

Heritage Park
Community Development District

March 27, 2025

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

March 20, 2025

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, March 27, 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 January 7, 2025 and January 23, 2025 Meetings
- IV. Discussion of Pond Banks
- V. Consideration of Yellowstone Proposal for Maintenance of Vacant Parcel
- VI. Board Guidance Regarding Preparation of Fiscal Year 2026 Proposed Budget
- VII. Appointment of Audit Committee
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
 1. Report

2. Fountain Information

- 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 – May 22, 2025 @ 1:00 p.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Heritage Park Community Development District was held on Tuesday, January 7, 2025 at 11:00 a.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 <i>joined late</i>	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
Kyle Magee <i>via phone</i>	Kutak Rock
Niyala Harrison <i>via phone</i>	Bond Counsel
Rhonda Mossing <i>via phone</i>	MBS Capital Markets
Geri Ferry	HOA
Residents	

The following is a summary of the actions taken at the January 7, 2025 Heritage Park Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. All Supervisors were present with the exception of Ms. Wharton.

SECOND ORDER OF BUSINESS

Public Comment (*regarding agenda items listed below*)

This item was discussed during the third order of business.

THIRD ORDER OF BUSINESS**Series 2025 Bond Matters**

Mr. Oliver reported that this meeting was advertised as a special meeting for the purpose of issuing the Series 2025 bond. A 30-day mailed notice was sent to all property owners within the District on December 7th, as required by Statute and an advertisement was placed in the St. Augustine Record. Several months ago, the Board entered into a Purchase and Sales Agreement with the owner of the land across the parking lot. The funding mechanism for this parcel, which had been discussed for the past year, would be finalized at this meeting, which was through the issuance of bonds. The District last issued bonds in 2013 and at this meeting, the Board would issue the Series 2025 bonds. In the mailed notice, residents were informed that the Heritage Park CDD, was contemplating the issuance of a series of bonds that would refund the outstanding Series 2013 bonds and purchase a parcel of real property, which was explained in detail. Attached to the notice was the statutory required information that the CDD was required to provide to all landowners. The land was being purchased by the CDD and was directly across the parking lot from the Amenity Center. It included a portion of the Amenity Center parking lot, which was currently fenced off, but if the District completed the transaction, the fence would be removed by the current property owner, as a requirement of the Purchase and Sales Agreement. The net purchase price was \$360,000 and the appraised value was \$560,000. The purchase gives the CDD control of the property, including the property lot, but the District currently had no plans to build on it.

Mr. Oliver explained that a portion of the Series 2025 bonds, would refund the outstanding Series 2013 revenue bonds at a lower rate, resulting in a lower assessment for the property owners and a portion would be used to purchase the property. Property owners who previously paid off the Series 2013 debt on their bonds, were not impacted by the refunding bonds. The bonds matured in 2036 and all properties would be impacted by the revenue portion. The interest rate for the bonds was projected to be a maximum of 5%, but market conditions would determine available rates in early January. The notice contemplated 5%, but shortly after the CDD had the ability to lock in the rate, rates dropped to 4.28%, which was locked in and therefore, today's numbers were based on 4.28%. Total annual assessments, the refunding portion plus the revenue portion, were due to be collected on property Tax Bills in November of 2025. A 53-foot lot, paying \$572.76 for the Series 2013 bond, would pay \$527.63 for Fiscal

Years 2025 through 2034, which would decrease to \$524.36 in 2035 and further decrease to \$50934 in 2036.

- **Public Comment** (*regarding agenda items listed below*)

A Resident requested background on the scope of a CDD. Mr. Oliver explained that a Community Development District or CDD, was a unit of government in Florida, which was established by St. Johns County under Chapter 190 of the Florida Statutes. A CDD was formed for two purposes; to issue bonds to either finance the acquisition or construction of public facilities and infrastructure, such as roads, stormwater management systems and Amenity Centers and to operate, maintain the infrastructure. It was a very limited form of government, as a CDD only has jurisdiction over assets that the CDD owned and not private property. The roads were conveyed to St. Johns County. Residents asked if there was another piece of land that would be subject to the same as this parcel and how long the CDD would be in existence. Mr. Oliver was not aware of any other piece of property, as this was a unique situation. The CDD would be in existence as long as the CDD had bonds, but if no bonds were remaining, the facilities that the CDD owned, must continue to be operated and maintained. A CDD could be terminated, but in Northeast Florida, this had not occurred. Mr. Haber clarified that a CDD was intended to last forever, but if the debt service goes away, the CDD would no longer have any financial obligations. If a party was willing to take over the CDD property, such as the ponds, they could petition the county to dissolve the CDD. However, he did not recommend it, because as a unit of government, residents would receive the benefit of sovereign immunity, i.e. if someone falls in one of the ponds and dies, the community's liability was significant less, if the ponds were owned by a government, versus a private party such as an HOA. A Resident who had 40 years of utility business, recalled that CDDs were self-extinguishing after the debt was paid. Although it was a form of government, it was typically established by a developer to pay for roads and other infrastructure. It artificially deflated the initial price of the home, because the owner would pay for all of the other infrastructure over a longer period of time. A Resident questioned whether the roads would be public if the maintenance was turned over to the city. Mr. Oliver replied affirmatively.

**Ms. Wharton joined the meeting at this time.*

A Resident voiced concern about the pond banks. Mr. Oliver would speak to Mr. Ryan Stilwell and the Operations Manager, Mr. Jeff Johnson, about this matter, as it would be discussed at the January 23rd meeting.

A. Public Hearing on Special Assessments

On MOTION by Ms. Wharton seconded by Mr. Pingnotti with all in favor the public hearing on special assessments for the Series 2025 bond was open.

Ms. Wharton thanked all of the residents for attending and apologized for her lateness. Residents questioned why they would need to pay off the new bond, if they paid off their existing bond, as a buyer would benefit from it, whether there were reserves to pay for maintenance of this parcel, if the CDD would be responsible for maintaining a portion of the parking lot, if the landscaping costs were included and whether the contract was already in place. Mr. Oliver explained that the 2013 bonds were used to build existing infrastructure and the 2025 bond, would provide the cash to purchase the parcel. Mr. Haber noted that a buyer would receive the benefit of having the bond paid off. Ms. Wharton pointed out that they did not foresee any additional bond issues. Regarding the parking lot, Mr. Oliver indicated that the maintenance costs were included and would either be maintained by the CDD or HOA, but currently, the parking lot was not being used. Ms. Wharton pointed out that there was no money allocated, because the CDD did not yet own the property. Mr. Oliver confirmed that there were capital reserves for the Clubhouse or Amenity Center and there was a Purchase and Sale Agreement, as the Board previously decided to purchase the land contingent upon financing. The purpose of the public hearing was for the Board to hear resident input and consider whether or not to finance it through the issuance of bonds. Ms. Wharton recalled that this was not the first meeting that the Board discussed the purchase of this property.

Several residents indicated whether they were for or against the purchase. The ones who did not agree with it, did not want to pay for it, as they would not benefit from it. One resident suggested that the District negotiate with the owner of the parcel to build four or five single-family homes and once the capital improvements were paid for, the CDD would dissolve and all maintenance responsibilities would transfer to the HOA. The residents that were in favor of

purchasing the property, were happy that the CDD was taking over responsibilities, as it would be better for the entire community and would be a burden to the HOA. They did not want rental townhomes or apartments and preferred having a playground. A Resident who lived in the green house, recalled that there were negotiations with the owner, but they refused. They preferred to build 12 rental homes, which the resident was not in favor of, as it would decrease property values and promote vandalism. Another Resident pointed out that the owner was unreasonable and aggressive. Residents also questioned the bond rate and the gross annual payment revenue assessment for Fiscal Year 2036. Mr. Oliver stated that the bond rate was 4.28% and the gross annual payment revenue assessment was based on 5%. Residents would be paying the debt service to pay back the bonds used to build the infrastructure. One Resident voiced concern if the CDD did not purchase the property, it could turn into a big problem, as there were a number of homes that were rentals, which disturbed her. If she lived by this property, she would be concerned about what was going to be built there. Mr. Oliver confirmed that at this time, the Board had no plans to do anything with the property. Ms. Geri Ferry of the HOA pointed out that the plat for this property was open space for the benefit of the Heritage Park HOA. A Resident who lived behind this property, was concerned about anything that was built there, impacting the entire community, whether they lived near it or not, as it would change the nature of their amenities. There were no further audience comments.

On MOTION by Mr. Ferry seconded by Ms. Wharton with all in favor the public hearing on special assessments for the Series 2025 bond was closed.

B. Consideration of Resolution 2025-06. Equalizing and Levying Special Assessments

Mr. Haber presented Resolution 2025-06. Equalizing and Levying Special Assessments, which was the formal step to put the new assessments into place. The substance of the resolution was primarily in the two exhibits, the Engineer's Report, describing the parcel of property to be purchased and the Assessment Methodology, which described how the assessments would be allocated to the property. Lending assessments was a two-step process. The District had taken the first step in November, when it adopted the resolution declaring assessments, which was published in the newspaper and resulted in Mr. Oliver's office sending the mailed notices to the

entire community about today's hearing. The intent was to inform anyone who may be impacted by this assessment, the dollar amounts and the purpose of the assessment. At this meeting the Board was considering whether or not to proceed with levying and imposing the assessment, which was the purpose of this resolution, in order to refinance the bonds and acquiring the property, which were in the best interest of the CDD. Mr. Oliver pointed out that the assessments are fairly allocated to all of the properties within the CDD. It was the same Assessment Methodology that was used in 2004, assigning debt to the multi-family and single-family homes. Ms. Wharton requested that Mr. Oliver discuss the amount to be financed and the allocations, as residents had problems interpreting the mailed letter.

Mr. Oliver reported that there were 723 accessible units in the District, with 685 units actually paying debt service, as eight property owners paid off their debt. However, the eight property owners would have additional debt with the revenue bond but would not pay the same assessment as the remaining property owners. Table 2, Sources and Uses of Funds showed that the District was issuing \$3,050,000 worth of bonds, plus \$400,000 for the revenue bonds, which would cover the cost of the issuance and generate the money to pay off the existing 2013 bonds and the net proceeds of \$360,000 to buy the land across the street. Table 3, Allocation of Series 2024 Par Debt per Unit by Product Type, showed the product types for the Series 2024 refunding and revenue bonds, the single-family and multi-family homes, for the 53', 63', 75' and 85' lots, as well as the allocation. It followed the Assessment Methodology that was created in 2004. Table 4, Annual Debt Service Assessment per Unit and by Assessment Area, showed the debt by product type. The last item was the draft Assessment Roll, showing the assessments.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor Resolution 2025-06 Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Refunding and Revenue Bonds for Series 2024; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the

Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date was adopted.

C. Consideration of Delegation Resolution 2025-05

1. Form of Trust Indenture

2. Bank Term Sheet

Mr. Haber presented Resolution 2025-05, the Delegation Resolution, which was prepared by Bond Counsel. Previously, the Board authorized the Underwriter, to work with a lender to issue a bond to pay off the 2013 bonds and purchase the real property. It delegated authority to the Chairman, to sign various documents to close on the transaction, resulting in a new bond being issued, a Series 2025 bond, which had two components. The first component paid off the 2013 bonds, because the District was able to achieve a lower interest rate. There are savings on the remaining term of those 2013 bonds, through 2035 and the additional year in 2036, would pay off the additional sums that were needed to acquire the real property. The resolution also delegated to the requisite authorities, to move forward on the closing of the bonds, which would put the District in the position to acquire the real property. There was an agreement with the owner of the property, with the expectation to close on the property by the end of the month. Ms. Niyala Harrison of Greenberg, Traurig, serving as Bond Council, was present to answer any questions and pointed out that attached to the resolution, was a copy of the Trust Indenture between the District and Regions Bank as the Trustee and holder of the bonds. Upon adoption of this resolution, documents related to the closing, would be signed immediately after the meeting and the bonds would close on January 9th.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor Resolution 2025-05 Authorizing the Issuance of \$3,450,000 Special Assessment Refunding and Revenue Bond, Series 2025 for the Purposes, Together with Other Legally Available Funds of the District, Of (I) Defeasing and Refunding, On a Current Basis, All of the District’s Outstanding Special Assessment Refunding Bonds, Series 2023, (II) Funding the Purchase of Vacant Property Adjacent to the Heritage Park Amenity Center, (III) Making a Deposit into the Series 2025 Interest Account, and (IV) Paying Certain Costs Associated with the Issuance of the Bond; Approving the Form of and Authorizing the Execution and Delivery of a Trust Indenture with Regions Bank, As Trustee; Providing for the Application of Bond Proceeds and Certain Other

Moneys to Refund the Refunded Bonds; Directing the Call for Redemption of the Refunded Bonds; Determining the Need for a Negotiated Sale of the Bond; Providing for a Direct Placement Sale of the Bond to Regions Equipment Finance Corporation, As Lender; Providing for the Application of Bond Proceeds; Authorizing the Proper Officials to Do All Things Necessary in Connection with the Issuance, Sale and Delivery of the Bond and the Refunding of the Refunded Bonds; Making Certain Declarations; Designating the Bond as a “Qualified Tax-Exempt Obligation” Within the Meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, As Amended; and Providing an Effective Date was adopted.

D. Pre-Closing on Bonds

Ms. Wharton requested that the fence be removed prior to the closing on January 9th. Mr. Haber clarified that there were two closings on the bonds. On January 9th, the money would be released from the lender and the District would pay off the 2013 bonds and the money to purchase that property, would be placed in the District's bank account. The closing on the real estate, was scheduled with an open deadline for the rest of the month, no later than the last day of the month. In speaking with the seller’s lawyers yesterday, they were waiting until there was confirmation that the bonds were issued, before they removed the fence, but assuming everything moved forward at this meeting, the fence would be removed. Ms. Wharton asked if the Title Report was clean. Mr. Haber confirmed that a real estate lawyer in his firm worked with counsel for the seller on the title commitment and insurance. Ms. Wharton recalled Ms. Geri Ferry saying that there was an issue about one parcel not being deeded correctly. Ms. Ferry confirmed there was a Schedule K agreement with the HOA, to maintain the parking lot, which would be null and void once the property was sold.

FOURTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 23, 2025
@ 1:00 p.m.**

Mr. Oliver reported that the next meeting was scheduled for January 23, 2024 at 1:00 p.m., which was the regular meeting. The Budget for Fiscal Year 2025 would be discussed.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ferry seconded by Ms. Wharton with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Park Community Development District was held on Thursday, January 23, 2025 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
Ryan Stilwell <i>by phone</i>	District Engineer
Kyle Magee <i>by phone</i>	Kutak Rock
Jeff Johnson	Operations Manager
Geri Ferry	HOA
Residents	

The following is a summary of the actions taken at the January 23, 2025 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

Resident Ann Germain thanked the Board for all of their hard work over the past year and the fact that the purchase came to fruition but was sorry for the negatively that was presented at the meeting that was held two weeks ago, as in her opinion, it was uncalled for. Mr. Pingotti appreciated the input.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 21, 2024 Meeting

Mr. Oliver presented the minutes of the November 21, 2024 meeting, which was included in the agenda package. Ms. Wharton noted on Page 2, when she took over as Chair, she informed the Board that she would serve only one year and Mr. Ferry would serve one year. Since Ms. Geri Ferry, was President of the HOA, she was concerned about separation. On Page 10, she preferred to discuss the fountains, at first, as she did not want to push off erosion. On the top of Page 11, she was not looking for a pond bank, where the entire top of the bank was eroding. Mr. Johnson provided two proposals from Yellowstone for Pond 500, but they were not discussed. In the sentence, *“they could obtain better costs, as they did not need to do the maximum amount of,”* the word, *“work”* should be *“plantings.”* The sentence, *“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 to the pond bank,”* needed to be reworded. It takes a while to show on the pond bank, because the body of the water was being absorbed. Mr. Ferry questioned whether the Board Members were Assistant Secretaries as well as Supervisors. Mr. Oliver confirmed this was the case, to provide the authority to sign certain documents, as officers of the District.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Minutes of the November 21, 2024 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Ratifying the Sale of the Bonds and Levy of Assessments for Series 2025 Bonds

Mr. Oliver presented Resolution 2025-07, Ratifying the Sale of the Bonds and Levy of Assessments for Series 2025 Bonds, which was included in the agenda package. It covered all of the actions of the Board and staff to issue the bonds.

On MOTION by Ms. Wharton seconded by Ms. Kinnecom with all in favor Resolution 2025-07 Ratifying, Confirming and Approving the Sale of the 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 was adopted.

FIFTH ORDER OF BUSINESS

Update Regarding Real Property Purchase

Mr. Oliver presented Resolution 2025-08, which was included in the agenda package and provided authority to the Chairman, Vice Chairman and District Manager the authority to execute the closing documents to close on the land deal. It had not yet occurred, but this was to get the authority into place. However, the fence was down, everything was coming together and it should be completed at the end of this month. As part of the closing, there would be a wire transfer of the funds to the seller.

On MOTION by Mr. Pingotti seconded by Ms. Kinnecom with all in favor Resolution 2025-08, Granting the Chairman, Vice Chairman and District Manager the Authority to Execute Closing Documents, Approving the Scope and Terms of such Authorization; Providing a Severability Clause and Providing an Effective Date was adopted.

SIXTH ORDER OF BUSINESS

Update on O&M Matters

There were no further items to discuss.

SEVENTH ORDER OF BUSINESS

Consideration of Water Fountain Replacement Proposals

Mr. Johnson presented proposals from Future Horizons Environmental Corp for fountain replacements, which were included in the agenda package. One was for five fountains in the amount of \$12,868.75, another was for seven in the amount of \$18,016.25 and the last one was for ten in the amount of \$25,737.50. Six fountains remained from the original 2011 installation and he recommended either five or seven replacement fountains, but seven would be plenty. Ms. Wharton asked if there was a discount in freight or between the five and ten fountains. Mr.

Johnson confirmed that there was no discount. The fountain on Pond 600, next to the playground, was off for a while, due to a floating jug. The fountain could not be repaired and would be replaced with a fountain from the current ones in stock. Ms. Wharton recalled that the fountain on Pond 600 was installed in 2022. Mr. Johnson confirmed that it was a rebuild. The warranty was only for one year. They were now out of fountains and this purchase would replenish their supply. Ms. Wharton pointed out that the six remaining fountains would probably be used in the next year. Mr. Johnson noted with the purchase of seven fountains, there would be an additional two at this year's price, as the price would increase to \$250 per fountain. Ms. Wharton preferred to order seven fountains.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the proposal for the purchase of seven water fountains in the amount of \$18,016.25 was approved.

Ms. Wharton pointed out that this purchase would cause this line item to go over budget. Mr. Ferry believed that they would be under budget for other line items.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee had no specific report, as their office was working on the bond issuance and bond financing for the purchase of the parcel. The closing was scheduled for January 31st. Ms. Wharton asked if they would hold the rate until that date. Mr. Oliver confirmed that the rate was locked in and appreciated everyone's hard work at Kutak Rock.

B. Engineer

Ms. Wharton asked if an engineer had a chance to look at the pond banks. Mr. Johnson indicated that the District Engineer looked at Pond 500, which he had proposals for. Two sections of Pond 500 could be addressed, but he did not know what the purchase of the fountains would have on it. Ms. Wharton pointed out that they must look at the entire picture. Mr. Johnson would assess all pond banks, to determine if there was erosion. Ms. Wharton requested a walk-through and questioned the status of Pond 500. Mr. Johnson explained that one proposal was for the backside next to the roadway, but the pond wrapped all the way round into a nook, which was the second proposal. There were options to either do one section at a time or both sections.

Ms. Wharton asked if there was a necessity to do it before the hurricane season, for the health of the pond. Mr. Johnson believed that there was an urgency when it comes to erosion and offered to do a walk-through of all the ponds, to see what needed to be done and would obtain proposals. Ms. Wharton felt that they needed three to four walk-throughs. Mr. Ferry offered to handle two of the walk-throughs, if Ms. Wharton could handle the other two. Ms. Wharton did not mind if others wanted to attend the walk-through, but scheduling four walk-throughs in a day, was not unreasonable. Mr. Johnson would speak to Ms. Wharton after the meeting to schedule a date and time. Ms. Wharton requested that it be scheduled through Mr. Ferry, as he was now the Chairman, but she would like to be present at a walk-through. Mr. Stilwell asked if anyone from his office needed to attend. Mr. Ferry did not think that they needed to attend, unless there was a question. Mr. Stilwell offered to look at any pictures that were taken.

C. Manager

Mr. Oliver reported that the budget process for Fiscal Year 2026 started at the March meeting, for the Board to discuss items that the Board needed to focus on, as they prepared the budget. A Proposed Budget would then be presented to the Board at the May meeting for approval, at which time the Board would set the public hearing for adoption at the July meeting. Ms. Wharton requested that pond bank and lot maintenance, be discussion items for the March meeting. Mr. Ferry requested that someone inform Yellowstone, that they needed to mow the new field. Mr. Oliver would inform Yellowstone once the closing occurred, which was early next week.

D. Operations Manager - Report

Mr. Jeff Johnson presented the Operations Manager Report, which was included in the agenda package. Ms. Wharton questioned how the Pond 1800 bank was doing. Mr. Johnson indicated it was holding up well, with all of the plants rooting nicely. Yellowstone was keeping it weed free, but as far as he could see, it looked great. Ms. Wharton pointed out that she walked it twice and thought it was doing well. However, she requested that the mowers stay out of the sinkhole, especially when it was wet and that they hand weed whack that area. As part of their pond bank proposal, Ms. Wharton wanted to include some grasses and asked if a bid was obtained for Pond 500. Mr. Johnson indicated that he had two proposals. In one section of Pond 500, they would spray an herbicide to kill the Muhly Grass, install some erosion mats and mulch

the backside of Pond 500, for \$6,500. For this pond, the outfall drain was away from the ground. The wind carrying across the water, caused erosion of the pond bank, so much so, that it created a gap between the top of the concrete and the actual bank. Ms. Wharton recommended putting in cattails, instead of putting things at the top of the bank. Mr. Johnson pointed out that riprap would be placed at the bottom around the drain to fill it, come up the bank and plants would be installed, the same as Pond 1800. Ms. Wharton questioned the amount of area that the proposal entailed. Mr. Johnson believed that it was 100 feet.

Ms. Wharton did not think that the riprap was a problem visually and needed to be replaced periodically. They would have to watch the cattails to see how far they spread, but liked the idea of Fakahatchee and having one pond as an experimental pond, with some experimental plants. Mr. Johnson liked Fakahatchee, as it had a great root system. Ms. Wharton asked if they were going to put anything over the riprap, to prevent further erosion or at the base. Mr. Johnson recommended putting the riprap at the waterline. Ms. Wharton preferred it above the waterline, as the bank could be 1 foot high with hurricanes. Mr. Johnson explained that the riprap was designed to keep the water from coming up the bank. Ms. Wharton pointed out that it would still come up the bank if the water level was too high, but it would stop the water from splashing on the bank and provide a buffer. Mr. Johnson would find out where the highest level was on the pond bank and if they needed to add riprap in the future to get it higher, they would, but they would start with a certain point and address it as needed. Ms. Wharton requested that the riprap be at least 6 inches above the bank, so there was a small buffer and the water could splash above it. Mr. Johnson would work with Yellowstone and other vendors, to provide more options on the height of the plantings. Ms. Wharton requested that Mr. Johnson provide a proposal for Pond 500 and schedule a walk-through.

NINTH ORDER OF BUSINESS

Audience Comments

Resident Ann Germain questioned the definition of riprap. Mr. Johnson explained that it was a rock base designed to trap the water from overflowing and coming up on the bank and stopping the water level. Ms. Germain understood that the bank was the grass portion, not the sandy shore. Ms. Wharton pointed out that it was the brown cliff. Mr. Johnson clarified that it was the slope from the top to the water level and the riprap goes to the water level and up. When Ms. Germain picked up garbage in the pond, she noticed that the grass portion was soft, but it

should be solid ground, especially if the water was near it. It was not noticed visually when looking at the pond from her door, but walking close to the water, where the grass ended, the grass was soft and appeared to be eroding from underneath and asked if the riprap would help to stop the erosion. Mr. Johnson indicated that it may not completely stop it, but would deter the erosion. Ms. Wharton pointed out that this was the purpose of the walk-throughs and why they were being proactive, as the cost for a major bank repair was expensive. Ms. Germain questioned why this Board did not invite concerned and interested people of the community to attend these walk-throughs. Mr. Oliver recalled that the last walk-through was advertised, as required by Florida Statute, but residents were not invited to attend, due to liability issues.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Ferry asked if the new plants were doing well on Pond 1800 with the cold. Mr. Johnson confirmed that they were doing well and they were seeing good results. Mr. Ferry noted that a light at the end of South Heritage Creek Way by the cul-de-sac, next to the green electrical box, always stayed on. Mr. Johnson would call it in. Mr. Curran noted two lights on Heritage Park Drive that do not come on at night and before he sent a ticket to Florida, Power & Light (FPL), he wanted to know who was responsible for trimming the trees back. He took a picture of the numbers and would forward them to Mr. Johnson. Mr. Johnson would wait for FPL to say that they were not trimming the trees, before the CDD spent the money to trim them. If FPL declined, Mr. Johnson would have Yellowstone come out. Ms. Wharton asked if everyone had a chance to look at the budget from last year, in order to prepare for the switching around of funds in certain areas. Ms. Kinnecom pointed out that her neighbor placed three huge rocks in their yard on Pond 100 and they were almost in the pond, to show how much the bank deteriorated. Mr. Oliver would have it looked at during the walk-through. Mr. Johnson would have their vendor for the project attend.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver presented the Unaudited Financial Statements through December 31, 2024, which were included in the agenda package. They were one quarter into the new fiscal year and the capital reserve balance was \$138,000 and \$40,000 would be added this fiscal year.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. Assessments were at 84% collected.

C. Approval of Check Register

Mr. Oliver presented the Check Register for November 1, 2024 to December 31, 2024 in the amount of \$31,639.73, which was included in the agenda package.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Check Register for November 1, 2024 to December 31, 2024 in the amount of \$31,639.73 was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – March 27, 2025 @ 1:00 p.m.

Mr. Oliver reported that the next meeting was scheduled for March 27, 2025 at 1:00 p.m. The budget would be on the agenda for discussion purposes.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



Proposal #: 532580

Date: 3/20/2025

From: Andrew Blucker

Proposal for Heritage Park CDD

Jeff Johnson
GMS-CF, LLC

jjohnson@rmsnf.com

LOCATION OF PROPERTY
Heritage Park Dr & East Red House
St. Augustine, FL 32084

Contractual Amendment Service Area

Table with 2 columns: DESCRIPTION, AMOUNT. Row: Landscape Enhancement \$870.00

This proposal is for the addition of the the area adjacent to the amenity center to be added to the annual contract. The cost provided in this proposal is the monthly cost for this additional area.

This proposal includes mowing services, monthly irrigation inspections, integrated pest management, including fertilizer, insecticide, and fungicide applications.

Annual Cost: \$11,414.3 (Annual Cost Includes Seasonal Visit Adjustment)

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Heritage Park CDD

Summary table: Subtotal \$870.00, Sales Tax \$0.00, Proposal Total \$870.00

THIS IS NOT AN INVOICE

EIGHTH ORDER OF BUSINESS

D.

1.

Operations Manager Updates

Completed Projects

- **Changed all fountain clocks for daylight savings time**
- **Cleanup of all outfall structures**
- **Completion of ordering the new fountains for Stock**
- **Walked several ponds for erosion to begin estimate process**

Pending Projects

- **Pond Erosion**
- **Continued Treatment of all CDD Ponds and maintaining Landscape throughout CDD areas**

2.

Heritage Park

Serial Number	Lake Number	Date installed
1245NVX449897	100	5/8/2024
1128VX440531	200	8/11/2011
1142VX440991	300	12/29/2011
1142VX440992	400	12/29/2011
1142VX440996	500	12/29/2011
3237NVX446578	600	1/29/2025
PowerHouse	700	Did not Install
2129VX440735	800 East	10/22/2012
2129VX440736	800 West	10/22/2012
1238NVX448547	900	4/9/2024
3237NVX446576	1000 North	9/23/2024
1245NVX449898	1000 South	*
1238NVX448548	1100	10/11/2021
3237NVX446579	1200	11/11/2024
7114NA448604	1300	6/15/2017
3237NVX446574	1400 East	
1238NVX448546	1400 West	4/11/2023
Lake Fountain	1500	Did not Install
1142VX440990	1600	12/29/2011
3237NVX446575	1700	10/16/2024
1142VX441016	1800	12/9/2011
* Replaced old Power House		
Units awaiting Installation		
4252NVX442799	4252NVX442803	
4252NVX442800	4252NVX442808	
4252NVX442801	4252NVX442809	
4252NVX442802		
Warranty Period is two years and starts on installation date		

ELEVENTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting
February 28, 2025



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11	<hr/>	Assessment Receipt Schedule

Heritage Park
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Truist	\$ 109,880	\$ 74,809	\$ -	\$ -	\$ 184,689
Assessments Receivable	-	-	-	-	-
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	40,630	-	40,630
Investments:					
US Bank Custody Account	238,350	63,696	-	-	302,047
Series 2013					
Reserve	-	-	-	-	-
Revenue	-	-	-	-	-
Prepayment	-	-	-	-	-
Series 2025					
Revenue	-	-	259,326	-	259,326
Interest	-	-	13,921	-	13,921
Acq & Construction	-	-	-	948	948
COI	-	-	-	11,474	11,474
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 348,230	\$ 138,506	\$ 313,877	\$ 12,423	\$ 813,035
Liabilities:					
Accounts Payable	\$ 6,383	\$ -	\$ -	\$ -	\$ 6,383
Accrued Expenses	4,030	-	-	-	4,030
Due to Debt Service	40,630	-	-	-	40,630
Total Liabilities	\$ 51,042	\$ -	\$ -	\$ -	\$ 51,042
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-
Restricted for Debt Service 2013	-	-	-	-	-
Restricted for Debt Service 2025	-	-	313,877	-	313,876.51
Capital Project	-	-	-	12,423	12,423
Assigned for Capital Reserves	-	138,506	-	-	138,506
Capital Reserves	-	-	-	-	-
Unassigned	297,188	-	-	-	297,188
Total Fund Balances	\$ 297,188	\$ 138,506	\$ 313,877	\$ 12,423	\$ 761,993
Total Liabilities & Fund Balance	\$ 348,230	\$ 138,506	\$ 313,877	\$ 12,423	\$ 813,035

Heritage Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 310,644	\$ 295,313	\$ 295,313	\$ -
Interest	6,000	2,500	1,548	(952)
Total Revenues	\$ 316,644	\$ 297,813	\$ 296,861	\$ (952)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 2,500	\$ 3,000	\$ (500)
FICA Expense	459	191	230	(38)
Annual Audit	3,500	-	-	-
Trustee Fees	4,500	-	-	-
Dissemination Agent	1,060	353	353	-
Arbitrage	450	450	450	-
Engineering	10,000	4,167	2,242	1,925
Attorney	16,000	6,667	2,837	3,830
Assessment Administration	7,950	7,950	7,950	-
Management Fees	62,098	25,874	25,874	0
Information Technology	1,890	788	788	-
Website Maintenance	1,260	525	525	-
Telephone	250	104	120	(16)
Postage	750	313	1,266	(953)
Insurance	8,737	8,737	8,494	243
Printing & Binding	1,000	417	3,147	(2,730)
Legal Advertising	1,350	563	5,561	(4,999)
Other Current Charges	1,200	500	500	0
Office Supplies	250	104	334	(230)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 128,879	\$ 60,377	\$ 63,845	\$ (3,468)

Heritage Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 12,516	\$ 5,215	\$ 5,215	\$ -
Property Insurance	1,080	1,080	955	125
Electric	22,500	9,375	7,943	1,432
Streetlights	49,140	20,475	19,449	1,026
Landscape Maintenance	39,732	16,555	15,767	788
Landscape Contingency	8,000	1,715	1,715	-
Tree Trimming	5,000	-	-	-
Lake Maintenance	24,507	10,211	9,725	486
Lake Contingency	10,000	1,480	1,480	-
Irrigation Repairs	2,500	-	-	-
Common Area Maintenance	12,000	5,000	1,447	3,553
Contingency	5,000	-	-	-
Operating Reserve	5,000	-	-	-
Total Operations & Maintenance	\$ 196,975	\$ 71,106	\$ 63,695	\$ 7,411
Total Expenditures	\$ 325,854	\$ 131,483	\$ 127,540	\$ 3,943
Excess (Deficiency) of Revenues over Expenditures	\$ (9,210)	\$ 166,330	\$ 169,320	\$ 2,990
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer	(40,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (40,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (49,210)	\$ 166,330	\$ 169,320	\$ 2,990
Fund Balance - Beginning	\$ 49,210		\$ 127,868	
Fund Balance - Ending	\$ -		\$ 297,188	

Heritage Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ 2,200	\$ 917	\$ 1,239	\$ 322
Total Revenues	\$ 2,200	\$ 917	\$ 1,239	\$ 322
Expenditures:				
Bank Fees	\$ 500	\$ 208	\$ 193	\$ 15
Capital Outlay	-	-	-	-
Total Expenditures	\$ 500	\$ 208	\$ 193	\$ 15
Excess (Deficiency) of Revenues over Expenditures	\$ 1,700		\$ 1,046	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 40,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 40,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 41,700	\$ -	\$ 1,046	\$ -
Fund Balance - Beginning	\$ 137,429		\$ 137,460	
Fund Balance - Ending	\$ 179,129		\$ 138,506	

Heritage Park

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 381,721	\$ 363,263	\$ 363,263	\$ -
Interest Income	12,000	5,000	6,827	1,827
Total Revenues	\$ 393,721	\$ 368,263	\$ 370,090	\$ 1,827
Expenditures:				
Interest - 11/01	\$ 80,919	\$ 80,919	\$ 80,919	\$ -
Principal - 1/13	225,000	225,000	3,195,000	(2,970,000)
Interest - 1/13	80,919	80,919	32,368	48,551
Closing Expense - Trustee Fees	-	-	1,500	(1,500)
Total Expenditures	\$ 386,838	\$ 386,838	\$ 3,309,786	\$ (2,922,949)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,884		\$ (2,939,696)	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 2,852,654	\$ 2,852,654
Transfer In/(Out)	-	-	(299,624)	(299,624)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,553,030	\$ 2,553,030
Net Change in Fund Balance	\$ 6,884	\$ -	\$ (386,666)	\$ 2,553,030
Fund Balance - Beginning	\$ 187,499		\$ 386,666	
Fund Balance - Ending	\$ 194,383		\$ -	

Heritage Park

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	35	35
Total Revenues	\$ -	\$ -	\$ 35	\$ 35
Expenditures:				
Interest - 11/01	\$ -	\$ -	\$ -	\$ -
Principal - 5/01	185,000	-	-	-
Interest - 5/01	45,939	-	-	-
Total Expenditures	\$ 230,939	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (230,939)		\$ 35	
Other Financing Sources/(Uses):				
Bonds Proceeds	\$ 13,886	\$ -	\$ 13,886	\$ 13,886
Transfer In/(Out)	-	-	299,956	299,956
Total Other Financing Sources/(Uses)	\$ 13,886	\$ -	\$ 313,842	\$ 313,842
Net Change in Fund Balance	\$ (217,052)	\$ -	\$ 313,877	\$ 313,842
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ (217,052)		\$ 313,877	

Heritage Park

Community Development District

Capital Project Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Proposed	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,124	1,124
Total Revenues	\$ -	\$ -	\$ 1,124	\$ 1,124
Expenditures:				
Capital Outlay	\$ 359,911	\$ 359,911	\$ 359,911	\$ -
Cost of Issuance	212,250	212,250	\$ 212,250	\$ -
Total Expenditures	\$ 572,161	\$ 572,161	\$ 572,161	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (572,161)	\$ (572,161)	\$ (571,037)	\$ 1,124
Other Financing Sources/(Uses):				
Bonds Proceeds	\$ 583,460	\$ 583,460	\$ 583,460	\$ -
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ 583,460	\$ 583,460	\$ 583,460	\$ -
Net Change in Fund Balance	\$ 11,298	\$ 11,298	\$ 12,423	\$ 1,124
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 11,298		\$ 12,423	

Heritage Park
Community Development District
Long Term Debt Report

Series 2025 Special Assessment Refunding and Revenue Bonds		
Interest Rate:	4.28%	
Maturity Date:	5/1/2036	
Reserve Fund Definition		
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
BONDS OUTSTANDING - 1/1/2025		\$3,450,000
Current Bonds Outstanding		\$3,450,000

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
Interest	01/14/25	823.31	669.31	1,492.62
7	02/21/25	40,629.53	33,029.58	73,659.11
		-	-	
		-	-	
		-	-	
		-	-	
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		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		363,263.44	295,313.32	658,576.76
PERCENT COLLECTED				95.08%

C.

Heritage Park
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	1/01/25 - 1/31/25	3300-3312	\$19,126.16
	2/1/25 - 2/28/25	3313-3319	12,859.31
Total General Fund Checks			\$31,985.47
Autopayment	1/28/25	IRSTAXPAYMENT	\$153.00
	1/30/25	FPL	5,631.81
Total Payroll Checks			\$5,784.81
Total Paid Checks and Electronically			\$37,770.28

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00042	12/24/24	87387	202412	320	53800	46600		AERATOR SERVICE CALL FUTURE HORIZONS, INC.	*	280.00	280.00	003300
1/07/25	00042	12/31/24	87482	202412	320	53800	46300		DEC LAKE MAINTENANCE FUTURE HORIZONS, INC.	*	1,945.00	1,945.00	003301
1/07/25	00002	12/27/24	613	202411	320	53800	46400		NOV FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	346.70	346.70	003302
1/07/25	00002	1/01/25	610	202501	310	51300	34000		JAN MANAGEMENT FEES	*	5,174.83		
		1/01/25	610	202501	310	51300	49200		JAN WEBSITE ADMIN	*	105.00		
		1/01/25	610	202501	310	51300	35100		JAN INFORMATION TECH	*	157.50		
		1/01/25	610	202501	310	51300	31300		JAN DISSEMINATION SVCS	*	88.33		
		1/01/25	610	202501	310	51300	51000		OFFICE SUPPLIES	*	.15		
		1/01/25	610	202501	310	51300	42000		POSTAGE	*	3.45		
		1/01/25	610	202501	310	51300	42500		COPIES	*	3.45		
		1/01/25	610	202501	310	51300	41000		TELEPHONE	*	60.21		
									GOVERNMENTAL MANAGEMENT SERVICES			5,592.92	003303
1/07/25	00069	12/06/24	92528668	202412	310	51300	51000		DESK SIGNS HOLMES STAMP COMPANY DBA HC BRANDS	*	49.96	49.96	003304
1/07/25	00021	12/23/24	53857	202411	310	51300	31100		NOV ENGINEERING SERVICES PROSSER	*	375.00	375.00	003305
1/13/25	00002	1/01/25	612	202501	320	53800	12000		JAN CONTRACT ADMIN GOVERNMENTAL MANAGEMENT SERVICES	*	1,043.00	1,043.00	003306
1/13/25	00043	1/01/25	824099	202501	320	53800	46200		JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	3,153.33	3,153.33	003307

HERT HERITAGE PARK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/24/25	00053	1/16/25	4770-01-	202501	310	51300	31200		AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00	003308
1/24/25	00002	1/13/25	615	202412	320	53800	46400		GOVERNMENTAL MANAGEMENT SERVICES	*	346.70	346.70	003309
1/24/25	00080	12/20/24	6884573	202412	310	51300	48000		GANNETT FLORIDA LOCALIQ	*	2,661.56	2,661.56	003310
1/24/25	00073	11/06/24	3480136	202409	310	51300	31500		KUTAK ROCK LLP	*	1,598.00	1,598.00	003311
1/24/25	00073	1/13/25	3511696	202411	310	51300	31500		KUTAK ROCK LLP	*	1,254.99	1,283.99	003312
		1/13/25	3511696	202410	310	51300	31500			*	29.00		
2/04/25	00042	1/31/25	87938	202501	320	53800	46600		FUTURE HORIZONS, INC.	*	400.00	400.00	003313
2/04/25	00042	1/31/25	87988	202501	320	53800	46300		FUTURE HORIZONS, INC.	*	1,945.00	1,945.00	003314
2/12/25	00002	2/01/25	616	202502	320	53800	12000		GOVERNMENTAL MANAGEMENT SERVICES	*	1,043.00	1,043.00	003315
2/12/25	00002	2/01/25	617	202502	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	5,174.83	5,875.70	003316
		2/01/25	617	202502	310	51300	49200			*	105.00		
		2/01/25	617	202502	310	51300	35100			*	157.50		
		2/01/25	617	202502	310	51300	51000			*	30.57		
		2/01/25	617	202502	310	51300	42000			*	161.80		
		2/01/25	617	202502	310	51300	42500			*	246.00		

HERT HERITAGE PARK BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/18/25	00086	2/03/25 54032	202412 310-51300-31100	DEC ENGINEERING SERVICES PRIME AE GROUP INC	*	375.00	375.00 003317
2/18/25	00043	2/01/25 841208	202502 320-53800-46200	FEB LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	3,153.33	3,153.33 003318
2/25/25	00080	1/31/25 00069301	202501 310-51300-48000	NOTICE OF MEETING - 1/23 GANNETT FLORIDA LOCALIQ	*	67.28	67.28 003319
TOTAL FOR BANK A						31,985.47	
TOTAL FOR REGISTER						31,985.47	

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: 87387
 Invoice Date: Dec 24, 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:
 Heritage Park CDD
 c/o Governmental Management Services
 475 West Pown Place, Ste 114
 St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Johnson01	Hand Deliver	12/17/24	1/23/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call, pond #1000, Units one and two. Parts and labor are covered under warranty, cost is only for pulling/reinstalling	280.00	280.00

RECEIVED
 By Tara Lee at 11:46 am, Jan 02, 2025

Approved 12/27/24
 Jeff Johnson
 Lake Contingency
 53800.320.46600

Subtotal	280.00
Sales Tax	
Freight	
Total Invoice Amount	280.00
Payment/Credit Applied	
TOTAL	280.00

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: 87482
 Invoice Date: Dec 31, 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	12/5/24	1/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of December 2024	1,945.00	1,945.00
Approved 12/31/24 Jeff Johnson Lake Maintenance 53800.320.46400				
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED By Tara Lee at 10:42 am, Jan 03, 2025 </div>				
Subtotal				1,945.00
Sales Tax				
Freight				
Total Invoice Amount				1,945.00
Payment/Credit Applied				
TOTAL				1,945.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 613
Invoice Date: 12/27/24
Due Date: 12/27/24
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 November 1 - November 30, 2024		346.70	346.70

RECEIVED

By Tara Lee at 3:21 pm, Jan 02, 2025

Approved 12/30/24
Jeff Johnson
Common Area Maintenance
53800.320.46400

Alison Mossing

12-30-24

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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/4/24	2	J.J.	Reset all timers for daylight savings time
11/13/24	2	J.J.	Walked all ponds, removed debris around all ponds
11/20/24	2	J.J.	Walked all ponds, removed debris around all ponds
11/27/24	2	J.J.	Walked all ponds, removed debris around all ponds

TOTAL 8

MILES 60

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 610

Invoice Date: 1/1/25

Due Date: 1/1/25

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 - January 2025		5,174.83	5,174.83
Website Administration - January 2025		105.00	105.00
Information Technology - January 2025		157.50	157.50
Dissemination Agent Services - January 2025		88.33	88.33
Office Supplies		0.15	0.15
Postage		3.45	3.45
Copies		3.45	3.45
Telephone		60.21	60.21
Total			\$5,592.92
Payments/Credits			\$0.00
Balance Due			\$5,592.92

RECEIVED
By Tara Lee at 9:47 am, Jan 06, 2025

IH BRANDS

CREATING PERSONALIZED PRODUCTS

2021-2 St. Augustine Road E, Jacksonville, FL 32207
888-465-6373



INV:92528668

ACCT#	DATE	TERMS	BIN/CNT
301956	12/6/2024	NET30	5617-3
PO# NET30			

HSC DHL: DHL Expedited (14 oz)
Tracking#: 420320929261290339700606466724

Tara R. Lee

BILL TO: Heritage Park CDD 1.3.2025
~~GMS - GOVERNMENTAL MANAGEMENT SERVICES~~
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

SHIP TO:
SARAH SWEETING
904-940-5850
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

RECEIVED
By Tara Lee at 10:49 am, Jan 03, 2025

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Thomas Ferry Logo : None INET 8132000	20.00 0.00	14.99 0.00	14.99
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Joanne Wharton Logo : None INET 8132000	20.00 0.00	14.99 0.00	14.99
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Richard Perez Logo : None INET 8132030	20.00 0.00	14.99 0.00	14.99
1	DHLEXPED	SHIPPING AND HANDLING - DHL EXPEDITED	19.98	19.98	19.98
TOTAL					64.95
CRM applied (99017832) 1/2/2025					(14.99)
BALANCE DUE					49.96

We appreciate your business !!!

IH BRANDS

CREATING PERSONALIZED PRODUCTS

2021-2 St. Augustine Road E, Jacksonville, FL 32207
888-465-6373



CRM:99017832

ACCT#	DATE	TERMS	BIN/CNT
301956	1/2/2025	NET30	
PO# NET30			

Tara R. Lee
BILL TO: Hertiage Park CDD 1.3.2025
~~GMS--GOVERNMENTAL-MANAGEMENT-SERVICES-~~
 475 WEST TOWN PLACE
 SUITE 114
 ST. AUGUSTINE, FL 32092

SHIP TO:
 HCB
 JAX, FL 32207

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
-1	CREDIT	REMOVE RICHARD PEREZ DESK SIGN Ref 92528668	14.99	14.99	(14.99)
		TOTAL			(14.99)



December 23, 2024

Project No: P0104022.01

Invoice No: 53857

Heritage Park CDD
c/o Governmental Management Services-NF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Project P0104022.01 Heritage Park/CDD-General Fund

For services including attendance at November CDD mtg via phone.

Professional Services from November 01, 2024 to November 30, 2024

Professional Personnel

	Hours	Rate	Amount	
Vice President	1.50	250.00	375.00	
Totals	1.50		375.00	
Total Labor				375.00
		Total this Invoice		\$375.00

RECEIVED
By Tara Lee at 3:22 pm, Jan 02, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 612
Invoice Date: 1/1/25
Due Date: 1/1/25
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 - January 2024-2025		1,043.00	1,043.00
<i>Alison Moring</i> 1-6-25			

Total \$1,043.00

Payments/Credits \$0.00

Balance Due \$1,043.00

RECEIVED

By Tara Lee at 3:50 pm, Jan 07, 2025



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
824099	1/1/2025
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 31, 2025

Invoice Amount: \$3,153.33

Description	Current Amount
Monthly Landscape Maintenance January 2025	\$3,153.33

Invoice Total **\$3,153.33**

Approved 12/20/24
 Jeff Johnson
 Landscape Maintenance
 53800.320.46200

RECEIVED
 By Tara Lee at 10:41 am, Dec 20, 2024

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



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Heritage Park Community Development District
c/o Ms. Bernadette Peregrino
Government Management Services – CF, LLC
475 West Town Place Ste 114
Saint Augustine, FL 32092

Invoice No. 4770-01-25

Date: January 16, 2025

For Professional Services:

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

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



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

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

Invoice

Invoice #: 615
Invoice Date: 1/13/25
Due Date: 1/13/25
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 December 1 - December 31, 2024		346.70	346.70

RECEIVED
By Tara Lee at 2:51 pm, Jan 17, 2025

Approved 1/14/25
Jeff Johnson
Common Area Maintenance
53800.320.46400

Alison Moxingy
1-16-25

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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/11/24	2	J.J.	Walked all ponds, removed debris around all ponds
12/18/24	2	J.J.	Walked all ponds, removed debris around all ponds
12/23/24	2	J.J.	Walked all ponds, removed debris around all ponds
12/31/24	2	J.J.	Walked all ponds, removed debris around all ponds

TOTAL 8

MILES 60

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

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

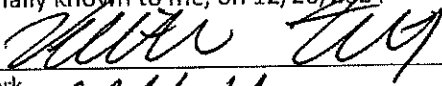
STATE OF WISCONSIN, COUNTY OF BROWN

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:


12/13/2024, 12/20/2024

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 12/20/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$2661.56	
Tax Amount:	\$0.00	
Payment Cost:	\$2661.56	
Order No:	10847446	# 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

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.03, FLORIDA STATUTES, AND TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 190.06(2), 190.06(3), FLORIDA STATUTES

NOTICE OF PUBLIC HEARING

The Board of Supervisors, "Board", 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 January 7, 2025, at 10:00 a.m., at the Heritage Park Community Center, 223 Jefferson Drive, St. Augustine, Florida 32084...

The public hearing is being conducted pursuant to Chapters 170, 190, and 191, Florida Statute. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained at the District Manager's Office...

By way of background, the District previously issued the Existing Bonds to refinance its Series 2013 A Bonds, which formed a portion of the District's various "refunding" bond improvements...

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

As part of the refinancing, the District plans to levy special assessments to secure the Series 2025 Bonds ("Refinanced Assessments"). The Refinanced Assessments will be levied in the principal and annual amounts...

The manner in which the District proposes to provide the levy of the Refinanced Assessments is more fully described in the District's "Final and Revised Supplemental Special Assessment Methodology Report for the Special Assessment Refunding and New Bonds, Series 2025, dated November 21, 2024..."

Table with 6 columns: Product Type, Outstanding Principal Balance of Existing Bonds, Series 2025 Bonds, Gross Annual Payment for Existing Bonds through 2025, Gross Annual Payment for Series 2025 Bonds through 2025, Gross Annual Payment for Series 2025 Bonds for 2025 (New and Existing).

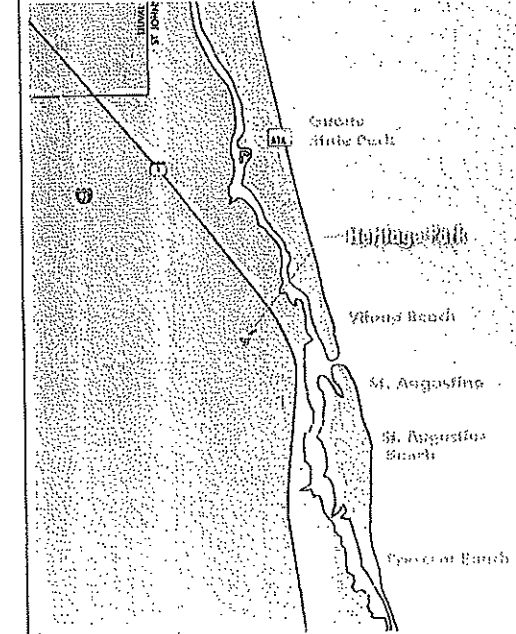
* Includes cost of collection and early payment discounts. * Lacks that have paid off the Assessments securing the Existing Bonds will be responsible for the payment of any assessments securing the New Bonds as described in the above chart.

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

Please be advised that failure to pay the District's assessments will cause a tax certificate to be issued against your property within the District that may result in a loss of title, or, if the assessments are directly collected, will cause a foreclosure action to be filed against your property within the District...

The public hearing and meeting are 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 on the record at the hearing...

Any person requiring special accommodations at the public hearing and/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 hearing or meeting...



RESOLUTION 2025-018

SERIES 2025 REFUNDING BONDS

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTIONS 2021-07 AND 2021-08 IN THEIR ENTIRETY REGARDING SPECIAL ASSESSMENTS SERIES 2025, EXCEPT FOR THE ARTICLE, SECTIONS AND EXCEPT FOR COSTS OF THESE IMPROVEMENTS WHOSE COST IS TO BE DEPAID BY THE SPECIAL ASSESSMENTS PROVIDING THE PORTION OF THE EXTENDED COST OF THE IMPROVEMENTS TO BE DEPAID BY THE SPECIAL ASSESSMENTS...

WHEREAS, the Heritage Park Community Development District ("District") previously indicated its intention to undertake, install, establish, construct, reconstruct, or apply certain public improvements as described in the Heritage Park Community Development District Engineer's Report, dated July 10, 2021, ("Original Improvement Plan")...

WHEREAS, the District has previously adopted Resolutions 2021-07 and 2021-08 regarding the declaration of special assessment and setting a public hearing thereon, which the District desires to rescind in their entirety and

WHEREAS, the District's Board of Supervisors, "Board" previously adopted Resolutions 2011-02, 2011-01, 2011-01, 2011-02, and 2011-03, which relate to the imposition, levy, collection and enforcement of such special assessments, and

WHEREAS, the District previously issued its Series 2013 A Bonds to refinance the District's existing Series 2013 A Bonds, "Series 2013 A Bonds", for the purpose of financing a portion of the Original Improvement Plan ("Series 2013 Project")...

WHEREAS, due to interest rate market conditions at the time, the District determined it is in the best interest of the District, its residents, and landowners, to refinance the outstanding Series 2013 A Bonds through the issuance of Refunding Bonds, Series 2025, and to refinance the Series 2013 A Bonds and levied special assessments that secured the repayment of the Series 2013 A Refunding Bonds and

WHEREAS, due to current interest rate market conditions, the District has determined it is in the best interest of the District, its residents, and landowners, to refinance the outstanding Series 2025 Refunding Bonds ("Prior Bonds") to raise additional proceeds through the issuance of the Series 2025 Refunding Bonds "in an amount not to exceed \$0,430,000 to finance the Series 2025 Project, as defined below and

WHEREAS, the District hereby indicates its intention to utilize certain of the Series 2025 Refunding Bonds proceeds to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Series 2025 A Project ("2025 Project"), and together with the Series 2013 A Project, the improvements as further described in the District's Supplemental Engineer's Report 2024 Project, dated August 16, 2024 attached hereto as Exhibit A (the "Improvement Plan")...

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, 190, and 191, Florida Statute ("Series 2025 Assessments"); and

WHEREAS, the District hereby determines that the benefits have accrued and will continue to accrue to the property improved, the amount of those benefits, and that the special assessments will be made in proportion to the benefits received as set forth in the Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2025, dated October 31, 2024, and the Initial and Revised Supplemental Special Assessment Methodology Report for the Special Assessment Refunding and New Bonds, Series 2025 dated November 21, 2024 (together, the "Special Assessment Methodology")...

WHEREAS, the Series 2025 Assessments will be comprised of two components: (a) a refunding component corresponding to the portion of the Series 2025 Refunding Bonds will be levied against the Prior Bonds ("Series 2025 Refunding Assessment"); and (b) a new money component corresponding to the Series 2025 Refunding Bonds used to fund the Series 2025 Improvement Plan (the "Series 2025 New Money Assessment");

WHEREAS, the District hereby determines that the Series 2025 Assessments will be levied but not exceed the benefits to the property improved and

WHEREAS, notwithstanding the District's adoption of this resolution to begin the process of levying the Series 2025 Assessments, all prior assessments related to the Prior Bonds, shall remain valid and binding, and such sums as the District levies the Series 2025 Assessments and Issues the Series 2025 Refunding Bonds, which may be levied in multiple series, to be secured by the Series 2025 Assessments; and

WHEREAS, this Resolution shall serve as the "resolution required to create special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment levied against certain property as described in Exhibit B that comprise the Series 2025 Assessments.

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

SECTION 1. The Series 2025 Assessments shall be levied to defray the cost of the improvements described in the Original Improvement Plan and the Series 2025 Improvement Plan.

SECTION 2. The nature and general location of, and plans and specifications for, the improvements as 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 2025 Bond paid to be refunded is estimated to be \$4,125,000, and the Series 2025 Project as described in the Series 2025 Improvement Plan is estimated to cost \$2,600,000 ("Estimated Cost").

SECTION 4. The Series 2025 Assessments will collectively defray approximately \$4,125,000, which includes the Series 2025 Refunding Bonds and the Estimated Cost plus financing related costs, as applicable.

SECTION 5. The manner in which the Series 2025 Assessments shall be apportioned and paid is set forth in Exhibit B, which provides for the levying of special assessments. The Series 2025 Assessments at all times shall be levied, within the District, on certain lots and lands, adjoining and contiguous or bounding and abutting upon such improvements or specially benefited therein and further designated by the assessment plan heretofore provided for provided, however, that the lots for which debt assessments securing the Prior Bonds have been prepaid in full shall be subject to only the Series 2025 New Money Assessment.

SECTION 6. There is on file, at the District's Records Office, an assessment plan showing the area to be assessed, with the boundaries and locations of 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 2025 Assessments are certified for collection, the Series 2025 Assessments shall be paid in not more than the maximum period of time permitted by law then in effect. The Series 2025 Assessments may be payable at the same time and in the same manner as set of ad valorem taxes and collected pursuant to Chapter 190, Florida Statutes, and the Uniform Method, provided, however, that in the event the Uniform Method is not available to the District in accordance with the provisions of the District, it is in the best interest of the District, its residents, and landowners, that the levies for which debt assessments securing the Prior Bonds have been prepaid in full shall be subject to only the Series 2025 New Money Assessment.

SECTION 8. The District Manager has caused to be made a preliminary assessment roll. In accordance with the Series 2025 Methodology, attached as Exhibit B hereto, which shows the lots, parcels, and the amount of levies to be assessed against each parcel of land and the number of certain lots and parcels in which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 9. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.

SECTION 10. The District Manager is hereby directed to cause this Resolution to be published twice once a week for two (2) weeks in a newspaper of general circulation within Lake County and its publication in other notices may be required by law or desired in the best interests of the District.

SECTION 11. This Resolution is intended to amend and supplement the District's Master Assessment Resolutions and Resolution 2011-03, collectively, "Prior Assessment Resolutions". As such, all Prior Assessment Resolutions remain in full force and effect, except to the extent provided herein; provided, however, that nothing herein shall constitute or otherwise modify the existing assessments and related assessment roll except as described herein. As such, the previously adopted assessment methodology, assessment and assessment fees remain in full force and effect.

SECTION 12. 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, in any part thereof.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND APPROVED this 17th day of November, 2024.

WITNES: _____, District Manager; _____, Secretary/Assistant Secretary; _____, Thomas Feitz, Vice Chair, Board of Supervisors.

Exhibit A: Supplemental Engineer's Report 2024 Project dated August 16, 2024. Exhibit B: Final and Revised Supplemental Special Assessment Methodology Report for the Special Assessment Refunding and New Bonds, Series 2025 dated November 21, 2024.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 6, 2024

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



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

Invoice No. 3480136
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

09/19/24	K. Magee	0.20	53.00	Review correspondence regarding parcel purchase agreement revisions
09/23/24	K. Magee	0.50	132.50	Review agenda for board of supervisors meeting
09/26/24	W. Haber	2.90	1,015.00	Prepare for and participate in Board meeting to address bond-related matters; review documents regarding same
09/26/24	K. Magee	1.50	397.50	Prep for and attend Board of Supervisor's meeting via phone

TOTAL HOURS 5.10

TOTAL FOR SERVICES RENDERED \$1,598.00

KUTAK ROCK LLP

Heritage Park CDD

November 6, 2024

Client Matter No. 10423-1

Invoice No. 3480136

Page 2

TOTAL CURRENT AMOUNT DUE

\$1,598.00

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

January 13, 2025



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

Invoice No. 3511696
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

10/14/24	K. Jusevitch	0.20	29.00	Review annual agency invoice
11/13/24	K. Magee	0.20	53.00	Review draft agenda for Board of Supervisor meeting
11/21/24	W. Haber	2.30	805.00	Prepare for and participate in Board meeting
11/21/24	K. Magee	1.20	318.00	Prepare for and attend board of supervisors meeting via phone
TOTAL HOURS		3.90		

KUTAK ROCK LLP

Heritage Park CDD
January 13, 2025
Client Matter No. 10423-1
Invoice No. 3511696
Page 2

TOTAL FOR SERVICES RENDERED \$1,205.00

DISBURSEMENTS

Meals	10.77
Travel Expenses	68.22

TOTAL DISBURSEMENTS 78.99

TOTAL CURRENT AMOUNT DUE \$1,283.99

UNPAID INVOICES:

November 6, 2024	Invoice No. 3480136	1,598.00
------------------	---------------------	----------

TOTAL DUE \$2,881.99

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: 87938
 Invoice Date: Jan 31, 2025
 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 600

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	1/29/25	3/2/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Installed new unit in Pond #600 Serial # 3237NVX446578	400.00	400.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>RECEIVED By Tara Lee at 11:11 am, Jan 31, 2025</p> </div>				
<p>Approved 1/31/25 Jeff Johnson Lake contingency 53800.320.46600</p>				
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.

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: 87988
 Invoice Date: Jan 31, 2025
 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	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	1/9/25	3/2/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of January 2025	1,945.00	1,945.00

Approved 2/3/25
 Jeff Johnson
 Lake Maintenance
 53800.320.46300

RECEIVED
 By Tara Lee at 9:22 am, Feb 03, 2025

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

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

Invoice

Invoice #: 616
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - February 2025		1,043.00	1,043.00
<i>Alison Mossing</i> 2-6-25			

RECEIVED
By Tara Lee at 2:37 pm, Feb 06, 2025

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 617

Invoice Date: 2/1/25

Due Date: 2/1/25

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 - February 2025		5,174.83	5,174.83
Website Administration - February 2025		105.00	105.00
Information Technology - February 2025		157.50	157.50
Office Supplies		30.57	30.57
Postage		161.80	161.80
Copies		246.00	246.00

Total \$5,875.70

Payments/Credits \$0.00

Balance Due \$5,875.70

RECEIVED

By Tara Lee at 12:07 pm, Feb 06, 2025



February 03, 2025
Project No: P0104022.01
Invoice No: 54032

Heritage Park CDD
c/o Governmental Management Services-NF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Project P0104022.01 Heritage Park/CDD-General Fund
For services including resending Engineer's report info to staff.

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

Professional Personnel

	Hours	Rate	Amount	
Vice President	1.50	250.00	375.00	
Totals	1.50		375.00	
Total Labor				375.00
		Total this Invoice		\$375.00

RECEIVED
By Tara Lee at 11:51 am, Feb 11, 2025



INVOICE

INVOICE #	INVOICE DATE
841208	2/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

Invoice Due Date: March 3, 2025

Invoice Amount: \$3,153.33

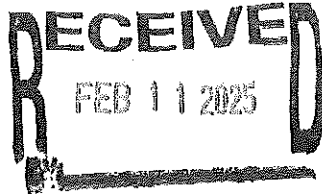
Description	Current Amount
Monthly Landscape Maintenance February 2025	\$3,153.33

Invoice Total **\$3,153.33**

Approved 1/22/25
Jeff Johnson
Landscape Maintenance
53800.320.46200

RECEIVED
By Tara Lee at 12:06 pm, Jan 22, 2025

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



ACCOUNT NAME Heritage Park Comm Development		ACCOUNT # 764135	INV DATE 01/31/25
INVOICE # 0006930113	INVOICE PERIOD Jan 1- Jan 31, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$2,728.84	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: FEBRUARY 28, 2025

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

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$2,661.56

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/15/25	10922483	SAG St Augustine Record	Jan 23 meeting		\$67.28

Balance forward (\$2,661.56) was paid on January 24th; check #3310. TRL

RECEIVED

By Tara Lee at 10:13 am, Feb 17, 2025

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	\$2,728.84
Service Fee 3.99%	\$108.88
*Cash/Check/ACH Discount	-\$108.88
*Payment Amount by Cash/Check/ACH	\$2,728.84
Payment Amount by Credit Card	\$2,837.72

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Heritage Park Comm Development		764135		0006930113		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$67.28	\$2,661.56	\$0.00	\$0.00	\$0.00	\$0.00	\$2,728.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$2,837.72
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000076413500000000000000069301130027288467172

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 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:

01/15/2025

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 01/15/2025

Keegan Moran
Legal Clerk

Maria Verhagen
Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$67.28
Tax Amount: \$0.00
Payment Cost: \$67.28
Order No: 10922483 # 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 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, January 23, 2025 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager