

Heritage Park
Community Development District

March 28, 2024

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

March 21, 2024

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, March 28, 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 January 25, 2024 Meeting
- IV. Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing
- V. Discussion of Parcel B
- VI. Review of Proposals to Block Access to Certain Stormwater Ponds
- VII. Board Guidance for Preparation of Fiscal Year 2025 Proposed Budget
- VIII. Consideration of Resolution 2024-01, General Elections
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager

- X. Audience Comments
- XI. Supervisors Requests
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XIII. Next Scheduled Meeting – May 23, 2024 @ 1:00 p.m.
- XIV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Park Community Development District was held on Thursday, January 25, 2024 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 <i>via phone</i> | Supervisor |

Also present were:

| | |
|--------------------------------|-------------------------------|
| Jim Oliver | District Manager |
| Ryan Stilwell <i>via phone</i> | District Engineer |
| Wes Haber <i>via phone</i> | District Counsel |
| Rich Gray | RMS - Operations Manager |
| Jeff Johnson | Riverside Management Services |
| Gerri Ferry | HOA President |
| Mischa Dux | HOA Manager |
| Residents | |

The following is a summary of the actions taken at the January 25, 2024 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

Ms. Gerri Ferry, HOA President reported that the HOA received a complaint from a Quail Ridge resident regarding Pond 1400. On Martin Luther King Day, five teens were jumping off of a pipe and into the pond and pulling material out of the water. There were 45 pictures and

videos documenting it. Ms. Mischa Dux, the HOA Manager suggested fencing it in with a locked gate. Mr. Oliver asked if the Sheriff's Office responded. Ms. Dux stated they were contacted multiple times, but the teens were not there when the police arrived. Ms. Kinnecom suggested installing plants. Ms. Wharton felt that the right solution was calling the police versus installing fencing. Ms. Dux pointed out that the issue was the police showing up 45 minutes to an hour later, when the kids were no longer there. Ms. Wharton suggested that Ms. Dux contact one of the Board Members, to confront the kids and inform them that they were trespassing and that the police would be contacted. Mr. Oliver did not recommend this as the interaction could get hostile and recommended that staff obtain different options for fencing or blocking the area with landscaping. Mr. Curran agreed. Mr. Gray would obtain proposals and bring to the next meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 21, 2023 Meeting

Ms. Wharton had several issues with the minutes. On Page 3, where she requested that a rock that a homeowner placed on the pond bank be hidden as it was an eyesore, she recalled that the Board wanted a rock to be placed there to cover the irrigation but was unable to follow through with the homeowner. Mr. Gray confirmed that he spoke to the homeowner, who happened to be on their patio, when he was doing a walk through and mentioned that they were going to be putting in some plantings to disguise it. The homeowner confirmed that it did not bother him, if the Board wanted to install the plantings and was amenable to having the rock there. Ms. Wharton preferred that the rock remain. *There was Board consensus.*

Ms. Wharton recalled at the bottom of Page 3, saying that the fence around the area would stop the erosion and would meet with Mr. Gray and Yellowstone to discuss options, but it was not shown in the invoice and requested that any language about the fence be removed from the minutes. On Page 7, she questioned the statement, "*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.*" Mr. Oliver explained that the informational meetings were not CDD meetings and would remove, "*Which a Board Member confirmed was not true.*" Mr. Ferry pointed out that the CDD maintained every pond. Mr. Pingotti clarified that at the first meeting, the resident wanted the CDD to purchase the property and it had nothing to do with the ponds. In the next sentence, where Ms. Wharton believed that

the resident was trying to generate business and incite what the original CDD was for, Ms. Wharton explained that the resident was trying to incite anger by stating that the CDD was created for greed and to make it more profitable for developers. Mr. Oliver pointed out when another conversation was brought into a meeting, it would get confusing, but staff would clean it up. Ms. Wharton felt that her statement that 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, was confusing.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Minutes of the November 15, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Discussion Regarding Purchase of Vacant Parcel

Mr. Oliver recalled that the CDD was considering the purchase of the vacant parcel across from the parking lot and the request for modification to allow it to be zoned for the construction of multi-family homes, was submitted to St. Johns County, but they denied it, as it was currently zoned for recreational or child care. Mr. Oliver had several conversations with the Chair between meetings and the Chair requested an appraisal to determine the value; however, it could not be evaluated by an Appraiser, because it was difficult to get comps. It was further complicated by the fact that there was a wide range of potential sale prices from \$250,000 to \$500,000, to the current asking price of \$750,000, which was absurd. As a result, Mr. Oliver contacted the District Engineer, who offered to provide other resources. Ms. Wharton pointed out that she reached out to the property owner, thanks to Ms. Ferry who provided the contact information, to inform them that the CDD was interested in this property, but it was difficult to obtain an appraisal. As a result, the property owner went ahead and listed the property at \$750,000, after consulting with their real estate agent; however, if the CDD was able to get an appraisal, they were open to discussing it further. Instead of contacting the owner again by phone, Ms. Wharton preferred to submit an official offer. Mr. Oliver recommended calling a special meeting with the Board to discuss the submittal of an official offer, once an appraisal or valuation was obtained.

FIFTH ORDER OF BUSINESS**Consideration of Yellowstone Proposal for Lake Bank Planting for Erosion Control**

Mr. Oliver presented a proposal from Yellowstone Landscape (Yellowstone), which Mr. Gray obtained for lake bank planting for erosion control on Pond 1800 in the amount of \$6,355. This was a result of a field walk of the ponds that took place with the District Engineer and Operations Manager. Mr. Gray stated that he walked the area with the landscaper and measured the embankment. Yellowstone would plant Fakahatchee and Muhly grasses on the northwest corner of the pond, cap the area, install erosion matting, put the plants on 4-foot tenders, as requested and add topsoil. Having four rows on that 4-foot tender, which would be 16 feet from the initial start of the erosion up on the embankment, would provide 3 to 4 feet of good dirt where the plants would be planted and then the erosion would be afterwards. Ms. Wharton wanted to walk the area with Mr. Gray, in order to get a visual, as 90 plants seemed to be excessive for that area and proposed installing a temporary green silt fence to keep the mowers away, while the plants were establishing. Mr. Ferry asked if this was for Pond 1500. Mr. Gray confirmed that it was for Pond 1800 and there were similar concerns about Pond 1600, but they decided to wait. Ms. Wharton felt that Pond 1600 was more of a dry pond, due to the lack of irrigation and grasses.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the proposal with Yellowstone Landscape for lake bank plantings for erosion control on Pond 1800 in the amount of \$6,355, subject to the Chair walking the area with the Operations Manager and finalizing a plan was approved.

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

Mr. Haber reported that each Board Member was required, as of January 1, 2024, to complete four hours of ethics training by December 31, 2024. There were various ways to do this, including logging onto the Florida Commission on Ethics website, which provided free courses. An email was sent to Mr. Oliver's office, that provided more detail about the requirement and had links to some of the free courses. There was also a change in how to submit Form 1, Financial Disclosure Form, as in prior years, it was mailed by the Supervisor of Elections. The Florida Commission on Ethics would be emailing the form, which Board

Members were required fill out and return electronically. Additionally, there would be a box on Form 1, which Board Members would check to self-certify that they completed the training, but it would only be for 2025 and in future years, as the form for 2024, did not include the training. Lastly, there were questions about whether CDD Board Members were required to fill out Form 6, which had additional disclosure questions that City or County Commissioners were required to fill out. As a result, governmental officials were resigning from their positions. CDD Board Members were only required to fill out Form 6 and were only required to fill out Form 1. The only change was submitting it electronically to the Florida Commission on Ethics as opposed to submitting a hard copy to the Supervisor of Elections.

Ms. Wharton asked if Board Members had to check the box on the new Form 1, if they completed the four hours of ethics training. Mr. Haber pointed out if Board Members completed the four hours of training in 2023, the box should not be checked. Ms. Wharton confirmed that all Board Members received a copy of the email that Mr. Haber sent to Mr. Oliver and asked if Mr. Haber's office would be offering a training. Mr. Haber preferred that Board Members complete the training provided by the Florida Commission on Ethics. Ms. Kinnecom asked if Form 1 would be sent to her, as this was the first year that she was serving on the Board. Ms. Wharton confirmed that the form would be sent to her via email. Mr. Oliver pointed out that the deadline was not until July 1st and the Florida Commission on Ethics would be sending forms to Supervisors in early February.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver would provide the Fiscal Year 2023 audit to the next meeting and there would be early discussions about the budget process, in order to provide a Proposed Budget at the May meeting and adopt it at the August meeting.

D. Operations Manager

Mr. Gray presented the Operations Manager Report. It had been quiet since November, but they did notice some rocking on the Pond 1500 fountain. Future Horizons would be onsite, hopefully, before the end of the week or beginning of next week, to ensure that it was secured.

Ms. Wharton questioned what it was secured with. Mr. Gray indicated that there was a big rock with a chain system that was connected to three different points and assumed that one of the points became disconnected. It would not damage the fountain itself, as long as it didn't come completely detached and become submerged. Ms. Wharton thanked Mr. Gray for staying on top of this. Mr. Gray reported that Yellowstone completed the cutback around Pond 1800; however, he did ask them to come back and provide some additional cleanup, but outside of that, it was perfect. Ms. Wharton noted that the last bank they did looked great. Mr. Gray pointed out that everything was dragged out of there by hand onto the street, since he did not want any equipment back there. Ms. Wharton appreciated it.

SEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Ferry thanked the CDD for taking on the monumental task of handling the purchase of the vacant parcel, no matter the outcome. The property owner had five fencing companies come out to provide proposals to put a chain link fence down the middle of the parking lot. One of the fence guys said that they would lose the parking spaces, but they must have 40 spaces, which was being worked out with their attorney. Ms. Wharton asked if the HOA owned the property when the building was built. Ms. Ferry did not know. Ms. Wharton recalled that a possible violation was reported to the county on the property owner. Ms. Ferry stated that the property owner could avoid the violation as they had a special warranty deed. They had some ideas on what they could do, as the HOA owned the property and would not have to maintain it any more. Ms. Wharton recommended that the HOA inform the property owner. Ms. Ferry explained that the parcels were owned by the HOA, but the property owner was not a member of the HOA and because it was a catch-22, their attorneys were looking into it. Ms. Wharton appreciated the HOA doing that, as the property owner was angry and requested information on what the property was listed for over time. Ms. Ferry would provide what it was listed for since 2012, recalling that it was \$399,000 in 2012, \$400,000 in 2022 and now it was \$750,000 and asked if any information could be provided to residents at their regular Board meeting on Monday. Mr. Wharton pointed out that it was public knowledge, but there was no information as nothing was happening.

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

Ms. Wharton noted a walking trail where streams intersected it, that was HOA property or a conservation easement, where someone was building a dam with sticks that was 15 feet long, between the knees of Cypress trees. Ms. Wharton and her husband moved it twice, but the individuals moved it upstream. Mr. Gray would remove them.

Mr. Ferry previously spoke to Mr. Gray about three ponds and was told that two controllers were changed. Mr. Gray explained that the power wire from the box itself was removed and the controllers were changed when the fountains were swapped out, but they were still tripping. Ms. Wharton recalled that the fountain on Pond 1200 was not new. Mr. Gray confirmed that the fountain on Pond 1100 was new and the controller on the fountain on Pond 1200, was swapped with another one, to see if the fountain was the problem. Mr. Ferry would monitor it. Ms. Wharton believed that kids were switching the controllers and since staff had the pond numbers, requested that staff switch out the controllers. Mr. Gray noted that only the fountain on Pond 1100 was tripping, as Pond 1200 was reset last week and offered to provide a map showing the location of all the controllers. Ms. Wharton requested that the map be sent to all Board Members. Mr. Ferry asked if any of the other controllers were tripping. Mr. Gray confirmed that the controller on Pond 1700 tripped, but since they reset it, it had not tripped. The rocking of the fountain on Pond 1500 was being addressed, but outside of that, all other fountains were working. Ms. Wharton asked if Pond 600 had a new fountain. Mr. Gray confirmed that the fountain on Pond 600 was replaced with a fountain that they had in reserve, and an additional five fountains were purchased to keep in reserve, as there were currently two on the shelf. If they needed to replace any fountains, the labor was already paid for, but the five that were purchased, did not include any labor. Ms. Kinnecom thanked GMS for helping her to understand an email. Ms. Wharton appreciated receiving a hard copy.

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

Mr. Oliver presented the Unaudited Financial Statements through December 31, 2023, which were included in the agenda package. There were no unusual variances and the balance in the Capital Reserve Fund was \$117,000.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. Assessments were 82% collected and the District should be fully collected by the end of April.

C. Approval of Check Register

Mr. Oliver presented the Check Register for November 9, 2023 to January 18, 2024 in the amount of \$34,038.89, which was included in the agenda package. Ms. Wharton did not see anything that was out of the ordinary.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Check Register for November 9, 2023 to January 18, 2024 in the amount of \$34,038.89 was approved.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 28, 2024 @
1:00 p.m.**

Mr. Oliver stated that the next meeting was scheduled for March 28, 2024 at 1:00 p.m. If an evaluation or appraisal was received before the next meeting, he would inform the Chair to see if a special meeting could be called. Ms. Wharton felt that it was important enough for a special meeting.

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



ABOUT US

SERVICES

NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package.

As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

[Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

[Office of the Attorney General Training Resources](#)

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file

In addition to Form 1, currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

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This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

SIXTH ORDER OF BUSINESS

MATANZA FENCE COMPANY

Building It Better



PROPOSAL FORM

Office: 904.295.1474
Cell: 352.973.8368
1590 Northwood Dr
St. Augustine, FL 32084
matanzafencing@gmail.com
www.matanzafencecompany.com

CUSTOMER INFORMATION

Name RIVERSIDE MANAGEMENT SERVICE Date 2-6-24
Street Address 225 HEEFEROM DR.
City ST. AUGUSTINE State FL Zip 32084
Home Phone _____ Cell Phone _____ Email JJOHNSON@RMSNF.COM
Subdivision _____ Phone on Site 904-759-8061 (JEFF)

Tentative Installation Date: _____

The projected installation date is subject to change without prior notice due to uncontrollable variables.

After Matanza Fence Company accepts signed proposal this document becomes a binding contractual agreement between both parties.

JOB SPECIFICATIONS

| Total Footage | Type of Fence List Each | Height |
|---------------|--|-----------|
| <u>90'</u> | <u>GALV. CHAINLINK</u> | <u>6'</u> |
| <u>90'</u> | <u>GALV. CHAINLINK</u> <u>W/GREEN PRIV. SLATS</u> | <u>6'</u> |

GATES

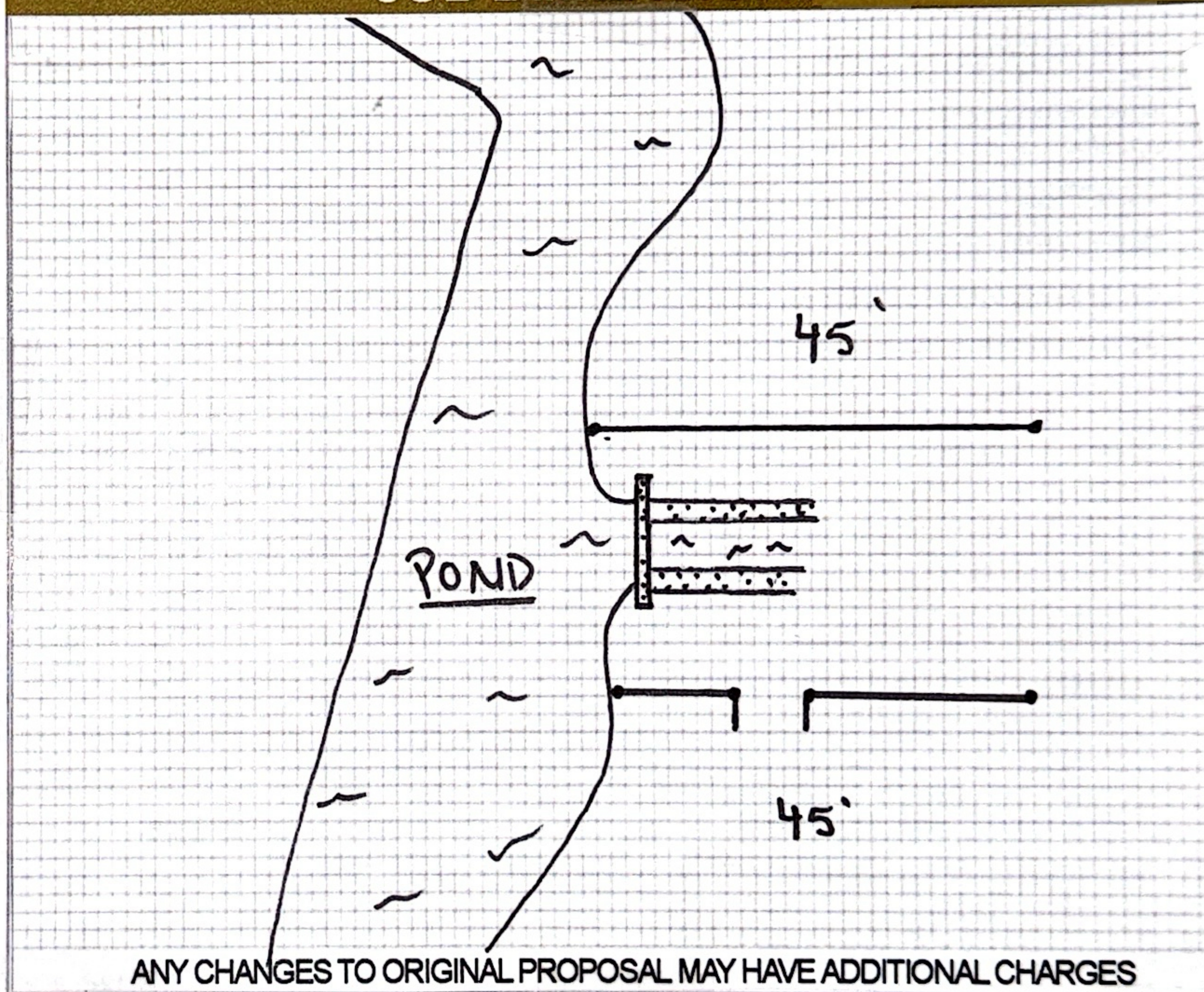
| Qty | Type of Gate | Size |
|----------|------------------|----------------|
| <u>1</u> | <u>WALK GATE</u> | <u>4' WIDE</u> |
| <u>1</u> | <u>WALK GATE</u> | <u>4' WIDE</u> |

TERRAIN

| Removal | FT. | Removal By: |
|----------------|-----|--------------------------|
| Existing Fence | | Owner |
| Brush | | <input type="checkbox"/> |
| Trees | | MFC |
| Other | | <input type="checkbox"/> |

COMMENTS/SPECIAL INST.

JOB DIMENSIONS



ANY CHANGES TO ORIGINAL PROPOSAL MAY HAVE ADDITIONAL CHARGES

CUSTOMER IS RESPONSIBLE FOR PERMIT FEES, IF REQUIRED

CONDITION OF AGREEMENT

| | Price | Revised |
|-------------------------------|--------------------|--------------------|
| Tax | <u>OPTION A</u> | <u>OPTION B</u> |
| Total | <u>\$ 3,000.00</u> | <u>\$ 4,300.00</u> |
| Deposit | <u>\$ 1,500.00</u> | <u>\$ 2,150.00</u> |
| Balance (Due Upon Completion) | | |

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all product delivered and installed remain the property of Matanza Fence Company until total payment is made. Customer is responsible for location of underground utilities, pipes, cables, ETC... Utility identification service can be contacted at: 1-800-430-4770

Pricing is valid for 5 days from date of Proposal

Customer Signature

SUBJECT TO CONDITIONS ON REVERSE

Company Signature

P R O P O S A L

Silverman Fence Company

4698 Dusk Ct

Jacksonville, Fl 32207

(904)730-0882

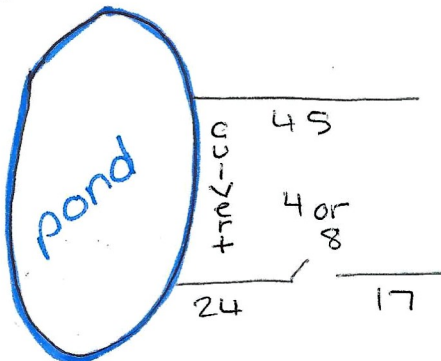

Fax: (904)730-5142

Date: 2/7/24

Please Contact: Deana

www.silvermanfence.com

| | | | |
|--|-----------------------------|----------------------|-------------|
| Customer's name | RMS | Home Phone: | Work Phone: |
| | | 904-759-8061 Johnson | |
| Address: | City: State: Zip: | | |
| Installation Address: (If Different) Or Subdivision Name: | 225 Hefferon Dr ~ Pond Area | | 32084 |

| | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|--|---|--|---|---|---|---|
| Fence Type <input type="radio"/> California <input type="radio"/> Board on Board <input type="radio"/> Shadow box <input type="radio"/> Stockade <input type="radio"/> Space Picket <input checked="" type="radio"/> Chain Link <input type="radio"/> PVC Vinyl <input type="radio"/> Aluminum Wood board width 4" 6" Style: Galvanized with Slats | Material List 1-4' walk gate 6-terminals 86' wire and top rail 9 bags slats | Fence Diagram Key: Fence line to be erected Existing fence line Building or house Gate Openings C&F = Cap and Fascia Top trim RSWF = Right Side When Facing LSWF = Left Side When Facing XXXXXXXXXXXX <input type="radio"/> #1 Cypress <input type="radio"/> P T Pine <input type="radio"/> Cedar <input type="radio"/> Eucalyptus Galvanized Chainlink with Slats  Walk gate \$6,350.00 Double gate \$6,725.00 | We Participate  A Customer Assistance Program of the Better Business Bureau (®) Please note: All fence lines must be cleared of any vines and/or bushes to avoid additional charges Thank You | | | | | | | | | | | | |
| Description Total Linear Footage Fence Height 6' | <input checked="" type="checkbox"/> Concrete posts <input checked="" type="checkbox"/> Haul Off existing <input checked="" type="checkbox"/> Take down existing | Gates ALL gates built SOLID Scroll Type Quantity Width Height <table border="1"> <tr> <td>W</td> <td>1</td> <td>4</td> <td>6</td> </tr> <tr> <td>O</td> <td></td> <td>R</td> <td></td> </tr> <tr> <td>D</td> <td>1</td> <td>8</td> <td>6</td> </tr> </table> | | W | 1 | 4 | 6 | O | | R | | D | 1 | 8 | 6 |
| W | 1 | 4 | 6 | | | | | | | | | | | | |
| O | | R | | | | | | | | | | | | | |
| D | 1 | 8 | 6 | | | | | | | | | | | | |
| Special work to be performed by customer: <input type="radio"/> copy of survey <input type="radio"/> survey received clear line <input type="radio"/> of personals bushes or vines | Specifications <input type="radio"/> Follow slope or contour of ground <input type="radio"/> Be level at top <input type="radio"/> Straight across top <input type="radio"/> Permit Responsibility <input type="radio"/> HOA approval <input type="radio"/> Dogs | PLEASE TO THE EYE LEVEL FOLLOWING FLOW STRAIGHT TOP STEPPED INSTALLATION STEPPED FOLLOWING ROLL CONTOUR STEEP SLOPES: FENCE CHAIN LINK BACK TO FOLLOW SLOPE AND MUST BE STOPPED. HOLD BACK IN LARGE OPENINGS. FENCE IS CUSTOMER'S RESPONSIBILITY. CHAIN LINK AND ALUMINUM ONLY | | | | | | | | | | | | | |
| We hereby purpose to furnish labor and materials- complete in accordance with the above specifications, for the sum of \$_____ with payment to be made upon completion. CASH, CHECK or CREDIT as payment. All work to be guaranteed for one (1) year, labor and workmanship only. NO warranty on Pressure Treated Pine or Cypress lumber for warping, twisting, splitting or any change of lumber shape or otherwise. I understand ALL lumber is rough sawn and may vary in dimension and/or shape. Silverman Fence is not responsible for underground obstructions such as power lines, irrigation, gas or sprinkler lines of any kind, pipes for wells, etc... Nor is Silverman Fence responsible to repair any such lines if damaged during project installation. All materials remain property of Silverman Fence Co until paid in full. Any special order items such as vinyl or aluminum will have a 25% restocking charge if the order has been placed and/or the cancellation of the order is passed a 24 hour time frame from acceptance. Silverman Fence is not responsible for shipping delays on any ordered items. All properties are located by Central Locate Service through the State of Florida. Underground utilities, electrical lines, phone, cable and TECO gas is located. Please be aware your yard will be spray painted or marked. Fully licensed and insured. All jobs and contracts are bound per our current insurance coverages. All install date(s) are pending material availability The above prices, specifications and conditions are hereby accepted. You (Silverman Fence) are authorized to do the work as specified above. I agree if paying with a charge card; I understand this incurs a 3% added charge as listed above and I will not dispute any charges at project completion for balances paid in full. Payments will be made in full as outlined above (COD) at completion. Credit (+)3% Accepted: _____ Date: _____ Signature: _____ | | | | | | | | | | | | | | | |

Email: Info@silvermanfence.com

P R O P O S A L

Silverman Fence Company

4698 Dusk Ct

Jacksonville, FL 32207

(904)730-0882

Fax: (904)730-5142


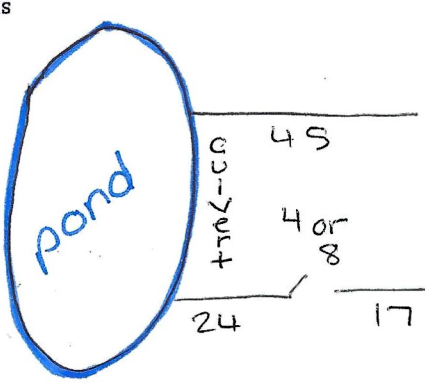
www.silvermanfence.com

Revised

Date: 2/7/24

Please Contact: Deana

| | | | |
|--|-----|------------------------------------|-------------|
| Customer's name | RMS | Home Phone: | Work Phone: |
| | | 904-759-8061 | Johnson |
| Address: | | City: | State: Zip: |
| Installation Address: (If Different) Or Subdivision Name: | | 225 Hefferson Dr ~ Pond Area 32084 | |

| | | | | | | | | | | | | | | |
|---|---|--|---|---|---|--|---|--|---|---|---|---|---|--|
| Fence Type <input type="radio"/> California <input type="radio"/> Board on Board <input type="radio"/> Shadow box <input type="radio"/> Stockade <input type="radio"/> Space Picket <input checked="" type="radio"/> Chain Link <input type="radio"/> PVC Vinyl <input type="radio"/> Aluminum Wood board width 4" 6" Style: Galvanized | Material List 1-4' walk gate 6-terminals 86' wire and top rail <input checked="" type="checkbox"/> Concrete posts <input checked="" type="checkbox"/> Haul Off existing <input checked="" type="checkbox"/> Take down existing | Fence Diagram Key: Fence line to be erected C&F = Cap and Fascia Top trim RSWF = Right Side When Facing LSWF = Left Side When Facing Existing fence line Building or house Gate Openings We Participate  A Customer Assistance Program of the Better Business Bureau® Please note: All fence lines must be cleared of any vines and/or bushes to avoid additional charges Thank You | | | | | | | | | | | | |
| Description Total Linear Footage Fence Height 6' | This estimate professionally provided by: Kimball |  | | | | | | | | | | | | |
| Gates ALL gates built SOLID Scroll Type Quantity Width Height <table border="1"> <tr> <td>W</td> <td>1</td> <td>4</td> <td>6</td> </tr> <tr> <td>O</td> <td></td> <td>R</td> <td></td> </tr> <tr> <td>D</td> <td>1</td> <td>8</td> <td>6</td> </tr> </table> | W | 1 | 4 | 6 | O | | R | | D | 1 | 8 | 6 | Specifications <input type="checkbox"/> Follow slope or contour of ground <input type="checkbox"/> Be level at top <input type="checkbox"/> Straight across top <input type="checkbox"/> Permit Responsibility <input type="checkbox"/> HOA approval <input type="checkbox"/> Dogs | Walk gate \$415000 Double gate \$477500 |
| W | 1 | 4 | 6 | | | | | | | | | | | |
| O | | R | | | | | | | | | | | | |
| D | 1 | 8 | 6 | | | | | | | | | | | |
| Special work to be performed by customer: <input type="checkbox"/> copy of survey <input type="checkbox"/> survey received clear line <input type="checkbox"/> of personals bushes or vines | We hereby purpose to furnish labor and materials- complete in accordance with the above specifications, for the sum of \$_____ with payment to be made upon completion. CASH, CHECK or CREDIT as payment. All work to be guaranteed for one (1) year, labor and workmanship only. NO warranty on Pressure Treated Pine or Cypress lumber for warping, twisting, splitting or any change of lumber shape or otherwise. I understand ALL lumber is rough sawn and may vary in dimension and/or shape. Silverman Fence is not responsible for underground obstructions such as power lines, irrigation, gas or sprinkler lines of any kind, pipes for wells, etc... Nor is Silverman Fence responsible to repair any such lines if damaged during project installation. All materials remain property of Silverman Fence Co until paid in full. Any special order items such as vinyl or aluminum will have a 25% restocking charge if the order has been placed and/or the cancellation of the order is passed a 24 hour time frame from acceptance. Silverman Fence is not responsible for shipping delays on any ordered items. All properties are located by Central Locate Service through the State of Florida. Underground utilities, electrical lines, phone, cable and TECO gas is located. Please be aware your yard will be spray painted or marked. Fully licensed and insured. All jobs and contracts are bound per our current insurance coverages. All install date(s) are pending material availability The above prices, specifications and conditions are hereby accepted. You (Silverman Fence) are authorized to do the work as specified above. I agree if paying with a charge card; I understand this incurs a 3% added charge as listed above and I will not dispute any charges at project completion for balances paid in full. Payments will be made in full as outlined above (COD) at completion. Credit (+)3% Accepted: _____ Date: _____ Signature: _____ | | | | | | | | | | | | | |

Email: Info@silvermanfence.com

Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601
St. Augustine, FL 32095
Phone: 904-829-5006
Fax: 904-829-5008

Proposal

| Date | Proposal # |
|-----------|------------|
| 2/22/2024 | 2402099 |

| Customer |
|---|
| Riverside Management Services 9655 Florida Mining Blvd. Bldg. 300 Suite 305 Jacksonville, FL 32257 |

| Project Location |
|---------------------------------|
| Heritage Park 225 Heffron Dr |

| Description |
|--|
| Furnish and install 90' of 6' chain link with 1 - 48" walk gate. To add vinyl slats: \$1,872.00 additional to below total. |

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: _____ Date: _____

Total \$4,485.00

EIGHTH ORDER OF BUSINESS

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Louis Pingotti and Seat 4, currently held by Joanne Wharton, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of March, 2024.

ATTEST:

**HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Form of Notice

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Heritage Park Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Heritage Park Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before May 27, 2024.

TWELFTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Heritage Park
Community Development District
Balance Sheet
February 29, 2024

| | <i>General Fund</i> | <i>Capital Reserve Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|---------------------------------|------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash - Truist Bank | \$ 64,358 | \$ 75,261 | \$ - | \$ 139,619 |
| Investments: | | | | |
| Series 2013 | | | | |
| Reserve | \$ - | \$ - | \$ 190,663 | \$ 190,663 |
| Revenue | \$ - | \$ - | \$ 448,685 | \$ 448,685 |
| Prepayment | \$ - | \$ - | \$ 3,877 | \$ 3,877 |
| Investment - Custody | \$ 216,537 | \$ - | \$ - | \$ 216,537 |
| State Board of Administration | \$ - | \$ 39,726 | \$ - | \$ 39,726 |
| Total Assets | \$ 280,895 | \$ 114,987 | \$ 643,224 | \$ 1,039,106 |
| Liabilities: | | | | |
| Accounts Payable | \$ 2,792 | \$ - | \$ - | \$ 2,792 |
| Total Liabilities | \$ 2,792 | \$ - | \$ - | \$ 2,792 |
| Fund Balances: | | | | |
| Restricted For Debt Service 2013 | \$ - | \$ - | \$ 643,224 | \$ 643,224 |
| Assigned For Capital Reserves | \$ - | \$ 114,987 | \$ - | \$ 114,987 |
| Unassigned | \$ 278,103 | \$ - | \$ - | \$ 278,103 |
| Total Fund Balances | \$ 278,103 | \$ 114,987 | \$ 643,224.39 | \$ 1,036,314 |
| Total Liabilities & Fund Equity | \$ 280,895 | \$ 114,987 | \$ 643,224 | \$ 1,039,106 |

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/29/24 | Thru 02/29/24 | Variance |
| Revenues: | | | | |
| Assessments | \$ 255,225 | \$ 240,547 | \$ 240,547 | \$ - |
| Interest | \$ 2,150 | \$ 896 | \$ 2,619 | \$ 1,723 |
| Total Revenues | \$ 257,375 | \$ 241,443 | \$ 243,166 | \$ 1,723 |
| Expenditures: | | | | |
| Administrative: | | | | |
| Supervisor Fees | \$ 6,000 | \$ 2,500 | \$ 2,800 | \$ (300) |
| FICA Expense | \$ 459 | \$ 191 | \$ 214 | \$ (23) |
| Engineering Fees | \$ 10,000 | \$ 4,167 | \$ 3,031 | \$ 1,136 |
| Arbitrage | \$ 450 | \$ 450 | \$ 450 | \$ - |
| Dissemination | \$ 1,000 | \$ 417 | \$ 417 | \$ 0 |
| District Counsel | \$ 16,000 | \$ 6,667 | \$ 3,372 | \$ 3,295 |
| Assessment Administration | \$ 7,500 | \$ 7,500 | \$ 7,500 | \$ - |
| Annual Audit | \$ 3,400 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 4,500 | \$ 4,445 | \$ 4,445 | \$ - |
| Management Fees | \$ 58,583 | \$ 24,410 | \$ 24,410 | \$ (0) |
| Information Technology | \$ 1,800 | \$ 750 | \$ 750 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 500 | \$ - |
| Telephone | \$ 250 | \$ 104 | \$ 20 | \$ 85 |
| Postage | \$ 750 | \$ 313 | \$ 63 | \$ 250 |
| Printing & Binding | \$ 1,000 | \$ 417 | \$ 156 | \$ 261 |
| Insurance | \$ 8,450 | \$ 8,450 | \$ 7,938 | \$ 512 |
| Legal Advertising | \$ 1,350 | \$ 563 | \$ 118 | \$ 444 |
| Other Current Charges | \$ 1,000 | \$ 417 | \$ 375 | \$ 42 |
| Office Supplies | \$ 250 | \$ 104 | \$ 38 | \$ 66 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total Administrative: | \$ 124,117 | \$ 62,538 | \$ 56,771 | \$ 5,766 |
| Operations & Maintenance | | | | |
| Field Operations | \$ 11,808 | \$ 4,920 | \$ 4,920 | \$ - |
| Property Insurance | \$ 1,110 | \$ 1,110 | \$ 955 | \$ 155 |
| Landscape Maintenance | \$ 39,732 | \$ 16,555 | \$ 15,767 | \$ 788 |
| Landscape Contingency | \$ 6,000 | \$ 2,500 | \$ 2,840 | \$ (340) |
| Irrigation Repairs | \$ 2,500 | \$ 1,042 | \$ - | \$ 1,042 |
| Lake Maintenance | \$ 24,507 | \$ 10,211 | \$ 9,725 | \$ 486 |
| Lake Contingency | \$ 7,000 | \$ 2,917 | \$ 120 | \$ 2,797 |
| Electric | \$ 22,000 | \$ 9,167 | \$ 8,803 | \$ 364 |
| Streetlights | \$ 49,140 | \$ 49,140 | \$ 19,486 | \$ 29,654 |
| Common Area Maintenance | \$ 12,000 | \$ 5,000 | \$ 1,512 | \$ 3,488 |
| Contingency | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| Operating Reserve | \$ 7,000 | \$ 2,917 | \$ - | \$ 2,917 |
| Total Operations & Maintenance: | \$ 187,797 | \$ 107,561 | \$ 64,127 | \$ 43,434 |

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

| | Adopted | Prorated Budget | Actual | |
|---------------------------------------|--------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/29/24 | Thru 02/29/24 | Variance |
| <u>Reserves</u> | | | | |
| Capital Reserve Transfer | \$ 20,920 | \$ - | \$ - | \$ - |
| Total Reserves | \$ 20,920 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 332,834 | \$ 170,099 | \$ 120,899 | \$ 49,200 |
| Excess Revenues (Expenditures) | \$ (75,459) | | \$ 122,267 | |
| Fund Balance - Beginning | \$ 75,459 | | \$ 155,836 | |
| Fund Balance - Ending | \$ - | | \$ 278,103 | |

Heritage Park

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

| | Adopted | Prorated Budget | Actual | |
|---------------------------------------|-------------------|-----------------|-------------------|-------------------|
| | Budget | Thru 02/29/24 | Thru 02/29/24 | Variance |
| Revenues: | | | | |
| Transfer In | \$ 20,920 | \$ - | \$ - | \$ - |
| Interest | \$ 2,650 | \$ 1,104 | \$ 916 | \$ (189) |
| Total Revenues | \$ 23,570 | \$ 1,104 | \$ 916 | \$ (189) |
| Expenditures: | | | | |
| Bank Fees | \$ 500 | \$ 208 | \$ 84 | \$ 124 |
| Capital Outlay | \$ - | \$ - | \$ 2,400 | \$ (2,400) |
| Total Expenditures | \$ 500 | \$ 208 | \$ 2,484 | \$ (2,400) |
| Excess Revenues (Expenditures) | \$ 23,070 | \$ 896 | \$ (1,568) | |
| Fund Balance - Beginning | \$ 130,102 | | \$ 116,555 | |
| Fund Balance - Ending | \$ 153,172 | | \$ 114,987 | |

Heritage Park

Community Development District

Debt Service Fund - Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 02/29/24 | Thru 02/29/24 | Variance |
| Revenues: | | | | |
| Special Assessments | \$ 381,721 | \$ 360,014 | \$ 360,014 | \$ - |
| Interest | \$ 6,550 | \$ 2,729 | \$ 8,386 | \$ 5,657 |
| Total Revenues | \$ 388,271 | \$ 362,743 | \$ 368,400 | \$ 5,657 |
| 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 | | \$ 282,751 | |
| Fund Balance - Beginning | \$ 163,099 | | \$ 360,473 | |
| Fund Balance - Ending | \$ 165,073 | | \$ 643,224 | |

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 | \$ 141,410 | \$ 31,011 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 240,547 |
| Interest | \$ 443 | \$ 432 | \$ 368 | \$ 480 | \$ 896 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,619 |
| | | | | | | | | | | | | | \$ - |
| Total Revenues | \$ 443 | \$ 27,433 | \$ 41,493 | \$ 141,890 | \$ 31,907 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 243,166 |
| Expenditures: | | | | | | | | | | | | | |
| <u>Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ 1,800 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,800 |
| FICA Expense | \$ - | \$ 138 | \$ - | \$ 77 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 214 |
| Engineering Fees | \$ 2,240 | \$ 291 | \$ - | \$ 500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,031 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ 450 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 450 |
| Dissemination | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ 83 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 417 |
| District Counsel | \$ 1,066 | \$ 1,280 | \$ 333 | \$ 694 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,372 |
| Assessment Administration | \$ 7,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 7,500 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Trustee Fees | \$ - | \$ - | \$ - | \$ 4,445 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 4,445 |
| Management Fees | \$ 4,882 | \$ 4,882 | \$ 4,882 | \$ 4,882 | \$ 4,882 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 24,410 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 750 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 500 |
| Telephone | \$ - | \$ 13 | \$ - | \$ 6 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 20 |
| Postage | \$ 4 | \$ 59 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 63 |
| Printing & Binding | \$ 49 | \$ 3 | \$ 60 | \$ 2 | \$ 42 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 156 |
| Insurance | \$ 7,938 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 7,938 |
| Legal Advertising | \$ 50 | \$ 68 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 118 |
| Other Current Charges | \$ 55 | \$ 62 | \$ 52 | \$ 100 | \$ 106 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 375 |
| Office Supplies | \$ 13 | \$ 0 | \$ 13 | \$ - | \$ 13 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 38 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Total Administrative: | \$ 24,305 | \$ 8,929 | \$ 5,673 | \$ 12,039 | \$ 5,826 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 56,771 |
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| Field Operations | \$ 984 | \$ 984 | \$ 984 | \$ 984 | \$ 984 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 4,920 |
| Property Insurance | \$ 955 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 955 |
| Landscape Maintenance | \$ 3,153 | \$ 3,153 | \$ 3,153 | \$ 3,153 | \$ 3,153 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 15,767 |
| Landscape Contingency | \$ - | \$ - | \$ 2,840 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,840 |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Lake Maintenance | \$ 1,945 | \$ 1,945 | \$ 1,945 | \$ 1,945 | \$ 1,945 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 9,725 |
| Lake Contingency | \$ - | \$ 120 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 120 |
| Electric | \$ 1,789 | \$ 1,675 | \$ 1,715 | \$ 1,818 | \$ 1,806 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 8,803 |
| Streetlights | \$ 3,894 | \$ 3,894 | \$ 3,894 | \$ 3,888 | \$ 3,915 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 19,486 |
| Common Area Maintenance | \$ 336 | \$ 370 | \$ 367 | \$ 440 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,512 |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Operating Reserve | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Operations & Maintenance: | \$ 13,057 | \$ 12,141 | \$ 14,898 | \$ 12,228 | \$ 11,804 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 64,127 |
| <u>Reserves</u> | | | | | | | | | | | | | |
| Capital Reserve Transfer | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Reserves | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Expenditures | \$ 37,362 | \$ 21,070 | \$ 20,570 | \$ 24,266 | \$ 17,630 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 120,899 |
| Excess Revenues (Expenditures) | \$ (36,919) | \$ 6,364 | \$ 20,923 | \$ 117,623 | \$ 14,277 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 122,267 |

Heritage Park

Community Development District

Long Term Debt Report

| SERIES 2013, SPECIAL ASSESSMENT REFUNDING BONDS | | |
|---|----------------------------|--------------------|
| MATURITY DATE: | 5/1/2035 | |
| RESERVE FUND DEFINITION | 50% OF MAXIMUM ANNUAL DEBT | |
| RESERVE FUND REQUIREMENT | \$191,294 | |
| RESERVE FUND BALANCE | \$190,663 | |
| BONDS OUTSTANDING - 10/30/13 | | \$5,095,000 |
| LESS: SPECIAL CALL 5/1/14 | | (\$10,000) |
| LESS: PRINCIPAL PAYMENT 5/1/15 | | (\$160,000) |
| LESS: PRINCIPAL PAYMENT 5/1/16 | | (\$165,000) |
| LESS: SPECIAL CALL 5/1/16 | | (\$10,000) |
| LESS: PRINCIPAL PAYMENT 5/1/17 | | (\$170,000) |
| LESS: PRINCIPAL PAYMENT 5/1/18 | | (\$175,000) |
| LESS: SPECIAL CALL 11/1/18 | | (\$20,000) |
| LESS: PRINCIPAL PAYMENT 5/1/19 | | (\$175,000) |
| LESS: SPECIAL CALL 5/1/19 | | (\$5,000) |
| LESS: SPECIAL CALL 11/1/19 | | (\$10,000) |
| LESS: PRINCIPAL PAYMENT 5/1/20 | | (\$180,000) |
| LESS: SPECIAL CALL 5/1/20 | | (\$5,000) |
| LESS: SPECIAL CALL 11/1/20 | | (\$10,000) |
| LESS: PRINCIPAL PAYMENT 5/1/21 | | (\$190,000) |
| LESS: PRINCIPAL PAYMENT 5/1/22 | | (\$195,000) |
| LESS: PRINCIPAL PAYMENT 5/1/23 | | (\$205,000) |
| CURRENT BONDS OUTSTANDING | | \$3,410,000 |

B.

Heritage Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 271,560.00 \$ 406,429.52 \$ 677,989.52
Net Assessments \$ 255,266.40 \$ 382,043.75 \$ 637,310.15

ON ROLL ASSESSMENTS

40.05% 59.95% 100.00%

| <i>Date</i> | <i>Distribution</i> | <i>Gross Amount</i> | <i>Commissions</i> | <i>Discount/Penalty</i> | <i>Interest</i> | <i>Net Receipts</i> | <i>O&M Portion</i> | <i>2013 Debt Service Asmt</i> | <i>Total</i> |
|--------------|---------------------|------------------------|-----------------------|-------------------------|----------------------|------------------------|------------------------|-----------------------------------|------------------------|
| 11/3/23 | 1 | \$9,794.02 | \$185.88 | \$500.06 | \$0.00 | \$9,108.08 | \$3,648.12 | \$5,459.96 | \$9,108.08 |
| 11/17/23 | 2 | \$33,673.41 | \$646.53 | \$1,346.90 | \$0.00 | \$31,679.98 | \$12,689.01 | \$18,990.97 | \$31,679.98 |
| 11/22/23 | 3 | \$28,300.81 | \$543.38 | \$1,132.02 | \$0.00 | \$26,625.41 | \$10,664.47 | \$15,960.94 | \$26,625.41 |
| 12/14/23 | 4 | \$54,578.84 | \$1,048.03 | \$2,177.37 | \$0.00 | \$51,353.44 | \$20,568.96 | \$30,784.48 | \$51,353.44 |
| 12/21/23 | 5 | \$54,531.04 | \$1,047.36 | \$2,163.14 | \$0.00 | \$51,320.54 | \$20,555.78 | \$30,764.76 | \$51,320.54 |
| 01/09/24 | 6 | \$373,519.34 | \$7,171.58 | \$14,940.48 | \$0.00 | \$351,407.28 | \$140,751.68 | \$210,655.60 | \$351,407.28 |
| 01/11/24 | INT | \$0.00 | \$0.00 | \$0.00 | \$1,642.41 | \$1,642.41 | \$657.85 | \$984.56 | \$1,642.41 |
| 02/12/24 | 7 | \$82,116.33 | \$1,580.08 | \$3,112.57 | \$0.00 | \$77,423.68 | \$31,011.06 | \$46,412.62 | \$77,423.68 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$ 636,513.79 | \$ 12,222.84 | \$ 25,372.54 | \$ 1,642.41 | \$ 600,560.82 | \$ 240,546.93 | \$ 360,013.89 | \$ 600,560.82 |

| | |
|-----------------------|-------------------------------------|
| 94.23% | Net Percent Collected |
| \$ 36,749.33 | Balance Remaining to Collect |

C.

Heritage Park

Community Development District

Summary of Invoices

January 18, 2024 - March 20, 2024

| Fund | Date | Check No.'s | Amount |
|-----------------|---------------------|-------------|---------------------|
| General Fund | | | |
| | 1/23/24 | 3211-3212 | \$ 3,520.03 |
| | 2/6/24 | 3213-3215 | 7,547.55 |
| | 2/13/24 | 3216-3217 | 5,429.10 |
| | 2/20/24 | 3218 | 3,153.33 |
| | 2/27/24 | 3219-3221 | 1,390.18 |
| | 3/7/24 | 3222-3223 | 8,264.35 |
| | 3/14/24 | 3224 | 693.50 |
| | 3/19/24 | 3225 | 3,153.33 |
| | | | <hr/> |
| | | | \$ 33,151.37 |
| Capital Reserve | | | |
| | 2/27/24 | 6 | \$ 2,400.00 |
| | | | <hr/> |
| | | | \$ 2,400.00 |
| Payroll | | | |
| | <u>January 2024</u> | | |
| | Joanne Wharton | 50483 | \$ 184.70 |
| | Judith Kinnecom | 50484 | \$ 184.70 |
| | Louis Pingotti | 50485 | \$ 184.70 |
| | Robert Curran Jr. | 50486 | \$ 184.70 |
| | Thomas Ferry | 50487 | \$ 184.70 |
| | | | <hr/> |
| | | | \$ 923.50 |
| TOTAL | | | \$ 36,474.87 |

| | | | | | | | | | | | |
|---|-------|---|--|----------------------------------|--------|----------|-----------------------------|--------|--------|--|--|
| AP300R | | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | | | | | RUN 3/20/24 | | PAGE 1 | | |
| *** CHECK DATES 01/18/2024 - 03/20/2024 *** | | HERITAGE PARK CDD-GENERAL FUND | | | | | | | | | |
| | | BANK A HERITAGE PARK CDD | | | | | | | | | |
| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # | | | | |
| 1/23/24 | 00002 | 1/12/24 574 | 202312 320-53800-46400 | | * | 366.70 | | | | | |
| | | CHECK FNT/RESET TIMER/PND | | | | | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 366.70 | 003211 | | | |
| 1/23/24 | 00043 | 1/01/24 STAUG 63 | 202401 320-53800-46200 | | * | 3,153.33 | | | | | |
| | | LANDSCAPE MAINT JAN24 | | | | | | | | | |
| | | | | YELLOWSTONE LANDSCAPE | | | 3,153.33 | 003212 | | | |
| 2/06/24 | 00042 | 1/31/24 82330 | 202401 320-53800-46300 | | * | 1,945.00 | | | | | |
| | | AQUATIC WEED CTRL JAN24 | | | | | | | | | |
| | | | | FUTURE HORIZONS, INC. | | | 1,945.00 | 003213 | | | |
| 2/06/24 | 00002 | 2/01/24 575 | 202402 310-51300-34000 | | * | 4,881.92 | | | | | |
| | | MANAGEMENT FEES FEB24 | | | | | | | | | |
| | | 2/01/24 575 | 202402 310-51300-49200 | | * | 100.00 | | | | | |
| | | WEBSITE ADMIN FEB24 | | | | | | | | | |
| | | 2/01/24 575 | 202402 310-51300-35100 | | * | 150.00 | | | | | |
| | | INFORMATION TECH FEB24 | | | | | | | | | |
| | | 2/01/24 575 | 202402 310-51300-31300 | | * | 83.33 | | | | | |
| | | DISSEMINATION FEE FEB24 | | | | | | | | | |
| | | 2/01/24 575 | 202402 310-51300-51000 | | * | 12.50 | | | | | |
| | | OFFICE SUPPLIES | | | | | | | | | |
| | | 2/01/24 575 | 202402 310-51300-42500 | | * | 42.30 | | | | | |
| | | COPIES | | | | | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,270.05 | 003214 | | | |
| 2/06/24 | 00073 | 2/06/24 3351101 | 202312 310-51300-31500 | | * | 332.50 | | | | | |
| | | MONITOR LEGIS/PUMP PURCH. | | | | | | | | | |
| | | | | KUTAK ROCK LLP | | | 332.50 | 003215 | | | |
| 2/13/24 | 00002 | 2/01/24 576 | 202402 320-53800-12000 | | * | 984.00 | | | | | |
| | | CONTRACT ADMIN FEB24 | | | | | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 984.00 | 003216 | | | |
| 2/13/24 | 00038 | 1/25/24 7198782 | 202401 310-51300-32300 | | * | 4,445.10 | | | | | |
| | | FY24 TRUST.FEE SER.2013 | | | | | | | | | |
| | | | | US BANK | | | 4,445.10 | 003217 | | | |
| 2/20/24 | 00043 | 2/01/24 STAUG 64 | 202402 320-53800-46200 | | * | 3,153.33 | | | | | |
| | | MTHLY LANDSCAPE MNT FEB24 | | | | | | | | | |
| | | | | YELLOWSTONE LANDSCAPE | | | 3,153.33 | 003218 | | | |
| 2/27/24 | 00053 | 2/23/24 4770-02- | 202402 310-51300-31200 | | * | 450.00 | | | | | |
| | | ARBITRAGE-SER.2013-FY24 | | | | | | | | | |
| | | | | AMERICAN MUNICIPAL TAX-EXEMPT | | | 450.00 | 003219 | | | |
| | | | | | | | | | | | |
| HERT HERITAGE PARK TVISCARRA | | | | | | | | | | | |

HERT HERITAGE PARK TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|----------------------------------|--------|-----------|-----------------------------|
| 2/27/24 | 00002 | 2/19/24 577 | 202401 320-53800-46400 | RMV DEBRIS/INST.SIGN/FNT | * | 440.18 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 440.18 003220 |
| 2/27/24 | 00021 | 2/19/24 51847 | 202401 310-51300-31100 | ATTD JAN PHONE MTG/EMAIL | * | 500.00 | |
| | | | | PROSSER, INC | | | 500.00 003221 |
| 3/07/24 | 00042 | 2/29/24 82789 | 202402 320-53800-46300 | AQUATIC WEED CTRL FEB24 | * | 1,945.00 | |
| | | | | FUTURE HORIZONS, INC. | | | 1,945.00 003222 |
| 3/07/24 | 00002 | 3/01/24 578 | 202403 320-53800-12000 | CONTRACT ADMIN MAR24 | * | 984.00 | |
| | | 3/01/24 579 | 202403 310-51300-34000 | MANAGEMENT FEES MAR24 | * | 4,881.92 | |
| | | 3/01/24 579 | 202403 310-51300-49200 | WEBSITE ADMIN MAR24 | * | 100.00 | |
| | | 3/01/24 579 | 202403 310-51300-35100 | INFORMATION TECH MAR24 | * | 150.00 | |
| | | 3/01/24 579 | 202403 310-51300-31300 | DISSEMINATION FEE MAR24 | * | 83.33 | |
| | | 3/01/24 579 | 202403 310-51300-42000 | POSTAGE | * | 83.58 | |
| | | 3/01/24 579 | 202403 310-51300-42500 | COPIES | * | 7.80 | |
| | | 3/01/24 579 | 202403 310-51300-41000 | TELEPHONE | * | 28.72 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 6,319.35 003223 |
| 3/14/24 | 00073 | 3/13/24 3366034 | 202401 310-51300-31500 | MTG/LEGISLATIVE/AGDA/RSLV | * | 693.50 | |
| | | | | KUTAK ROCK LLP | | | 693.50 003224 |
| 3/19/24 | 00043 | 3/01/24 STAUG 66 | 202403 320-53800-46200 | MTHLY LANDSCAPE MNT MAR24 | * | 3,153.33 | |
| | | | | YELLOWSTONE LANDSCAPE | | | 3,153.33 003225 |
| TOTAL FOR BANK A | | | | | | 33,151.37 | |
| TOTAL FOR REGISTER | | | | | | 33,151.37 | |

HERT HERITAGE PARK TVISCARRA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|--------------------|----------------------------|
| 2/27/24 | 00005 | 2/22/24 8185 | 202402 320-53800-60000 | | * | 2,400.00 | |
| | | 227 HEFFERON DR-RETAINER | | MOODY WILLIAMS APPRAISAL GROUP, LLC | | | 2,400.00 000006 |
| | | | | | | TOTAL FOR BANK B | 2,400.00 |
| | | | | | | TOTAL FOR REGISTER | 2,400.00 |

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

| Date | Hours | Employee | Description |
|----------|-------|----------|--|
| 12/7/23 | 2 | R.G. | Checked all ponds for proper operations, reset fountains 1100, 1200 and 1700, checked all ponds for debris, removed debris from pond 1500 and 1800, inspected erosion on pond 1800 and reviewed area for cutbacks at pond 1400 |
| 12/13/23 | 2 | R.G. | Inspected all ponds for debris, inspected all ponds for proper operations |
| 12/20/23 | 2.5 | R.G. | Checked all fountains for proper operations, reset fountains 200 and 800, removed debris in ponds 700, 800 and 1700, reset timer on pond 1100 to correct time |
| 12/27/23 | 2 | R.G. | Checked all fountains and needed to reset fountains 1100, 1200 and 1700, 1700 timer was off by an hour and was adjusted back to correct time |

TOTAL8.5**MILES**60

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



INVOICE

| INVOICE # | INVOICE DATE |
|--------------|--------------|
| STAUG 638070 | 1/1/2024 |
| 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

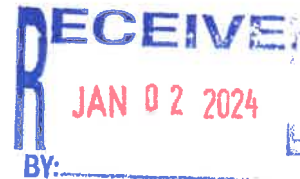
Invoice Due Date: January 31, 2024

Invoice Amount: \$3,153.33

| Description | Current Amount |
|---|----------------|
| Monthly <u>Landscape Maintenance</u> January 2024 | \$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

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: 82330
Invoice Date: Jan 31, 2024
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
6200 Lee Vista Boulevard, Ste 300
Orlando, FL 32822

Ship to:

Aquatic Weed
Control Services

RECEIVED
FEB 01 2024

BY _____

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Heritage04 | | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | 1/8/24 | 3/1/24 |

| Quantity | Item | Description | Unit Price | Amount |
|------------------------|----------------------|---|------------|-----------------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services in Heritage Park for the month of <u>January 2024</u> #412 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.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 575**Invoice Date:** 2/1/24**Due Date:** 2/1/24**Case:****P.O. Number:****Bill To:**

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

RECEIVED
FEB 02 2024
BY:

| Description | #2 | Hours/Qty | Rate | Amount |
|--|----------|-----------|----------|-------------------|
| Management Fees - February 2024 | 310 8334 | | 4,881.92 | 4,881.92 |
| Website Administration - February 2024 | 492 | | 100.00 | 100.00 |
| Information Technology - February 2024 | 351 | | 150.00 | 150.00 |
| Dissemination Agent Services - February 2024 | 313 | | 83.33 | 83.33 |
| Office Supplies | 51 | | 12.50 | 12.50 |
| Copies | 428 | | 42.30 | 42.30 |
| Total | | | | \$5,270.05 |
| Payments/Credits | | | | \$0.00 |
| Balance Due | | | | \$5,270.05 |

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 6, 2024

#73
MO. 313-315**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

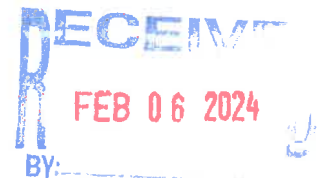
A/C #

Reference: Invoice No. 3351101

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. 3351101

10423-1

Re: Heritage Park CDD - General Representation**For Professional Legal Services Rendered**

| | | | | |
|----------|-----------|------|--------|---|
| 12/03/23 | L. Whelan | 0.50 | 192.50 | Monitor legislative session for CDD related issues |
| 12/27/23 | W. Haber | 0.40 | 140.00 | Confer with Sweeting regarding agreement for pump purchase; review correspondence regarding landscape maintenance renewal |

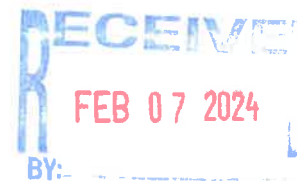
TOTAL HOURS 0.90**TOTAL FOR SERVICES RENDERED** \$332.50**TOTAL CURRENT AMOUNT DUE** \$332.50

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 576**Invoice Date:** 2/1/24**Due Date:** 2/1/24**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 - February 2024 <i>#2</i> <i>520-53812</i> | | 984.00 | 984.00 |
| <div data-bbox="381 1459 812 1627"><i>Jerry Lambert</i> <i>2-6-24</i></div> | | | |
| Total | | | \$984.00 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$984.00 |



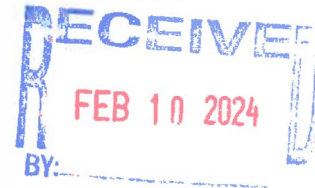
Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7198782
207421000
01/25/2024
Schuhle, Scott A
(954)-938-2476

Heritage Park CDD
C/O Governmental Management Services
1408 Hamlin Avenue Unit E
St. Cloud, FL 34771
United States

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2013



The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,445.10

All invoices are due upon receipt.

#38
Fy 24 Trust Fee Ser 2013
310-87323

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HERITAGE PARK COMMUNITY DEVELOPMENT
DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2013

Invoice Number: 7198782
Account Number: 207421000
Current Due: \$4,445.10

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:

U.S. Bank
ABA #
Acct #
1-801-5013-5135
Trust Acct #
Invoice # 7198782
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

HERITAGE PARK COMMUNITY DEVELOPMENT
DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2013

Invoice Number: 7198782
Invoice Date: 01/25/2024
Account Number: 207421000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Accounts Included 207421000 207421001 207421003 207421005 207421006 207421007
In This Relationship:

| CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP | | | | |
|---|----------|----------|-----------------|------------|
| Detail of Current Charges | Volume | Rate | Portion of Year | Total Fees |
| 04280 Administration | 1.00 | 4,125.00 | 100.00% | \$4,125.00 |
| Subtotal Administration Fees - In Advance 01/01/2024 - 12/31/2024 | | | | \$4,125.00 |
| Incidental Expenses 01/01/2024 to 12/31/2024 | 4,125.00 | 0.0776 | | \$320.10 |
| Subtotal Incidental Expenses | | | | \$320.10 |
| TOTAL AMOUNT DUE | | | | \$4,445.10 |





YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|--------------|--------------|
| STAUG 648278 | 2/1/2024 |
| TERMS | PO NUMBER |
| Net 30 | |

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

Invoice Due Date: March 2, 2024

Invoice Amount: \$3,153.33

| Description | Current Amount |
|---|----------------|
| Monthly Landscape Maintenance February 2024 | \$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



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Heritage Park Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Invoice No. 4770-02-24

Date: February 23, 2024

For Professional Services:

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

#53
Attn: Ms. Viscarra - Ser. 2013-7524
210 513 312

RECEIVED
FEB 23 2024
BY: [Signature]

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

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

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 4776372200

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

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 577
Invoice Date: 2/19/24
Due Date: 2/19/24
Case:
P.O. Number:

Bill To:

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

RECEIVED
FEB 22 2024
BY: _____

| Description | Hours/Qty | Rate | Amount |
|--|-----------|--------|--------|
| Facility Maintenance January 1 - January 31, 2024 | | 440.18 | 440.18 |
| <p>#2 Approved Common Area Maintenance 001.320.53800.46400 Rich Gray</p> <p><i>Greg Lambert</i> 2-22-24</p> | | | |

| | |
|--------------|-----------------|
| Total | \$440.18 |
|--------------|-----------------|

| | |
|-------------------------|---------------|
| Payments/Credits | \$0.00 |
|-------------------------|---------------|

| | |
|--------------------|-----------------|
| Balance Due | \$440.18 |
|--------------------|-----------------|

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2024

| Date | Hours | Employee | Description |
|---------|-------|----------|--|
| 1/3/24 | 2 | J.J. | Removed debris around all ponds and lake banks, checked all fountains to make sure all fountains are operating properly |
| 1/10/24 | 3 | R.G. | Checked all ponds for proper fountain operations, removed debris from ponds, installed no fishing sign on pond 1400, reset pond 1100 and 1200 and made sure proper operation, reset time on pond 500 |
| 1/17/24 | 2.17 | J.J. | Walked all ponds to check for proper operations, removed debris around ponds 1200 and 1700, checked all fountains |
| 1/24/24 | 2 | J.J. | Reset fountain twelve, remove debris from ponds twelve through sixteen, inspected all fountains for proper operations |
| 1/31/24 | 1 | J.J. | Checked all ponds for proper fountain operations, measured for fencing on outfall structure on pond 1400 |

TOTAL10.17**MILES**75

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



February 19, 2024

Project No: P0104022.01

Invoice No: 51847

Heritage Park CDD

c/o Governmental Management Services-CF, LLC

1408 Hamlin Ave., Unit E

St. Cloud, FL 34771

#21

20512311

Project P0104022.01 Heritage Park/CDD-General Fund

For services including attend January CDD meeting via phone and respond to staff e-mails.

Professional Services from January 01, 2024 to January 31, 2024

Professional Personnel

| | Hours | Rate | Amount | |
|--------------------|--------------|---------------------------|---------------|-----------------|
| Vice President | 2.00 | 250.00 | 500.00 | |
| Totals | 2.00 | | 500.00 | |
| Total Labor | | | | 500.00 |
| | | Total this Invoice | | \$500.00 |

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: 82789
Invoice Date: Feb 29, 2024
Page: 1

Bill To:

Heritage Park CDD
c/o GMC, LLC
6200 Lee Vista Boulevard, Ste 300
Orlando, FL 32822

Ship to:

Aquatic Weed
Control Services

RECEIVED
FEB 29 2024
BY: _____

| Customer ID | Customer PO | Payment Terms | |
|--------------|-----------------|---------------|----------|
| Heritage04 | Per Contract | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| | Hand Deliver | 2/7/24 | 3/30/24 |

| Quantity | Item | Description | Unit Price | Amount |
|------------------------|----------------------|--|------------|-----------------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services in Heritage Park for the month of February 2024 #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.

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

Invoice #: 578

Invoice Date: 3/1/24

Due Date: 3/1/24

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 - March 2024 #2 320-578-12 | | 984.00 | 984.00 |
| <i>Jerry Lambert</i> 3-5-24 | | | |

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 579**Invoice Date:** 3/1/24**Due Date:** 3/1/24**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 - March 2024 | 310-313-34 | | 4,881.92 | 4,881.92 |
| Website Administration - March 2024 | 492 | | 100.00 | 100.00 |
| Information Technology - March 2024 | 351 | | 150.00 | 150.00 |
| Dissemination Agent Services - March 2024 | 313 | | 83.33 | 83.33 |
| Postage | 42 | | 83.58 | 83.58 |
| Copies | 425 | | 7.80 | 7.80 |
| Telephone | 41 | | 28.72 | 28.72 |
| Total | | | | \$5,335.35 |
| Payments/Credits | | | | \$0.00 |
| Balance Due | | | | \$5,335.35 |

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 13, 2024

#73
310-513-313

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

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3366034

Client Matter No. 10423-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3366034

10423-1

Re: Heritage Park CDD - General Representation**For Professional Legal Services Rendered**

| | | | | |
|----------|--------------|------|--------|---|
| 01/19/24 | W. Haber | 0.20 | 70.00 | Review agenda for January meeting |
| 01/20/24 | G. Lovett | 0.50 | 125.00 | Monitor legislative process relating to matters impacting special districts |
| 01/23/24 | W. Haber | 0.20 | 70.00 | Review and revise general election resolution |
| 01/23/24 | K. Jusevitch | 0.30 | 43.50 | Prepare general election resolution; correspond with district manager |
| 01/25/24 | W. Haber | 1.10 | 385.00 | Prepare for and participate in Board meeting |

TOTAL HOURS 2.30**TOTAL FOR SERVICES RENDERED****\$693.50****TOTAL CURRENT AMOUNT DUE****\$693.50**



YELLOWSTONE
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|--------------|--------------|
| STAUG 665380 | 3/1/2024 |
| TERMS | PO NUMBER |
| Net 30 | |

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

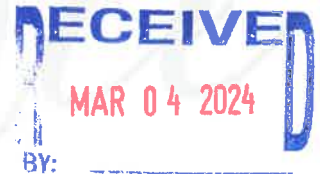
Invoice Due Date: March 31, 2024

Invoice Amount: \$3,153.33

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance March 2024 | \$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



INVOICE

Moody Williams Appraisal Group
1300 Riverplace Blvd., Suite 640
Jacksonville, FL 32207

(904) 516-8900

Heritage Park Community
Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

ATTENTION: Jim Oliver

#5
2,020.00.6

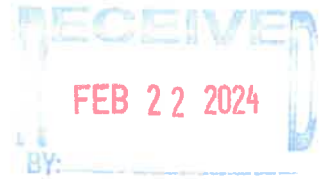
Invoice Number: **008185**

Invoice Date: 2/22/2024

Appraisal Number: 2024-1426

Type: C

Reviewer: MBH



PROFESSIONAL SERVICES RENDERED

AMOUNT

Retainer Invoice
Vacant Land
227 Hefferon Drive
St. Augustine, FL 32084

2,400.00

FEDERAL TAX ID # 84-4100717

Invoice Total: \$2,400.00

Retainers / Payments Received: \$0.00

Balance Due: \$2,400.00

PLEASE PAY FROM THIS INVOICE

TERMS: Net on Presentation. Monthly Finance Charge; 1.5%