

Heritage Park
Community Development District

January 23, 2025

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

January 16, 2025

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, January 23, 2025 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the November 21, 2024 Meeting
- IV. Consideration of Resolution 2025-07, Ratifying the Sale of Bonds and Levy of Assessments for Series 2025 Bonds
- V. Update Regarding Real Property Purchase
- VI. Update on O&M Matters
- VII. Consideration of Water Fountain Replacement Proposals
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager - Report

- 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 – March 27, 2025 @ 1:00 p.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Park Community Development District was held on Thursday, November 21, 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:

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

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Ryan Stilwell <i>(via phone)</i>	District Engineer
Corbin deNagy <i>(via phone)</i>	GMS
Kyle Magee <i>(via phone)</i>	Kutak Rock
Bob Gang <i>(via phone)</i>	Bond Counsel
Jeff Johnson	Operations Manager
Rhonda Mossing <i>(via phone)</i>	MBS Capital Markets
Geri Ferry	HOA
Residents	

The following is a summary of the actions taken at the November 21, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Nick Bottinelli, a resident, questioned the CDD fee that residents were paying with their taxes. Mr. Oliver explained that the CDD issued bonds for the development of the community and residents were paying operation and maintenance (O&M) costs. Ms. Wharton questioned whether he was referring to the \$3 million that was issued in bonds. Mr. Bottinelli was referring to the bonds that required him to pay \$2,400. Mr. Oliver suggested that Mr. Bottinelli hold his questions until the Sixth Order of Business, as \$2,400 was inaccurate. Ms. Wharton explained that there were two separate bond issues; one for the refinancing of the original \$3 million that residents owed for the construction of the lakes.

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. Oliver reported that Ms. Joanne Wharton and Mr. Louis Pingotti were re-elected to their seats and congratulated them.

A. Oath of Office for Newly Appointed Supervisors

Mr. Oliver, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Joanne Wharton and Mr. Louis Pingotti.

B. Election of Officers, Resolution 2025-02

Mr. Oliver reported that currently Ms. Wharton served as Chair and Mr. Curran served as Vice Chair. Ms. Wharton pointed out when she took over as Chair, she informed Mr. Ferry that she would only serve for one year and since she was President of the HOA Board, she nominated Mr. Ferry as Chair.

On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor Electing Mr. Thomas Ferry as Chair was approved.

Ms. Wharton nominated Mr. Curran as Vice Chair.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor Electing Mr. Bob Curran as Vice Chair was approved.

Mr. Oliver requested that the Board adopt Resolution 2025-02, electing Mr. Tom Ferry as Chair; Mr. Bob Curran as Vice Chair; the remaining Board Members as Assistant Secretaries; Mr. Jim Oliver as Secretary and Treasurer; Ms. Marilee Guiles, Mr. Daniel Laughlin and Mr. Darrin Mossing and Mr. Matthew Biagetti as Assistant Secretaries and Assistant Treasurers, for check signing purposes.

On MOTION by Ms. Wharton seconded by Ms. Kinnecom with all in favor the election of officers as stated above as evidenced by Resolution 2025-02 was adopted.

- **Series 2024 Bond Matters (Item 6)**

Mr. Oliver recalled at the September 22nd meeting, the District started the process to issue refunding bonds to refinance the current bonds at a lower interest rate and new revenue bonds to fund the purchase of the land across the parking lot. At the start of the process, the interest rate was 3.87% and although the CDD was receiving money for the purchase of the land, assessments would be reduced. In addition, the 2013 bonds expired in 2035 and this would extend the assessments for the new money bonds to 2036. A 30-day mailed notice was sent to residents announcing the public hearing that would be held on November 7th. However, from the time that the notice was sent, due to increases in the bond market, the rate increased from 3.87% to 4.13% and as a result, the public hearing was cancelled. At this time, the Board had the option of re-starting this process, but not to send out mailed notices, in case rates go to 5%. Ms. Rhonda Mossing of MBS Capital Markets (MBS) explained that the term sheet from the bank, that was received in September, included a rate of 3.87%, but the rate was not locked in, until 30 days before closing, which was around October 14th. However, at that time, rates increased to the point where the numbers did not work anymore and MBS was able to get the bank to extend the term sheet, including the same terms and formula, but with a 5% interest rate, to provide to wiggle room, which was included in the Preliminary Assessment Report that GMS prepared. It was slightly higher than current assessments, but it could be less than 5% at closing, which was conservative, as the interest rate, as of yesterday, was 4.43%.

Ms. Wharton questioned what Ms. Mossing predicted the rate would be in the next 30 days. Ms. Mossing anticipated that rates would stabilize, unless there was a big event and expected to lock in the rate around December 15th, as the closing was following the public

hearing, around January 15th. Mr. Oliver pointed out that the public hearing was the first week of January. Ms. Wharton requested that Ms. Mossing put pressure on the bank about locking in the rate in 45 days, instead of 30 days. Ms. Mossing did not see the bank changing from 30 days, because there was too much risk, but felt that locking the rate in on December 15th, was plenty of time, as it was two weeks before the public hearing. However, if rates were higher than 5%, they would not lock it in. Mr. Oliver pointed out that Table 5 in the Assessment Methodology Report, showed that the current assessment for a single-family home with a 53-foot lot, on a net basis, was \$572.76, but in the corresponding table, for Fiscal Years 2025 through 2034, the assessment would increase by \$6 to \$578.30. This information would be included in a new mailed notice, which would include a cover sheet, with a quick summary of what the mailed notice included and what the Board was trying to do. Ms. Wharton requested that the summary include the assessment for the majority of homes, which was the 53-foot lot, as it was confusing. Mr. Oliver would include it.

A. Preliminary Assessment Report *(will be sent under separate cover)*

Mr. Oliver presented the Second Supplemental Assessment Methodology Report, which included the new date of November 21, 2024, on the cover page. Most of the pages were the same, but the amounts were based on the 5% interest rate, versus 3.87%. In talking with the developer, they wanted to finance the deal with an interest rate of 8%. Mr. Haber recalled that the Board previously adopted a resolution setting the public hearing on assessments for November 7th, which was ultimately canceled because of the rise in interest rates. However, if the Board decided to proceed, there should be a motion to approve an updated version of the term sheet from the bank and resolution declaring assessments, which was adopted previously, with the updated methodology. In addition, there was currently a Purchase and Sale Agreement with the seller, which contemplated a closing date of November 22nd. The Board had the right to terminate that agreement, if they decided not to proceed, but the seller was willing to extend the closing date to January 31st, under the same terms and issue the bonds, with an interest rate of not exceeding 5%. Ms. Mossing pointed out that the only change in the term sheet, was to extend the date to January 25th, with all other provisions, remaining the same. Ms. Wharton questioned whether the bank's proposal included a cap. Ms. Mossing confirmed that there was no cap on the

term sheet. Mr. Haber indicated if it was an interest rate that the Board was not comfortable with, it would not be locked in and they would go through this process again.

Mr. Oliver opened the floor to public comments. Mr. Nick Bottinelli questioned whether the CDD fees charged to every resident, paid off the bond. Mr. Oliver confirmed that it would pay off the bond, which matured and in 2035. The District issued bonds in 2004 and refinanced them at a lower rate in 2013 and now they were being refinanced again at a lower rate. Mr. Bottinelli questioned the advantage to homeowners for incurring debt to purchase the land. Mr. Curran indicated that it would stop a developer, who wanted to build condos on that property. Mr. Bottinelli recalled that the plan was rejected by the County Commission. Ms. Wharton clarified what was rejected, was a unit similar to the villas, but there was a loophole for the developer to build lower income homes, without going through the process. However, there was consensus from the community, for the HOA or CDD to purchase the property. Mr. Bottinelli questioned the cost of the property. Mr. Oliver indicated that the bond was for \$350,000, which would be assessed on all properties in the District. Ms. Wharton confirmed that it was done this way so residents would not have to pay this assessment at one time and could pay \$26 more per year over 11 years. Mr. Bottinelli appreciated this explanation, as it was not clear in the letter and questioned what the CDD would do with this property. Ms. Wharton confirmed that the owner would have to remove the fence and the CDD would maintain the trail and increase the mowing. There were no plans to develop it, other than installing a bench, but the mowing schedule would be decided in the next year or two. The HOA was informed that the CDD would not sell the land to them, except for what the CDD paid for it and the purpose was mainly to save the parking spots and from it being developed.

Ms. Ann Germain of Oak Harbor Circle questioned if the interest rate was 5%, whether the bond would be expended by one year and if the assessment amount would remain the same. Ms. Wharton confirmed that it would mature in 2035 and the assessment amount would increase slightly. Mr. Oliver clarified that there were two bond issues; one maturing in 2035, which were the refunding bonds and new money bonds, which would mature in 2036. The 53-foot lot would increase by \$8 per year. Ms. Germain appreciated the mailed notice and read it thoroughly, but took exception when people said there was a lack of transparency, as the notice was clear and recommended that the cover sheet be more informative and in simpler terms. Ms. Wharton proposed including what the resident was currently paying and what it would increase to, with an

approximate range. Mr. Oliver would simplify the cover letter, utilizing mail merge, which would customize it to each property type. Mr. Ferry suggested notifying residents that in 2035, the bonds would be paid off and they would only be responsible for the maintenance.

A Resident questioned the current interest rate of the \$3 million bond and if there was a benefit to refinancing it. Ms. Mossing explained that they were losing some savings, due to the higher rate, but by refinancing, they were able to add new money, to be closer to the 4.43% current interest rate. Mr. Oliver pointed out that the current bond would mature in 2036 and the debt service payment would be close to the current assessment. The new money bonds would mature in 2035 and there would be a lower assessment. For a 53-foot lot, the current assessment amount was \$573 and in 2024, it would increase to \$578.30, in 2035, the assessment amount would be \$588 and in 2036, the assessment amount would decrease to \$566. The total assessment increase for both bonds would be \$6, with the exception of 2035. Mr. Haber clarified that the final payment in 2036, was for only the new bonds, which would be same or slightly lower than the assessment that residents were paying for the prior 11 years. It would be \$6 plus an additional year. Mr. Oliver would provide the resident with the new bond information. Ms. Germain questioned how this would affect residents who paid off their bonds. Mr. Oliver explained that they would not be paying the debt service on the 2013 bonds, but all residents would be paying the assessment on the new bond. Ms. Wharton voiced confusion that the assessment increase in the prior notice was more than \$6. Mr. Oliver pointed out that the prior documentation was no longer valid.

On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor the Preliminary Second Supplemental Special Assessment Methodology Report dated September 26, 2024 for the Series 2024 Refunding and Revenue Bonds was approved.
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Ms. Wharton questioned whether the current rate was 5.1%, if the \$3 million needed to be refinanced. Mr. Oliver indicated that this was an important part of the transaction, to help keep costs down. Ms. Mossing explained that it allowed them to blend the new money over the remaining maturity of the old money, so there would be level annual debt service. If they did not refund those bonds, it would create confusion with the assessments and this keeps it clean. It was separated out into two bond issues for illustration purposes, but there would be one bond issue

maturing in 2036, at a rate not-to-exceed 5%. A Resident questioned the closing costs and administrative fees. Ms. Mossing confirmed that total closing costs were currently \$230,575, for the refunding and the new money portion. Ms. Wharton pointed out that they could not be negotiated, as these were set fees.

B. Declaration of Special Assessments, Resolution 2025-03

Mr. Oliver presented Resolution 2025-03, Declaring Special Assessments, which was included in the agenda package. Mr. Haber reported that it was the same resolution that was adopted at the last meeting, with the inclusion of language indicating that the Board previously adopted a resolution levying assessments, which was rescinded and replaced with this resolution. This was the first step in the assessment process, approving the improvements in the ground, plus the acquisition of this property and determined that the assessments, as allocated in the Assessment Methodology and Engineer's Report, were fair and reasonably allocated, as required by Florida Law.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor Resolution 2025-03 Declaring Special Assessments for the Series 2024 Refunding and Revenue Bonds was adopted.

C. Consideration of Resolution Setting a Public Hearing Date, Resolution 2025-04

Mr. Oliver presented Resolution 2025-04, Setting a Public Hearing, which was included in the agenda package and suggested holding on January 7, 2025 at 11:00 a.m. at this location. *There was Board consensus.*

On MOTION by Ms. Kinnecom seconded by Mr. Pingotti with all in favor Resolution 2025-04 Setting a Public Hearing for January 7, 2025 at 11:00 a.m. at this location for the Series 2024 Refunding and Revenue Bonds was adopted.

D. Consideration of Term Sheets from Banks

Ms. Mossing reiterated that the only change to the term sheet, was to extend it from the end of November to January 25th, to hold the public hearing. All of the other terms on the term sheet, remained the same.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the term sheet from Regions Bank was approved.

Ms. Mossing asked if the District Manager and District Counsel wanted to sign all bank documents at the January meeting, following the public hearing and consider it a pre-closing. Mr. Oliver and Mr. Haber agreed. Mr. Gang pointed out that they would plan accordingly. Mr. Haber would work out the real estate closing with the seller's lawyer, but as long as they had the funds, they could figure out the closing. The plan was to extend the closing date to January 31st. Ms. Mossing requested an updated timetable. If they were able to plan the closing for January 9th, the rate could be locked in on December 9th. Ms. Geri Ferry, HOA President, asked if she needed to contact a contractor regarding the fence. Mr. Haber pointed out that the seller informed him, that before they conveyed the property to the CDD, the fence would be removed and all litigation would be resolved. Ms. Germain questioned why the seller was not repairing the asphalt. Ms. Ferry explained that there was an agreement for the tract, which required the Heritage Park HOA to maintain it. Ms. Germain pointed out that the seller broke the agreement when they installed the fence.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 26, 2024 Meeting

Mr. Oliver presented the minutes of the September 26, 2024 meeting, which was included in the agenda package. Mr. Curran indicated under the Eighth Order of Business, he submitted two tickets to Florida, Power & Light (FPL) for the lights and not Mr. Ferry. Mr. Oliver pointed out that "*Ms. Gerri Ferry*" should be "*Ms. Geri Ferry*."

On MOTION by Ms. Wharton seconded by Ms. Kinnecom with all in favor the Minutes of the September 25, 2024 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2024

Mr. Oliver reported as a unit of government, the CDD was required to have an annual audit conducted by an independent CPA firm. Grau & Associates was selected through the

Request for Proposals (RFP) process, in accordance with Chapter 218 of the Florida Statutes. The fee was in the amount of \$3,500, which was budgeted for in the Fiscal Year 2025 Budget.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the engagement letter with Grau & Associates to perform the audit for Fiscal Year 2024 in the amount of \$3,500 was ratified.

SIXTH ORDER OF BUSINESS

Series 2024 Bond Matters

- A. Preliminary Assessment Report**
- B. Declaration of Special Assessments**
- C. Consideration of Resolution Setting a Public Hearing Date**
- D. Consideration of Term Sheets from Banks**

This item was discussed.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Haber reminded the Board, if they were appointed/elected prior to March 31st, they had until December 31, 2024 to complete their four hours of ethics training. The links for the free training, were re-circulated. There was no formal registration or certificate, as it was based on the honor system, when filling out Form 1 in 2025.

- B. Engineer**

Mr. Stilwell had no report, as he was present for bond matters.

- C. Manager**

Mr. Oliver reported that the District was fully collected for Fiscal Year 2024 and the process for Fiscal Year 2025, started, as tax bills were sent out on November 1st. He expected the District to be fully collected by the end of February.

- D. Operations Manager**

- 1. Report**

Mr. Jeff Johnson presented the Operations Manager Report, which was included in the agenda package. Ms. Wharton recalled that the fountain in Pond 1000 was installed in 2023 and should still be under warranty. Mr. Johnson reported in the last week, both fountains in Pond

1000 broke down. The vendor pulled both fountains, to diagnose them and perform their due diligence, to ensure that the fountains were operational. Then they would reset the fountains and test them. If there was positive feedback, nothing further needed to be done, but if not, they would have an electrician inspect the electrical wiring, running from the road to the boxes. At this time, the status was unknown. Ms. Wharton questioned the status of the Pond 1700 fountain, which was pulled and evaluated in September. Mr. Johnson reported that it was replaced with a new fountain and one fountain remained in their inventory. Ms. Wharton recalled that five new fountains were ordered. Mr. Johnson pointed out that it was the last of the five fountains, as they had to replace four fountains in the last few months, due to the cost of repair outweighing the cost of replacement. Ms. Wharton pointed out that the fountain on Pond 1200 was replaced, as it shut off several times and questioned how many of the old fountains were still in place. Mr. Johnson was in the process of obtaining this information from Future Horizons and provided a proposal for five new fountains.

2. Pond Bank Erosion

Mr. Johnson reported that there were erosion issues, which takes precedent over the aesthetic look of the fountains. The erosion on Pond 500 was bad and he planned to focus on it going forward. Ms. Wharton preferred to discuss the fountains, as it was important to have fountains on hand, to replace broken ones, but first they needed to know the number of original fountains, as they had 21 fountains total and believed that they purchased 10 or 11 fountains and 11 remained. Mr. Oliver would speak to the accountant. Ms. Wharton further questioned whether the vendor would provide a break, if 10 fountains were ordered instead of five. Mr. Johnson recalled that the vendor provided a discount on the cost of the five fountains and the shipping. Ms. Wharton felt that pond erosion was important, but they were trying to avoid fish kills and algae and requested the number of fountains purchased and that remained to be replaced, have one extra fountain on hand and if they could get a better price.

Ms. Wharton planned to walk around all of the pond banks and requested that other Board Members join her and spend a week walking around them, as there was significant erosion. Mr. Haber warned a group of Board Members talking about District business outside of a publicly noticed meeting, due the Sunshine Law. Ms. Wharton would walk the ponds with Mr. Johnson. Ms. Kinnecom felt that they needed criteria of what they were looking for. Ms.

Wharton pointed out that this was a good point and was looking for a pond bank where the entire top of the bank was eroding. Mr. Johnson provided two proposals from Yellowstone for Pond 500: one for the front section and the second for the back side, near the nook. Ms. Wharton felt that they could obtain better costs, as they did not need to do the maximum amount of work and would look at what they were suggesting. *There was Board consensus to table the proposals.* Ms. Wharton thanked Mr. Johnson for the removal of trash and debris from the ponds. There was a big difference, since he took over operations.

EIGHTH ORDER OF BUSINESS

Audience Comments

A Resident questioned whether there was an operational budget. Mr. Oliver confirmed that costs were included in the budget, which was posted to the CDD website. The Resident questioned whether the additional fountains were included in the budget. Ms. Wharton indicated that it was included and they did not spend over the budget. Mr. Oliver pointed out if any items were over budget, there was carry forward surplus. Ms. Wharton noted that they needed to be proactive, because if a pond bank needed to be replaced, it would cause an overage in the budget. The Resident questioned how the lakes were filled, since there was a drought this Spring. Mr. Oliver reported that the lakes were filled by stormwater, rain and groundwater. The Resident pointed out that when it pours, rainwater falls onto the streets and goes into the gutters, but the ponds did not fill up. Ms. Wharton explained when the ponds were very low, they did not fill up high with water and when it gets to a certain level, it goes up the pond bank. The resident questioned whether there was one bond for \$3 million and another bond for \$250,000 and what the \$250,000 would be used for. Mr. Haber explained that there was one bond, which paid off the existing bond, provided new money for the purpose of the purchasing the property and included an amount for closing costs. The Board's determination to proceed, was based on input from bond staff, whether the transaction moved forward, the acquisition of the property and efficiencies gained by doing both bond issues at the same time. The timing to acquire the property, ability to spread the cost of the bonds, the beneficial interest rate and ability to acquire the property with an additional year of assessments, was an attractive opportunity for the Board. The Resident questioned who to contact on CDD issues. Mr. Oliver requested that residents contact Mr. Johnson and would post his contact information to the CDD website, HeritageParkCDD.com.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver presented the Unaudited Financial Statements through October 31, 2024, which were included in the agenda package. There was not much information, as this was one month into the new fiscal year. The balance in the Capital Reserve Fund was \$137,000.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. Only one distribution was received from St. John's County in the amount of \$4,269, which was on November 5th. The District was less than 2% collected.

C. Approval of Check Register

Mr. Oliver presented the Check Register for September 18, 2024 to October 31, 2024 in the amount of \$25,011.55, which was included in the agenda package. Ms. Wharton questioned the refund document assessment increase. Mr. Oliver explained that it was due to the mailed notice.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Check Register for September 18, 2024 to October 31, 2024 in the amount of \$25,011.55 was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 7, 2025 @
1:00 p.m.**

Mr. Oliver reported that the next meeting was scheduled for January 7, 2024 at 1:00 p.m. Ms. Wharton pointed out in March of next year, she would like to discuss cutting back on weed control on the ponds, due to the amount of pollutants that they were using.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING AND REVENUE BONDS, SERIES 2025; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; 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 created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Refunding and Revenue Bonds, Series 2025, in the par amount of \$3,450,000 (“Series 2025 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on January 9, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-05 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2025-06 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of January, 2025.

ATTEST:

**HERITAGE PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SEVENTH ORDER OF BUSINESS

Future Horizons Environmental Corp

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

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

QUOTATION

Quote Number: 2558
Quote Date: Sep 25, 2024
Page: 1

Quoted To:

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Heritage01	10/25/24	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
5.00	4400VFX	1hp 4400VFX Display Aerator by Kasco Marine with 200' of cable 5 new replacement units for Heritage Park. The price quoted is just for the units it does not include installation that will be charged at the time of install of the unit. As long as you agree to purchase all 5 at the same time, we will be able to give a 5% discount on all of the units and cover the cost of freight. The units must be approved for purchase and paid in full before December 23 to get this pricing.	2,573.75	12,868.75

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Subtotal	12,868.75
Sales Tax	
Freight	
TOTAL	12,868.75

Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.

Future Horizons Environmental Corp

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

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

QUOTATION

Quote Number: 2582
Quote Date: Dec 20, 2024
Page: 1

Quoted To:

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Heritage01	1/19/25	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
7.00	4400VFX	1hp 4400VFX Display Aerator by Kasco Marine with 200' of cable The price quoted is just for the units it does not include installation that will be charged at the time of install of the unit. As long as you agree to purchase all 7 at the same time, we will be able to give a 5% discount on all of the units and cover the cost of freight. The units must be approved for purchase and paid in full before January 31st, 2025, to get this pricing.	2,573.75	18,016.25

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Subtotal	18,016.25
Sales Tax	
Freight	
TOTAL	18,016.25

Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.

Future Horizons Environmental Corp

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

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

QUOTATION

Quote Number: 2583
Quote Date: Dec 20, 2024
Page: 1

Quoted To:

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Heritage01	1/19/25	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
10.00	4400VFX	1hp 4400VFX Display Aerator by Kasco Marine with 10 new replacement units for Heritage Park. The price quoted is just for the units it does not include installation that will be charged at the time of install of the unit. As long as you agree to purchase all 10 at the same time, we will be able to give a 5% discount on all of the units and cover the cost of freight. The units must be approved for purchase and paid in full before January 31st, 2025, to get this pricing.	2,573.75	25,737.50

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Subtotal	25,737.50
Sales Tax	
Freight	
TOTAL	25,737.50

Should legal services become necessary in collection of the outstanding debt of this quote it would become the financial obligation of the proposed client.

EIGHTH ORDER OF BUSINESS

D.

Heritage Park CDD Managers Report

January 2025

Completed

- Pond 1000 fountains have been reinstalled and operational. Our stock has 1 new fountain remaining.
- County came out and addressed tree line issue on Woodlawn Dr.
- Outfall Structures are clean and working as they should.
- Continued efforts to keep Landscape and Ponds clean and cut.

ELEVENTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting
December 31, 2024



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1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
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6-7	<hr/>	Month to Month
8	<hr/>	Long Term Debt Report
9	<hr/>	Assessment Receipt Schedule

Heritage Park
Community Development District
Combined Balance Sheet
December 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 71,535	\$ 74,925	\$ -	\$ 146,459
				-
Investments:				
US Bank Custody Account	59,869	63,481	-	123,351
Series 2013				
Reserve	-	-	193,195	193,195
Revenue	-	-	209,151	209,151
Prepayment	-	-	4,045	4,045
Total Assets	\$ 131,404	\$ 138,406	\$ 406,390	\$ 676,200
Liabilities:				
Accounts Payable	\$ 2,997	\$ -	\$ -	\$ 2,997
Total Liabilities	\$ 2,997	\$ -	\$ -	\$ 2,997
Fund Balance:				
Restricted for Debt Service 2013	\$ -	\$ -	\$ 406,390	\$ 406,390
Assigned for Capital Reserves	-	138,406	-	138,406
Unassigned	128,407	-	-	128,407
Total Fund Balances	\$ 128,407	\$ 138,406	\$ 406,390	\$ 673,204
Total Liabilities & Fund Balance	\$ 131,404	\$ 138,406	\$ 406,390	\$ 676,200

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 310,644	\$ 78,296	\$ 78,296	\$ -
Interest	6,000	1,500	713	(787)
Total Revenues	\$ 316,644	\$ 79,796	\$ 79,009	\$ (787)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 1,500	\$ 1,000	\$ 500
FICA Expense	459	115	77	38
Annual Audit	3,500	-	-	-
Trustee Fees	4,500	-	-	-
Dissemination Agent	1,060	265	265	0
Arbitrage	450	-	-	-
Engineering	10,000	2,500	1,116	1,384
Attorney	16,000	4,000	-	4,000
Assessment Administration	7,950	7,950	7,950	-
Management Fees	62,098	15,525	15,524	0
Information Technology	1,890	473	473	-
Website Maintenance	1,260	315	315	-
Telephone	250	63	60	3
Postage	750	188	1,100	(913)
Insurance	8,737	8,737	8,494	243
Printing & Binding	1,000	250	2,898	(2,648)
Legal Advertising	1,350	338	2,733	(2,396)
Other Current Charges	1,200	300	291	9
Office Supplies	250	63	303	(241)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 128,879	\$ 42,754	\$ 42,774	\$ (21)

Operations & Maintenance

Field Services	\$ 12,516	\$ 3,129	\$ 3,129	\$ -
Property Insurance	1,080	1,080	955	125
Electric	22,500	5,625	4,495	1,130
Streetlights	49,140	12,285	11,559	726
Landscape Maintenance	39,732	9,933	9,460	473
Landscape Contingency	8,000	2,000	-	2,000
Tree Trimming	5,000	1,250	-	1,250
Lake Maintenance	24,507	6,127	5,835	292
Lake Contingency	10,000	2,500	1,080	1,420
Irrigating Repairs	2,500	625	-	625
Common Area Maintenance	12,000	3,000	780	2,220
Contingency	5,000	1,250	-	1,250
Operating Reserve	5,000	1,250	-	1,250
Total Operations & Maintenance	\$ 196,975	\$ 50,054	\$ 37,293	\$ 12,760

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Reserves				
Capital Reserve Transfer	\$ 40,000	\$ -	\$ -	\$ -
Total Reserves	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 365,854	\$ 92,808	\$ 80,068	\$ 12,740
Excess (Deficiency) of Revenues over Expenditures	\$ (49,210)		\$ (1,058)	
Fund Balance - Beginning	\$ 49,210		\$ 129,466	
Fund Balance - Ending	\$ -		\$ 128,407	

Heritage Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues				
Transfer In	\$ 40,000	\$ -	\$ -	-
Interest	2,200	550	1,022	472
Total Revenues	\$ 42,200	\$ 550	\$ 1,022	\$ 472
Expenditures:				
Bank Fees	\$ 500	\$ 125	\$ 76	\$ 49
Capital Outlay	-	-	-	-
Total Expenditures	\$ 500	\$ 125	\$ 76	\$ 49
Excess (Deficiency) of Revenues over Expenditures	\$ 41,700		\$ 946	
Fund Balance - Beginning	\$ 137,429		\$ 137,460	
Fund Balance - Ending	\$ 179,129		\$ 138,406	

Heritage Park
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 381,721	\$ 96,312	\$ 96,312	\$ -
Interest Income	12,000	3,000	4,331	1,331
Total Revenues	\$ 393,721	\$ 99,312	\$ 100,643	\$ 1,331
Expenditures:				
Interest - 11/01	\$ 80,919	\$ 80,919	\$ 80,919	\$ -
Principal - 5/01	225,000	-	-	-
Interest - 5/01	80,919	-	-	-
Total Expenditures	\$ 386,838	\$ 80,919	\$ 80,919	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,884		\$ 19,724	
Fund Balance - Beginning	\$ 187,499		\$ 386,666	
Fund Balance - Ending	\$ 194,383		\$ 406,390	

Heritage Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 25,370	\$ 52,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,296
Interest	285	195	234	-	-	-	-	-	-	-	-	-	713
Total Revenues	\$ 285	\$ 25,565	\$ 53,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,009
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
FICA Expense	-	77	-	-	-	-	-	-	-	-	-	-	77
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	88	88	88	-	-	-	-	-	-	-	-	-	265
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	741	375	-	-	-	-	-	-	-	-	-	-	1,116
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Management Fees	5,175	5,175	5,175	-	-	-	-	-	-	-	-	-	15,524
Information Technology	158	158	158	-	-	-	-	-	-	-	-	-	473
Website Maintenance	105	105	105	-	-	-	-	-	-	-	-	-	315
Telephone	28	32	-	-	-	-	-	-	-	-	-	-	60
Postage	513	579	8	-	-	-	-	-	-	-	-	-	1,100
Insurance	8,494	-	-	-	-	-	-	-	-	-	-	-	8,494
Printing & Binding	1,331	1,384	182	-	-	-	-	-	-	-	-	-	2,898
Legal Advertising	2,733	-	-	-	-	-	-	-	-	-	-	-	2,733
Other Current Charges	106	91	94	-	-	-	-	-	-	-	-	-	291
Office Supplies	196	42	65	-	-	-	-	-	-	-	-	-	303
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 27,792	\$ 9,106	\$ 5,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,774

Heritage Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Services	\$ 1,043	\$ 1,043	\$ 1,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129
Property Insurance	955	-	-	-	-	-	-	-	-	-	-	-	955
Electric	1,423	1,529	1,544	-	-	-	-	-	-	-	-	-	4,495
Streetlights	3,853	3,853	3,853	-	-	-	-	-	-	-	-	-	11,559
Landscape Maintenance	3,153	3,153	3,153	-	-	-	-	-	-	-	-	-	9,460
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,945	1,945	1,945	-	-	-	-	-	-	-	-	-	5,835
Lake Contingency	-	800	280	-	-	-	-	-	-	-	-	-	1,080
Irrigating Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Maintenance	433	347	-	-	-	-	-	-	-	-	-	-	780
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 12,806	\$ 12,670	\$ 11,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,293
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 40,598	\$ 21,776	\$ 17,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,068
Excess (Deficiency) of Revenues over Expenditures	\$ (40,313)	\$ 3,789	\$ 35,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,058)

Heritage Park
Community Development District
Long Term Debt Report

Series 2013 Special Assessment Bonds		
Maturity Date:	5/1/2035	
Reserve Fund Definition	50% OF MAXIMUM ANNUAL DEBT	
Reserve Fund Requirement	\$191,294	
Reserve Fund Balance	\$193,195	
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

B.

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 Assessment Receipts Summary**

ASSESSED	# UNITS ASSESSED	SERIES 2013 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	703	382,043.75	310,580.70	692,624.45

TAX ROLL RECEIPTS DETAIL				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2013 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/05/24	5,252.07	4,269.64	9,521.71
2	11/15/24	9,592.08	7,797.84	17,389.92
3	11/20/24	16,363.11	13,302.32	29,665.43
4	12/06/24	33,427.91	27,175.06	60,602.97
5	12/19/24	31,676.97	25,751.64	57,428.61
6	01/09/25	225,498.46	183,317.93	408,816.39
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		321,810.60	261,614.43	583,425.03
PERCENT COLLECTED	84.23%			

C.

Heritage Park
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	11/01/24-1130/24	3284-3291	\$13,398.06
	12/1/24-12/31/24	3292-3299	17,318.17
Total General Fund Checks			\$30,716.23
	November 1, 2024		
	Joanne Wharton	50512	\$184.70
	Judith Kinnecom	50513	184.70
	Louis Pingotti	50514	184.70
	Robert Curran Jr.	50515	184.70
	Thomas Ferry	50516	184.70
Total Payroll Checks			\$923.50
Total Paid Checks and Electronically			\$31,639.73

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/06/24	00042	10/31/24 86694	202410 320-53800-46300	AQUATIC WEED CTRL - OCT24	*	1,945.00	
				FUTURE HORIZONS, INC.			1,945.00 003284
11/06/24	00085	11/01/24 11012024	202411 310-51300-42000	2024-POSTAGE TX COLLECTOR	*	63.00	
				ST. JOHNS COUNTY TAX COLLECTOR			63.00 003285
11/06/24	00043	11/01/24 788428	202411 320-53800-46200	LANDSCAPE MAINT NOV24	*	3,153.33	
				YELLOWSTONE LANDSCAPE			3,153.33 003286
11/13/24	00042	11/11/24 86823	202411 320-53800-46600	4400VFX IN POND 1700	*	400.00	
				FUTURE HORIZONS, INC.			400.00 003287
11/13/24	00002	11/01/24 605	202411 320-53800-12000	CONTRACT ADMIN NOV24	*	1,043.00	
				GOVERNMENTAL MANAGEMENT SERVICES			1,043.00 003288
11/13/24	00002	11/01/24 606	202411 310-51300-34000	MANAGEMENT FEES NOV24	*	5,174.83	
		11/01/24 606	202411 310-51300-49200	WEBSITE ADMIN NOV24	*	105.00	
		11/01/24 606	202411 310-51300-35100	INFORMATION TECH NOV24	*	157.50	
		11/01/24 606	202411 310-51300-31300	DISSEMINATION FEE NOV24	*	88.33	
		11/01/24 606	202411 310-51300-51000	OFFICE SUPPLIES	*	.15	
		11/01/24 606	202411 310-51300-42000	POSTAGE	*	2.76	
		11/01/24 606	202411 310-51300-42500	COPIES	*	19.35	
		11/01/24 606	202411 310-51300-41000	TELEPHONE	*	32.14	
		11/01/24 606	202411 310-51300-51000	DISTRICT STAMP	*	41.98	
				GOVERNMENTAL MANAGEMENT SERVICES			5,622.04 003289
11/13/24	00073	11/06/24 3479981	202408 310-51300-31500	PREP & ATTEND BOS MEETING	*	430.50	
				KUTAK ROCK LLP			430.50 003290
11/25/24	00021	11/14/24 53586	202410 310-51300-31100	OCT ENGINEERING SERVICES	*	741.19	
				PROSSER, INC			741.19 003291

HERT HERITAGE PARK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/24	00057	11/26/24	144626	202411	310	51300	42500		RESIDENTIAL CDD LETTERS	*	1,365.10		
		11/26/24	144626	202411	310	51300	42000		POSTAGE	*	513.19		
ADVANCED DIRECT MARKETING SERVICES											1,878.29	003292	
12/02/24	00042	11/27/24	87156	202411	320	53800	46300		NOV LAKE MAINTENANCE	*	1,945.00		
FUTURE HORIZONS, INC.											1,945.00	003293	
12/11/24	00042	11/27/24	87191	202411	320	53800	46600		INSTALL NEW UNIT-PD 1200	*	400.00		
FUTURE HORIZONS, INC.											400.00	003294	
12/11/24	00002	11/25/24	607	202410	320	53800	46400		COMMON AREA MAINTENANCE	*	433.38		
GOVERNMENTAL MANAGEMENT SERVICES											433.38	003295	
12/11/24	00043	12/15/24	819629	202412	320	53800	46200		DEC LANDSCAPE MAINTENANCE	*	3,153.33		
YELLOWSTONE LANDSCAPE											3,153.33	003296	
12/17/24	00002	12/01/24	608	202412	310	51300	34000		DEC MANAGEMENT FEES	*	5,174.83		
		12/01/24	608	202412	310	51300	49200		DEC WEBSITE ADMIN	*	105.00		
		12/01/24	608	202412	310	51300	35100		DEC INFORMATION TECH	*	157.50		
		12/01/24	608	202412	310	51300	31300		DEC DISSEMINATION SVCS	*	88.33		
		12/01/24	608	202412	310	51300	51000		OFFICE SUPPLIES	*	15.36		
		12/01/24	608	202412	310	51300	42000		POSTAGE	*	8.28		
		12/01/24	608	202412	310	51300	42500		COPIES	*	182.40		
GOVERNMENTAL MANAGEMENT SERVICES											5,731.70	003297	
12/17/24	00002	12/01/24	609	202412	320	53800	12000		DEC CONTRACT ADMIN	*	1,043.00		
GOVERNMENTAL MANAGEMENT SERVICES											1,043.00	003298	
12/20/24	00080	11/05/24	00068208	202410	310	51300	48000		NTC MTG-11/7-ASSESSMENTS	*	2,733.44		
GANNETT FLORIDA LOCALIQ											2,733.44	003299	
TOTAL FOR BANK A											30,716.20		

HERT HERITAGE PARK BPEREGRINO

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: 86694
 Invoice Date: Oct 31, 2024
 Page: 1

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

Ship to:
 Aquatic Weed
 Control Services

RECEIVED
 BY: _____

Customer ID Heritage04	Customer PO	Payment Terms Net 30 Days	
Sales Rep ID	Shipping Method Hand Deliver	Ship Date 10/15/24	Due Date 11/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of October 2024	1,945.00	1,945.00

Approved 10/31/24
 Jeff Johnson
 Lake Maintenance
 53800.320.46200

RECEIVED
 By Tara Lee at 1:38 pm, Nov 04, 2024

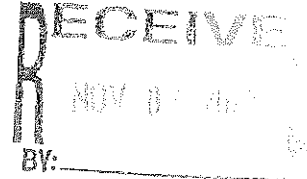
Subtotal	1,945.00
Sales Tax	
Freight	
Total Invoice Amount	1,945.00
Payment/Credit Applied	
TOTAL	1,945.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

November 1, 2024

Heritage Park



INVOICE

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

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 63.00

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

Sincerely,

RECEIVED
By Tara Lee at 1:38 pm, Nov 04, 2024

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

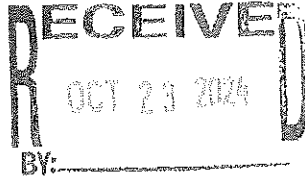


INVOICE

INVOICE #	INVOICE DATE
788428	11/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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



Remit To:

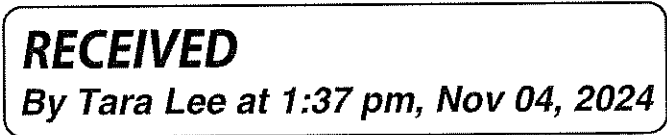
Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

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

Invoice Due Date: December 1, 2024

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance November 2024	\$3,153.33



Invoice Total \$3,153.33

Approved 10/23/24
 Jeff Johnson
 53800.320.46200

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

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: 86823
 Invoice Date: Nov 11, 2024
 Page: 1

Bill To:
Heritage Park CDD c/o Governmental Management Services 475 West Pown Place, Ste 114 St. Augustine, FL 32092

Ship to:
Pond 1700

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	10/16/24	12/11/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Installed 4400VFX in Pond 1700 Serial # 3237NVX446575 Approved 11/12/24 Jeff Johnson Lake Contingency 53800.320.46600	400.00	400.00
Subtotal				400.00
Sales Tax				
Freight				
Total Invoice Amount				400.00
Payment/Credit Applied				
TOTAL				400.00

RECEIVED
 By Tara Lee at 10:31 am, Nov 12, 2024

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 605
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - November 2024		1,043.00	1,043.00

Jerry Lambert
11-7-24

RECEIVED
By Tara Lee at 3:20 pm, Nov 12, 2024

Total	\$1,043.00
Payments/Credits	\$0.00
Balance Due	\$1,043.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 606
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024		5,174.83	5,174.83
Website Administration - November 2024		105.00	105.00
Information Technology - November 2024		157.50	157.50
Dissemination Agent Services - November 2024		88.33	88.33
Office Supplies		0.15	0.15
Postage		2.76	2.76
Copies		19.35	19.35
Telephone		32.14	32.14
AMEX Charge - BT*HC Brands - Stamp - 10/14/24		41.98	41.98

Total \$5,622.04

Payments/Credits \$0.00

Balance Due \$5,622.04

RECEIVED

By Tara Lee at 1:12 pm, Nov 07, 2024

Subject: Heritage Park CDD - Fwd: HC Brands: New Order # 8130088

?

Sarah Sweeting <ssweeting@gmsnf.com> Mon, Oct 14, 11:25 AM
to Lisa Pelkey

Hi Lisa,

I used the credit card for this stamp.

Thanks,

Begin forwarded message:

From: Courtney Hogge <chogge@gmsnf.com>
Subject: Fwd: HC Brands: New Order # 8130088
Date: October 14, 2024 at 11:17:33 AM EDT
To: Sarah Sweeting <ssweeting@gmsnf.com>

Courtney Hogge
Governmental Management Services

P: [\(865\) 238-2622](tel:(865)238-2622)
C: [\(865\) 660-7335](tel:(865)660-7335)

Begin forwarded message:

From: HC Brands <sales@hcbrands.com>
Date: October 14, 2024 at 11:10:17 AM EDT
To: GMS LLC <CHOGGE@gmsnf.com>
Subject: HC Brands: New Order # 8130088



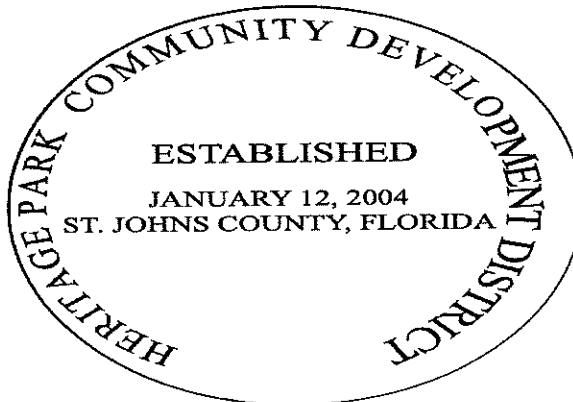
ORDER DETAILS

Hi GMS LLC,
Thank you for placing your order. Your order number is:
#8130088

Estimated to arrive by: Thursday, October 24, 2024

[Click here to track this order](#)

PRODUCT	SKU	QTY	PRICE
<u>Design Your own Round Stamp Design</u>	1027105-22	1	\$33.99



Download

Ink Color: Black

Design: Custom Design

Stamp Type: Self-Inking

Stamp Color: BLACK

Stamp Size: Xtra Large 2" x 2"

Subtotal	\$33.99
Shipping	\$7.99
Grand Total	\$41.98

PAYMENT & DELIVERY DETAILS

Payment method:

Credit Card

Card Number (Last 4):

1065

Credit Card Type:

American Express

Shipping info:

GMS LLC
475 W Town Pl Ste 114
Saint Augustine, Florida, 32092-3649
United States
T: 9049405850

[Access My Account](#)

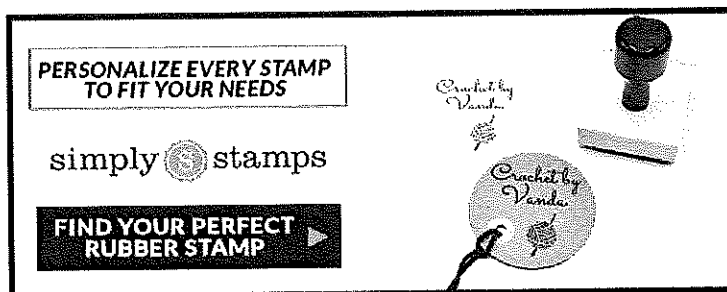
Have Questions or need to change your order?

[\(888\) 465-6373](tel:(888)465-6373) [Live Chat](#) sales@hcbrands.com


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Cuchit by Vanda



Sarah Sweeting

Governmental Management Services, LLC

475 West Town Place, Suite 114

St. Augustine, Florida 32092

(904) 940-5850 x 402

(904) 940-5899 Fax

ssweeting@gmsnf.com

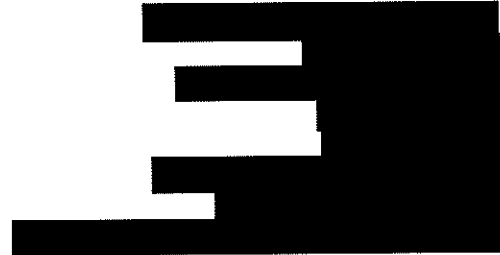
Download

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Federal ID 47-0597598

November 6, 2024



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

#73
001-310-51300-31500

Invoice No. 3479981
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

08/22/24	W. Haber	0.70	245.00	Prepare for and participate in Board meeting
08/22/24	K. Magee	0.70	185.50	Prepare for and attend Board of Supervisors meeting

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$430.50

TOTAL CURRENT AMOUNT DUE \$430.50



November 14, 2024
 Project No: P0104022.01
 Invoice No: 53586

Heritage Park CDD
 c/o Governmental Management Services-CF, LLC
 6200 Lee Vista Blvd.
 Suite 300
 Orlando, FL 32822

Project P0104022.01 Heritage Park/CDD-General Fund

For services including providing map to CDD.

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

Professional Personnel

	Hours	Rate	Amount	
CADD Technician	2.00	105.00	210.00	
Engineer	1.50	150.00	225.00	
Vice President	1.00	250.00	250.00	
Totals	4.50		685.00	
Total Labor				685.00

Reimbursable Expenses

Printing - Reimbursable			3.30	
Travel - Reimbursable - Mileage			30.26	
Travel - Reimbursable- Mileage Client OV			15.30	
Total Reimbursables		1.15 times	48.86	56.19
		Total this Invoice		\$741.19

Advanced Direct Marketing Services

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

Invoice

DATE	INVOICE #
11/26/2024	144626

BILL TO

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Heritage Park CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	703	0.11013	77.42
Form layout and preparation	1	37.50	37.50
Laser3 sheets front & back in color	2,109	0.35	738.15
Fold customer materials	2,109	0.06443	135.88
Insert 3 pieces into #10 envelope, seal, sort and mail, Standard Rate	2,109	0.09021	190.25
#10 Window Envelopes printed one color black ink	723	0.25713	185.90
Postage	703	0.73	513.19

<i>Have a GREAT THANKSGIVING!!!!</i>	Subtotal	\$1,878.29
	Sales Tax (7.5%)	\$0.00
	Total	\$1,878.29

RECEIVED
 By Tara Lee at 11:08 am, Nov 26, 2024

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: 87156
 Invoice Date: Nov 27, 2024
 Page: 1

Bill To:
Heritage Park CDD c/o Governmental Management Services 475 West Pown Place, Ste 114 St. Augustine, FL 32092

Ship to:
Aquatic Weed Control Services

Customer ID	Customer PO	Payment Terms	
Heritage04		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	11/12/24	12/27/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of November 2024	1,945.00	1,945.00
		Approved 11/27/24 Jeff Johnson Lake Maintenance 53800.320.46300		
		RECEIVED <i>By Tara Lee at 12:30 pm, Nov 27, 2024</i>		
Subtotal				1,945.00
Sales Tax				
Freight				
Total Invoice Amount				1,945.00
Payment/Credit Applied				
TOTAL				1,945.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

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

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

INVOICE

Invoice Number: 87191
 Invoice Date: Nov 27, 2024
 Page: 1

Bill To:
Heritage Park CDD c/o Governmental Management Services 475 West Pown Place, Ste 114 St. Augustine, FL 32092

Ship to:
Pond 1200

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Johnson01	Hand Deliver	11/11/24	12/27/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Installation of a new unit into Pond #1200 New Serial # 3237NVX446579 Approved 12/4/24 Jeff Johnson Lake Contingency 53800.320.46600 RECEIVED By Tara Lee at 11:22 am, Dec 05, 2024	400.00	400.00
Subtotal				400.00
Sales Tax				
Freight				
Total Invoice Amount				400.00
Payment/Credit Applied				
TOTAL				400.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 607
Invoice Date: 11/25/24
Due Date: 11/25/24
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 October 1 - October 31, 2024		433.38	433.38
Common Area Maintenance 53800.320.46400			

RECEIVED
By Tara Lee at 11:26 am, Dec 05, 2024

Jerry Lambert
11-27-24

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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/2/24	2	J.J.	Walked all ponds, rest fountains 11 and 12, removed debris around all ponds
10/9/24	2	J.J.	Walked all ponds, rest fountains 11 and 12, removed debris around all ponds
10/16/24	2	J.J.	Walked all ponds, rest fountains 11, 12 and 15, removed debris around all ponds
10/23/24	2	J.J.	Walked all ponds, rest fountains 11 and 12, removed debris around all ponds
10/30/24	2	J.J.	Walked all ponds, rest fountain 11, removed debris around all ponds

TOTAL 10

MILES 75

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



INVOICE

INVOICE #	INVOICE DATE
819629	12/15/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

Invoice Due Date: January 14, 2025

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance December 2024	\$3,153.33

Invoice Total **\$3,153.33**

Approved 12/9/24
Jeff Johnson
Landscape Maintenance
53800.320.46200

RECEIVED
By Tara Lee at 9:45 am, Dec 09, 2024

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

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 608

Invoice Date: 12/1/24

Due Date: 12/1/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		5,174.83	5,174.83
Website Administration - December 2024		105.00	105.00
Information Technology - December 2024		157.50	157.50
Dissemination Agent Services - December 2024		88.33	88.33
Office Supplies		15.36	15.36
Postage		8.28	8.28
Copies		182.40	182.40
Total			\$5,731.70
Payments/Credits			\$0.00
Balance Due			\$5,731.70

RECEIVED

By Tara Lee at 12:19 pm, Dec 10, 2024

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 609
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - December 2024		1,043.00	1,043.00

Total \$1,043.00

Payments/Credits \$0.00

Balance Due \$1,043.00

RECEIVED

By Tara Lee at 9:27 am, Dec 12, 2024

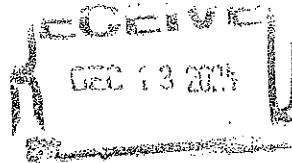


ACCOUNT NAME		ACCOUNT #	PAGE #
Heritage Park Comm Development		764135	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0006820829	Nov 1- Nov 30, 2024	December 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$2,733.44	

BILLING ACCOUNT NAME AND ADDRESS	<p>Heritage Park Comm Development 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649</p>	<p>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.</p>
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
11/1/24	Balance Forward	\$2,802.08
11/5/24	PAYMENT - THANK YOU	-\$68.64

RECEIVED
By Tara Lee at 12:07 pm, Dec 19, 2024



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	\$2,733.44
Service Fee 3.99%	\$109.06
*Cash/Check/ACH Discount	-\$109.06
*Payment Amount by Cash/Check/ACH	\$2,733.44
Payment Amount by Credit Card	\$2,842.50

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		STATEMENT NUMBER		AMOUNT PAID
Heritage Park Comm Development		764135		0006820829		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$0.00	\$2,733.44	\$0.00	\$0.00	\$0.00	\$0.00	\$2,733.44
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$2,842.50
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641350000000000000068208290027334467172

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

10/10/2024, 10/17/2024

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 10/17/2024

Legal Clerk

Keegan Moran
M Moran

Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost:	\$2733.44	
Tax Amount:	\$0.00	
Payment Cost:	\$2733.44	
Order No:	10648340	# of Copies:
Customer No:	764135	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER REVISION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.01, FLORIDA STATUTES, AND TO CONSIDER A REVISION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.40(4)(B), FLORIDA STATUTES

SERIES 2024 REFINANCING BONDS

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO BE SPECIAL ASSESSMENTS REFINANCING AND REVENUE BONDS SERIES 2024...

NOTICE OF PUBLIC HEARING
The Board of Supervisors of the Heritage Park Community Development District ("District") intends to levy special assessments...

The District will hold a public hearing and regular board meeting on November 7, 2024, at 1:00 p.m. at the Heritage Park Community Center, 115 Jefferson Drive, St. Augustine, Florida 32084...

The public hearing is being conducted pursuant to Chapters 170.01 and 197.40(4)(B), Florida Statutes. A description of the proposed...

By way of background, the District previously issued the Existing Bonds to refinance its Series 2009A Bonds, which funded a portion of the District's various infrastructure improvement projects...

In general, the District intends to refinance the outstanding Existing Bonds to take advantage of interest rate savings ("Refinancing Bonds") and to take additional proceeds through the issuance of new bonds...

As part of the refinancing, the District plans to levy special assessments to secure the Series 2024 Bonds ("Refinanced Assessments"). The Refinanced Assessments will be levied in the principal and annual interest amounts and schedule described in the below table...

The amount in which the District proposes to assess the levy of the Refinanced Assessments is more fully described in the District's preliminary Special Assessment Methodology Report for the Special Assessment Refinancing and Revenue Bonds Series 2024 dated September 20, 2023 ("Series 2024 Assessment Report")...

Table with 7 columns: Property Type, Refinancing Principal, Series 2024 Bonds, Gross Annual Payment, Gross Annual Payment for Series 2024 Bonds, Gross Annual Payment for 2009A Bonds, Gross Annual Payment for 2009B Bonds.

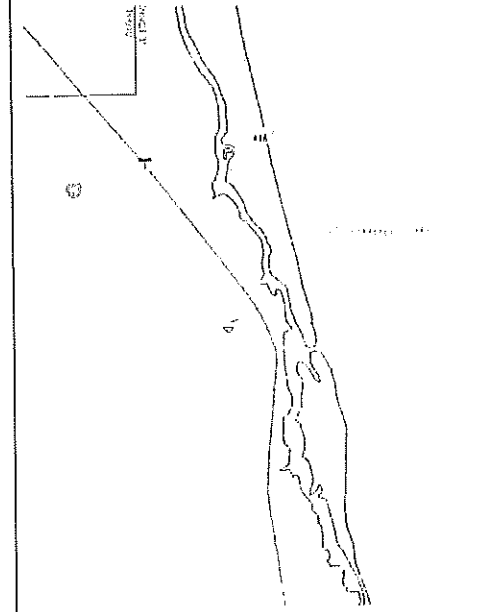
*Includes cost of collection and early payment discounts.
†Leads that the full amount of the early payment discount will be responsible for the payment of only assessments securing the New Bonds as set forth in the above chart.

All assessments described herein may be collected directly by the District in accordance with Florida law, as may be collected by the St. Johns County Tax Collector...

Please be advised that failure to pay the District's assessments will cause a tax certificate to be filed against your property within the District that may result in a loss of title...

The public hearing and meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time and place to be specified in the record at the hearing...

Any person who wishes to speak at the public hearing and meeting because of a disability should contact the District Manager at least 10 days before the public hearing and meeting...



WHEREAS, the Heritage Park Community Development District ("District") previously issued its financing bonds to finance the construction of certain infrastructure projects...

WHEREAS, the District's Board of Supervisors ("Board") previously approved the Refinancing Bonds to refinance the Existing Bonds and to take additional proceeds...

WHEREAS, the District previously issued its \$1,900,000 Heritage Park Community Development District Special Assessment Refinancing Bonds Series 2024 ("Series 2024 Bonds")...

WHEREAS, due to current market conditions at the time the District determined it was in the best interest of the District to refinance and to take additional proceeds...

WHEREAS, due to current market conditions at the time the District determined it was in the best interest of the District to refinance and to take additional proceeds...

WHEREAS, the District hereby authorizes its intention to utilize certain of the Series 2024 Refinancing Bonds proceeds to make certain, install, plan, establish, construct or reconstruct, enlarge or extend, equip, improve, operate, maintain the Existing Bonds...

WHEREAS, it is in the best interest of the District to pay the cost of the improvements through the levy of special assessments pursuant to Chapters 170.01 and 197.40(4)(B), Florida Statutes...

WHEREAS, the District hereby determines that the benefits have accrued and will continue to accrue to the property to be assessed the amount of those benefits, and that the special assessments will be made in proportion to the benefits received...

WHEREAS, the Series 2024 Assessment will be comprised of two components: (i) a refinancing component corresponding to the portion of the Series 2024 Refinancing Bonds utilized to refinance the Existing Bonds...

WHEREAS, the District hereby determines that the Series 2024 Assessments to be levied will not exceed the benefits to the property improved...

WHEREAS, notwithstanding the District's adoption of this resolution to begin the process of levying the Series 2024 Assessments, all prior assessments related to the Existing Bonds shall remain valid and binding until such time as the District levies the Series 2024 Assessment and issues its Series 2024 Refinancing Bonds...

WHEREAS, this Resolution shall serve as the resolution required to declare special assessments contemplated by Section 170.01, Florida Statutes, for the assessment levied against certain property as described in Exhibit B that comprise the Series 2024 Assessments...

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

SECTION 1. The Series 2024 Assessments shall be levied to defray the cost of the improvements described in the Original Improvement Plan and the Series 2024 Improvement Plan...

SECTION 2. The time and general location of, and place and specification for, the improvements are described in Exhibit A and are on file at the District Records Office and available for inspection...

SECTION 3. The total amount of the Series 2024 Bond par to be refunded is estimated to be \$3,195,000, and the Series 2024 Project as described in the Series 2024 Improvement Plan is estimated to cost \$2,600,000 (Estimated Cost)...

SECTION 4. The Series 2024 Assessments will collectively defray approximately \$3,115,000, which includes the Series 2024 Refinancing Bonds and the Estimated Cost plus financing related costs...

SECTION 5. The manner in which the Series 2024 Assessments shall be apportioned and paid as set forth in Exhibit B (including provisions for supplemental assessments to be levied and amounts to be levied against the District, its contractors, and other persons and entities owning and occupying such improvements or specially benefited thereby) and further defined by the assessment plan heretofore provided for provided, however, that the late fee which debt assessment regarding the Prior Bond has been provided in full shall be subject to rule the Series 2024 New Money Assessment...

SECTION 6. There is on file at the District Records Office an assessment plan showing the areas to be assessed with certain plans and specifications describing the improvements and the estimated cost of the improvements, all of which shall be open to inspection by the public...

SECTION 7. Commencing with the year in which the Series 2024 Assessment is levied and for the term of the Series 2024 Assessment, the Series 2024 Assessments shall be paid in not more than the maximum period of time permitted by law, but in not less than three equal payments...

SECTION 8. The District Manager has caused to be made a preliminary assessment roll in accordance with the Series 2024 Methodology attached as Exhibit B hereto, which shows the bonds assessed the amount of benefits to and the assessment against each parcel and the number of annual installments...

SECTION 9. The Board shall adopt a subsequent resolution to fix a time and place at which the estates of property to be assessed may appear and present objections and to be held by the majority and advisability of the assessments as required by the provisions of the Florida Statutes, the amount thereof to be assessed against each parcel, as required...

SECTION 10. The District Manager is hereby directed to cause this Resolution to be published through the St. Johns County Tax Collector's website and in a newspaper of general circulation within the District, and to provide such other notice as may be required by law as directed in the last sentence of this paragraph...

SECTION 11. This Resolution is intended to amend and supplement the District's Master Assessment Resolution and Resolution 2014-03 (collectively, "Prior Assessment Resolutions") as such as Prior Assessment Resolutions remain in full force and effect except to the extent provided for herein and shall be deemed to be amended and supplemented by this Resolution, and any portion thereof that is amended or supplemented shall be deemed to be amended and supplemented by this Resolution...

SECTION 12. The validity or enforceability 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...

SECTION 13. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 26th day of September, 2024.

ATTEST:
Heritage Park Community Development District
Signature: [Signature]
Title: [Title]

Heritage Park Community Development District
Signature: [Signature]
Title: [Title]