT NOV23		*	3,153.33	
		12/13/23 STAUG 63	202312 320-53800-46500 POND1800 WOODLNE CLR 2023		*	2,840.00	
			YELLOWSTONE LANDSCAPE				5,993.33 003204
1/03/24	00042	12/29/23 81918	202312 320-53800-46300 AQUATIC WEED CTRL DEC23	FUTURE HORIZONS, INC.	*	1,945.00	1,945.00 003205
1/03/24	00002	12/14/23 570	202311 320-53800-46400 INSP.FNT/TIMER/RMV DEBRIS	GOVERNMENTAL MANAGEMENT SERVICES	*	369.50	369.50 003206
1/03/24	00021	12/19/23 51509	202311 310-51300-31100 MEMO ON POND TO STAFF SVC	PROSSER, INC	*	290.68	290.68 003207
1/03/24	00002	1/01/24 573	202401 310-51300-34000 MANAGEMENT FEES JAN24		*	4,881.92	
		1/01/24 573	202401 310-51300-49200 WEBSITE ADMIN JAN24		*	100.00	
		1/01/24 573	202401 310-51300-35100 INFORMATION TECH JAN24		*	150.00	
		1/01/24 573	202401 310-51300-31300 DISSEMINATION FEE JAN24		*	83.33	
		1/01/24 573	202401 310-51300-42500 COPIES		*	1.80	
		1/01/24 573	202401 310-51300-41000 TELEPHONE		*	6.20	
		1/01/24 573A	202311 310-51300-49100 AFCD MTG-J.OLIVER REIMB		*	16.37	
		1/01/24 573	202401 310-51300-34000 MANAGEMENT FEES JAN24		V	4,881.92-	
		1/01/24 573	202401 310-51300-49200 WEBSITE ADMIN JAN24		V	100.00-	
		1/01/24 573	202401 310-51300-35100 INFORMATION TECH JAN24		V	150.00-	

HERT HERITAGE PARK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/24 573	202401 310-51300-31300		V	83.33-	
			DISSEMINATION FEE JAN24				
		1/01/24 573	202401 310-51300-42500		V	1.80-	
			COPIES				
		1/01/24 573	202401 310-51300-41000		V	6.20-	
			TELEPHONE				
		1/01/24 573A	202311 310-51300-49100		V	16.37-	
			AFCD MTG-J.OLIVER REIMB				
				GOVERNMENTAL MANAGEMENT SERVICES			.00 003208
1/10/24 00002		1/01/24 572	202401 320-53800-12000		*	984.00	
			CONTRACT ADMIN JAN24				
		1/01/24 573B	202401 310-51300-34000		*	4,881.92	
			MANAGEMENT FEES JAN24				
		1/01/24 573B	202401 310-51300-49200		*	100.00	
			WEBSITE ADMIN JAN24				
		1/01/24 573B	202401 310-51300-35100		*	150.00	
			INFORMATION TECH JAN24				
		1/01/24 573B	202401 310-51300-31300		*	83.33	
			DISSEMINATION FEE JAN24				
		1/01/24 573B	202401 310-51300-42500		*	1.80	
			COPIES				
		1/01/24 573B	202401 310-51300-41000		*	6.20	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			6,207.25 003209
1/10/24 00073		1/08/24 3338657	202311 310-51300-31500		*	1,279.72	
			MTG/REV.AGDA/REAL PROPRTY				
				KUTAK ROCK LLP			1,279.72 003210
				TOTAL FOR BANK A		32,376.59	
				TOTAL FOR REGISTER		32,376.59	

HERT HERITAGE PARK TVISCARRA

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 564**Invoice Date:** 11/1/23**Due Date:** 11/1/23**Case:****P.O. Number:****Bill To:**

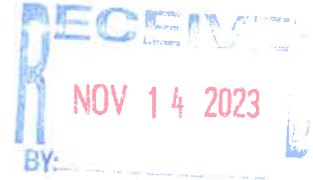
Heritage Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description #		Hours/Qty	Rate	Amount
Contract Administration - November 2023		2058.12	984.00	984.00
<i>Jerry Lambert</i> 11-7-23				

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

November 14, 2023



Heritage Park Community Development District

#22
2023 Postage Reimb.
210517.42

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2023 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 55.90

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,


Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

1001 Bradford Way
Kingston, TN 37763

Invoice #: 586
Invoice Date: 11/10/23
Due Date: 11/10/23
Case:
P.O. Number:

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

RECEIVED
NOV 16 2023
BY:


Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1- October 30, 2023		336.03	336.03
#2 Approved Common Area Maintenance 001.320.53800.46400 Rich Gray			
 11-16-23			
Total			\$336.03
Payments/Credits			\$0.00
Balance Due			\$336.03

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

Date	Hours	Employee	Description
10/3/23	2.9	M.C.	Checked all fountains were working properly, fountains 1100 and 1200 tripped three times, they were reset and after running more than thirty minutes needed resetting
10/18/23	1.5	R.G.	Checked all ponds for proper operation, inspected pond 1400 back controller for damage, notified Future Horizons of issues present
10/25/23	3.5	R.G.	Checked all ponds for trash and debris, reset fountain 1100, 1200 and 1600, inspected all fountains for proper operation, cleaned up glass at front of the development entrance
TOTAL	<u>7.9</u>		
MILES	<u>45</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



ACCOUNT NAME Heritage Park Comm Development		ACCOUNT # 764135	PAGE # 1 of 1
INVOICE # 0005986040	BILLING PERIOD Oct 1- Oct 31, 2023	PAYMENT DUE DATE November 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$50.32	

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
10/1/23	Balance Forward	\$134.64
10/24/23	PAYMENT - THANK YOU	-\$134.64

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/6/23	9373346	Notice of Workshop		\$50.32

#80
310-512-48



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	\$50.32
Service Fee 3.99%	\$2.01
*Cash/Check/ACH Discount	-\$2.01
*Payment Amount by Cash/Check/ACH	\$50.32
Payment Amount by Credit Card	\$52.33

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Heritage Park Comm Development		ACCOUNT NUMBER 764135		INVOICE NUMBER 0005986040		AMOUNT PAID \$ 50.32
CURRENT DUE \$50.32	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* \$50.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ 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 \$52.33

00007641350000000000000059860400000503267178

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:

10/06/2023

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 10/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$50.32

Order No: 9373346

Customer No: 764135

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF WORKSHOP HERITAGE PARK

COMMUNITY DEVELOPMENT DISTRICT

A public workshop of one or more members of the Board of Supervisors of the Heritage Park Community Development District will be held on Wednesday, October 11, 2023, at 10:00 a.m. Anyone wishing to attend will meet at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084 at 10:00 a.m. on Wednesday, October 11, 2023. This workshop will be a walking tour to inspect pond banks with staff. No final action will be taken at this Workshop. The Workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any person requiring special accommodations at this Workshop because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the Workshop. 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.

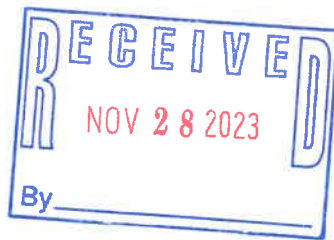
James Oliver

District Manager

Pub: Oct 6, 2023; #9373346

PROSSER

A PRIME[®] Company



November 27, 2023

Project No: P0104022.01

Invoice No: 51398

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

#21
310-513-211

Project P0104022.01 Heritage Park/CDD-General Fund

For services including site visit to review stormwater ponds with CDD Board, memo to CDD Board on ponds and respond to staff on outparcel drainage.

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

Professional Personnel

	Hours	Rate	Amount	
Engineer	4.00	150.00	600.00	
Vice President	6.50	250.00	1,625.00	
Totals	10.50		2,225.00	
Total Labor				2,225.00

Reimbursable Expenses

Printing - Reimbursable			13.35	
Total Reimbursables	1.15 times	13.35		15.35
	Total this Invoice			\$2,240.35



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 610364	11/1/2023
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: December 1, 2023

Invoice Amount: \$3,153.33

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

#43
Approved
Landscape Maintenance
001.320.53800.46200
Rich Gray

Invoice Total **\$3,153.33**

Excellence
IN COMMERCIAL LANDSCAPING

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

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

Future Horizons, Inc

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

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

INVOICE

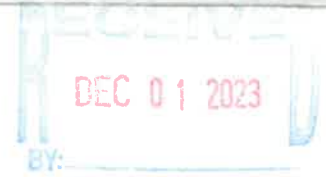
Invoice Number: 81471
Invoice Date: Nov 30, 2023
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822

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		12/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>November 1, 14, 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.

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: 81646
Invoice Date: Nov 30, 2023
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822

Ship to:

Heritage Park CDD
c/o GMC, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822



Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	11/21/23	12/30/23

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call to check and reset units at 1100 and 1200. #42 Approved Lake Contengency 001.320.53800.46600 Rich Gray	120.00	120.00
Subtotal				120.00
Sales Tax				
Freight				
Total Invoice Amount				120.00
Payment/Credit Applied				
TOTAL				120.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 567**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023	210.5734		4,881.92	4,881.92
Website Administration - December 2023	407		100.00	100.00
Information Technology - December 2023	351		150.00	150.00
Dissemination Agent Services - December 2023	313		83.33	83.33
Office Supplies	51		12.50	12.50
Copies	428		60.00	60.00

Total \$5,287.75**Payments/Credits** \$0.00**Balance Due** \$5,287.75

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

Invoice #: 568

Invoice Date: 12/1/23

Due Date: 12/1/23

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 - December 2023	32058.12		984.00	984.00
<i>Jerry Lambert</i> 12-5-23				

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 5, 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. 3322670

Client Matter No. 10423-1

Notification Email: eftgroup@kutakrock.com

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

#73
NON-NS

Invoice No. 3322670
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

10/18/23	W. Haber	0.30	105.00	Review correspondence regarding use of HOA property for private purpose
10/20/23	W. Haber	0.20	70.00	Review correspondence regarding multifamily construction
10/20/23	K. Jusevitch	0.20	29.00	Review annual agency invoice
10/27/23	W. Haber	0.50	175.00	Review correspondence regarding sale and development of HOA property; confer with Oliver regarding same
10/30/23	W. Haber	1.30	455.00	Review files and prepare correspondence regarding change in property use
10/31/23	W. Haber	0.60	210.00	Finalize and send letter regarding rezoning of property
TOTAL HOURS		3.10		

KUTAK ROCK LLP

Heritage Park CDD

December 5, 2023

Client Matter No. 10423-1

Invoice No. 3322670

Page 2

TOTAL FOR SERVICES RENDERED

\$1,044.00

DISBURSEMENTS

Freight and Postage

22.43

TOTAL DISBURSEMENTS

22.43


TOTAL CURRENT AMOUNT DUE

\$1,066.43



Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Heritage Park Comm Development		764135	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006063225	Nov 1- Nov 30, 2023	December 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$118.32	

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

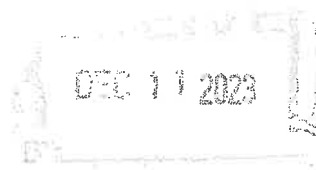
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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

Date	Description	Amount
11/1/23	Balance Forward	\$50.32 <i>pb</i>

Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
11/7/23	9443345	MEETING 11/15/2023		\$68.00

#80
310-517-48



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	\$118.32
Service Fee 3.99%	\$4.72
*Cash/Check/ACH Discount	-\$4.72
*Payment Amount by Cash/Check/ACH	\$118.32
Payment Amount by Credit Card	\$123.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Heritage Park Comm Development		764135		0006063225		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.00	\$50.32	\$0.00	\$0.00	\$0.00	\$0.00	\$118.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check)						TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244						\$123.04
<p>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</p> <p><input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX</p> <p>Card Number _____</p> <p>Exp Date ____/____/____ CVV Code _____</p> <p>Signature _____ Date _____</p>						

000076413500000000000000060632250001183267172

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:

11/07/2023

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 11/07/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$68.00

Order No: 9443345

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 Wednesday, November 15, 2023 at 11:00 a.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 Nov. 7, 2023; 9443345



INVOICE

INVOICE #	INVOICE DATE
STAUG 626863	12/1/2023
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: December 31, 2023

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance - RENEWAL December 2023	\$3,153.33

#43
Approved
Landscape Maintenance
001.320.53800.46200
Rich Gray



Invoice Total **\$3,153.33**

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

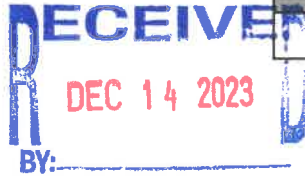


INVOICE

INVOICE #	INVOICE DATE
STAUG 635069	12/13/2023
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: January 12, 2024

Invoice Amount: \$2,840.00

Description	Current Amount
Pond 1800 Woodline Clearing 2023	
Landscape Enhancement	\$2,240.00
Subcontracted Service	\$600.00
#43 Approved Landscape Contingency 001.320.53800.46500 Rich Gray	
Invoice Total	\$2,840.00

Excellence
IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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

Future Horizons, Inc

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

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

INVOICE

Invoice Number: 81918
Invoice Date: Dec 29, 2023
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
6200 Lee Vista Boulevard
Orlando, FL 32822

Ship to:

Aquatic Weed
Control Services

RECEIVED
JAN 03 2024
BY: _____

Customer ID	Customer PO	Payment Terms	
Heritage04		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	12/7/23	1/28/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of <u>December 2023</u> #42 320528463	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

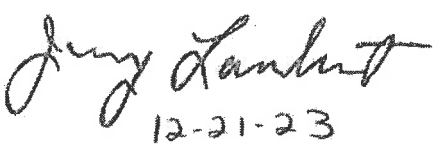
Invoice

Invoice #: 570
Invoice Date: 12/14/23
Due Date: 12/14/23
Case:
P.O. Number:

Bill To:

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

RECEIVED
DEC 21 2023
BY:

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2023		369.50	369.50
#2 Approved Common Area Maintenance 001.320.53800.46400 Rich Gray			
 12-21-23			

Total	\$369.50
Payments/Credits	\$0.00
Balance Due	\$369.50

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

Date	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/23	2.07	M.C.	Inspected all fountains and fountains 1100 and 1200 need to be reset, checked timers at fountains and they were all working properly, rechecked fountain 1100 and 1200 were functioning properly
11/9/23	1.5	M.C.	Inspected ponds and water fountains to insure they are running properly, removed debris from lake banks, waters edge and outfall structures
11/22/23	2	R.G.	Checked all ponds for debris, reset fountain 1100 and 1600, reset timer on pond 300
11/30/23	3	M.C.	Checked each fountain on property and all were working, removed debris on ponds 400, 500 and 600

TOTAL	<u><u>8.57</u></u>
--------------	--------------------

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



December 19, 2023

Project No: P0104022.01

Invoice No: 51509

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

#21
210-510-311



Project P0104022.01 Heritage Park/CDD-General Fund

For services including memo on ponds to staff.

Professional Services from November 01, 2023 to November 30, 2023

Professional Personnel

	Hours	Rate	Amount	
Vice President	1.00	250.00	250.00	
Totals	1.00		250.00	
Total Labor				250.00

Reimbursable Expenses

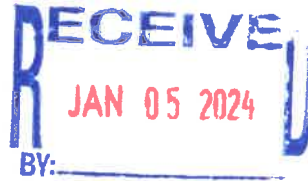
Travel - Reimbursable - Mileage			24.03	
Travel - Reimbursable- Mileage Client OV			11.34	
Total Reimbursables	1.15 times		35.37	40.68
Total this Invoice				\$290.68

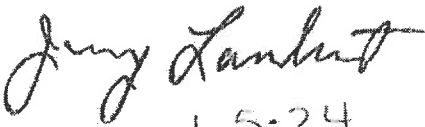
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 572
Invoice Date: 1/1/24
Due Date: 1/1/24
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 - January 2024	320.576.12		984.00	984.00
 1-5-24				

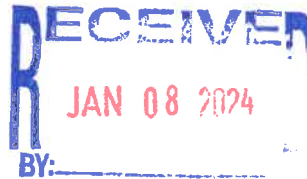
Total	\$984.00
Payments/Credits	\$0.00
Balance Due	\$984.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 573**Invoice Date:** 1/1/24**Due Date:** 1/1/24**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 - January 2024	310 \$17.24		4,881.92	4,881.92
Website Administration - January 2024	692		100.00	100.00
Information Technology - January 2024	381		150.00	150.00
Dissemination Agent Services - January 2024	213		83.33	83.33
Copies	423		1.80	1.80
Telephone	41		6.20	6.20
			Total	\$5,223.25
			Payments/Credits	\$0.00
			Balance Due	\$5,223.25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 8, 2024

#73
310-513-315

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. 3338657

Client Matter No. 10423-1

Notification Email: eftgroup@kutakrock.com

Jim Oliver

Heritage Park CDD

Governmental Management Services - North Florida

Suite 114

475 West Town Place

St. Augustine, FL 32092



Invoice No. 3338657

10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

11/01/23	W. Haber	0.30	105.00	Review proposed agenda and confer with Oliver regarding same
11/14/23	W. Haber	0.40	140.00	Prepare for Board meeting
11/15/23	W. Haber	2.30	805.00	Prepare for and attend Board meeting
11/27/23	W. Haber	0.30	105.00	Review correspondence and confer with Oliver regarding options to purchase real property
TOTAL HOURS		3.30		

KUTAK ROCK LLP

Heritage Park CDD

January 8, 2024

Client Matter No. 10423-1

Invoice No. 3338657

Page 2

TOTAL FOR SERVICES RENDERED

\$1,155.00

DISBURSEMENTS

Meals

10.10

Travel Expenses

114.62

TOTAL DISBURSEMENTS

124.72

TOTAL CURRENT AMOUNT DUE

\$1,279.72