Heritage Park

Community Development District

July 25, 2024



Heritage Park Community Development District

475 West Town Place Suite 114 St. Augustine, Florida 32092 District Website: www.heritageparkcdd.com

July 18, 2024

Board of Supervisors Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for Thursday, July 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 May 9, 2024 Meeting
- IV. Presentation by MBS Capital Markets, LLC
- V. Update Regarding Parcel B
- VI. Acceptance of Fiscal Year 2023 Audit Report
- VII. Budget Adoption for Fiscal Year 2025
 - A. Overview and Board Discussion of Budget
 - B. Audience Comments
 - C. Consideration of Resolution 2024-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 - D. Consideration of Resolution 2024-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

VIII. Staff Reports

- A. Attorney
- B. Engineer
- C. Manager Discussion of Fiscal Year 2025 Meeting Schedule
- D. Operations Manager
- IX. Audience Comments
- X. Supervisors Requests
- XI. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting September 26, 2024 @ 1:00 p.m.
- XIII. Adjournment



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, May 9, 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 WhartonChairpersonRobert CurranVice ChairmanThomas FerrySupervisorJudith KinnecomSupervisorLouis PingottiSupervisor

Also present were:

Jim OliverDistrict ManagerRyan Stilwell via phoneDistrict EngineerWes Haber via phoneDistrict Counsel

Rich Gray

Jeff Johnson

RMS - Operations Manager

Riverside Management Services

Gerri Ferry HOA President

Residents

The following is a summary of the actions taken at the May 9, 2024 regular meeting of the Board of Supervisors of the Heritage Park Community Development District.

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 28, 2024 Meeting

Ms. Wharton stated on Page 2, under the Fifth Order of Business, the developer of Parcel B was Mr. Tom Haber and not Heritage Park of St. Augustine. Ms. Ferry clarified that Mr. Tom Harb of Heritage Park of St. Augustine, LLC., owned the parcel. Ms. Wharton indicated on the next page, the amount of \$415,000 was incorrect. Mr. Oliver would remove this statement. Ms. Wharton noted on the same page, Mr. Kinnecom's seat was not up for election and it was her seat and Mr. Pingotti's seats.

On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the Minutes of the March 28, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS Discussion of Parcel B

Mr. Oliver recalled at the last meeting, there was discussion about moving the meeting to earlier in July, with the idea of negotiating a price with the landowner and then coming back to the Board for further discussion on how to finance the purchase, but he did not think that the landowner changed their position in the purchase price. Ms. Wharton was unable to discuss any figures with the landowner, Mr. Tom Harb of Heritage Park of St. Augustine, LLC., because it was a Board decision, but wanted it to be sold for the highest and best use. However, the District was not going to be purchasing the property for the highest and best use, as the Board wanted it as open land, which was a different method of appraisal. Ms. Wharton requested that the Board decide whether or not, it was in the best interest of the CDD and the community, as she believed that the community wanted this matter to be resolved but was struggling with whether this was a CDD or HOA issue. In her opinion, it was in the best interest of the HOA to own the property, because it was surrounded by the Clubhouse. The CDD could sell the property at a future time, but there would be legal fees and it could not be sold at anything other than fair market value. Mr. Oliver urged the Board to make their decision, based on the price and how to finance it, whether through operation and maintenance (O&M) funds or refunding the bonds, later in the year, as according to the Underwriter, it was not a good time to refinance the bonds. However, if the Board decided to refund the bond, they would be using long-term money for a capital asset, versus using short-term O&M funds, which would significantly increase assessments for one year. Ms. Wharton asked if it was feasible to close this year. Mr. Oliver believed that they could close within this calendar year.

Mr. Oliver recalled that the Underwriter suggested that the District refund the current bonds, the FY 2013 series, which he agreed with, as the bonds were refinanced at a lower rate, to lower the cost, by issuing a wrap-around bond, which would extend the maturity of the bonds from 2035 to 2038. Ms. Wharton noted a third possibility, for the builder to carry the loan at the current rate, which would be payable in three to five years, which the Board did not look into. Mr. Oliver recalled in Eagle Landing in Clay County, the developer sold a large tract of land that was going to be developed for multifamily homes, to the CDD, in order to expand their facilities. The developer held the note and broke it out into three payments: a down payment and two payments over a two-year period. Ms. Wharton recalled at the last meeting, the Board agreed to proceed with the purchase and questioned whether this was still the case and what the purchase price should be, as there must be consensus on an offer number, because they could not negotiate a price. Mr. Wharton was in favor of the CDD purchasing the property for \$360,000, as it was in the community's best interest, due to the majority of people who spoke at the Commissioners meetings, who did not want low-income housing, apartments or a daycare center. Mr. Ferry agreed that the CDD should purchase it with the bond funding for \$360,000, unless Mr. Harb wanted to hold the mortgage, as he felt that \$500,000 was high. Mr. Curran asked if District Counsel could negotiate the price. Mr. Oliver recalled that Eagle Landing appointed a Board Member to work with the owner, with District Counsel and the District Manager participating by phone. Mr. Haber agreed with this recommendation. Ms. Wharton asked if having a top and low number would provide room for negotiation. Mr. Haber preferred that the Board approve a not-to-exceed amount or not specify an amount, as the recordings and minutes were available to the public, which was not favorable for negotiation purposes and recommended that the Board authorize staff to negotiate to get the best price possible. Then the Board could schedule another meeting or continue this meeting to report the results of the negotiation.

Ms. Wharton questioned what amount the Board was comfortable with in order to proceed. Mr. Ferry suggested asking for \$250,000 and seeing what the owner says. Ms. Wharton did not want to go too low and insult the owner into not negotiating. Mr. Ferry felt that offering \$250,000 was better than the owner having an empty lot. Mr. Pingotti preferred to purchase the property with a bond and having District Counsel negotiate the purchase price. Ms. Wharton preferred to go into negotiations with an offer on what they were willing to pay for the property and if the owner provided a counter offer, she would work with Mr. Oliver and Mr.

Haber. Mr. Haber preferred that the authority for a counteroffer, be authorized by the Board. Ms. Wharton agreed, but they may need to have an emergency meeting. Mr. Curran agreed with purchasing the property with a bond and negotiating the price with the owner. Mr. Oliver suggested that Board delegate a Board Member to have the discussions with the developer and state that this was their last and best opportunity and if the amount was acceptable to the Board, it would be financed through a bond refunding. Mr. Ferry voiced concern if they did not act now, the owner could sell to a third-party who would put up a building. Ms. Wharton was informed by the owner, that they would keep the property in his portfolio and build a daycare center and lease it to whoever runs the daycare center. Ms. Ferry confirmed that the owner was already approved to build a daycare center. Ms. Wharton agreed that now was the right time to make an offer, but offering \$250,000, was futile, as the owner wanted \$800,000, because the appraisal came in at \$560,000. If they sold it at \$560,000, they must pay \$56,000 in real estate commissions, but this was for the highest and best use and they were not purchasing for the highest and best use. In her opinion, it should be an amount that was appealing enough to the owner to close the deal. Ms. Kinnecom was in favor of purchasing the property, starting at \$300,000 and paying for it through a wraparound bond.

On MOTION by Mr. Pingotti seconded by Ms. Wharton with all in favor authorization for the Chair, District Manager and District Counsel to negotiate for the purchase price of Parcel B with the owner was approved.

FIFTH ORDER OF BUSINESS Discussion of

Discussion of Tree Trimming around Street Lights

Ms. Wharton reported that the street light mapping was taking longer than originally thought, because over half of them, no longer had numbers on them. She decided to have the tree trimmed, if it was blocking the sidewalk, depending on the location of the light of the surrounding area. Coming onto E. Red House Branch Road from the left, two street lights were under some trees and because it was a public area and was in a corner, the trees would be trimmed, to provide illumination. There was also one tree on Heritage Park Drive, that was trimmed, but the existing street light was thrown on the ground. There was broken glass and branches across the sidewalk, which she dragged onto the grass, as no one could use the sidewalk. Mr. Gray asked if Florida Power & Light (FPL) installed the street lights. Mr. Curran

believed that it was FPL and asked if the glass that was broken, was replaced. Ms. Wharton looked at it last night and noticed that it was not replaced. Mr. Curran noted that one pole across the street, at the hump, had a broken panel. Ms. Wharton anticipated completing the mapping in two weeks. Mr. Gray offered to have the landscaper map them. Ms. Wharton did not want staff to take time to map it, but may need Mr. Gray's opinion, of the ones that she could not map. If it was minor tree trimming, she would ask Yellowstone Landscape (Yellowstone) to do the trimming, because of what FPL did. Mr. Oliver asked if these trees were owned by the CDD. Mr. Gray would confirm this. Ms. Wharton believed that not all of them were owned by the CDD, as some were owned by homeowners. In that case, they would have to write a letter to the homeowner, because the CDD owned the street lights and they needed clear responsibility.

Mr. Oliver recalled that he and Mr. Haber encountered this issue at St. Johns Golf & Country Club, whereby the CDD was not responsible for tree trimming and pointed out that steps must be taken before trimming homeowner trees. Ms. Wharton indicated that once the mapping was complete, she would discuss the trees that were owned by homeowners, at the next meeting. Mr. Oliver pointed out that the HOA Covenants determine who was responsible for tree trimming. Ms. Wharton did not think anything was in the Covenants regarding street lights. Mr. Gray stated that some street lights were under a lease with FPL and they were responsible for the diameter around the light, but when he contacted FPL, they did not care about the aesthetics of the tree. They would cut out the section that makes the light work and go about their business and recommended that the Board have their landscape company take care of the tree, if the tree was owned by the CDD and if it was in the budget, so it was trimmed properly and there was no damage to the tree. Ms. Wharton preferred to complete the mapping first, which would include whether the pole was on the right or left or in between houses, if there was no pole number. Mr. Gray would provide a link where Ms. Wharton could type in the address, as well as the account number, to show every light pole that was in the contract and if it was in service. Ms. Wharton preferred that Mr. Gray provide the link and would provide him with the poles that were an issue. Mr. Oliver questioned the amount of trees to be trimmed. Ms. Wharton believed that it would be less than 20. Mr. Oliver offered to include a line item in the budget for tree trimming. Ms. Wharton wanted FPL to handle the trimming, if there were many trees. A Resident reported that they received a better price from their landscape company to have the trees trimmed, versus having Yellowstone do the trimming and would forward their contact information to staff.

Another resident pointed out when she was walking on Heritage Park Drive last night, it was totally black on one side of the street where the field was, which was dangerous because homeless people lived back there. She sent a picture to FPL of a broken light on March 16th, but the light still was not repaired. Mr. Gray indicated when he reported lights to FPL, their turnaround time was 40 to 60 days, which they considered to be acceptable. Ms. Wharton pointed out that once she mapped the lights, the Board would review the map and Mr. Gray would report the broken lights to FPL. It could then take several months, for FPL to repair the lights. Mr. Oliver would budget \$5,000 for 20 trees to be tree trimmed.

SIXTH ORDER OF BUSINESS Fiscal Year 2025 Proposed Budget

- A. Review of Fiscal Year 2025 Proposed Budget (will be sent under separate cover)
- B. Consideration of Resolution 2024-02, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt

Mr. Oliver presented Resolution 2024-02, approving the Proposed Budget and setting the public hearing for July 25, 2024, which was included in the agenda package. A draft of the budget was provided to the Board under separate cover. There was an increase in assessments. This version of the budget was considered to be the high watermark, which would be amended to reflect the \$5,000 for tree trimming. Assessments increased, because in prior years, Carry Forward Surplus was used to provide a rebate to taxpayers, but over time, rather than using \$75,000, like the Fiscal Year (FY) 24 budget, the amount decreased to \$45,000. In addition, the Capital Reserve Contribution, increased from \$21,000 to \$40,000. The Administrative Budget increased by \$4,000, due to increases in landscaping and other items, but the O&M Budget showed a slight decline. Mr. Gray recommended increasing Lake Contingency from \$7,000 to \$10,000, as the District would now accrue a charge for labor and diagnostic testing; however, \$7,000 was sufficient, as long as all five fountains did not go out. Mr. Curran agreed, due to the age of the fountains, as the community was 20 years old. Ms. Wharton agreed with the increase to \$10,000. Mr. Oliver pointed out that the Capital Reserve balance was \$136,000, which was sufficient, but lake bank erosion needed to be taken into consideration. Ms. Wharton agreed. Mr. Oliver reported that \$40,000 would be transferred into reserves, due to the potential land purchase, but since they would fund it with a bond, it could be decreased. Ms. Wharton agreed with doubling it from \$20,000 to \$40,000 for this year and questioned whether Engineering Fees

increased. Mr. Oliver explained that it was left at \$10,000, based on projections of \$7,000. Mr. Stillwell was comfortable leaving it at \$10,000. Ms. Wharton questioned the amount budgeted for *Insurance*. Mr. Oliver explained that this was the amount provided by the property insurance company. Ms. Wharton asked if they had any irrigation repairs. Mr. Gray stated they hardly used this line item, other than a charge of \$1,800 for some repairs. Ms. Wharton asked if they needed a Landscape Contingency of \$39,000, since the plants at the lake banks were removed. Mr. Gray confirmed that the Landscape Contingency was used for common area maintenance and could be used for the tree trimming; however, there were some trees on the pond bank that needed to be lifted, but they were looking at which ones were the responsibility of the homeowner and the CDD. Ms. Wharton requested that the Landscape Contingency be increased from \$6,000 to \$8,000. Mr. Gray indicated that Future Horizons and Yellowstone would not be increasing their services for 2025. Mr. Oliver would make the revisions and circulate a revised budget to the Board, St. Johns County and post on the District's website. Due to the assessment increase, mailed notices would be sent to residents and questioned whether the Board wanted to have the public hearing in a larger meeting room. Ms. Wharton confirmed that no one attended their budget meetings, but just in case, she agreed to meet in a larger meeting room.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor Resolution 2024-02 Approving the Proposed Budget for Fiscal Year 2024 as amended and Setting the Public Hearing for July 25, 2024 at 1:00 p.m., at this location was adopted.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager - Report on the Number of Registered Voters (1,288)

Mr. Oliver reported 1,288 registered voters according to the St. Johns County Supervisor of Elections as of April 15, 2024. The Supervisor of Elections was conducting General Elections for Seats 2 and 4 and Mr. Pingotti qualified. Board Members should be receiving an email from the Florida Division of Ethics, as a reminder to complete their Form 1 online. Ms. Kinnecom indicated that she did not receive the email. Mr. Oliver would forward an email that another Supervisor received, so that Board Members could find it in their email. Ms. Wharton asked if they could combine the budget meeting with the meeting to discuss the land purchase. Mr. Oliver recommended continuing this meeting versus adjourning it, to discuss the results of the negotiation, but there could be a phone call with all Supervisors, if there was no success.

D. Operations Manager

Mr. Gray presented the Operations Manager Report. The plants on Pond 1800 were installed and would have a one-year warranty for defects. They would be monitoring it to ensure that they look good. There were no increases from Future Horizons. Pond 300 had an electrical issue, with leaking in the motor. The contractor was re-building it, but it should be back in place today. Pond 1500 had a balancing issue and two new straps were put on it, to balance the weight underneath it. Pond 100 had a power issue that staff was continuing to work on. There was no juice to the box. Ms. Wharton asked if they could disconnect it in the meantime, so it did not blow out. Mr. Gray would disconnect it. They were having some vandalism on the signage. The signs on Ponds 4, 5 and 1400, were replaced in March. The sign on Pond 500 was replaced today and there were some additional signs on Pond 500 that needed to be replaced and asked if the Board wanted him to research some replacement costs for future signs, as they had three left. Ms. Wharton pointed out that the signs were getting expensive to replace and they spent thousands of dollars getting new signs made. Mr. Gray indicated it was \$18,000 for 25 signs, at a cost of \$75 per sign. Ms. Wharton recalled the cost for new signs, was \$5,000 to \$6,000, but they needed to have some signs in reserve, as installing new ones, did not do any good. Mr. Gray agreed. Mr. Curran pointed out from a liability standpoint, the CDD was responsible if there were no signs and noticed a decrease in fishing on the ponds that had signs. Ms. Wharton noted there was an increase in fishing on her pond, as people moved from pond to pond and requested that there be 10 signs in reserve. Mr. Gray would obtain a proposal.

EIGHTH ORDER OF BUSINESS Audience Comments

A Resident voiced concern about the broken lights, due to homeless people living behind the field on Heritage Park Drive, as one was threatening to beat people up. Mr. Oliver asked if this was reported to the Sheriff's Office. The resident did not know, but it was dangerous as the man was walking up and down Heritage Park Drive during the day and in the evening. Ms. Wharton urged the resident to call the Sheriff's Department, the next time she sees something or someone was acting in a certain way or loitering. The Resident pointed out that her concern was that the field was dark. Ms. Wharton encouraged her to contact the HOA and request additional lighting, as they owned the field. The Resident felt this would not alleviate the problem as the sidewalk was dark, but even if the lights were on, it did not matter, because trees were hanging over it. She also reported that Fountain 100 had been out for at least two weeks and there was now a mosquito hatchery, as well as scum on the top of the pond. Mr. Curran requested that the resident contact Mosquito Control. Mr. Gray indicated that the scum was due to the increase in temperatures, coming from Spring into Summer; however, per EPA regulations, they were only allowed to allocate so much chemical in an open body of water, but when the pond was treated, the water would turn from blackish green to yellow, as part of the decaying process. The Resident asked if the aeration would help to control it. Mr. Gray confirmed that circulation helps and staff was working diligently to get the fountain up and operating; however, when they pulled a fountain, it must be taken to a shop to see what was wrong with it and find out what part needed to be replaced. The turnaround time was 72 hours, which was quick and an acceptable timetable. The Resident felt that it was not quick enough, when people were being eaten by mosquitos. Lastly, the Resident questioned how long the CDD was in effect. Ms. Wharton confirmed that the CDD was in effect for 20 years. The Resident voiced concern that the amount of reserves after 20 years was only \$130,000, as by law, a percentage of the budget must be placed into reserves. Mr. Oliver explained that Chapter 190 of the Florida Statutes, that governed CDDs, had no requirement for CDDs to have capital reserves. In addition, the District did not own any facilities other than the storm water management facility.

A Resident noted that on Pond 600, on the corner of Heritage Park Drive and E. Red House Branch Road, the fountain was running, but there was scum in the pond. There were mosquitos, ever since the swale was installed on the other side of Woodlawn Road, due to standing water. Ms. Ferry received a letter the other day from a resident complaining that kids

were fishing in the pond on E. Red House Branch Road, but when they were approached, they claimed that an HOA Board Member said that they could fish. No Board Member authorized this. Ms. Ferry requested that the resident call the non-emergency number, the next time she witnessed them fishing, because when she contacted 911, issue, it took them 48 minutes to respond. Kids were constantly fishing. The HOA also had an issue with signs, as many were missing and broken. The pond across the street from San Salito, had a sign below the bank and requested that the CDD place one on top of the bank. Mr. Ferry asked if the CDD designated one pond as a fishing pond. Mr. Oliver confirmed that the Board could designate one. Ms. Wharton indicated that it was a liability issue, as ponds were extremely polluted. Mr. Ferry asked if residents should call Mr. Gray, if a light was on all day and turned off at night. Mr. Gray offered to provide the link to report a light. Ms. Wharton requested that Mr. Gray provide the link to Mr. Oliver, to forward to the Board. Ms. Ferry thanked the Board for everything they were doing for the community and their hard work, as it was much appreciated. Ms. Wharton thanked Ms. Ferry for everything she was doing.

NINTH ORDER OF BUSINESS Supervisors Requests

Mr. Pingotti asked if they could have GPS locations, instead of pulling numbers. Mr. Gray stated that the link would show all of the poles in the account and residents could report the nearest crossroads. Mr. Curran recalled that years ago, all of the poles had numbers on them, but they were sprayed over, except for two on Heritage Park Drive. Mr. Gray would make this request to FPL, because when a report was made, FPL was supposed to inspect everything and did not know if they were doing that. However, in the comments, they could note missing numbers and that a light was out and stayed on all day. They could also sign up for notifications.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver presented the Unaudited Financial Statements through April 30, 2024, which were included in the agenda package. They were seven months into the fiscal year. The balance in the Capital Reserve Fund was \$136,000. There was a positive variance of \$72,000 in expenditures.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. Assessments were almost 97% collected and the District should be fully collected by the end of the year.

C. Approval of Check Register

Mr. Oliver presented the Check Register for March 20, 2024 to April 30, 2024 in the amount of \$35,265.89, which was included in the agenda package.

On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor the Check Register for March 20, 2024 to April 30, 2024 in the amount of \$35,265.89 was approved.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – July 25, 2024 @ 1:00 p.m.

Mr. Oliver reported that the next meeting was scheduled for July 25, 2024 at 1:00 p.m. and suggested leaving it open at this time, as he did not know if the negotiation could be completed within two days, next week or two weeks from now. However, as soon as the discussions took place, a meeting would be scheduled.

TWELFTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman



Heritage Park Community Development District

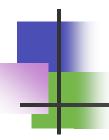
St. Johns County, Florida

Presentation to the Board of Supervisors
Regarding Refinancing and New Money Opportunities
July 2024 Update

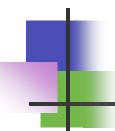
Presented by

MBS Capital Markets, LLC

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OVERVIEW OF DISTRICT BONDS

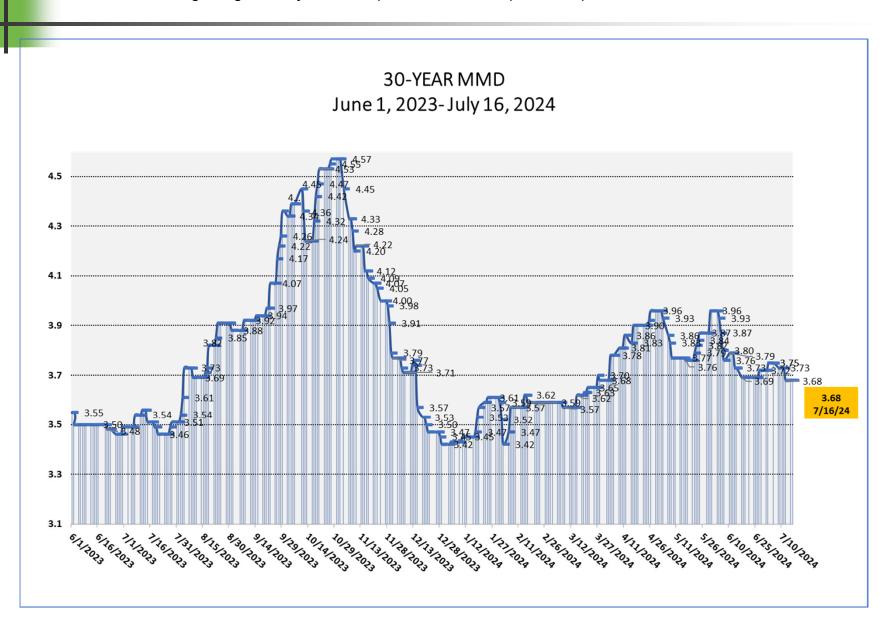
Overview of Series 2013 Bonds

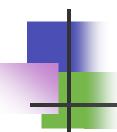
- In June 2004, the Heritage Park Community Development District (the "District") validated \$25,000,000 in Special Assessment Bonds pursuant to Resolution 2004-18.
- Also in June 2004, the District issued its \$5,900,000 Special Assessment Bonds, Series 2004A (the Series "2004A Bonds").
- The Series 2004A Bonds were issued as non-rated tax-exempt securities due to the concentration of ownership and the infancy stage of development at the time the Series 2004A Bonds were issued.
- The Series 2004A Bond proceeds were used to finance the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's capital improvement program.
- The Series 2004A Bonds were advance refunded in 2013 for a lower interest rate.
- The first call date for the Series 2013 Bonds will be May 1, 2024.
- The Series 2013 Bonds are currently outstanding in the amount of \$3,195,000 with an average coupon of 5.09%, maturing on May 1, 2035.
- Given the overall credit improvements and current market conditions, the Series 2013 Bonds can be refunded for economic savings.

Current Maximum						
Series	Outstanding Par	Average Coupon	Annual Debt Service	Call Provisions	Call Premium	Final Maturity
2013	\$3,195,000	5.09%	\$382,587.50	5/1/2024	Par	5/1/2035

Current MMD Chart

The chart below illustrates the movement in the MMD rates, Municipal Market Data, for the AAA municipal bond market since January 2024. CDD Bonds trade off of the MMD. While there has been a lot of movement in the rates during the first six months of the year, current market rates haven't changed significantly since the presentation and update in April 2024.





ESTIMATED REFUNDING RESULTS

Estimated Refunding Results

The table below illustrates the estimated refunding results under current market conditions for a refunding assuming the ability to obtain an investment grade rating in the medium investment grade category. Accompanying footnotes to the results in the table below are included on the following page. The results below are subject to change based upon fluctuations in market conditions.

Description	Series 2024-1	Series 2024-2 New	Total Series 2024
Description	Refunding Bonds	Money Bonds	Bonds
Dated	10/1/2024	10/1/2024	10/1/2024
Par Amount Refunded	3,195,000.00		3,195,000.00
Current Average Coupon	5.09%		5.09%
Current MADS	382,587.50		382,587.50
Maturity	5/1/2035		5/1/2035
Refunding Par	3,190,000.00		3,190,000.00
New Money Par		415,000.00	415,000.00
Total Par Amount of Bonds	3,190,000.00	415,000.00	3,605,000.00
Net Proceeds - Project Fund		360,000.00	360,000.00
Projected Average Coupon	4.43%	4.50%	4.45%
Projected Series 2024 MADS	368,925.00	311,862.50	494,300.00
MADS Savings \$	13,662.50		13,662.50
MADS Savings %	3.57%		3.57%
COI, incl UW Discount	216,993.54	27,904.36	244,897.90
Final Maturity	5/1/2035	5/1/2036	5/1/2036
Projected DSRF (Cash)	109,349.31	14,225.69	123,575.00
Total Debt Service to Maturity	4,042,279.74	626,368.75	4,668,648.49
Less, DSRF Credit	-109,349.31	-14,225.69	-123,575.00
Net Debt Service to Maturity	3,932,930.43	612,143.06	4,545,073.49
Increase (Decrease) in Principal \$	-5,000.00	415,000.00	410,000.00
Change in Total Annual DS \$ **	-13,662.50	18,675.00	17,462.50
Change in Total Annual DS %	-3.57%		
** Debt Service on New Money Bonds \$311,862.50 in 2036, extending curren	•		xisting debt, and



- The principal amount of the refunding bonds for the Series 2013 Bonds is expected to remain the same or slightly decrease under the 'current refunding scenario' primarily as a result of sharing the cost of issuance for the bonds with the new money portion being considered.
- The projected maximum annual debt service does not include the gross-up to provide for the 4% discount for early payment and the collection fees charged by the County Tax Collector and Property Appraiser.
- These figures are net of all costs and transfers from the existing trust estate (including any surplus that might exist in the Revenue Accounts which are assumed to be utilized as a source of funds for this analysis).
- The reduction of annual debt service is calculated based upon comparing the debt service on the respective outstanding series of bonds and the debt service on the respective proposed refunding bonds.
- The maturity date on the proposed refunding bonds is 5/1/2035 which is consistent with the maturity date on the Series 2013 Bonds.
- The underwriter's discount for this refinancing transaction is the greater of 1.5% of the principal amount of bonds issued or \$50,000, which is consistent with our fees for other CDD refinancing transactions. This fee is contingent upon the closing of the refinancing transaction.
- The estimated costs of issuance of the refinancing are consistent with other similarly recently closed CDD refinancing transactions.



ESTIMATED ANNUAL DEBT SERVICE ASSESSMENTS



Projected Annual Debt Service Assessments Series 2024 Bonds

Product Type	# of Assessable Units	Current Annual Debt Service Assessments per Unit	Projected Series 2024-1 Annual Debt Service Assessments per Unit	Projected Sereis 2024-2 Annual Debt Service Assessments per Unit	Total Projected Annual Debt Service Assessments	Projected Net Increase in Annual Debt Service Assessments Per Unit
Multi-family	146	286.38	276.55	14.00	290.54	4.16
Single Family 53'	202	572.76	553.09	28.00	581.09	8.33
Single Family 63'	222	687.31	663.71	33.60	697.31	10.00
Single Family 75'	79	801.86	774.33	39.20	813.52	11.66
Single Family 85'	36	916.41	884.95	44.80	929.74	13.33
Totals	685					

Projected Annual Debt Service Assessments Extending the Final Maturity to 2036

	Current Debt Service-Series	Projected Series 2024-1	Projected Series 2024-2	Total Projected	Projected Annual Increase (Decrease) in	Projected Annual Increase (Decrease) per
eriod Ending	2013	Debt	Debt	Debt	Debt Service	ERU*
11/1/2024	80,918.75	11,639.06	1,556.25	13,195.31	(67,723.44)	(95.44)
11/1/2025	381,212.50	364,781.26	18,675.00	383,456.26	2,243.76	3.16
11/1/2026	379,712.50	364,793.76	18,675.00	383,468.76	3,756.26	5.29
11/1/2027	382,587.50	364,381.26	18,675.00	383,056.26	468.76	0.66
11/1/2028	379,837.50	368,437.51	18,675.00	387,112.51	7,275.01	10.25
11/1/2029	381,462.50	366,962.51	18,675.00	385,637.51	4,175.01	5.88
11/1/2030	372,587.50	364,884.38	18,675.00	383,559.38	10,971.88	15.46
11/1/2031	377,900.00	367,087.50	18,675.00	385,762.50	7,862.50	11.08
11/1/2032	382,012.50	368,437.50	18,675.00	387,112.50	5,100.00	7.19
11/1/2033	380,228.13	368,925.00	18,675.00	387,600.00	7,371.87	10.39
11/1/2034	377,675.01	363,850.00	18,675.00	382,525.00	4,849.99	6.83
11/1/2035	374,353.13	368,100.00	126,200.00	494,300.00	119,946.87	169.03
11/1/2036			311,862.50	311,862.50	311,862.50	439.49
	4,250,487.52	4,042,279.74	626,368.75	4,668,648.49	418,160.97	
					Total ERUs	709.60

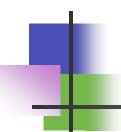


CONCLUSIONS

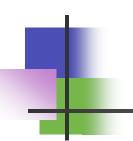


Series 2024 Bonds

- The Series 2013 Bonds meet the economic, credit and timing criteria to warrant the Board considering undertaking a refinancing at this time.
- The proposed refunding would result in par neutral or a slight decrease in the par amount of bonds outstanding by product type, due to incorporating a portion of the costs of issuance of the new money bonds, and lower annual debt service through maturity of the bonds in 2035 by approximately 3.%.
- Adding an additional \$360,000 of new money to the refunding bonds, with an extended maturity of one year to 2036 would increase the par amount of the bonds outstanding per unit by approximately 12.8% and the annual assessments would increase by approximately 4.56%.
- In addition, it does appear the District has debt capacity under the existing bond validation from 2004 to allow the issuance of the proposed new money bonds.



NEXT STEPS - TIMETABLE



Next Steps (Public Offering)

Step 1: Engage the Financing Team to prepare necessary bond documents.

Step 2: Approve Preliminary Engineer's Report (for new money).

Step 3: Approve Preliminary Assessment Methodology Report, Indenture and Bond Resolution.

Step 4: Due Diligence including research and credit work.

Step 5: Compile a credit package to submit to Rating Agency and Bond Insurer.

Step 6: Public Hearing on Assessments

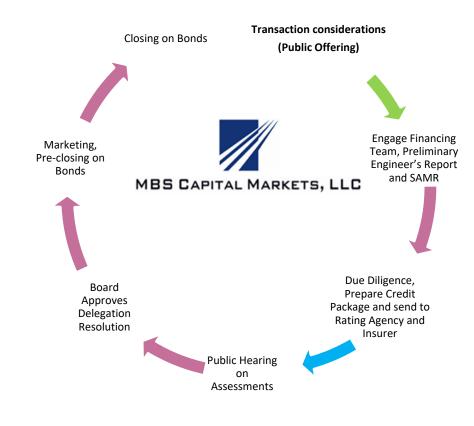
Step 7: Board approval of Delegation Resolution

Step 8: Marketing of Bonds

Step 9: Finalize Bond Documents

Step 10: Pre-closing, sign all bond documents.

Step 11: Close on Bonds



Timeline typically requires approximately 90-120 days to complete



Timetable – Public Offering

Day 1 Board Meeting:

· Engage Financing Team

Preliminary Engineer's Report

Day 30-35 Board Meeting:

Preliminary Assessment Methodology Report

Indenture, Bond Resolution

· Credit Package sent to Rating Agency and Insurer

Day 60-65 Board Meeting:

Receive Indicative Bond Rating

Day 90-95 Board Meeting:

Board Approves Delegation Resolution

Day 95-100 Post PLOM

Day 100-105 Market, Price Bonds

Day 106-120 Preparation of Final Bond Documents

Day 120 Board Meeting - Pre-closing on Bonds

Day 122 Closing on Bonds



APPENDIX A



Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors:
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.



Disclosures Regarding Underwriter's Role – MSRB Rule G-17 Cont'd

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with an District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.



HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA

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951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors Heritage Park Community Development District St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Heritage Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such
 procedures include examining, on a test basis, evidence regarding the amounts and disclosures
 in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is
 expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 30, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Park Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$912,405).
- The change in the District's total net position in comparison with the prior fiscal year was (\$24,472), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$632,865, an increase of \$4,980 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, assigned to renewal and replacement and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,

	2023			2022
Current and other assets	\$	656,489	\$	635,371
Capital assets, net of depreciation		1,878,130		2,110,596
Total assets		2,534,619		2,745,967
Deferred Outflows of Resources		26,136		28,568
Current liabilities		94,998		82,490
Long-term liabilities		3,378,162		3,579,978
Total liabilities		3,473,160		3,662,468
Net position				
Net investment in capital assets		(1,473,896)		(1,440,814)
Restricted		289,100		269,914
Unrestricted		272,391		282,967
Total net position	\$	(912,405)	\$	(887,933)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

TOTAL TIEST TO THE ENDE	TO THE SEL TEMBER OO,							
		2023	2022					
Revenues:								
Program revenues								
Charges for services	\$	647,431	\$	645,541				
Operating grants and contributions		12,455		243				
Capital grants and contributions		3,086		869				
General revenues								
Investment earnings		4,827		2,365				
Total revenues		667,799		649,018				
Expenses:								
General government		103,294		104,652				
Maintenance and operations		406,981		378,398				
Interest		181,996		190,176				
Total expenses		692,271		673,226				
Change in net position		(24,472)		(24,208)				
Net position - beginning		(887,933)		(863,725)				
Net position - ending	\$	(912,405)	\$	(887,933)				

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$692,271. The majority of the costs of the District's activities were paid by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The majority of the change in expenses results from the increase in maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$5,907,576 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$4,029,446 has been taken, which resulted in a net book value of \$1,878,130. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$3,410,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Park Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2023

	Governmental Activities		
ASSETS			
Cash	\$	149,937	
Investments		134,556	
Assessments receivable		6,564	
Prepaid items		8,893	
Restricted assets:			
Investments		356,539	
Capital assets:			
Depreciable, net		1,878,130	
Total assets		2,534,619	
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charge on refunding (debit)		26,136	
Total deferred outflows of resources			
Total deferred outflows of resources		26,136	
LIABILITIES			
Accounts payable		23,624	
Accrued interest payable		71,374	
Non-current liabilities:			
Due within one year		215,000	
Due in more than one year		3,163,162	
Total liabilities		3,473,160	
		_	
NET POSITION			
Net investment in capital assets	((1,473,896)	
Restricted for debt service		289,100	
Unrestricted		272,391	
Total net position	\$	(912,405)	

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 31, 2023

									Net	(Expense)
									Re	venue and
									Cha	nges in Net
				F	rograi	m Revenue	es			Position
					Op	perating	Capit	al Grants		
			Ch	arges for	Gra	ants and		and	Go	vernmental
Functions/Programs	Е	xpenses	5	Services	Con	tributions	Cont	ributions	A	Activities
Primary government:										
Governmental activities:										
General government	\$	103,294	\$	103,294	\$	-	\$	-	\$	-
Maintenance and operations		406,981		156,026		-		3,086		(247,869)
Interest on long-term debt		181,996		388,111		12,455		-		218,570
Total governmental activities		692,271		647,431		12,455		3,086		(29,299)
										_
			Ger	neral revenu	es:					
			Ir	nvestment ea	arnings	S				4,827
				Total gener	al reve	enues				4,827
			Cha	ange in net i	positio	n				(24,472)
			Net	position - b	eginni	ng				(887,933)
			Net	position - e	ending				\$	(912,405)

See notes to the financial statements

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2023

		Total					
				Capital		Go	vernmental
	 General	De	bt Service	Projects			Funds
ASSETS							_
Cash	\$ 59,323	\$	-	\$	90,614	\$	149,937
Investments	95,742		356,539		38,814		491,095
Assessments receivable	2,629		3,935		-		6,564
Prepaid items	8,893		-		-		8,893
Total assets	\$ 166,587	\$	360,474	\$	129,428	\$	656,489
LIABILITIES AND FUND BALANCES Liabilities:							
Accounts payable	\$ 10,752	\$	-		12,872	\$	23,624
Total liabilities	10,752		-		12,872		23,624
Fund balances: Nonspendable: Prepaid items	8,893		_		_		8,893
Restricted for:	0,093		-		-		0,093
Debt service Assigned to:	-		360,474		-		360,474
Subsequent year's expenditures	75,459		-		-		75,459
Renewal and replacement	-		-		116,556		116,556
Unassigned	71,483		-		-		71,483
Total fund balances	155,835		360,474		116,556		632,865
Total liabilities and fund balances	\$ 166,587	\$	360,474	\$	129,428	\$	656,489

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2023

Fund balance - governmental funds		\$	632,865
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.	E 007 E70		
Cost of capital assets Accumulated depreciation	5,907,576 (4,029,446)		1,878,130
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.			26,136
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.			
Accrued interest payable	(71,374)		
Bonds payable _	(3,378,162)	(3,449,536)
Net position of governmental activities		\$	(912,405)

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds							Total	
	Capital						Go	vernmental	
		General	De	bt Service	Projects			Funds	
REVENUES									
Assessments	\$	259,320	\$	388,111	\$	-	\$	647,431	
Interest earnings		4,827		12,455		3,086		20,368	
Total revenues		264,147		400,566		3,086		667,799	
EXPENDITURES									
Current:									
General government		103,264		-		30		103,294	
Maintenance and operations		159,943		-		14,572		174,515	
Debt service:									
Principal		-		205,000		-		205,000	
Interest		-		180,010		-		180,010	
Total expenditures		263,207		385,010		14,602		662,819	
Excess (deficiency) of revenues									
over (under) expenditures		940		15,556		(11,516)		4,980	
Fund balances - beginning		154,895		344,918		128,072		627,885	
Fund balances - ending	\$	155,835	\$	360,474	\$	116,556	\$	632,865	

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	\$ 4,980
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce	
liabilities in the statement of net position and are eliminated in the statement of activities.	205,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(232,466)
Amortization of the deferred charge on refunding and original issuance discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(5,616)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the	
governmental fund financial statements.	 3,630
Change in net position of governmental activities	\$ (24,472)

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Park Community Development District (the "District") was established by St. Johns County Ordinance 2004-1 effective on January 12, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

- 1. Allocating and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – stormwater system	25
Infrastructure – irrigation, signs, fountains and other	10 - 25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,432 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amor	tized Cost	Credit Risk	Maturities
Investment in Local Government Surplus				Weighted average of the
Funds Trust Fund (Florida PRIME)	\$	38,814	S&P AAAm	fund portfolio: 21 days
US Bank Gcts 0490		452,281	N/A	N/A
	\$	491,095		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool - With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees. Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	I	Beginning						Ending
		Balance	- 1	Additions	F	Reductions	Balance	
Governmental activities								
Capital assets, being depreciated								
Stormwater system	\$	3,806,228	\$	-	\$	-	\$	3,806,228
Irrigation, signs, fountains and other		2,101,348		-		-		2,101,348
Total capital assets, being depreciated		5,907,576		-		-		5,907,576
Less accumulated depreciation for:								
Stormwater system		2,433,588		152,249		-		2,585,837
Irrigation, signs, fountains and other		1,363,392		80,217		-		1,443,609
Total accumulated depreciation		3,796,980		232,466		-		4,029,446
Total capital assets being depreciated		2,110,596		(232,466)		-		1,878,130
Governmental activities capital assets, net	\$	2,110,596	\$	(232,466)	\$		\$	1,878,130

Depreciation was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

On December 1, 2013, the District issued \$5,095,000 of Special Assessment Refunding Bond Series 2013 consisting of multiple term Bonds with maturity dates ranging from May 1, 2015 - May 1, 2035 and interest rates ranging from 1.5% - 5.125%. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2004A (the "Refunded Bonds") and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2015 through May 1, 2035.

The Series 2013 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance		Additions	Reductions	Ending Balance		Due Within One Year	
Governmental activities							<u>.</u>	
Bonds payable:								
Series 2013	\$	3,615,000	\$ -	\$ 205,000	\$ 3,410,000	\$	215,000	
Less: Original issuance discount		35,022	-	3,184	31,838			
Total	\$	3,579,978	\$ -	\$ 201,816	\$ 3,378,162	\$	215,000	

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending _	Governmental Activities							
September 30:		Principal		Interest		Total		
2024	\$	215,000		171,298	\$	386,298		
2025		225,000		161,838		386,838		
2026		235,000		150,588		385,588		
2027	250,000			138,838		388,838		
2028		260,000		126,338		386,338		
2029-2033		1,510,000	422,538			1,932,538		
2034-2035		715,000		55,350		770,350		
	\$	3,410,000	\$	1,226,788	\$	4,636,788		

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTMEBER 30, 2023

	Budgeted Amounts Original & Final			Actual mounts	Variance with Final Budget - Positive (Negative)		
REVENUES							
Assessments	\$	255,225	\$	259,320	\$	4,095	
Interest earnings		25		4,827		4,802	
Total revenues		255,250		264,147		8,897	
EXPENDITURES Current:							
General government		120,816		103,264		17,552	
Maintenance and operations		193,645		159,943		33,702	
Total expenditures		314,461		263,207		51,254	
Excess (deficiency) of revenues							
over (under) expenditures		(59,211)		940		60,151	
OTHER FINANCING SOURCES		50.044				(50.044)	
Carry forward		59,211		-		(59,211)	
Total other financing sources		59,211		-		(59,211)	
Net change in fund balances	\$			940	\$	940	
Fund balance - beginning				154,895			
Fund balance - ending			\$	155,835			

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ST. JOHNS COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023 UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$5,356.30
Independent contractor compensation	\$192,859.25
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$185 - \$593 Debt service - \$286.38 - 916.41
Special assessments collected	\$647,431.11
Outstanding Bonds:	see Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County. Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 30, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 30, 2024



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County, Florida

We have examined Heritage Park Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Park Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 30, 2024



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Heritage Park Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated May 30, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Heritage Park Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Heritage Park Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 30, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



A.

Heritage Park Community Development District

Approved Budget FY2025



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9	Debt Service Fund Series 2013
10	Amortization Schedule Series 2013

Heritage Park

Community Development District

Approved Budget

FY2025 General Fund

	General Fund										
		Adopted Budget		Actual Thru		Projected Next		Total Projected		Approved Budget	
		FY2024		6/30/24		Months		9/30/24		FY2025	
Revenues:		112021		0/00/21		Fionals		3,00,21		112020	
Special Accessments	\$	255,225	\$	257,196	\$		\$	257,196	\$	310.644	
Special Assessments Interest	\$	2,150	\$	6,000	\$	1,500	\$	7,500	\$ \$	6,000	
Carry Forward Surplus*	\$	75,459	\$	77,858	\$	-	\$	77,858	\$	49,210	
	•	,	•	,	•		•	,	•		
Total Revenues	\$	332,834	\$	341,054	\$	1,500	\$	342,554	\$	365,854	
Expenditures:											
Administrative:											
Supervisor Fees	\$	6,000	\$	4,800	\$	2,000	\$	6,800	\$	6,000	
FICA Expense	\$	459	\$	367	\$	153	\$	520	\$	459	
Engineering Fees	\$	10,000	\$	3,844	\$	1,156	\$	5,000	\$	10,000	
Attorney	\$	16,000	\$	6,193	\$	3,807	\$	10,000	\$	16,000	
Arbitrage	\$	450	\$	450	\$	-	\$	450	\$	450	
Dissemination	\$	1,000	\$	750	\$	250	\$	1,000	\$	1,060	
Annual Audit	\$	3,400	\$	3,400	\$	-	\$	3,400	\$	3,500	
Trustee Fees	\$	4,500	\$	4,445	\$	-	\$	4,445	\$	4,500	
Assessment Administration	\$	7,500	\$	7,500	\$	-	\$	7,500	\$	7,950	
Management Fees	\$	58,583	\$	43,937	\$	14,646	\$	58,583	\$	62,098	
Information Technology	\$	1,800	\$	1,350	\$	450	\$	1,800	\$	1,890	
Website Maintenance	\$	1,200	\$	900	\$	300	\$	1,200	\$	1,260	
Telephone	\$	250	\$	100	\$	50	\$	150	\$	250	
Postage	\$	750	\$	760	\$	90	\$	850	\$	750	
Printing & Binding	\$	1,000	\$	719	\$	91	\$	810	\$	1,000	
Insurance	\$	8,450	\$	7,938	\$		\$	7,938	\$	8,737	
Legal Advertising	\$	1,350	\$	809	\$	541	\$	1,350	\$	1,350	
Other Current Charges	\$	1,000	\$	766	\$	274	\$	1,040	\$	1,200	
Office Supplies	\$	250	\$	330	\$	50	\$	380	\$	250	
Dues, Licenses & Subscriptions	\$	175	\$	175	\$		\$	175	\$	175	
Total Administrative:	\$	124,117	\$	89,531	\$	23,858	\$	113,390	\$	128,879	
Operations & Maintenance											
Field Services	\$	11,808	\$	8,856	\$	2,952	\$	11,808	\$	12,516	
Property Insurance	\$	1,110	\$	955	\$	-	\$	955	\$	1,080	
Electric	\$	22,000	\$	15,183	\$	5,163	\$	20,347	\$	22,500	
Streetlights	\$	49,140	\$	31,117	\$	15,580	\$	46,697	\$	49,140	
Landscape Maintenance	\$	39,732	\$	28,380	\$	9,460	\$	37,840	\$	39,732	
Landscape Contingency	\$	6,000	\$	9,195	\$	-	\$	9,195	\$	8,000	
Tree Trimming	\$ \$	24.507	\$	17.505	\$	-	\$	-	\$	5,000	
Lake Maintenance	\$	24,507	\$ \$	17,505	\$ \$	5,835	\$ \$	23,340	\$ \$	24,507	
Lake Contingency Irrigation Repairs	\$	7,000 2,500	\$	1,416	\$	584 625	\$	2,000 625	\$ \$	10,000 2,500	
Common Area Maintenance	\$	12,000	\$	3,237	\$	1,740	\$	4,977	\$ \$	12,000	
	\$	5,000	\$	3,237	\$	1,250	\$	1,250	\$	5,000	
Contingency Operating Reserve	\$	7,000	\$	-	\$	1,230	\$	1,230	\$	5,000	
Total Operations & Maintenance:	\$	187,797	\$	115,844	\$	43,189	\$	159,034	\$	196,975	
Reserves											
Capital Reserve Transfer	\$	20,920	\$	20,920	\$	-	\$	20,920	\$	40,000	
Total Reserves	\$	20,920	\$	20,920	\$	-	\$	20,920	\$	40,000	
Total Expenditures	\$	332,834	\$	226,296	\$	67,048	\$	293,343	\$	365,854	
Excess Revenues (Expenditures)	\$		\$	114,758	\$	(65,548)	\$	49,210	\$		
*Less 1st Quarter Operating Funds											
							Net As	sessment	\$	310,644	
							Collec	tion Cost (6%)		\$19,828	
							Gross A	Assessment		\$330,472	
									_		

Community Development District

Gross Per Unit Assessment Comparison Chart

							FY2025 Per Unit	FY2024 Per Unit
Property Type	Parcel	Units/Lots	EAU Factor	Total EAU	% of EAU	Budget	Assessments	Assessments
Multi Family	F	148	0.50	74.00	10.10%	\$33,363	\$225	\$185
Single Family 53'	Α	116	1.00	116.00	15.83%	\$52,298	\$451	\$370
Single Family 53'	E-1	89	1.00	89.00	12.14%	\$40,126	\$451	\$370
Single Family 63'	С	166	1.20	199.20	27.18%	\$89,809	\$541	\$445
Single Family 63'	E-2	56	1.20	67.20	9.17%	\$30,297	\$541	\$445
Single Family 75'	D-1	86	1.40	120.40	16.43%	\$54,282	\$631	\$519
Single Family 85'	D-2	42	1.60	67.20	9.17%	\$30,297	\$721	\$593
Total		703		733		\$330,472		

REVENUES:

SPECIAL ASSESSMENTS

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

INTEREST

The District will invest surplus funds with US Bank.

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES

Chapter 190, Florida Statutes allows each Board member to receive \$200 per meeting not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount for the fiscal year is based upon 5 supervisors attending 6 meetings.

FICA EXPENSE

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

ENGINEERING FEES

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review of invoices, and various projects assigned as directed by the Board of Supervisors. The District has contracted Prosser Inc. for these services.

ATTORNEY

The District's attorney, Kutak Rock LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

ARBITRAGE

The District had contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2013 Special Assessment Refunding Bonds.

DISSEMINATION

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services, LLC for this service on the Series 2013 Special Assessment Refunding Bonds.

ANNUAL AUDIT

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

TRUSTEE FEES

The District will pay annual trustee fees for the Series 2013 Special Assessment Refunding Bonds that are deposited with a Trustee at US Bank.

ASSESSMENT ADMINISTRATION

The District's financial advisor, Governmental Management Services, LLC, will provide services including, but not limited to responding to bondholder questions, prepayment analysis, long-term pay-offs, and true-up analysis. This also includes service to bill and collect assessments for annual debt service and operating expenses via direct invoicing or by maintaining the assessment roll and annually levy a Non-Ad Valorem assessment

MANAGEMENT FEES

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

INFORMATION TECHNOLOGY

The District has contracted with Governmental Management Services, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

WEBSITE MAINTENANCE

The District has contracted with Governmental Management Services, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

TELEPHONE

Telephone and fax machine.

POSTAGE

The District incurs charges for mailing of Board meeting agenda's, checks for vendors, and any other required correspondence.

PRINTING & BINDING

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

INSURANCE

The District's general liability, public officials' liability and property insurance coverages are provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

LEGAL ADVERTISING

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

OTHER CURRENT CHARGES

Represents bank charges and any other miscellaneous charges that the District may incur.

OFFICE SUPPLIES

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

DUES, LICENSES, SUBSCRIPTIONS

The District is required to pay an annual fee to the Department of Commerce for \$175. This is the only expense under this category for the District.

OPERATIONS & MAINTENANCE:

FIELD SERVICES

District has contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

PROPERTY INSURANCE

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

ELECTRIC

Projected cost of electric accounts the District maintains with Florida Power & Light for service to the 18 lake fountains at the following locations: Lakes # 100-1800

Description	Monthly	Annual
215 Hefferon Dr.	\$55	\$660
318 Wooded Crossing Circle #Pump	\$65	\$780
1514 E. Red House Branch Rd.	\$60	\$720
360 Wooded Crossing Circle #Pump	\$65	\$780
615 Arbor Park Ct #Pump	\$70	\$840
1007 Arbor Trails CT #Fountain	\$100	\$1,200
1533 E. Red House Branch Rd.	\$130	\$1,560
297 Hefferon Dr # Fountain	\$275	\$3,300
223 Wooded Crossing Cir #Fountain	\$50	\$600
602 E. Red House Branch Rd	\$70	\$840
217 Pine Arbor Cir #Fountain	\$60	\$720
807 Oak Arbor Cir #Pond	\$70	\$840
452 Wooded Crossing Circle #Pump	\$70	\$840
522 Cedar Arbor Ct. Pond 1700	\$80	\$960
700 E Red House Branch Rd #Pump	\$110	\$1,320
150 Pine Arbor Cir #Pump	\$55	\$660
252 Hefferon Dr #Pump	\$60	\$720
339 Hefferon Dr. #Pump	\$65	\$780
1310 Wild Pine Dr # Fountain	\$120	\$1,440
224 Hefferon Dr #Pond	\$50	\$600
Contingency		\$2,340
Total		\$22,500

STREETLIGHTS

The District has the following account with Florida Power & Light for the streetlights throughout the community.

Description	Monthly	Annual
1000 Woodland Rd - Streetlighting	\$3,900	\$46,800
Contingency		\$2,340
Total		\$49,140

LANDSCAPE MAINTENANCE

The District will incur expenditures to maintain the rights-of-way, median strips, and recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs. The District has contracted with Yellowstone Landscape for this service.

Description	Monthly	Annual
Landscape Contract	\$3,153	\$37,840
Contingency		\$1,892
Total		\$39,732

LANDSCAPE CONTINGENCY

Funding for additional landscaping improvements outside of the contract with the landscape vendor.

TREE TRIMMING

Funding for the trimming of trees within the District's common areas.

LAKE MAINTENANCE

The District has contracted with Future Horizons Inc. to maintain 18 lakes within the district.

Description	Monthly	Annual
Aquatic Plant Treatment	\$1,945	\$23,340
Contingency		\$1,167
Total		\$24,507

LAKE CONTINGENCY

Funding for additional lake improvements outside of the contract with the lake vendor.

Description	Annually
Grass Carp Stocking	\$3,000
Contingency	\$4,000
TOTAL	\$7,000

COMMON AREA MAINTENANCE

Services render in the field from non-specified vendors as selected by the District.

OPERATING RESERVE

General reserves for ongoing operations.

TRANSFER OUT - CAPITAL RESERVE

Represents amount to transfer to Capital Reserve Fund..

Community Development District

Approved Budget FY2025

Capital Reserve Fund

	Adopted Budget		Actual Thru	Projected Next		Total Projected		Approved Budget	
Revenues:	FY2024		5/30/24	3	Months		9/30/24		FY2025
Transfer In	\$ 20,920	\$	20,920	\$	-	\$	20,920	\$	40,000
Interest	\$ 2,650	\$	1,885	\$	825	\$	2,710	\$	2,200
Total Revenues	\$ 23,570	\$	22,805	\$	825	\$	23,630	\$	42,200
Expenditures:									
Contingency	\$ 500	\$	236	\$	120	\$	356	\$	500
Capital Outlay	\$ -	\$	2,400	\$	-	\$	2,400	\$	-
Total Expenditures	\$ 500	\$	2,636	\$	120	\$	2,756	\$	500
Excess Revenues (Expenditures)	\$ 23,070	\$	20,169	\$	705	\$	20,874	\$	41,700
Fund Balance - Beginning	\$ 130,102	\$	116,555	\$	-	\$	116,555	\$	137,429
Fund Balance - Ending	\$ 153,172	\$	136,724	\$	705	\$	137,429	\$	179,129

Community Development District

Approved Budget

FY2025

Debt Service Fund

Series 2013

	Adopted Budget			Actual Projected		Total	Approved		
			Thru			Next	Projected	Budget	
		FY2024		6/30/24		3 Months	9/30/24		FY2025
Revenues:									
Special Assessments	\$	381,721	\$	384,932	\$	-	\$ 384,932	\$	381,721
Interest	\$	6,550	\$	18,291	\$	4,800	\$ 23,091	\$	12,000
Carry Forward Surplus	\$	163,099	\$	165,774	\$	-	\$ 165,774	\$	187,499
Total Revenues	\$	551,370	\$	568,997	\$	4,800	\$ 573,797	\$	581,220
Expenditures:									
Series 2013									
Interest - 11/01	\$	85,649	\$	85,649	\$	-	\$ 85,649	\$	80,919
Principal - 05/01	\$	215,000	\$	215,000	\$	-	\$ 215,000	\$	225,000
Interest - 05/01	\$	85,649	\$	85,649	\$	-	\$ 85,649	\$	80,919
Total Expenditures	\$	386,298	\$	386,298	\$	•	\$ 386,298	\$	386,838
Other Sources/(Uses)									
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -	\$	-
Excess Revenues (Expenditures)	\$	165,073	\$	182,699	\$			\$	194,383

Interest - 11/1/2025	\$75,294				
Total	\$75,294				
-					
Net Assessment	\$381,721				
Collection Cost (6%)	\$24,365				
Gross Assessment	\$406,086				
-					

Property Type	Units	Gross Per Unit	Gross Total
Multi Family	146	\$286	\$41,811
Single Family 53'	115	\$573	\$65,867
Single Family 53'	88	\$573	\$50,403
Single Family 63'	166	\$687	\$114,093
Single Family 63'	56	\$687	\$38,489
Single Family 75'	79	\$802	\$63,347
Single Family 85'	35	\$916	\$32,074
Total	685		\$406,086

Heritage Park Community Development District

SERIES 2013 AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/24	\$ 3,195,000.00		\$ -	\$ 80,918.75	\$ 80,918.75
5/1/25	\$ 3,195,000.00	5.000%	\$ 225,000.00	\$ 80,918.75	\$ -
11/1/25	\$ 2,970,000.00		\$ -	\$ 75,293.75	\$ 381,212.50
5/1/26	\$ 2,970,000.00	5.000%	\$ 235,000.00	\$ 75,293.75	\$ -
11/1/26	\$ 2,735,000.00		\$ -	\$ 69,418.75	\$ 379,712.50
5/1/27	\$ 2,735,000.00	5.000%	\$ 250,000.00	\$ 69,418.75	\$ -
11/1/27	\$ 2,485,000.00		\$ -	\$ 63,168.75	\$ 382,587.50
5/1/28	\$ 2,485,000.00	5.000%	\$ 260,000.00	\$ 63,168.75	\$ -
11/1/28	\$ 2,225,000.00		\$ -	\$ 56,668.75	\$ 379,837.50
5/1/29	\$ 2,225,000.00	5.000%	\$ 275,000.00	\$ 56,668.75	\$ -
11/1/29	\$ 1,950,000.00		\$ -	\$ 49,793.75	\$ 381,462.50
5/1/30	\$ 1,950,000.00	5.000%	\$ 280,000.00	\$ 49,793.75	\$ -
11/1/30	\$ 1,670,000.00		\$ -	\$ 42,793.75	\$ 372,587.50
5/1/31	\$ 1,670,000.00	5.125%	\$ 300,000.00	\$ 42,793.75	\$ -
11/1/31	\$ 1,370,000.00		\$ -	\$ 35,106.25	\$ 377,900.00
5/1/32	\$ 1,370,000.00	5.125%	\$ 320,000.00	\$ 35,106.25	\$ -
11/1/32	\$ 1,050,000.00		\$ -	\$ 26,906.25	\$ 382,012.50
5/1/33	\$ 1,050,000.00	5.125%	\$ 335,000.00	\$ 26,906.25	\$ -
11/1/33	\$ 715,000.00		\$ -	\$ 18,321.88	\$ 380,228.13
5/1/34	\$ 715,000.00	5.125%	\$ 350,000.00	\$ 18,321.88	\$ -
11/1/34	\$ 365,000.00		\$ -	\$ 9,353.13	\$ 377,675.00
5/1/35	\$ 365,000.00	5.125%	\$ 365,000.00	\$ 9,353.13	\$ 374,353.13
			\$ 3,195,000.00	\$ 1,055,487.50	\$ 4,250,487.50

C.

RESOLUTION 2024-03 [FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Heritage Park Community Development District ("District") prior to June 15, 2024, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Heritage Park Community Development District for the Fiscal Year Ending September 30, 2025."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

LIEDITACE DADY COMMUNITY DEVELOPMENT

PASSED AND ADOPTED THIS 25th DAY OF JULY, 2024.

ATTECT.

ATTEST.		DISTRICT
Secretary / A	Assistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	FY 2025 Budget	



RESOLUTION 2024-04 [FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Park Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 25th day of July, 2024.

ATTEST: Secretary / Assistant Secretary	HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT	
Secretary / A	Assistant Secretary	By:
Exhibit A: Exhibit B:	Budget Assessment Roll	

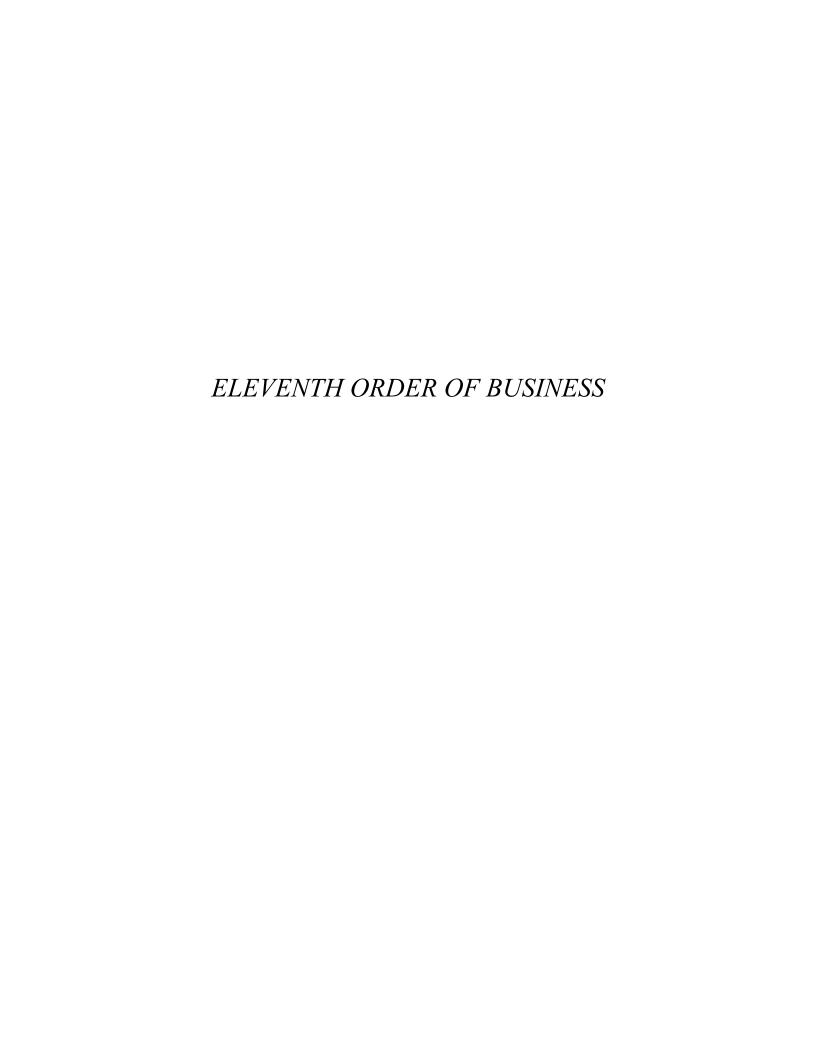


C.

NOTICE OF MEETINGS HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Park Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2025** at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084 at 1:00 p.m. on the fourth Thursday of each month listed:

September 26, 2024 November 21, 2024 (third Thursday) January 23, 2025 March 27, 2025 May 22, 2025 July 24, 2025 September 25, 2025



A.

Community Development District

Unaudited Financial Reporting June 30, 2024



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Heritage Park Community Development District **Balance Sheet** June 30, 2024

	General	Сар	ital Reserve	j	Debt Service	0	Totals
	Fund		Fund		Fund	Goveri	nmental Funds
Assets:							
Cash - Truist Bank	\$ 100,728	\$	75,111	\$	-	\$	175,839
Investments:							
Series 2013							
Reserve	\$ -	\$	-	\$	193,392	\$	193,392
Revenue	\$ -	\$	-	\$	180,063	\$	180,063
Prepayment	\$ -	\$	-	\$	3,945	\$	3,945
Investment - Custody	\$ 96,567	\$	-	\$	-	\$	96,567
State Board of Administration	\$ -	\$	61,613	\$	-	\$	61,613
Total Assets	\$ 197,295	\$	136,724	\$	377,399	\$	711,418
Liabilities:							
Accounts Payable	\$ 4,559	\$	-	\$	-	\$	4,559
Total Liabilities	\$ 4,559	\$	-	\$	-	\$	4,559
Fund Balances:							
Restricted For Debt Service 2013	\$ -	\$	-	\$	377,399	\$	377,399
Assigned For Capital Reserves	\$ -	\$	136,724	\$	-	\$	136,724
Unassigned	\$ 192,736	\$	-	\$	-	\$	192,736
Total Fund Balances	\$ 192,736	\$	136,724	\$	377,398.89	\$	706,859
Total Liabilities & Fund Equity	\$ 197,295	\$	136,724	\$	377,399	\$	711,418

Community Development District

General Fund

	Adopted	Pro	rated Budget		Actual		
	Budget	Thr	u 06/30/24	Thr	u 06/30/24	V	ariance
Revenues:							
Assessments	\$ 255,225	\$	255,225	\$	257,196	\$	1,971
Interest	\$ 2,150	\$	1,613	\$	6,000	\$	4,387
Total Revenues	\$ 257,375	\$	256,838	\$	263,196	\$	6,359
Expenditures:							
Administrative:							
Supervisor Fees	\$ 6,000	\$	4,500	\$	4,800	\$	(300)
FICA Expense	\$ 459	\$	344	\$	367	\$	(23)
Engineering Fees	\$ 10,000	\$	7,500	\$	3,844	\$	3,656
Arbitrage	\$ 450	\$	450	\$	450	\$	-
Dissemination	\$ 1,000	\$	750	\$	750	\$	0
District Counsel	\$ 16,000	\$	12,000	\$	6,193	\$	5,807
Assessment Administration	\$ 7,500	\$	7,500	\$	7,500	\$	-
Annual Audit	\$ 3,400	\$	3,400	\$	3,400	\$	-
Trustee Fees	\$ 4,500	\$	4,500	\$	4,445	\$	55
Management Fees	\$ 58,583	\$	43,937	\$	43,937	\$	(0)
Information Technology	\$ 1,800	\$	1,350	\$	1,350	\$	-
Website Maintenance	\$ 1,200	\$	900	\$	900	\$	-
Telephone	\$ 250	\$	188	\$	100	\$	88
Postage	\$ 750	\$	563	\$	760	\$	(198)
Printing & Binding	\$ 1,000	\$	750	\$	719	\$	31
Insurance	\$ 8,450	\$	8,450	\$	7,938	\$	512
Legal Advertising	\$ 1,350	\$	1,013	\$	809	\$	204
Other Current Charges	\$ 1,000	\$	750	\$	766	\$	(16)
Office Supplies	\$ 250	\$	188	\$	330	\$	(142)
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total Administrative:	\$ 124,117	\$	99,207	\$	89,531	\$	9,675
Operations & Maintenance							
Field Operations	\$ 11,808	\$	8,856	\$	8,856	\$	-
Property Insurance	\$ 1,110	\$	1,110	\$	955	\$	155
Landscape Maintenance	\$ 39,732	\$	29,799	\$	30,325	\$	(526)
Landscape Contingency	\$ 6,000	\$	4,500	\$	9,195	\$	(4,695)
Irrigation Repairs	\$ 2,500	\$	1,875	\$	-	\$	1,875
Lake Maintenance	\$ 24,507	\$	18,380	\$	15,560	\$	2,820
Lake Contingency	\$ 7,000	\$	5,250	\$	1,416	\$	3,834
Electric	\$ 22,000	\$	16,500	\$	15,183	\$	1,317
Streetlights	\$ 49,140	\$	36,855	\$	31,117	\$	5,738
Common Area Maintenance	\$ 12,000	\$	9,000	\$	3,237	\$	5,763
Contingency	\$ 5,000	\$	3,750	\$	-	\$	3,750
Operating Reserve	\$ 7,000	\$	5,250	\$	-	\$	5,250
Total Operations & Maintenance:	\$ 187,797	\$	141,125	\$	115,844	\$	25,281

Community Development District

General Fund

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	1 06/30/24	Thru	ı 06/30/24	7	⁷ ariance
Reserves							
Capital Reserve Transfer	\$ 20,920	\$	20,920	\$	20,920	\$	-
Total Reserves	\$ 20,920	\$	20,920	\$	20,920	\$	-
Total Expenditures	\$ 332,834	\$	261,252	\$	226,296	\$	34,956
Excess Revenues (Expenditures)	\$ (75,459)			\$	36,900		
Fund Balance - Beginning	\$ 75,459			\$	155,836		
Fund Balance - Ending	\$ -			\$	192,736		

Community Development District

Capital Reserve

	Adopted		ated Budget	mi	Actual		
Revenues:	Budget	Thr	u 06/30/24	Thru 06/30/24		V	ariance
Transfer In	\$ 20,920	\$	20,920	\$	20,920	\$	-
Interest	\$ 2,650	\$	1,988	\$	1,885	\$	(103)
Total Revenues	\$ 23,570	\$	22,908	\$	22,805	\$	(103)
Expenditures:							
Bank Fees	\$ 500	\$	375	\$	236	\$	139
Capital Outlay	\$ -	\$	-	\$	2,400	\$	(2,400)
Total Expenditures	\$ 500	\$	375	\$	2,636	\$	(2,400)
Excess Revenues (Expenditures)	\$ 23,070	\$	22,533	\$	20,169		
Fund Balance - Beginning	\$ 130,102			\$	116,555		
Fund Balance - Ending	\$ 153,172			\$	136,724		

Community Development District

Debt Service Fund - Series 2013

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 06/30/24	Thr	u 06/30/24	Variance
Revenues:						
Special Assessments	\$ 381,721	\$	381,721	\$	384,932	\$ 3,211
Interest	\$ 6,550	\$	4,913	\$	18,291	\$ 13,379
Total Revenues	\$ 388,271	\$	386,634	\$	403,223	\$ 16,590
Expenditures:						
Series 2013						
Interest - 11/01	\$ 85,649	\$	85,649	\$	85,649	\$ -
Principal - 05/01	\$ 215,000	\$	215,000	\$	215,000	\$ -
Interest - 05/01	\$ 85,649	\$	85,649	\$	85,649	\$ -
Total Expenditures	\$ 386,298	\$	386,298	\$	386,298	\$ -
Other Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$ 1,974			\$	16,926	
Fund Balance - Beginning	\$ 163,099			\$	360,473	
Fund Balance - Ending	\$ 165,073			\$	377,399	

Community Development District

Month to Month

		Oct		Nov		Dec	Jan	F	eb	Mar		Apr		May	Jur	n	Jı	ıl	Au	ıg	Se	ot	Total
Revenues:																							
Assessments	\$	-	\$	27,002	\$	41,125 \$	141,410 \$	31.01	1 \$	5,641	\$	361	\$	- \$	10,648	\$		\$	_	\$	_	\$	257,196
Interest	\$	443	\$	432		368 \$	480 \$		06 \$	979		977		735 \$		\$	_	\$	_	\$	_	\$	6,000
	•		•		•						•		•	+		•		•		•		\$	-
Total Revenues	\$	443	\$	27,433	\$	41,493 \$	141,890 \$	31,90	7 \$	6,620	\$	1,337	\$	735 \$	11,338	\$	-	\$	-	\$	-	\$	263,196
Expenditures:																							
Administrative:																							
Supervisor Fees	\$	-	\$	1,800	\$	- \$	1,000 \$	-	\$	-	\$	1,000	\$	1,000 \$	-	\$	-	\$	-	\$	-	\$	4,800
FICA Expense	\$	-	\$	138	\$	- \$	77 \$	-	\$		\$	77	\$	77 \$	-	\$	-	\$	-	\$	-	\$	367
Engineering Fees	\$	2,240	\$	291	\$	- \$	500 \$	-	\$	563	\$	-	\$	250 \$	-	\$	-	\$	-	\$	-	\$	3,844
Arbitrage	\$		\$	-	\$	- \$	- \$	45			\$	-	\$	- \$		\$	-	\$	-	\$	_	\$	450
Dissemination	\$	83	\$		\$	83 \$	83 \$		33 \$		\$	83	\$	83 \$	83	\$	_	\$	_	\$	_	\$	750
District Counsel	\$	1,066	\$		\$	333 \$	694 \$	_	\$		\$	1,234		- \$		\$	_	\$	_	\$	_	\$	6,193
Assessment Administration	\$	7,500	\$		\$	- \$	- \$		\$		\$	1,231	\$	- \$		\$		\$		\$		\$	7,500
Annual Audit	\$	7,500	\$		\$	- \$	- \$		\$		\$	3,400	\$	- \$		\$		\$		\$		\$	3,400
Trustee Fees	\$		\$		\$	- \$	4,445 \$	_	\$		\$	3,400	\$	- \$	-	\$	-	¢	_	\$	_	\$	4,445
			-					4.88				4,882			4.882	-	-	\$	-	\$	-	\$	
Management Fees	\$	4,882	\$,	\$,			\$,		-	-	-	-	-		43,937
Information Technology	\$	150	\$		\$	150 \$	150 \$		50 \$		\$	150		150 \$	150		-	\$	-	\$	-	\$	1,350
Website Maintenance	\$	100	\$	100		100 \$	100 \$	10	00 \$		\$	100		100 \$	100		-	\$	-	\$	-	\$	900
Telephone	\$	-	\$		\$	- \$	6 \$	-	\$		\$	-	\$	51 \$	-	\$	-	\$	-	\$	-	\$	100
Postage	\$	4	\$		\$	- \$	2 \$	-	\$		\$	5		- \$	607		-	\$	-	\$	-	\$	760
Printing & Binding	\$	49	\$	3	\$	60 \$	2 \$	4	2 \$	8	\$	45	\$	4 \$	505	\$	-	\$	-	\$	-	\$	719
Insurance	\$	7,938	\$	-	\$	- \$	- \$	-	\$	-	\$	-	\$	- \$	-	\$	-	\$	-	\$	-	\$	7,938
Legal Advertising	\$	50	\$	68	\$	- \$	- \$	-	\$	67	\$	-	\$	136 \$	488	\$	-	\$	-	\$	-	\$	809
Other Current Charges	\$	55	\$	62	\$	52 \$	100 \$	10	6 \$	108	\$	88	\$	105 \$	90	\$	-	\$	-	\$	-	\$	766
Office Supplies	\$	13	\$	0	\$	13 \$	14 \$	1	3 \$	-	\$	13	\$	- \$	265	\$	-	\$	-	\$	-	\$	330
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	- \$	- \$	-	\$	-	\$	-	\$	- \$	-	\$	-	\$	-	\$	-	\$	175
Total Administrative:	\$	24,305	\$	8,929	\$	5,673 \$	12,055 \$	5,82	6 \$	7,660	\$	11,077	\$	6,837 \$	7,170	\$	-	\$	-	\$	-	\$	89,531
Operations & Maintenance																							
Field Operations	\$	984	\$	984	\$	984 \$	984 \$	98	34 \$	984	\$	984	\$	984 \$	984	\$	-	\$	-	\$	-	\$	8,856
Property Insurance	\$	955	\$	-	\$	- \$	- \$	-	\$		\$	-	\$	- \$		\$	-	\$	-	\$	_	\$	955
Landscape Maintenance	\$	3,153	\$		\$	3,153 \$	3,153 \$	3,15			\$	3,153		3,153 \$	5,098	\$	-	\$	-	\$	_	\$	30,325
Landscape Contingency	\$	_	\$		\$	2,840 \$	- \$	_	\$		\$		\$	- \$	_	\$	_	\$	_	\$	_	\$	9,195
Irrigation Repairs	\$		\$		\$	- \$	- \$		\$		\$	-	\$	- \$		\$		\$		\$		\$	
Lake Maintenance	\$	1,945	\$		\$	1,945 \$	1,945 \$	1,94			\$	1,945		1,945 \$		\$		\$		\$		\$	15,560
Lake Contingency	\$	1,743	\$		\$	- \$	- \$	1,7-	ro s \$		\$	471		825 \$	-	\$	-	\$	-	\$	-	\$	1,416
	\$	1,789	\$					1,80			\$	1,696		1,463 \$	1 525		-	, a	-	\$	-		
Electric				1,675		1,715 \$									1,525		-	3	-		-	\$	15,183
Streetlights	\$	3,894	\$.,	\$	3,894 \$	3,888 \$	3,91			\$	3,884		3,853 \$	-	\$	-	\$	-	\$	-	\$	31,117
Common Area Maintenance	\$	336	\$		\$	367 \$	440 \$	59			\$	347		433 \$	-	\$	-	\$	-	\$	-	\$	3,237
Contingency	\$	-	\$		\$	- \$	- \$	-	\$		\$	-	\$	- \$	-	\$	-	\$	-	\$	-	\$	-
Operating Reserve	\$	-	\$	-	\$	- \$	- \$	-	\$	-	\$	-	\$	- \$	-	\$	-	\$	-	\$	-	\$	-
Total Operations & Maintenance:	\$	13,057	\$	12,141	\$	14,898 \$	12,228 \$	12,40	2 \$	12,020	\$	18,835	\$	12,657 \$	7,607	\$	-	\$	-	\$	-	\$	115,844
Reserves																							
Capital Reserve Transfer	\$	-	\$		\$	- \$	- \$	-	\$	-	\$	20,920	\$	- \$	-	\$	-	\$	-	\$	-	\$	20,920
Total Reserves	\$		\$	-	\$	- \$	- \$		\$	-	\$	20,920	\$	- \$		\$	-	\$	-	\$	-	\$	20,920
Total Expenditures	\$	37,362	\$	21,070	\$	20,570 \$	24,283 \$	18,22	9 \$	19,680	\$	50,831	\$	19,494 \$	14,777	\$	-	\$	-	\$	-	\$	226,296
-																							
Excess Revenues (Expenditures)	\$	(36,919)	\$	6,364	\$	20,923 \$	117,606 \$	13,67	9 \$	(13,060)	\$	(49,494)	-5	(18,759) \$	(3,439)) \$	=	\$	-	\$	-	\$	36,900

Community Development District

Long Term Debt Report

SERIES 2013,	SPECIAL ASSESSMENT REFUNDING BONDS	
MATURITY DATE:	5/1/2035	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT	
RESERVE FUND REQUIREMENT	\$191,294	
RESERVE FUND BALANCE	\$193,392	
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)
LESS: PRINCIPAL PAYMENT 5/1/24		(\$215,000)
CURRENT BONDS OUTSTANDING		\$3,195,000



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%
								2013 Debt	
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	0&M Portion	Service Asmt	Total
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
03/19/24	8	\$14,626.73	\$287.42	\$255.81	\$0.00	\$14,083.50	\$5,640.97	\$8,442.53	\$14,083.50
04/10/24	INT	\$0.00	\$0.00	\$0.00	\$900.06	\$900.06	\$360.51	\$539.55	\$900.06
06/11/24	9	\$4,856.10	\$97.12	\$0.00	\$0.00	\$4,758.98	\$1,906.15	\$2,852.83	\$4,758.98
06/27/24	10	\$21,824.96	\$0.00	\$0.00	\$0.00	\$21,824.96	\$8,741.71	\$13,083.25	\$21,824.96
•						\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL	\$ 677,821.58	\$ 12,607.38	\$ 25,628.35	\$ 2,542.47	\$ 642,128.32	\$ 257,196.27	\$ 384,932.05	\$ 642,128.32

100.76%	Net Percent Collected
\$ (4,818.17)	Balance Remaining to Collect

C.

Community Development District

Summary of Invoices

May 1, 2024 - July 17, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/6/24	3235-3237	\$ 8,270.51
	5/14/24	3238	6,355.00
	5/20/24	3239	3,153.33
	5/28/24	3240-3241	2,896.70
	6/4/24	3242-3244	4,382.00
	6/11/24	3245-3246	6,530.33
	6/18/24	3247-3248	3,978.23
	6/24/24	3249	250.00
	6/26/24	3250	1,110.11
	7/1/24	3251-3252	921.38
	7/8/24	3253-3256	9,522.39
			\$ 47,369.98
Payroll			
•	<u>May 2024</u>		
	Joanne Wharton	50493	\$ 184.70
	Judith Kinnecom	50494	\$ 184.70
	Louis Pingotti	50495	\$ 184.70
	Robert Curran Jr.	50496	\$ 184.70
	Thomas Ferry	50497	\$ 184.70
			\$ 923.50
Т	OTAL		\$ 48,293.48

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/17/24 PAGE 1
*** CHECK DATES 05/01/2024 - 07/17/2024 *** HERITAGE PARK CDD-GENERAL FUND

*** CHECK DATES	05/01/2024 - 07/17/2024 ***	HERITAGE PARK CDD-GENERAL FUND BANK A HERITAGE PARK CDD			
CHECK VEND# DATE	INVOICE EXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK
5/06/24 00042	4/30/24 83629 202404 320-53800 AOUATIC WEED CTRL APR24			1,945.00	
		FUTURE HORIZONS, INC.			1,945.00 003235
5/06/24 00002	5/01/24 584 202405 320-53800 CONTRACT ADMIN MAY24	0-12000	*	984.00	
	5/01/24 585 202405 310-51300- MANAGEMENT FEES MAY24	0-34000	*	4,881.92	
	5/01/24 585 202405 310-51300	0-49200	*	100.00	
	WEBSITE ADMIN MAY24 5/01/24 585 202405 310-51300		*	150.00	
	INFORMATION TECH MAY24 5/01/24 585 202405 310-51300	0-31300	*	83.33	
	DISSEMINATION FEE MAY24 5/01/24 585 202405 310-51300	0-42500	*	3.90	
	COPIES 5/01/24 585 202405 310-51300	0-41000	*	51.36	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVI	CES		6,254.51 003236
5/06/24 00083	5/02/24 24-00245 202405 310-51300- NOT.OF MEETING 05/09/24	0-48000		71.00	
		JACKSONVILLE DAILY RECORD			71.00 003237
5/14/24 00043	4/22/24 STAUG 68 202404 320-53800	0-46500	*	6,355.00	
		YELLOWSTONE LANDSCAPE			6,355.00 003238
	5/01/24 STAUG 68 202405 320-538	0-46200	*	3,153.33	
		YELLOWSTONE LANDSCAPE			3,153.33 003239
3/20/24 00002	5/14/24 586 202404 320-53800 WALK POND/RMV DBRS/RESE	0-40400	*	346.70	
	WALK POND/RMV DBRS/RES	GOVERNMENTAL MANAGEMENT SERVI	CES		346.70 003240
	5/07/24 25700 202404 310-51300	0-32200		2,550.00	
	FY23 AUDIT FEE-FINAL BI	GRAU AND ASSOCIATES			2,550.00 003241
6/04/24 00042	5/31/24 84137 202405 320-53800- AQUATIC WEED CTRL MAY24	0-46300	*		
		FUTURE HORIZONS, INC.			1,945.00 003242
	5/07/24 25700 202404 310-51300- FY23 AUDIT FEE-FINAL BILI	0-32200	*	850.00	
		CDAIL AND ACCOCTAMES			850.00 003243

HERT HERITAGE PARK TVISCARRA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/17/24 PAGE 2
*** CHECK DATES 05/01/2024 - 07/17/2024 *** HERITAGE PARK CDD-GENERAL FUND

*** CHECK DATES	05/01/2024 - 07/17/2024 ***	HERITAGE PARK CDD-GENERAL FUND BANK A HERITAGE PARK CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK
	5/31/24 3397412 202403 310-5130 PHONE MTG/APPRAIS.RPT/A	GD		1,587.00	
		KUTAK ROCK LLP			1,587.00 003244
6/11/24 00002	6/01/24 587 202406 310-5130		*	4,881.92	
	6/01/24 587 202406 310-5130		*	100.00	
	WEBSITE ADMIN JUN24 6/01/24 587 202406 310-5130	0-35100	*	150.00	
	INFORMATION TECH JUN24 6/01/24 587 202406 310-5130	0-31300	*	83.33	
	DISSEMINATION FEE JUN24 6/01/24 587 202406 310-5130		*	15.24	
	OFFICE SUPPLIES 6/01/24 587 202406 310-5130	0-42000	*	149.73	
	POSTAGE 6/01/24 587 202406 310-5130	0-42500	*	101.55	
	COPIES 6/01/24 588 202406 320-5380		*	984.00	
	CONTRACT ADMIN JUN24	GOVERNMENTAL MANAGEMENT SERVICES			6,465.77 003245
6/11/24 00080	5/20/24 6461933 202405 310-5130 NOT.OUALIFY BRD 06/10/2		*	64.56	
	NOI.QUALIFY BRD 06/10/2	GANNETT FLORIDA LOCALIQ			64.56 003246
6/18/24 00042	5/31/24 84339 202405 320-53800-	0-46600	*	704.90	
	AERATOR-REBLD KIT/DISCN 5/31/24 84340 202405 320-5380	0-46600	*	120.00	
	AERATOR-ANCHOR FNT IN P	FUTURE HORIZONS, INC.			824.90 003247
6/18/24 00043	6/01/24 STAUG 70 202406 320-53800-	0-46200	*	3,153.33	
	MTHLY LANDSCAPE MNT JUN	YELLOWSTONE LANDSCAPE			3,153.33 003248
6/24/24 00021	6/21/24 52651 202405 310-51300- ATTEND MAY CDD MTG-PHONE	0-31100	*	250.00	
	ATTEND MAY CDD MIG-PHON	PROSSER, INC			250.00 003249
6/26/24 00057	7 6/25/24 144554 202406 310-51300- MAIL NOTICE-CASS/LASR/FLD 6/25/24 144554 202406 310-51300- MAIL NOTICE-WINDOW ENVLPE 6/25/24 144554 202406 310-51300- MAIL NOTICE-POSTAGE	0-42500	*	403.84	
		0-51000	*	249.32	
			*	456.95	
	MAIL NOTICE-POSTAGE	ADVANCED DIRECT MARKETING SERVICE	ES		1,110.11 003250
				-	-

HERT HERITAGE PARK TVISCARRA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREP *** CHECK DATES 05/01/2024 - 07/17/2024 *** HERITAGE PARK CDD-GENE BANK A HERITAGE PARK C	AID/COMPUTER CHECK REGISTER RAL FUND DD	RUN 7/17/24	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
7/01/24 00002 6/24/24 589 202405 320-53800-46400 RMV DEBRIS/INST.NO FISHNG GOVERNMENTAL MANAGE	* MENT SERVICES	433.38	433.38 003251
7/01/24 00083 6/27/24 24-00351 202406 310-51300-48000 NOT.FY25BDGT/MTG 07/25/24 JACKSONVILLE DAILY	*	488.00	
7/08/24 00042 6/30/24 84622 202406 320-53800-46200 AQUATIC WEED CTRL JUN24	*	1,945.00	
FUTURE HORIZONS, IN			
7/08/24 00002 7/01/24 590 202407 320-53800-12000 CONTRACT ADMIN JUL24		984.00	
7/01/24 591 202407 310-51300-34000	*	4,881.92	
MANAGEMENT FEES JUL24 7/01/24 591 202407 310-51300-49200 WEBSITE ADMIN JUL24	*	100.00	
7/01/24 591 202407 310-51300-35100	*	150.00	
INFORMATION TECH JUL24 7/01/24 591 202407 310-51300-31300 DISSEMINATION FEE JUL24	*	83.33	
7/01/24 591 202407 310-51300-42500	*	.30	
COPIES 7/01/24 591 202407 310-51300-41000 TELEPHONE	*	28.34	
GOVERNMENTAL MANAGE	MENT SERVICES		6,227.89 003254
7/08/24 00083 7/05/24 24-00365 202407 310-51300-48000 ADOPT FY25 BDGT/MTG 07/25	*	116.00	
JACKSONVILLE DAILY	RECORD		116.00 003255
7/08/24 00073 7/03/24 3420846 202404 310-51300-31500 RARGAIN SALE TAX/FY25 RGT	*	1,233.50	
KUTAK ROCK LLP			1,233.50 003256
	TOTAL FOR BANK A		
	TOTAL FOR REGISTER	47,369.98	

HERT HERITAGE PARK TVISCARRA

Future Horizons, Inc

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

Voice: 904-692-1187 Fax:

904-692-1193

Invoice Number: 83629

Invoice Date:

Apr 30, 2024

Page:

1

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



Customer ID	Customer PO	Payment	t Terms
Heritage04	Per Contract	Net 30	Davs
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	4/7/24	5/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of April 2024	1,945.00	1,945.00
		่⊭น่ว Approved 4/30/24 Jeff Johnson Lake Maintenance 53800.320.	46300	
		Subtotal Sales Tax Freight		1,945.00
		Total Invoice Amount		1,945.00
heck/Credit Men	no No:	Payment/Credit Applied		1,545.00
TOUR OF CUR WEE	IIO 140.			
		TOTAL		1,945.0

1001 Bradford Way Kingston, TN 37763

Invoice

Bill To:

Heritage Park CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 Invoice #: 584 Invoice Date: 5/1/24 Due Date: 5/1/24

Case:

P.O. Number:

MAY 0 3 2024

		DY are a constant or any analysis of the		
Description #2	Hours/Qty	Rate	Amount	
Contract Administration - May 2024 วะอ. ปาง		984.00	984.00	
Juny Lanhut 5-3-24				
	Total		#004.00	

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

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 585

Invoice Date: 5/1/24
Due Date: 5/1/24

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 - May 2024 Website Administration - May 2024 Information Technology - May 2024 Dissemination Agent Services - May 2024	210.213.34		4,881.92 ′	4,881.92
Website Administration - May 2024	442		100.00	100.00
nformation Technology - May 2024	351		150.00	150.00
Dissemination Agent Services - May 2024	212		83.33	83.33
Jopies	425		3.90	3.90
Telephone	Ч(Strategy and Strat	51.36	51.36

Total	\$5,270.51		
Payments/Credits	\$0.00		
Balance Due	\$5,270.51		

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

May 2, 2024

Date

Attn: Sarah Sweeting GMS, LLC 475 West Town Place, Ste 114 Saint Augustine

*83

FL 32092

310-317.48



check or remittance advice.

	BX:
Serial # 24-00245J PO/File #	\$71.00
Notice of Meeting	Payment Due
	\$71.00
Heritage Park Community Development District	Publication Fed
Case Number	Amount Paid
Publication Dates 5/2	Payment Due Upon Receipt
County St. Johns	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 24-00245J on your

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

'erms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.

Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice (This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

NOTICE OF MEETING HERITAGE PARK COMMUNITY

DEVELOPMENT DISTRICT
The regular meeting of the Board of Supervisors (the "Board") of the Heritage Park Community Development District is scheduled to be held on Thursday, May 9, 2024 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

at 1-800-955-87/0, 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
May 2 00 (24-00245J)



Bill To:

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

Property Name: Heritage Park CDD

Address:

Heritage Park Dr & East Red House

St. Augustine, FL 32084

INVOICE

INVOICE #	INVOICE DATE
STAUG 685941	4/22/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 22, 2024

Invoice Amount: \$6,355.00

Description

1800 Pond Native Grass Install

Landscape Enhancement



\$6,355.00

Current Amount

Invoice Total

\$6,355.00

IN COMMERCIAL LANDSCAPING

#43

Approved 5/7/24
Jeff Johnson
Common Area Maintenence
320.53800.46400 \$3355
Contingency
320.53800.49000 \$3000

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



Bill To:

#43

Approved 4/25/24

Jeff Johnson

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

Property Name: Heritage Park CDD

Address: Heritage Park Dr & East Red House

St. Augustine, FL 32084

Landscape Maintenance 001.320.53800.46200

INVOICE

INVOICE#	INVOICE DATE
STAUG 687838	5/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2024

Invoice Amount: \$3,153.33

Description **Current Amount** \$3,153.33

Monthly Landscape Maintenance May 2024

APR 25 2024

Invoice Total

\$3,153.33

IN COMMERCIAL LANDSCAPING

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

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 586
Invoice Date: 5/14/24

Due Date: 5/14/24

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2024		346.70	346.70
#2 Approved 5/17/24 Jeff Johnson Common Area Maintenance 53800.320.46400 \$346.70			
Juny Landet 5-17-24			

Total	\$346.70
Payments/Credits	\$0.00
Balance Due	\$346.70

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

Date	<u>Hours</u>	Employee	Description
4/3/24 4/10/24 4/17/24 4/24/24	2 2 2 2	J.J. J.J. J.J.	Walked ponds, removed debris around ponds Walked ponds, removed debris around ponds, cleaned outfall structures on pond 1400 Walked ponds, removed debris around ponds Walked ponds, removed debris around ponds, ponds 300 and 1500 fountains are being repaired, reset pond 100 fountain, replaced broken sign near pond 1000
TOTAL	8		
MILES	60		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Grau and Associates

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

Phone: 561-994-9299 Fax: 561-994-5823

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

Invoice No.

25700

Date

05/07/2024

310-517-722 - J. May Bill

MAY 0 7 2024

BY:

SERVICE

Audit FYE 09/30/2023

\$____3,400.00

Current Amount Due

3,480.00

<u>x 75%</u> \$2,550.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Future Horizons, Inc

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

Voice: 9

904-692-1187 904-692-1193 INVOICE

Invoice Number: 84137

Invoice Date:

May 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



Customer ID	Customer PO	Payment	ayment Terms	
Heritage04	Per Contract	Net 30	Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date	
	Hand Deliver	5/6/24	6/30/24	

Quantity	Item	Description	Unit Price	Amount
	Aquatic Weed Control	#42 Approved 6/3/24 Jeff Johnson Lake Maintenance 53800.320.46200 463	1,945.00	1,945.00
		Subtotal		1,945.00
		Sales Tax		
		Freight		
		Total Invoice Amount		1,945.00
Check/Credit Me	mo No:	Payment/Credit Applied		
		TOTAL		1,945.00

Grau and Associates

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

Phone: 561-994-9299 Fax: 561-994-5823

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

Invoice No.

25700

Date

05/07/2024

310-517-722



SERVICE AMOUNT

Audit FYE 09/30/2023 3,400.00

> **Current Amount Due** 3,400.00

2550.00)

850.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

#73 310-513-**3**5 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. 3397412 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. 3397412

10423-1

Re: Heritage Park CDD - General Representation							
For Pro	fessional Legal Service	es Rendered					
03/06/2 03/17/2		0.20 0.50	70.00 125.00	Review agenda for March meeting Monitor legislative process relating to matters impacting special districts			
03/27/2	4 W. Haber	0.30	105.00	Review appraisal and confer with Oliver regarding same			
03/27/2	4 K. Magee	1.30	344.50	Review agenda and prepare for Board of Supervisors meeting; review property appraisal report			
03/28/2	W. Haber	0.50	175.00	Prepare for and participate in Board meeting			
03/28/2	K. Magee	2.30	609.50	Prepare for and attend Board of Supervisors meeting via phone			
03/29/2	W. Haber	0.30	105.00	Review issue regarding purchase for less than appraised value			
03/30/2	K. Magee	0.20	53.00	Review Board of Supervisors meeting notes and action items			
TOTA	LHOURS	5.60					

KUTAK ROCK LLP

Heritage Park CDD May 31, 2024 Client Matter No. 10423-1 Invoice No. 3397412 Page 2

TOTAL FOR SERVICES RENDERED

\$1,587.00

TOTAL CURRENT AMOUNT DUE

\$1,587.00

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 587 Invoice Date: 6/1/24

Due Date: 6/1/24

Case:

P.O. Number:



Bill To:

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

			BY:	
Description	42	Hours/Qty	Rate	Amount
Management Fees - June 2024	310 513 34		4,881.92	4,881.92
Website Administration - June 2024	492		100.00	100.00
Information Technology - June 2024	351		150.00	150.00
Dissemination Agent Services - June 2024	213		83.33	
Office Supplies	<i>S1</i>	:	15.24	15.24
Postage	42		149.73	149.73
Copies	425		101.55	101.55

Total	\$5,481.77
Payments/Credits	\$0.00
Balance Due	\$5,481.77

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 588
Invoice Date: 6/1/24

Due Date: 6/1/24

Case:

P.O. Number:

JUN 0 7 2024

Bill To:

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

		В	I describe the second s	Then Silver aged o
Description	п #2	Hours/Qty	Rate	Amount
Contract Administration - June 2024	320-538 12		984.00	984.00
Juny da	-24			

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



H	ACCU	UNINAME	ACCOUNT #	PAGE#
	Heritage Park	764135	1 of 1	
	INVOICE#	BILLING PERIOD	PAYMENT DU	E DATE
	0006461933	May 1- May 31, 2024	June 20, 2	2024
	PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
I	\$0.00	\$0.00	\$64.56	5

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

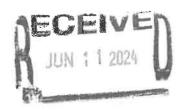
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
5/1/24	Balance Forward	\$66.64
5/3/24	PAYMENT - THANK YOU	-\$66.64
***	. # . # . * * S	

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/20/24	10181926	SAG St Augustine Record	HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT		\$64.56

#80 310:513 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 \$64.56
Service Fee 3.99% \$2.58
*Cash/Check/ACH Discount -\$2.58
*Payment Amount by Cash/Check/ACH \$64.56
Payment Amount by Credit Card \$67.14

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT	NUMBER	INVOICE NUMBER		AMOUNT PAID
Heritage Park Co	omm Development	764	135	00064	461933	\$64.56
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE
\$64.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY WITH CREDIT CARD PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
				1-877-736-7612		\$67.14
Ga	nnett Florida Loca	ıliQ				iii a

Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244

To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com



LOCALIQ

FI ORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Heritage Park Comm Development 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

05/20/2024

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 05/20/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.76

My commission expires

Publication Cost:

\$64.56

Order No:

10181926

of Copies:

Customer No:

764135

0

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVI-SORS 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 Development Community Park 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 4455 Avenue A, Suite 101, St. Augustine, Florida (904) 823-2238. Phone 32092 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. Park Community Heritage The 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 prescribed by law for manner

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

Future Horizons, Inc

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

Fax:

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

Invoice Number: 84339

Invoice Date:

May 31, 2024

Page:

1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms		
Heritage04	Per Quote	Net 30	0 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date	
Kenney01	Hand Deliver		6/30/24	

Quantity	Item	Description	Unit Price	Amount
1.00	4400 B Rebuild Kit	4400 Bluffton Rebuild Kit	234.40	234.4
1.00	840475	Zinc Anode 4400/8400		
1.00	840510	Flinger Disc for 5/8 Shaft""		
1.00	990280	Black Plug for Top	NA DESCRIPTION OF THE PERSON O	
1.00	990281	O-Ring For Black Plug	nec	EIVE
1.00	990300	Large O-Ring for Blue Top	×	
1.00	840500	Mechanical Seal	JUN	1 7 2024
2.00	996100	Bearings (each)	BY:	
1.00	990652	Cord Connector, Wire Retainer,	Ur.	90 Y W.
1.00	496200	15.0 MF Capacitor		
1.00	911100	Replacement Kit, Grease		
1.00	990900	Kasco Oil		
1.00	Env Disp Fee	Environmental Disposal Fee		
1.00	646236K	Shore side of Quick Disconnect	230.50	230.5
1.00	Aerator Service	Aerator Service - Pond 300	240.00	240.0
		Unit ran very slow and failed the MEG test		
		indicating a short. The power cord also		
		failed the MEG test. The capacitor had		
		shorted out which was causing the short		
		and the unit to run slow. The quick		
		disconnect had water intrusion which was		
		Subtotal		Continue
		Sales Tax		Continue
		Freight		
		Total Invoice Amount		Continue
heck/Credit Memo No:		Payment/Credit Applied		
		TOTAL		Continued

Future Horizons, Inc 403 N First Street

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

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

Invoice Number: 84339

Invoice Date: May 31, 2024

Page: 2

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment	Terms
Heritage04	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver	•	6/30/24

Quantity	em Description	Unit Price	Amount
	the cause of the short in the cable. All		
	replaced parts come with a 1-year warranty.		
	#UZ Approved 6/17/24 Jeff Johnson Lake Contingency 53800.320.46600		
]	Subtotal		704.90
	Sales Tax		
	Freight		
	Total Invoice Amount		704.9
neck/Credit Memo No:	Payment/Credit Applied		704.50
Crount monto (10.	TOTAL		704.9

Future Horizons, Inc 403 N First Street

PO Box 1115 Hastings, FL 32145 USA

Voice: Fax:

904-692-1187 904-692-1193

Invoice Number: 84340

Invoice Date:

May 31, 2024

Page:

Bill To:

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

Ship to:

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

CustomerID	Customer PO	Payment	Terms
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Johnson01	Hand Deliver	5/9/24	6/30/24

Quantity	Item	Description	Unit Price	Amount
	Aerator Service	Aerator Service - anchored fountain in Pond 1500 #-42 Approved 6/17/24 Jeff Johnson Lake Contingency 53800.320.46600	120.00 DECE	120.0
eck/Credit Mer	mo No:	Subtotal Sales Tax Freight Total Invoice Amount Payment/Credit Applied TOTAL		120.0 120.0



Bill To:

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

Property Name: Heritage Park CDD

Address: Heritage Park Dr & East Red House

St. Augustine, FL 32084

INVOICE

INVOICE #	INVOICE DATE
STAUG 702979	6/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2024

Invoice Amount: \$3,153.33

Description

Monthly Landscape Maintenance June 2024

Current Amount \$3,153.33

MAY 2 2 2024

Invoice Total

\$3,153.33

#以 Approved 5/22/24 Jeff Johnson Landscape Maintenance 53800.320.46200

IN COMMERCIAL LANDSCAPING

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



June 21, 2024

Project No:

P0104022.01

Invoice No:

52651

Heritage Park CDD

c/o Governmental Management Services-CF, LLC

6200 Lee Vista Blvd.

#21

310.513.311

Orlando, FL 32822

Project

Suite 300

P0104022.01

Heritage Park/CDD-General Fund

For services including attend May CDD meeting via phone.

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

Professional Personnel

Vice President

 Hours
 Rate
 Amount

 1.00
 250.00
 250.00

Totals 1.00 250.00

Total Labor

Total this Invoice \$250.00

250.00

Advanced Direct Marketing Services

Invoice

3733 Adirolf Rd. Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 396.6328

DATE INVOICE # 6/25/2024 144554

BILL TO

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



			. T	
	P.O. NO.	TERI	VIS	PROJECT
		With C	Order	
SERVICE DESCRIPTION	#517	QTY	RATE	AMOUNT
Heritage Park CDD Load, read, convert files; CASS Certify addresses to enable automatic rates; Create automation based sack/tray tags & postal documents; for addressing		709	0.10578	75.00
Form layout and preparation	700 70 700	1 702	37.50	
Laser one sheet front & back in color Fold customer materials)	703 703	0.35 0.06443	1
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate		703	ı	
#10 Window Envelopes printed one color black ink Postage	SI 42	723 703	0.25713	185.90
	Subto	tal		\$1,110.11
	Sales	Tax (7.5	%)	\$0.00
	Tota			\$1,110.11

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 589

Invoice Date: 6/24/24

Due Date: 6/24/24

Case: P.O. Number:

Bill To:

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



		BY:	
Description	Hours/Qty	Pate	Amount
Facility Maintenance May 1 - May 31, 2024		433.38	433.38
էջ Approved 6/26/24 Jeff Johnson Common Area Maintenance 53800.320.46400			
	Total		90 CCNP

Juny Lanhit

Total	\$433.38
Payments/Credits	\$0.00
Balance Due	\$433.38

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

Date	<u>Hours</u>	Employee	Description
5/1/24	2	J.J.	Removed debris around ponds, checked fountains at one, three and fifteen are in for service issues
5/8/24	2	J.J.	Walked all ponds, removed debris around all ponds
5/15/24	2	J.J.	Installed new No Fishing signs on poles on ponds 11 and 12, walked all ponds, reset 11 and 12, removed debris around all ponds
5/22/24	2	J.J.	Walked all ponds, reset fountain 15, removed debris around all ponds, rehung sign that was knocked off of pond 1200
5/29/24	2	J.J.	Walked all ponds, removed debris around all ponds, reset pond 1200 fountain
TOTAL	10		
MILES	75		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

June 27, 2024

Date

Attn: Sarah Sweeting GMS, LLC 475 West Town Place, Ste 114

Saint Augustine

FL 32092

#83 210:512:**48** JUN 27 2024

Serial # 24-00351J PO/File #	\$488.00
	Payment Due
Notice of Public Hearing to Consider The Adoption of the FY 2025 Budget; Notice of Public Hearingetc; and Notice of Regular Board of Supervisors'	\$488.00
	Publication Fe
Heritage Park Community Development District	1 ubilication re
Case Number	Amount Paid
Publication Dates 6/27	Payment Due Upon Receipt
County St. Johns	For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 24-00351J on your check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Preliminary Proof Of Legal Notice (This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY,
COLLECTION, AND EMPORCEMENT OF THE SAME, AND NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.

COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Heritage Park Community Development District ("District") will hold the following public hearings and regular nueeting:

July 25, 2024

TIME:
LOCATION:
Heritage Park Amenity Center
225 Hefferon Drive
St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year heginning October 1, 2024, and ending September 30, 2025 ("Fy 2025"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for Fy 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District symmats on the proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments is identified in the trap attached hereto. The table below shows the schedule of the proposed O&M Assessments. which are subject to change at the hearing:

Total Units

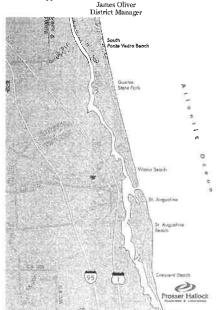
Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment	
Multi Family	148	0.50	8229	
Single Family 53'	205	1.00	\$457	
Single Family 63'	222	1.20	\$549	
Single Fantily 75'	86	1.40	\$640	
Single Family S5' 42 1.60		1.60	\$731	

Single Family 85' 42 1.60 8731

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE. The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3682(4). Florida Statutes, the lieu amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments and be held on rotter provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3682(4). Florida Statutes, is met. Note, the O&M Assessment be ont include debt service assessments previously levied by the District, if any.

For IV 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager (of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office, Juding normal business hours, or by visitin



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: 84622

Invoice Date: Jun 30, 2024

Page:

Bill To:

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

Ship to: Aquatic Weed Control Services JUL 0 2 2024 BY:

Customer ID Heritage04	Customer PO	Payment Terms Net 30 Days	
	Per Contract		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	6/5/24	7/30/24

Quantity	Item	Description	Unit Price	ice Amount	
	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of June 2024 #42 Approved 7/2/24 Jeff Johnson Lake maintenance 53800.320.46200	1,945.00	1,945.0	
		Subtotal		1,945.00	
		Sales Tax			
		Freight			
		Total Invoice Amount		1,945.00	
eck/Credit Me	emo No:	Payment/Credit Applied			
		TOTAL		1,945.00	

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 590
Invoice Date: 7/1/24

Due Date: 7/1/24

Case:

P.O. Number:

JUL 03

Bill To:

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

		BY		
Description	#2	Hours/Qty	Rate	Amount
Contract Administration - July 2024	350.238.15		984.00	984.00
			da ya bi ada da ya 19 marani a ya 18 marani a 18 m	
		de presentation des representations de la constantina della consta		
Juny La 7-3-	nbert 24			

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

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 591

Invoice Date: 7/1/24

Due Date: 7/1/24

Case:

P.O. Number:

Bill To:

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

Description	#5	Hours/Qty	Rate	Amount
Management Fees - July 2024	210-513-361		4,881.92	4,881.92
Vebsite Administration - July 2024	492		100.00	100.00
nformation Technology - July 2024	351		150.00 ′	150.00
Dissemination Agent Services - July 2024	3/3		83.33	83.33
Copies			0.30	0.30
elephone	425		28.34	28.34
			a-t-available (spinos) septiminas (spinos) sep	
		and development of the state of		

			on-possessing in	
		A second		

Total	\$5,243.89		
Payments/Credits	\$0.00		
Balance Due	\$5,243.89		

Preliminary Proof Of Legal Notice (This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION OF THE FISCAL YEAR
2025 PROPOSED BUDGET(S);
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.

The Board of Supervisors ("Board") of the Heritage Park Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 25, 2024 TIME: 1:00 p.m. LOCATION: Heritage Park Amenity Center 225 Hefferon Drive

St. Augustine, Florida 32084
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://heritageparkcdd.com/.

heritageparkcdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver District Manager 00 (24-00365J)

Jul. 5

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

210-517.48

July 5, 2024

Date

Attn: Sarah Sweeting GMS, LLC 475 West Town Place, Ste 114

Saint Augustine

FL 32092



Serial #	24-00365J	PO/File #		\$116.00
			Pa	yment Due
		to Consider The Adoption of the Fiscal Year 2025		v
Budget;	and Notice of Reg	gular Board of Supervisors' Meeting		\$116.00
Heritage	Park Community	Pub	Publication Fee	
			\$	116.00
Case Nu	ımber		A	mount Paid
Publicat	tion Dates 7/5		Payment Due Up	on Receipt
			TC	

Payment is due before the Proof of Publication is released.

County St. Johns

For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.

If your payment is being mailed, please reference Serial # 24-00365J on your check or remittance advice.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 3, 2024

#73 210 217-315

Jim Oliver Heritage Park CDD Governmental Management Services - North Florida Suite 114 475 West Town Place St. Augustine, FL 32092 Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA#

First National Bank of Omaha Kutak Rock LLP A/C #

Reference: Invoice No. 3420846 Client Matter No. 10423-1

Notification Email: eftgroup@kutakrock.com



Invoice No. 3420846 10423-1

Re: Herit	age Park CDD - (General Repr	esentation				
For Professional Legal Services Rendered							
04/01/24	K. Magee	3.30	874.50	Research regarding applicability of "bargain sale" tax benefit to District purchases			
04/02/24	K. Magee	0.70	185.50	Complete research and compile findings regarding "bargain sale" tax benefits			
04/03/24	W. Haber	0.20	70.00	Confer with Magee regarding research on charitable contribution			
04/05/24	K. Magee	0.10	26.50	Confer with district manager regarding "bargain sale" research			
04/28/24	S. Sandy	0.20	77.00	Prepare FY 2024-2025 budget documents			
TOTAL HOURS		4.50					
TOTAL FOR	R SERVICES RE	NDERED		\$1,233.50			
TOTAL CUI	RRENT AMOUN	<u>\$1,233.50</u>					