

***Heritage Park***  
*Community Development District*

*September 25, 2025*

## *AGENDA*

# Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website: [www.heritageparkcdd.com](http://www.heritageparkcdd.com)***

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September 18, 2025

Board of Supervisors  
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, September 25, 2025, at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.** Immediately following will be the regular business meeting.

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the August 7, 2025 Meeting
- IV. Acceptance of the Minutes of the August 7, 2025 Audit Committee Meeting
- V. Consideration of Engagement Letter with Grau and Associates
- VI. Consideration of HOA Request of Field 227 Usage
- VII. Consideration of Proposal from Yellowstone for Pond 100 Pump and Drip Line Install
- 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 – November 20, 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, August 7, 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:

|                               |                    |
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| Jim Oliver                    | District Manager   |
| Matt Biagetti                 | GMS                |
| Kyle Magee                    | Kutak Rock         |
| Ryan Stilwell <i>by phone</i> | District Engineer  |
| Jeff Johnson                  | Operations Manager |
| Geraldine Ferry               | HOA President      |
| Residents                     |                    |

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 1:06 p.m. All Supervisors were present. Mr. Oliver indicated that staff was experimenting with voice recognition software, in order to have more accurate minutes and requested that all Board Members state their name for the record.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Oliver requested that residents in the audience hold their comments until later in the meeting, due to the budget and assessment hearings.

**THIRD ORDER OF BUSINESS****Approval of the Minutes of the May 29, 2025 Meeting**

Mr. Oliver presented the minutes of the May 29, 2025 meeting, which were included in the agenda package. Ms. Wharton provided corrections, which were incorporated. She questioned whether there would be an annual increase in assessments of \$64 for the multi-family, with the capital transfer of \$80,000 and not \$40,000. Mr. Oliver replied affirmatively. This was to demonstrate to anyone reading the minutes, that through Board discussion, the Board lowered the proposed increase. Ms. Wharton further asked if the District would break even with the \$40,000. Mr. Oliver confirmed that \$40,000 was in the current year's budget and currently, there was a \$14,000 positive variance, but it was still a projection.

On MOTION by Ms. Wharton seconded by Ms. Kinnecom with all in favor the Minutes of the May 29, 2025 Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS****Acceptance of the Minutes of the May 29, 2025 Audit Committee Meeting**

Mr. Oliver presented the minutes of the May 29, 2025 Audit Committee meeting, which were included in the agenda package.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Minutes of the May 29, 2025 Audit Committee Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS****Consideration of Proposals for Vacant Parcel****A. Insecticide** *(will be sent under separate cover)*

Mr. Johnson presented a proposal from Vertigo for an insecticide application on the vacant parcel, at the request of the Board. Their price was \$875, versus \$627 from Yellowstone. Ms. Wharton asked if it was for two treatments. Mr. Johnson explained that it was an annual treatment for ants.

**B. Hedge Trimming**

Mr. Johnson reported that Yellowstone offered to include hedge trimming as part of their contract, on the opposite side that was separated from homes, but the inside of the parking lot was being maintained by the HOA at no additional cost. Ms. Wharton appreciated Mr. Johnson looking into this matter.

**SIXTH ORDER OF BUSINESS****Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025**

Mr. Oliver recalled that prior to this meeting, the Audit Committee met and selected Grau & Associates as the number one ranked firm and Berger, Toombs, Elam, Gaines & Frank as number two.

On MOTION by Mr. Pingotti seconded by Mr. Ferry with all in favor accepting the recommendation of the Audit Committee to select Grau & Associates as auditor and staff entering into the contract was approved.

**SEVENTH ORDER OF BUSINESS****Public Hearing Adopting the Budget for Fiscal Year 2026**

Mr. Oliver reported that there were two public hearings at this time, one to adopt the budget and the other to levy assessments and certify the Assessment Roll. The Board could amend the budget at any time today and during the year, as well as the flexibility to move money among line items. At the May 29<sup>th</sup> meeting, the Board approved the Proposed Budget but could not hold the public hearing until at least 60 days thereafter, as mailed notices had to be sent to all property owners and a notice to be published in the St. Augustine Record. There was a proposed increase; however, the District held steady for many years, as the only two years of operation and maintenance (O&M) budget increases, were in Fiscal Year (FY) 2025 and was proposed for FY 2026 and over that 15-year period, the Consumer Price Index (CPI) has been slightly over 40%. This was not a use it or lose it budget, as the District would retain any surpluses, to use for future budgets. A copy of the budget was included in the agenda package. An Assessment Roll was included on the last page of the budget. At one point, it looked like there was going to be over a \$200 increase to the 80-foot product types, but through discussion and fine tuning of the Proposed Budget, levels were brought down.

Mr. Oliver explained that in the General Fund, which was how the District was funded, \$49,210 in *Carry Forward Surplus* was used for FY 2025, but there would be no funds for FY 2026, which increased assessments. In addition, there was a 4.3% increase in the administrative portion of the budget, due to additional mailings and published notices for the bond issue. However, this would only need to be done once every 10 years. There was also a 4.1% increase in the O&M Budget, based on Board input at the last meeting, including funding \$10,000 for *Pond Bank Erosion*. There was also a 4.2% increase in *Total Expenditures*, from \$325,000 to \$339,000 or just under \$14,000. In FY 24, there was a *Capital Reserve Transfer* of \$20,000, which was increased to \$40,000 for FY 25.

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| On MOTION by Mr. Ferry seconded by Mr. Curran with all in favor the Public Hearing to adopt the budget for Fiscal Year 2026 and impose special assessments was opened. |
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Resident Marie Bernhardt of Red House Ranch Road was confused about the entire process, but felt that she had the right to speak, as she received a letter. Mr. Oliver suggested that they discuss the budget first and then how the District operated. Ms. Bernhardt questioned what the CDD does for the community, because when the fountain broke, it took her over a month to get somebody to fix it. Mr. Oliver appreciated Ms. Bernhardt for attending the meeting and pointed out when he was contacted about any issue, he contacted Mr. Johnson and received a response within 24 hours and apologized that Ms. Bernhardt had a bad experience. The main responsibility of the CDD was to maintain the ponds and landscaping and managed the bond funds that paid for much of the infrastructure. Ms. Bernhardt offered to wait until later in the meeting to get her questions answered. Resident Ann Germain questioned in 2026, whether she would receive an assessment increase of \$80 for her single-family 53-foot lot. Mr. Oliver confirmed that she would receive an increase of \$80.54. For the annual maintenance assessment, the increase was \$91.99, but the debt assessment was decreasing by \$11, because of the bond refinancing earlier this year. Ms. Germain understood that the bonds were supposed to expire in 2035, but now it was extended to 2036 and questioned if they were paying for the new bond amount in 2036. Mr. Oliver explained that the refinanced bonds would still expire in 2034 and the new bonds would mature in 2036.

On MOTION by Mr. Ferry seconded by Mr. Pingotti with all in favor the Public Hearing to adopt the budget for Fiscal Year 2025 and impose special assessments was closed.

Ms. Wharton asked if the engineer and attorney attended meetings contractually or per meeting. Mr. Oliver confirmed that what was budgeted for engineer and attorney were modest compared to most CDDs. Oftentimes, Mr. Stilwell called in, when needed. The same with District Counsel. There was no extra-legal work, compared with some Districts, especially when there was an Amenity Center. Because of the rate of increase, he did not know that the budget could be cut other than managing it and working towards generating a surplus throughout the budget year. Ms. Wharton wanted to be careful with their costs, but felt that this year looked promising, as there were few places where they could cut costs, other than these two-line items. However, she requested that Mr. Oliver's office absorb the cost for office supplies, as it was a minimal amount. The CDD should be charged for postage, but not for photo copies and Xerox paper. Mr. Oliver would look into it, but there was a cost to lease the copier. Ms. Wharton also wanted to address electricity and planned to contact Florida, Power & Light (FPL), to renegotiate their electric bill, as she wanted to be fiscally responsible with their money. Mr. Johnson pointed out that he looked at the FPL contracts, to see if they could remove some poles, but in order to do so, the CDD must pay fees to have them removed and the bottom line was, there were no savings. Ms. Wharton looked at the fountains and discovered that one fountain used three times the amount of energy, as the other ones, but when it does go, they should look at cutting back on that one. Mr. Ferry pointed out that electricity was over \$23,000 and streetlights were more than double and questioned why. Mr. Oliver explained that it was a fixed fee.

**A. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

Mr. Magee presented Resolution 2025-10, formally adopting the Fiscal Year 2026 budget and appropriating funds in the sums as set forth in Exhibit A, the budget. Line items could be amended and adjusted throughout the year.

On MOTION by Ms. Wharton seconded by Ms. Kinnecom with all in favor Resolution 2025-10 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026 was adopted.

**B. Consideration of Resolution 2025-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026**

Mr. Magee presented Resolution 2025-11, imposing assessments to pay the debt and O&M assessments for Fiscal Year 2026. It finds that the services, facilities and operations as described in Exhibit A, confer a special and peculiar benefit to lands within the District, which exceeds the cost of the assessments. It imposes O&M assessments that would fund the budget, but since there was a rate increase this year, this would be the maximum rate for the assessments going forward. If assessments needed to be raised in the future, they must have another public hearing, but if assessments were lowered, they would not have to do so. It also sets the FY 2026 debt service special assessments and collects them through the Tax Collector on the Tax Roll.

On MOTION by Mr. Pingotti seconded by Ms. Kinnecom with all in favor Resolution 2024-11 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026 was adopted.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Magee reviewed the FPL contract and apologized for not having better news.

**B. Engineer**

**1. Consulting Engineer Report**

**2. Stormwater Report**

Mr. Stilwell presented the Consulting Engineer and Stormwater Reports, which were included in the agenda package. This was a requirement of the bonds to ensure that the infrastructure was in good repair and working order and that the proper insurance was in place. They always performed a site visit. The purpose of this report was to inform Mr. Oliver and GMS, that there was no reason why they could not sign the report that they were providing, but they just wanted to point out maintenance items that needed to be cleaned up. Ms. Wharton appreciated that. Regarding the Stormwater Report, they performed a site visit of the minor maintenance items, such as the outflow of the ponds. Mr. Oliver would provide these reports to the Trustee, who would share it with the bondholders. Mr. Johnson confirmed that everything in the report had been addressed.

On MOTION by Mr. Ferry seconded by Mr. Curran with all in favor accepting the Consulting Engineer Report was approved.

Mr. Stilwell pointed out that they have been doing work in this District for over 20 years and it was important that the Board continue to monitor the stormwater ponds, as they age and follow the Reserve Study for next year and the following year, as the infrastructure would wear over time. He has seen in other Districts where infrastructure repairs have been costly, which the Board needed to be mindful of. Ms. Wharton questioned the amount of money to repair one of the outflows or replace pipes. Mr. Stilwell estimated between \$50,000 to \$150,000, if a pond had a blowout in an outfall structure.

**C. Manager**

**1. Discussion of Fiscal Year 2026 Meeting Schedule**

Mr. Oliver reported that the District was required each year, to approve an annual meeting schedule and presented the meeting dates for Fiscal Year 2026, which was similar to last year's meeting schedule, with meetings on the fourth Thursday at 1:00 p.m., every other month. The only exception was the November meeting, which was moved to the third Thursday, due to the Thanksgiving holiday and in July, which was the fifth Thursday, to meet the 60 days between the budget approval and adoption.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Fiscal Year 2026 meeting schedule as presented was approved.

• **Operations Manager (Item 8D)**

**1. Report**

Mr. Johnson presented the Operations Manager Report, which was included in the agenda package. Ms. Wharton questioned how the experimental grasses were doing on Pond 1800. Mr. Johnson reported that they lost a few of the bushes, but Yellowstone was going to replace them in November, after hurricane season. Ms. Wharton asked if there was any difference in the erosion. Mr. Johnson confirmed that it was holding up well. Yellowstone was supposed to attend the meeting to answer questions but was unable to attend. They would attend the next meeting.

## **2. Goals and Objectives**

Mr. Oliver reported that during the FY 2024 Legislative Session, the State Legislature passed a law requiring Districts to set goals and objectives, which they did. Later this fall, they would compare that document to what they achieved, in order to complete their report card and post it on the District's website. The goals and objectives for FY 2025, which were included in the agenda package, need to be adopted by October 1<sup>st</sup>. These were the same goals and objectives as last year. If they meet them, they would be compliant with what was mandated by Florida Statutes. It had to do with compliance with holding meetings six times per year and notices, which they advertise in the newspaper as required, as well as infrastructure, facilities and maintenance, which Mr. Johnson looks out for. Regarding financial transparency, they approve a budget and adopt it no sooner than 60 days later and for financial reporting, they have an annual audit. This was the minimum standard of goals and objectives that the Board could meet, which the Board could amend throughout the year. Ms. Wharton pointed out that one of her objectives was to increase the budget for a contingency, which they did by \$40,000 for this year, in order to have \$200,000 in this line item over a five-to-ten-year plan. Mr. Oliver did not recommend including it in their goals and objectives, as it could be discussed at other meetings; however, it was a good idea to build capital reserves.

On MOTION by Mr. Curran seconded by Mr. Pingotti with all in favor the goals and objectives for Fiscal Year 2026 were approved.

## **E. Operations Manager**

### **1. Report**

This item was discussed.

## **NINTH ORDER OF BUSINESS**

### **Audience Comments**

Resident Geraldine Ferry, President of the HOA, read a letter to the Board, informing them that the irrigation at the 227 properties, was connected to the Clubhouse system. The HOA would continue to operate the well for that property and pay for all of the electricity. However, if any irrigation repairs or sprinkler head replacements were needed, they would ask that the CDD take on that responsibility. In addition, the HOA requested use of the 227 field for periodic outdoor social events such as Field Day, Spring Fling, Movie Night, Community Day with SJSO

and Fire and Rescue, as it would provide an excellent opportunity for residents to connect, foster goodwill and build a good sense of community. The HOA would ensure that the property would be left clean and in proper order following each event. If permitted, the HOA would coordinate closely with the Events Committee, to comply with all guidelines, schedule requirements and notifications. They were also willing to purchase single use event insurance, as well as sign any requested waivers. Ms. Ferry appreciated the Board hearing her request and looked forward to their response. Mr. Oliver indicated that to the extent that the Board wanted to do this, District Counsel would ensure that they had the right paperwork. Mr. Magee suggested that the Board enter into a License Agreement, to ensure that the CDD was covered. Ms. Wharton asked if it would be on a case-by-case basis. Mr. Magee confirmed that it could either be on a case-by-case basis or a blanket agreement, depending on the preference of the Board. Ms. Ferry indicated that they could get event insurance and would speak to their insurance carrier, to ensure that residents would be covered, as it was a CDD sponsored event. Mr. Magee could assist with this, as he sees these types of events in other Districts. Ms. Wharton felt that it was a great use of the property, but it needed to be on a case-by-case basis, so the CDD was in the loop about what was occurring and when, as it would increase their pest control applications. Ms. Ferry would provide a schedule of the events, so the Board could approve it ahead of time. Ms. Wharton did not think that they could do it this year, as no funds were budgeted, but the Spring was idea, as there would be funds in the budget. Ms. Ferry was amenable to doing it in 2026. Mr. Oliver would include this item on the agenda, so that staff could work with the HOA.

Resident Ann Germain asked if the outflow pipes were repaired and inspected. Mr. Johnson confirmed that the pipes were inspected and cleared of any debris. Ms. Germain asked if there was a plan to repair a portion of the bank that was significantly eroding on Pond 100, what the plan was and why they were not requiring Yellowstone to replace the damaged experimental plants right away, if they were intended to prevent bank erosion. Ms. Wharton pointed out that the heat damaged the plants and they were purposely waiting until after hurricane season to replace them, so they would have a better chance of thriving. In addition, they were not using experimental plants. They were using one pond that had the worst erosion, to see if plants would help, as grasses had not worked in the past. This was their first experiment and they were waiting to see if it was successful, before expanding to other banks. Ms. Kinnecom lived by this bank and noticed a slight difference with some of the bank disappearing, but the depth of the pond still

looked good. Mr. Johnson indicated that he provided a proposal to the Board for lake bank erosion repair and was waiting for the Board to discuss it. Ms. Wharton recalled that a proposal was approved, as they asked for the number of plants to be cut in half. Mr. Curran believed that this was for Pond 500. Mr. Johnson pointed out that two proposals were presented to the Board for Pond 500. All of the proposals were presented and he was waiting for the Board's approval. Ms. Wharton was more concerned about Pond 100 than Pond 500, as there were ruts on Pond 500, versus Pond 100, where the bank was disappearing and requested a proposal. Mr. Johnson indicated that a proposal for Pond 100 was already presented to the Board, in the amount of \$5,862, for 50 Lilies, 50 Fakahatchee, erosion map and brown mulch. Ms. Wharton preferred rocks, as what they were proposing, would not stop the erosion and suggested having half of the amount of plants. Mr. Johnson suggested leaving the proposal as it is, as they could add rocks in the future and re-assess it. Ms. Wharton requested taking the budgeted amount and doing the largest area that they could and spreading the plants over the biggest area of erosion. Mr. Johnson would work with Yellowstone to get the work on their schedule as soon as possible. *There was Board consensus for Mr. Johnson to proceed.*

Mr. Ferry asked if the \$5,862 would come out of lake maintenance. Ms. Wharton indicated that it would come out of the FY 2025 budget. Mr. Ferry suggested lowering the landscape maintenance and raising the lake maintenance in next year's budget. Mr. Oliver indicated that they were projecting a \$14,000 positive variance with the current year's budget. Ms. Germain asked if the plants were going to be at the south or north end of the pond, as she lived on the north end of the pond. Mr. Johnson preferred to have the contractor decide. Ms. Wharton requested that the contractor look at the area by Sand Pine Court, where the bank was sinking. Ms. Germain questioned the difference between lake maintenance and lake contingency. Mr. Oliver explained that there was a contract with a lake maintenance company and the lake contingency was the additional funding. Ms. Germain pointed out that this morning, a man in a blue shirt was walking around the pond, with a bucket and stick. Mr. Johnson explained that they were picking up trash that was in and around the pond.

Resident Marie Bernhardt of Red House Ranch Road questioned the job descriptions of staff. Mr. Oliver explained that he was with GMS and served as District Manager, in order for the District to remain compliant with Chapter 190 of the government statutes. The CDD was a unit of government, similar to a County or City Commission. It was formed to fund the

construction of infrastructure, particularly roads, ponds and drainage. His office focused largely on accounting and compliance issues. Mr. Magee stated he was an attorney with Kutak Rock, serving as District Counsel. His office was involved with the purchase of the lot across the street. Mr. Johnson indicated that he was the Operations Manager, overseeing the vendors and helping to maintain the ponds and fountains and picking up trash. Ms. Bernhardt asked if she should call him when the fountain breaks and kids were on CDD property. Mr. Johnson would handle any broken fountains, but if kids were on CDD property, there were posted No Fishing signs along the perimeter of the ponds. Mr. Pingotti suggested that Ms. Bernhardt contact the Sheriff's Department. Ms. Bernhardt pointed out that she contacted the non-emergency number, but no one came. The kids were taking off their shoes and going into the water. They claimed that they had permission from the HOA to fish. Mr. Pingotti stated the only recourse was contacting the Sheriff's Department. Mr. Biagetti pointed out that he worked for GMS and was a colleague of Mr. Oliver's. The Board Members introduced themselves. They were all elected officials and residents of the community. The next election would be in November of 2026. Mr. Oliver offered to answer Ms. Bernhardt's questions after the meeting.

**TENTH ORDER OF BUSINESS****Supervisors Requests**

There being no comments, the next item followed.

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

Mr. Oliver presented the Unaudited Financial Statements through June 30, 2025, which were included in the agenda package. There were variances for legal advertising and printing and binding, due to the additional meetings for the bonds from late 2024 into 2025.

**B. Assessment Receipt Schedule**

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package. Assessments were at 99% collected. They were still \$1,000 short.

**C. Approval of Check Register**

Mr. Oliver presented the Check Register for May 1, 2025 to June 30, 2025 in the amount of \$30,316.05, which was included in the agenda package.

On MOTION by Mr. Ferry seconded by Ms. Wharton with all in favor the Check Register for May 1, 2025 to June 30, 2025 in the amount of \$30,316.05 was approved.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 25, 2025 @ 1:00 p.m.**

Mr. Oliver stated that the next meeting was scheduled for September 25, 2025 at 1:00 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
HERITAGE PARK  
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Heritage Park Community Development District was held on Thursday, August 7, 2025 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

Present were:

Thomas Ferry  
Robert Curran  
Joanne Wharton  
Judith Kinnecom  
Louis Pingotti

Also present were:

Jim Oliver

District Manager

*The following is a summary of the actions taken at the August 7, 2025 Heritage Park Community Development District Audit Committee meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Review & Ranking of Proposals Received  
in Response to the RFP**

- A. Berger, Toombs, Elam, Gaines & Frank**
- B. Grau & Associates**

Mr. Oliver pointed out that all Board Members served on the Audit Committee. At the request of the Board from the last Audit Committee meeting, staff issued a Request for Proposal (RFP) for auditing services and received proposals from Berger, Toombs, Elam, Gaines & Frank and Grau & Associates. Both of these firms handle audits for CDDs around the State and do a good job. The proposals were tight, but the costs for the two firms, were not so tight, with

Berger, Toombs, Elam, Gaines & Frank providing a cost of \$23,200 for five years, versus \$17,500 from Grau & Associates, for a 33% difference. Grau & Associates was the District's current auditor and completed their audits early. Mr. Oliver provided 100 points to Grau & Associates and 95.1 points to Berger, Toombs, Elam, Gaines & Frank, as Grau & Associates received 20 points for price, versus Berger, Toombs, Elam, Gaines & Frank, which received 15.1 points.

Ms. Wharton felt that Berger, Toombs, Elam, Gaines & Frank had better staff, slightly more qualifications and a broader level of expertise, but preferred using the auditor that they used in the past, as they had no issues and it was much more affordable. There was Board consensus to rank Grau & Associates the number one ranked firm. Mr. Oliver pointed out that even though the contract was for five years, the District would receive an engagement letter each year, as the Board could go back through this process, if they were dissatisfied with Grau & Associates.

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| On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor ranking Grau & Associates as the number one ranked firm and Berger, Toombs, Elam, Gaines & Frank number two was approved. |
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**THIRD ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS****Adjournment**

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| On MOTION by Mr. Ferry seconded by Ms. Wharton with all in favor the Audit Committee meeting was adjourned. |
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## *FIFTH ORDER OF BUSINESS*



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

August 18, 2025

Board of Supervisors  
Heritage Park Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Heritage Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heritage Park Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092  
TELEPHONE: 904-940-5850.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$3,400, \$3,500, \$3,600 and \$3,700, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Heritage Park Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



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Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Heritage Park Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

## *SEVENTH ORDER OF BUSINESS*



**Proposal #: 594232**

Date: 8/19/2025

From: Chuck Speare

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

**Pond 100 Pump and Drip Line Install**

| DESCRIPTION                        | QTY | AMOUNT     |
|------------------------------------|-----|------------|
| Installation of Pump and Drip Line | 1   | \$2,100.00 |

This proposal is for the installation of an irrigation pump at pond 100. The pump will use the pond water to run drip line in the erosion bed that we will be installing so that the planted grasses will have irrigation.

The installation of the clock and pump require an additional outlet and breaker to be run to the power pole beside the pond that runs the fountain.

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**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's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Heritage Park CDD

|                       |                   |
|-----------------------|-------------------|
| <b>Subtotal</b>       | <b>\$2,100.00</b> |
| <b>Sales Tax</b>      | <b>\$0.00</b>     |
| <b>Proposal Total</b> | <b>\$2,100.00</b> |

**THIS IS NOT AN INVOICE**

*EIGHTH ORDER OF BUSINESS*

*D.*

## **Operations Manager Updates**

### **Completed Projects**

- Cleaned all signage around ponds
- Replaced Sign post on ponds 1000 and 1100

### **Pending Projects**

- Pond Erosion
- Pond 100 Irrigation addition
- Continued Treatment of all CDD Ponds and Maintaining Landscape throughout CDD areas

## *ELEVENTH ORDER OF BUSINESS*

*A.*

***Heritage Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***August 31, 2025***



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**Heritage Park**  
Community Development District  
Combined Balance Sheet  
August 31, 2025

|                                             | General<br>Fund   | Capital Reserve<br>Fund | Debt Service<br>Funds | Capital<br>Project Fund | Totals<br>Governmental Funds |
|---------------------------------------------|-------------------|-------------------------|-----------------------|-------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                         |                       |                         |                              |
| <b>Cash:</b>                                |                   |                         |                       |                         |                              |
| Operating Account - Truist                  | \$ -              | \$ -                    | \$ -                  | \$ -                    | \$ -                         |
| Operating Account - Regions                 | 143,863           | 49,564                  | -                     | -                       | 193,428                      |
| Assessments Receivable                      | -                 | -                       | -                     | -                       | -                            |
| Due from Debt                               | 7,888             | -                       | -                     | -                       | 7,888                        |
| Due from Capital Reserve                    | -                 | -                       | -                     | -                       | -                            |
| Due from General Fund                       | -                 | -                       | -                     | -                       | -                            |
| <b>Investments:</b>                         |                   |                         |                       |                         |                              |
| US Bank Custody Account                     | 12,073            | 105,263                 | -                     | -                       | 117,336                      |
| <b>Series 2025</b>                          |                   |                         |                       |                         |                              |
| Revenue                                     | -                 | -                       | 45,111                | -                       | 45,111                       |
| Interest                                    | -                 | -                       | 51                    | -                       | 51                           |
| Prepayment                                  | -                 | -                       | 74,932                | -                       | 74,932                       |
| Sinking                                     | -                 | -                       | 21                    | -                       | 21                           |
| Acq & Construction                          | -                 | -                       | -                     | 967                     | 967                          |
| COI                                         | -                 | -                       | -                     | 6,469                   | 6,469                        |
| Prepaid Expenses                            | -                 | -                       | -                     | -                       | -                            |
| <b>Total Assets</b>                         | <b>\$ 163,824</b> | <b>\$ 154,828</b>       | <b>\$ 120,115</b>     | <b>\$ 7,436</b>         | <b>\$ 446,202</b>            |
| <b>Liabilities:</b>                         |                   |                         |                       |                         |                              |
| Accounts Payable                            | \$ 2,825          | \$ -                    | \$ -                  | \$ -                    | \$ 2,825                     |
| Accrued Expenses                            | -                 | -                       | -                     | -                       | -                            |
| FICA Payable                                | -                 | -                       | -                     | -                       | -                            |
| Federal Withholding Payable                 | -                 | -                       | -                     | -                       | -                            |
| Due to General Fund                         | -                 | -                       | 7,888                 | -                       | 7,888                        |
| Due to Debt Service                         | -                 | -                       | -                     | -                       | -                            |
| <b>Total Liabilities</b>                    | <b>\$ 2,825</b>   | <b>\$ -</b>             | <b>\$ 7,888</b>       | <b>\$ -</b>             | <b>\$ 10,712</b>             |
| <b>Fund Balance:</b>                        |                   |                         |                       |                         |                              |
| Nonspendable:                               |                   |                         |                       |                         |                              |
| Prepaid Items                               | \$ -              | \$ -                    | \$ -                  | \$ -                    | \$ -                         |
| Deposits                                    | -                 | -                       | -                     | -                       | -                            |
| Restricted for Debt Service 2013            | -                 | -                       | -                     | -                       | -                            |
| Restricted for Debt Service 2025            | -                 | -                       | 112,227               | -                       | 112,226.98                   |
| Capital Project                             | -                 | -                       | -                     | 7,436                   | 7,436                        |
| Assigned for Capital Reserves               | -                 | 154,828                 | -                     | -                       | 154,828                      |
| Capital Reserves                            | -                 | -                       | -                     | -                       | -                            |
| Unassigned                                  | 160,999           | -                       | -                     | -                       | 160,999                      |
| <b>Total Fund Balances</b>                  | <b>\$ 160,999</b> | <b>\$ 154,828</b>       | <b>\$ 112,227</b>     | <b>\$ 7,436</b>         | <b>\$ 435,490</b>            |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 163,824</b> | <b>\$ 154,828</b>       | <b>\$ 120,115</b>     | <b>\$ 7,436</b>         | <b>\$ 446,202</b>            |

**Heritage Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

|                                           | Adopted           | Prorated Budget   | Actual            |                 |
|-------------------------------------------|-------------------|-------------------|-------------------|-----------------|
|                                           | Budget            | Thru 08/31/25     | Thru 08/31/25     | Variance        |
| <b>Revenues:</b>                          |                   |                   |                   |                 |
| Special Assessments - Tax Roll            | \$ 310,644        | \$ 310,644        | \$ 312,698        | \$ 2,054        |
| Interest                                  | 6,000             | 5,500             | 6,403             | 903             |
| <b>Total Revenues</b>                     | <b>\$ 316,644</b> | <b>\$ 316,144</b> | <b>\$ 319,101</b> | <b>\$ 2,957</b> |
| <b>Expenditures:</b>                      |                   |                   |                   |                 |
| <b>General &amp; Administrative:</b>      |                   |                   |                   |                 |
| Supervisor Fees                           | \$ 6,000          | \$ 5,500          | \$ 6,000          | \$ (500)        |
| FICA Expense                              | 459               | 421               | 459               | (38)            |
| Annual Audit                              | 3,500             | 3,500             | 3,500             | -               |
| Trustee Fees                              | 4,500             | -                 | -                 | -               |
| Dissemination Agent                       | 1,060             | 353               | 353               | -               |
| Arbitrage                                 | 450               | 450               | 450               | -               |
| Engineering                               | 10,000            | 9,167             | 3,987             | 5,180           |
| Attorney                                  | 16,000            | 14,667            | 6,494             | 8,173           |
| Assessment Administration                 | 7,950             | 7,950             | 7,950             | -               |
| Management Fees                           | 62,098            | 56,923            | 56,923            | 0               |
| Information Technology                    | 1,890             | 1,733             | 1,733             | -               |
| Website Maintenance                       | 1,260             | 1,155             | 1,155             | -               |
| Telephone                                 | 250               | 229               | 211               | 18              |
| Postage                                   | 750               | 688               | 2,085             | (1,397)         |
| Insurance                                 | 8,737             | 8,737             | 8,494             | 243             |
| Printing & Binding                        | 1,000             | 917               | 4,125             | (3,208)         |
| Legal Advertising                         | 1,350             | 1,238             | 6,701             | (5,463)         |
| Other Current Charges                     | 1,200             | 1,100             | 1,985             | (885)           |
| Office Supplies                           | 250               | 229               | 335               | (106)           |
| Dues, Licenses & Subscriptions            | 175               | 175               | 175               | -               |
| <b>Total General &amp; Administrative</b> | <b>\$ 128,879</b> | <b>\$ 115,130</b> | <b>\$ 113,114</b> | <b>\$ 2,016</b> |

**Heritage Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

|                                                          | Adopted            | Prorated Budget    | Actual             |                  |
|----------------------------------------------------------|--------------------|--------------------|--------------------|------------------|
|                                                          | Budget             | Thru 08/31/25      | Thru 08/31/25      | Variance         |
| <b><u>Operations &amp; Maintenance</u></b>               |                    |                    |                    |                  |
| Field Services                                           | \$ 12,516          | \$ 11,473          | \$ 11,473          | \$ -             |
| Property Insurance                                       | 1,080              | 1,080              | 955                | 125              |
| Electric                                                 | 22,500             | 20,625             | 16,795             | 3,830            |
| Streetlights                                             | 49,140             | 45,045             | 43,132             | 1,913            |
| Landscape Maintenance                                    | 39,732             | 36,421             | 34,687             | 1,734            |
| Landscape Contingency                                    | 8,000              | 3,120              | 3,120              | -                |
| Tree Trimming                                            | 5,000              | -                  | -                  | -                |
| Lake Maintenance                                         | 24,507             | 22,465             | 21,395             | 1,070            |
| Lake Contingency                                         | 10,000             | 2,920              | 2,920              | -                |
| Irrigation Repairs                                       | 2,500              | 701                | 701                | -                |
| Common Area Maintenance                                  | 12,000             | 11,000             | 4,268              | 6,732            |
| Contingency                                              | 5,000              | -                  | -                  | -                |
| Operating Reserve                                        | 5,000              | -                  | -                  | -                |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 196,975</b>  | <b>\$ 154,849</b>  | <b>\$ 139,445</b>  | <b>\$ 15,405</b> |
| <b>Total Expenditures</b>                                | <b>\$ 325,854</b>  | <b>\$ 269,980</b>  | <b>\$ 252,558</b>  | <b>\$ 17,421</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (9,210)</b>  | <b>\$ 46,164</b>   | <b>\$ 66,542</b>   | <b>\$ 20,378</b> |
| <b><u>Other Financing Sources/(Uses):</u></b>            |                    |                    |                    |                  |
| Capital Reserve Transfer Out                             | (40,000)           | \$ (40,000)        | \$ (64,415)        | \$ (24,415)      |
| Transfer In                                              | -                  | -                  | 31,004             | 31,004           |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ (40,000)</b> | <b>\$ (40,000)</b> | <b>\$ (33,411)</b> | <b>\$ 6,589</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (49,210)</b> | <b>\$ 6,164</b>    | <b>\$ 33,131</b>   | <b>\$ 26,967</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 49,210</b>   |                    | <b>\$ 127,868</b>  |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>        |                    | <b>\$ 160,999</b>  |                  |

**Heritage Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 08/31/25 | Actual<br>Thru 08/31/25 | Variance           |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|--------------------|
| <b>Revenues</b>                                          |                   |                                  |                         |                    |
| Interest                                                 | \$ 2,200          | \$ 2,200                         | \$ 2,809                | \$ 609             |
| <b>Total Revenues</b>                                    | <b>\$ 2,200</b>   | <b>\$ 2,200</b>                  | <b>\$ 2,809</b>         | <b>\$ 609</b>      |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                    |
| Bank Fees                                                | \$ 500            | \$ 500                           | \$ 835                  | \$ (335)           |
| Capital Outlay                                           | -                 | -                                | 18,016                  | (18,016)           |
| <b>Total Expenditures</b>                                | <b>\$ 500</b>     | <b>\$ 500</b>                    | <b>\$ 18,852</b>        | <b>\$ (18,352)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 1,700</b>   |                                  | <b>\$ (16,043)</b>      |                    |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |                    |
| Capital Reserve Transfer In                              | \$ 40,000         | \$ 40,000                        | \$ 40,000               | \$ -               |
| Transfer Out                                             | -                 |                                  | (6,589)                 | (6,589)            |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ 40,000</b>  | <b>\$ 40,000</b>                 | <b>\$ 33,411</b>        | <b>\$ (6,589)</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 41,700</b>  | <b>\$ 40,000</b>                 | <b>\$ 17,368</b>        | <b>\$ (6,589)</b>  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 137,429</b> |                                  | <b>\$ 137,460</b>       |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 179,129</b> |                                  | <b>\$ 154,828</b>       |                    |

**Heritage Park**  
**Community Development District**  
**Debt Service Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 08/31/25 | Actual<br>Thru 08/31/25 | Variance              |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|-----------------------|
| <b>Revenues:</b>                                         |                   |                                  |                         |                       |
| Special Assessments - Tax Roll                           | \$ 381,721        | \$ 363,263                       | \$ 363,263              | \$ -                  |
| Interest Income                                          | 12,000            | 11,000                           | 6,827                   | (4,173)               |
| <b>Total Revenues</b>                                    | <b>\$ 393,721</b> | <b>\$ 374,263</b>                | <b>\$ 370,090</b>       | <b>\$ (4,173)</b>     |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                       |
| 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)               |
| <b>Total Expenditures</b>                                | <b>\$ 386,838</b> | <b>\$ 386,838</b>                | <b>\$ 3,309,786</b>     | <b>\$ (2,922,949)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 6,884</b>   |                                  | <b>\$ (2,939,696)</b>   |                       |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |                       |
| Bond Proceeds                                            | \$ -              | \$ -                             | \$ 2,852,654            | \$ 2,852,654          |
| Transfer In/(Out)                                        | -                 | -                                | (299,624)               | (299,624)             |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 2,553,030</b>     | <b>\$ 2,553,030</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 6,884</b>   | <b>\$ -</b>                      | <b>\$ (386,666)</b>     | <b>\$ 2,553,030</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 187,499</b> |                                  | <b>\$ 386,666</b>       |                       |
| <b>Fund Balance - Ending</b>                             | <b>\$ 194,383</b> |                                  | <b>\$ -</b>             |                       |

**Heritage Park**  
**Community Development District**  
**Debt Service Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

|                                                          | Proposed            | Prorated Budget   | Actual              |                  |
|----------------------------------------------------------|---------------------|-------------------|---------------------|------------------|
|                                                          | Budget              | Thru 08/31/25     | Thru 08/31/25       | Variance         |
| <b>Revenues:</b>                                         |                     |                   |                     |                  |
| Special Assessments - Tax Roll                           | \$ 18,780           | \$ 18,780         | \$ 21,385           | \$ 2,604         |
| Prepayments                                              | -                   | -                 | 4,852               | 4,852            |
| Interest Income                                          | -                   | -                 | 3,419               | 3,419            |
| <b>Total Revenues</b>                                    | <b>\$ 18,780</b>    | <b>\$ 18,780</b>  | <b>\$ 29,655</b>    | <b>\$ 10,875</b> |
| <b>Expenditures:</b>                                     |                     |                   |                     |                  |
| Interest - 11/01                                         | \$ -                | \$ -              | \$ -                | \$ -             |
| Principal - 5/01                                         | 185,000             | 185,000           | 185,000             | -                |
| Interest - 5/01                                          | 45,939              | 45,939            | 45,939              | -                |
| <b>Total Expenditures</b>                                | <b>\$ 230,939</b>   | <b>\$ 230,939</b> | <b>\$ 230,939</b>   | <b>\$ -</b>      |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (212,158)</b> |                   | <b>\$ (201,284)</b> |                  |
| <b>Other Financing Sources/(Uses):</b>                   |                     |                   |                     |                  |
| Bonds Proceeds                                           | \$ 13,886           | \$ 13,886         | \$ 13,886           | \$ -             |
| Transfer In/(Out)                                        | 259,326             | 259,326           | 299,624             | 40,298           |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ 273,212</b>   | <b>\$ 273,212</b> | <b>\$ 313,511</b>   | <b>\$ 40,298</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 61,054</b>    | <b>\$ 273,212</b> | <b>\$ 112,227</b>   | <b>\$ 40,298</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>         |                   | <b>\$ -</b>         |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ 61,054</b>    |                   | <b>\$ 112,227</b>   |                  |

**Heritage Park**  
**Community Development District**  
**Capital Project Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

|                                                          | Proposed            | Prorated Budget     | Actual              |                 |
|----------------------------------------------------------|---------------------|---------------------|---------------------|-----------------|
|                                                          | Budget              | Thru 08/31/25       | Thru 08/31/25       | Variance        |
| <b>Revenues:</b>                                         |                     |                     |                     |                 |
| Interest Income                                          | \$ -                | \$ -                | \$ 1,388            | 1,388           |
| <b>Total Revenues</b>                                    | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ 1,388</b>     | <b>\$ 1,388</b> |
| <b>Expenditures:</b>                                     |                     |                     |                     |                 |
| Capital Outlay                                           | \$ 359,911          | \$ 359,911          | \$ 359,911          | \$ -            |
| Cost of Issuance                                         | 217,500             | 217,500             | \$ 217,500          | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 577,411</b>   | <b>\$ 577,411</b>   | <b>\$ 577,411</b>   | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (577,411)</b> | <b>\$ (577,411)</b> | <b>\$ (576,024)</b> | <b>\$ 1,388</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                     |                     |                     |                 |
| Bonds Proceeds                                           | \$ 583,460          | \$ 583,460          | \$ 583,460          | \$ -            |
| Transfer In/(Out)                                        | -                   | -                   | -                   | -               |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ 583,460</b>   | <b>\$ 583,460</b>   | <b>\$ 583,460</b>   | <b>\$ -</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 6,048</b>     | <b>\$ 6,048</b>     | <b>\$ 7,436</b>     | <b>\$ 1,388</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>         |                     | <b>\$ -</b>         |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 6,048</b>     |                     | <b>\$ 7,436</b>     |                 |

**Heritage Park**  
Community Development District  
Month to Month

|                                           | Oct              | Nov              | Dec              | Jan               | Feb              | March           | April            | May             | June             | July            | Aug             | Sept        | Total             |
|-------------------------------------------|------------------|------------------|------------------|-------------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|-----------------|-------------|-------------------|
| <b>Revenues:</b>                          |                  |                  |                  |                   |                  |                 |                  |                 |                  |                 |                 |             |                   |
| Special Assessments - Tax Roll            | \$ -             | \$ 25,370        | \$ 52,927        | \$ 183,987        | \$ 33,030        | \$ -            | \$ 10,979        | \$ -            | \$ 3,289         | \$ 3,117        | \$ -            | \$ -        | 312,698           |
| Interest                                  | 285              | 195              | 234              | 148               | 687              | 814             | 870              | 892             | 957              | 775             | 548             | -           | 6,403             |
| <b>Total Revenues</b>                     | <b>\$ 285</b>    | <b>\$ 25,565</b> | <b>\$ 53,160</b> | <b>\$ 184,135</b> | <b>\$ 33,717</b> | <b>\$ 814</b>   | <b>\$ 11,848</b> | <b>\$ 892</b>   | <b>\$ 4,246</b>  | <b>\$ 3,892</b> | <b>\$ 548</b>   | <b>\$ -</b> | <b>\$ 319,101</b> |
| <b>Expenditures:</b>                      |                  |                  |                  |                   |                  |                 |                  |                 |                  |                 |                 |             |                   |
| <b>General &amp; Administrative:</b>      |                  |                  |                  |                   |                  |                 |                  |                 |                  |                 |                 |             |                   |
| Supervisor Fees                           | \$ -             | \$ 1,000         | \$ -             | \$ 2,000          | \$ -             | \$ 1,000        | \$ -             | \$ -            | \$ 1,000         | \$ -            | \$ 1,000        | \$ -        | 6,000             |
| FICA Expense                              | -                | 77               | -                | 153               | -                | 77              | -                | -               | 77               | -               | 77              | -           | 459               |
| Annual Audit                              | -                | -                | -                | -                 | -                | -               | -                | -               | 3,500            | -               | -               | -           | 3,500             |
| Trustee Fees                              | -                | -                | -                | -                 | -                | -               | -                | -               | -                | -               | -               | -           | -                 |
| Dissemination Agent                       | 88               | 88               | 88               | 88                | -                | -               | -                | -               | -                | -               | -               | -           | 353               |
| Arbitrage                                 | -                | -                | -                | 450               | -                | -               | -                | -               | -                | -               | -               | -           | 450               |
| Engineering                               | 741              | 375              | 375              | 751               | -                | 250             | -                | 378             | 321              | 796             | -               | -           | 3,987             |
| Attorney                                  | 29               | 1,255            | 53               | 1,500             | 263              | 309             | 193              | 1,316           | 1,578            | -               | -               | -           | 6,494             |
| Assessment Administration                 | 7,950            | -                | -                | -                 | -                | -               | -                | -               | -                | -               | -               | -           | 7,950             |
| Management Fees                           | 5,175            | 5,175            | 5,175            | 5,175             | 5,175            | 5,175           | 5,175            | 5,175           | 5,175            | 5,175           | 5,175           | -           | 56,923            |
| Information Technology                    | 158              | 158              | 158              | 158               | 158              | 158             | 158              | 158             | 158              | 158             | 158             | -           | 1,733             |
| Website Maintenance                       | 105              | 105              | 105              | 105               | 105              | 105             | 105              | 105             | 105              | 105             | 105             | -           | 1,155             |
| Telephone                                 | 28               | 32               | -                | 60                | -                | 49              | -                | 23              | -                | 19              | -               | -           | 211               |
| Postage                                   | 513              | 579              | 8                | 3                 | 162              | 3               | 8                | 167             | 519              | 83              | 38              | -           | 2,085             |
| Insurance                                 | 8,494            | -                | -                | -                 | -                | -               | -                | -               | -                | -               | -               | -           | 8,494             |
| Printing & Binding                        | 1,331            | 1,384            | 182              | 3                 | 246              | 53              | 86               | -               | 828              | 7               | 4               | -           | 4,125             |
| Legal Advertising                         | 2,733            | -                | 2,662            | 67                | 99               | 67              | -                | 70              | 82               | 845             | 74              | -           | 6,701             |
| Other Current Charges                     | 106              | 91               | 94               | 104               | 104              | 318             | 191              | 194             | 295              | 256             | 232             | -           | 1,985             |
| Office Supplies                           | 196              | 42               | 65               | 0                 | 31               | 0               | 0                | 0               | 0                | 0               | 0               | -           | 335               |
| Dues, Licenses & Subscriptions            | 175              | -                | -                | -                 | -                | -               | -                | -               | -                | -               | -               | -           | 175               |
| <b>Total General &amp; Administrative</b> | <b>\$ 27,821</b> | <b>\$ 10,361</b> | <b>\$ 8,966</b>  | <b>\$ 10,618</b>  | <b>\$ 6,342</b>  | <b>\$ 7,563</b> | <b>\$ 5,916</b>  | <b>\$ 7,584</b> | <b>\$ 13,637</b> | <b>\$ 7,443</b> | <b>\$ 6,863</b> | <b>\$ -</b> | <b>\$ 113,114</b> |

**Heritage Park**  
Community Development District  
Month to Month

|                                                          | Oct                | Nov              | Dec              | Jan               | Feb              | March              | April             | May                | June               | July               | Aug                | Sept        | Total              |
|----------------------------------------------------------|--------------------|------------------|------------------|-------------------|------------------|--------------------|-------------------|--------------------|--------------------|--------------------|--------------------|-------------|--------------------|
| <b><u>Operations &amp; Maintenance</u></b>               |                    |                  |                  |                   |                  |                    |                   |                    |                    |                    |                    |             |                    |
| Field Services                                           | \$ 1,043           | \$ 1,043         | \$ 1,043         | \$ 1,043          | \$ 1,043         | \$ 1,043           | \$ 1,043          | \$ 1,043           | \$ 1,043           | \$ 1,043           | \$ 1,043           | \$ -        | \$ 11,473          |
| Property Insurance                                       | 955                | -                | -                | -                 | -                | -                  | -                 | -                  | -                  | -                  | -                  | -           | 955                |
| Electric                                                 | 1,423              | 1,529            | 1,544            | 1,694             | 1,754            | 1,517              | 1,621             | 1,473              | 1,473              | 1,385              | 1,383              | -           | 16,795             |
| Streetlights                                             | 3,853              | 3,853            | 3,853            | 3,938             | 3,952            | 3,952              | 3,952             | 3,952              | 3,923              | 3,952              | 3,952              | -           | 43,132             |
| Landscape Maintenance                                    | 3,153              | 3,153            | 3,153            | 3,153             | 3,153            | 3,153              | 3,153             | 3,153              | 3,153              | 3,153              | 3,153              | -           | 34,687             |
| Landscape Contingency                                    | -                  | -                | -                | -                 | 1,715            | -                  | -                 | -                  | -                  | -                  | 1,405              | -           | 3,120              |
| Tree Trimming                                            | -                  | -                | -                | -                 | -                | -                  | -                 | -                  | -                  | -                  | -                  | -           | -                  |
| Lake Maintenance                                         | 1,945              | 1,945            | 1,945            | 1,945             | 1,945            | 1,945              | 1,945             | 1,945              | 1,945              | 1,945              | 1,945              | -           | 21,395             |
| Lake Contingency                                         | -                  | 800              | 280              | 400               | -                | -                  | -                 | 350                | 850                | 120                | 120                | -           | 2,920              |
| Irrigation Repairs                                       | -                  | -                | -                | -                 | -                | -                  | -                 | -                  | 701                | -                  | -                  | -           | 701                |
| Common Area Maintenance                                  | 433                | 347              | 347              | 320               | 320              | 480                | 440               | 421                | 520                | 640                | -                  | -           | 4,268              |
| Contingency                                              | -                  | -                | -                | -                 | -                | -                  | -                 | -                  | -                  | -                  | -                  | -           | -                  |
| Operating Reserve                                        | -                  | -                | -                | -                 | -                | -                  | -                 | -                  | -                  | -                  | -                  | -           | -                  |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 12,806</b>   | <b>\$ 12,670</b> | <b>\$ 12,165</b> | <b>\$ 12,493</b>  | <b>\$ 13,882</b> | <b>\$ 12,090</b>   | <b>\$ 12,154</b>  | <b>\$ 12,338</b>   | <b>\$ 13,607</b>   | <b>\$ 12,238</b>   | <b>\$ 13,001</b>   | <b>\$ -</b> | <b>\$ 139,445</b>  |
| <b>Total Expenditures</b>                                | <b>\$ 40,627</b>   | <b>\$ 23,031</b> | <b>\$ 21,131</b> | <b>\$ 23,111</b>  | <b>\$ 20,224</b> | <b>\$ 19,654</b>   | <b>\$ 18,070</b>  | <b>\$ 19,921</b>   | <b>\$ 27,245</b>   | <b>\$ 19,682</b>   | <b>\$ 19,864</b>   | <b>\$ -</b> | <b>\$ 252,558</b>  |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (40,342)</b> | <b>\$ 2,534</b>  | <b>\$ 32,030</b> | <b>\$ 161,024</b> | <b>\$ 13,493</b> | <b>\$ (18,840)</b> | <b>\$ (6,222)</b> | <b>\$ (19,029)</b> | <b>\$ (22,999)</b> | <b>\$ (15,790)</b> | <b>\$ (19,316)</b> | <b>\$ -</b> | <b>\$ 66,542</b>   |
| <b>Other Financing Sources/Uses:</b>                     |                    |                  |                  |                   |                  |                    |                   |                    |                    |                    |                    |             |                    |
| Capital Reserve Transfer Out                             | \$ -               | \$ -             | \$ -             | \$ -              | \$ -             | \$ -               | \$ -              | \$ -               | \$ -               | \$ -               | \$ (64,415)        | \$ -        | \$ (64,415)        |
| Transfer In                                              | -                  | -                | -                | -                 | -                | -                  | -                 | -                  | -                  | -                  | 31,004             | -           | 31,004             |
| <b>Total Other Financing Sources/Uses</b>                | <b>\$ -</b>        | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ -</b>       | <b>\$ -</b>      | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ (33,411)</b> | <b>\$ -</b> | <b>\$ (33,411)</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (40,342)</b> | <b>\$ 2,534</b>  | <b>\$ 32,030</b> | <b>\$ 161,024</b> | <b>\$ 13,493</b> | <b>\$ (18,840)</b> | <b>\$ (6,222)</b> | <b>\$ (19,029)</b> | <b>\$ (22,999)</b> | <b>\$ (15,790)</b> | <b>\$ (52,727)</b> | <b>\$ -</b> | <b>\$ 33,131</b>   |

**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        |
| 5/1/25 Principal Payment                                   |          | (\$185,000)        |
| <b>Current Bonds Outstanding</b>                           |          | <b>\$3,265,000</b> |

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# Heritage Park

## Community Development District

### Fiscal Year 2025 Assessment Receipts Summary

| ASSESSED            | # UNITS ASSESSED | SERIES<br>2013/2025 DEBT<br>ASSESSED | O&M<br>ASSESSED   | TOTAL ASSESSED    |
|---------------------|------------------|--------------------------------------|-------------------|-------------------|
| <b>NET TAX ROLL</b> | <b>703</b>       | <b>382,043.75</b>                    | <b>310,580.70</b> | <b>692,624.45</b> |

| TAX ROLL RECEIPTS DETAIL        |               |                                   |                   |                   |
|---------------------------------|---------------|-----------------------------------|-------------------|-------------------|
| ST JOHNS COUNTY<br>DISTRIBUTION | DATE RECEIVED | SERIES 2013/2025<br>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         |
| 8                               | 04/08/25      | 13,097.80                         | 10,647.80         | 23,745.60         |
| Interest 2                      | 04/14/25      | 406.72                            | 330.65            | 737.37            |
| 9 Tax Sale                      | 06/13/25      | 4,045.84                          | 3,289.05          | 7,334.89          |
| 10                              | 07/10/25      | 3,834.23                          | 3,117.02          | 6,951.25          |
|                                 |               | -                                 | -                 |                   |
|                                 |               | -                                 | -                 |                   |
|                                 |               | -                                 | -                 |                   |
|                                 |               | -                                 | -                 |                   |
|                                 |               | -                                 | -                 |                   |
|                                 |               | -                                 | -                 |                   |
| <b>TOTAL TAX ROLL RECEIPTS</b>  |               | <b>384,648.03</b>                 | <b>312,697.84</b> | <b>697,345.87</b> |
| <b>PERCENT COLLECTED</b>        |               |                                   |                   | <b>100.68%</b>    |

*C.*

**Heritage Park**  
**Community Development District**  
Check Run Summary

| Date                                 |                  | Check Numbers   | Amount | Amount      |
|--------------------------------------|------------------|-----------------|--------|-------------|
| General Fund<br>Regions              | 7/1/25 - 7/31/25 | 5-19            | \$     | 21,693.45   |
|                                      | 8/1/25 - 8/31/25 | 20-30           |        | 17,635.85   |
| Total General Fund Checks            |                  |                 |        | \$39,329.30 |
|                                      |                  |                 |        |             |
| Autopayment                          | 7/1/25           | FPL             | \$     | 3,992.81    |
|                                      | 7/30/25          | FPL             |        | 5,336.87    |
|                                      | 8/20/25          | FPL             |        | 5,334.57    |
|                                      | 8/22/25          | IRS TAX PAYMENT |        | 153.00      |
| Total Payroll Checks                 |                  |                 |        | \$14,817.25 |
| Total Paid Checks and Electronically |                  |                 |        | \$54,146.55 |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--------------------------------------------------|----------------------------------|--------|----------|----------------------------|
| 7/01/25       | 00003 | 4/01/25 27202                     | 202506 310-51300-32200                           | AUDIT FYE 9/30/24                | *      | 3,500.00 |                            |
|               |       |                                   |                                                  | GRAU AND ASSOCIATES              |        |          | 3,500.00 000005            |
| 7/01/25       | 00073 | 6/30/25 3584474                   | 202503 310-51300-31500                           | MAR GENERAL COUNSEL              | *      | 308.50   |                            |
|               |       | 6/30/25 3584474                   | 202504 310-51300-31500                           | APR GENERAL COUNSEL              | *      | 192.50   |                            |
|               |       |                                   |                                                  | KUTAK ROCK LLP                   |        |          | 501.00 000006              |
| 7/01/25       | 00086 | 6/27/25 54777                     | 202505 310-51300-31100                           | MAY ENGINEERING SERVICES         | *      | 377.53   |                            |
|               |       |                                   |                                                  | PRIME AE GROUP INC               |        |          | 377.53 000007              |
| 7/08/25       | 00042 | 6/01/25 90193                     | 202506 320-53800-46300                           | JUN LAKE MAINTENANCE             | *      | 1,945.00 |                            |
|               |       |                                   |                                                  | FUTURE HORIZONS, INC.            |        |          | 1,945.00 000008            |
| 7/08/25       | 00042 | 6/30/25 90385                     | 202506 320-53800-46600                           | FOUNTAIN REPAIR                  | *      | 449.50   |                            |
|               |       |                                   |                                                  | FUTURE HORIZONS, INC.            |        |          | 449.50 000009              |
| 7/08/25       | 00002 | 7/01/25 631                       | 202507 310-51300-34000                           | JUL MANAGEMENT FEES              | *      | 5,174.83 |                            |
|               |       | 7/01/25 631                       | 202507 310-51300-49200                           | JUL WEBSITE ADMIN                | *      | 105.00   |                            |
|               |       | 7/01/25 631                       | 202507 310-51300-35100                           | JUL INFORMATION TECH             | *      | 157.50   |                            |
|               |       | 7/01/25 631                       | 202507 310-51300-51000                           | OFFICE SUPPLIES                  | *      | .39      |                            |
|               |       | 7/01/25 631                       | 202507 310-51300-42000                           | POSTAGE                          | *      | 83.03    |                            |
|               |       | 7/01/25 631                       | 202507 310-51300-42500                           | COPIES                           | *      | 7.05     |                            |
|               |       | 7/01/25 631                       | 202507 310-51300-41000                           | TELEPHONE                        | *      | 18.72    |                            |
|               |       |                                   |                                                  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 5,546.52 000010            |
| 7/08/25       | 00043 | 6/30/25 952378                    | 202506 320-53800-46200                           | JUN LANDSCAPE MAINTENANCE        | *      | 3,153.33 |                            |
|               |       |                                   |                                                  | YELLOWSTONE LANDSCAPE            |        |          | 3,153.33 000011            |
| 7/08/25       | 00043 | 7/07/25 952315                    | 202506 320-53800-46100                           | CLOCK REPLACEMENT                | *      | 647.00   |                            |
|               |       |                                   |                                                  | YELLOWSTONE LANDSCAPE            |        |          | 647.00 000012              |

HERT HERITAGE PARK BPEREGRINO

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--------------------------------------------------|----------------------------------|--------|----------|----------------------------|
| 7/08/25       | 00043 | 7/07/25 952316                    | 202506 320-53800-46100                           | IRRIGATION REPAIRS               | *      | 53.75    |                            |
|               |       |                                   |                                                  | YELLOWSTONE LANDSCAPE            |        |          | 53.75 000013               |
| 7/22/25       | 00042 | 6/30/25 90424                     | 202506 320-53800-46600                           | INSTAL NEW UNIT/OUTLET           | *      | 400.00   |                            |
|               |       |                                   |                                                  | FUTURE HORIZONS, INC.            |        |          | 400.00 000014              |
| 7/22/25       | 00002 | 7/01/25 630                       | 202507 320-53800-12000                           | JUL CONTRACT ADMIN               | *      | 1,043.00 |                            |
|               |       |                                   |                                                  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 1,043.00 000015            |
| 7/22/25       | 00080 | 6/30/25 7197626                   | 202506 310-51300-48000                           | RFP-ANNUAL AUDIT SERVICES        | *      | 82.24    |                            |
|               |       |                                   |                                                  | GANNETT FLORIDA LOCALIQ          |        |          | 82.24 000016               |
| 7/22/25       | 00086 | 7/16/25 54849                     | 202506 310-51300-31100                           | JUN ENGINEERING SERVICES         | *      | 321.25   |                            |
|               |       |                                   |                                                  | PRIME AE GROUP INC               |        |          | 321.25 000017              |
| 7/22/25       | 00043 | 7/01/25 938668                    | 202507 320-53800-46200                           | JUL LANDSCAPE MAINTENANCE        | *      | 3,153.33 |                            |
|               |       |                                   |                                                  | YELLOWSTONE LANDSCAPE            |        |          | 3,153.33 000018            |
| 7/29/25       | 00002 | 7/18/25 633                       | 202506 320-53800-46400                           | FACILITY MAINTENANCE-JUN         | *      | 520.00   |                            |
|               |       |                                   |                                                  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 520.00 000019              |
| 8/05/25       | 00042 | 7/29/25 90659                     | 202507 320-53800-46600                           | CLEANED UNIT AT POND 700         | *      | 120.00   |                            |
|               |       |                                   |                                                  | FUTURE HORIZONS, INC.            |        |          | 120.00 000020              |
| 8/05/25       | 00042 | 7/31/25 90759                     | 202507 320-53800-46300                           | JUL LAKE MAINTENANCE             | *      | 1,945.00 |                            |
|               |       |                                   |                                                  | FUTURE HORIZONS, INC.            |        |          | 1,945.00 000021            |
| 8/11/25       | 00002 | 8/01/25 634                       | 202508 320-53800-12000                           | AUG CONTRACT ADMIN               | *      | 1,043.00 |                            |
|               |       |                                   |                                                  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 1,043.00 000022            |
| 8/11/25       | 00002 | 8/01/25 635                       | 202508 310-51300-34000                           | AUG MANAGEMENT FEES              | *      | 5,174.83 |                            |
|               |       | 8/01/25 635                       | 202508 310-51300-49200                           | AUG WEBSITE ADMIN                | *      | 105.00   |                            |
|               |       | 8/01/25 635                       | 202508 310-51300-35100                           | AUG INFORMATION TECH             | *      | 157.50   |                            |

HERT HERITAGE PARK BPEREGRINO

| CHECK<br>DATE | VEND# | INVOICE<br>DATE | INVOICE<br>INVOICE        | EXPENSED TO<br>YRMO DPT ACCT# | SUB | SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT    | CHECK<br>AMOUNT | ...    |
|---------------|-------|-----------------|---------------------------|-------------------------------|-----|----------|----------------------------------|--------|-----------|-----------------|--------|
|               |       | 8/01/25         | 635                       | 202508 310-51300-51000        |     |          |                                  | *      | .27       |                 |        |
|               |       |                 | OFFICE SUPPLIES           |                               |     |          |                                  |        |           |                 |        |
|               |       | 8/01/25         | 635                       | 202508 310-51300-42000        |     |          |                                  | *      | 38.33     |                 |        |
|               |       |                 | POSTAGE                   |                               |     |          |                                  |        |           |                 |        |
|               |       | 8/01/25         | 635                       | 202508 310-51300-42500        |     |          |                                  | *      | 3.90      |                 |        |
|               |       |                 | COPIES                    |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | GOVERNMENTAL MANAGEMENT SERVICES |        |           | 5,479.83        | 000023 |
| 8/11/25       | 00043 | 8/07/25         | 973140                    | 202508 320-53800-46500        |     |          |                                  | *      | 600.00    |                 |        |
|               |       |                 | OUTFALL CLEARING          |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | YELLOWSTONE LANDSCAPE            |        |           | 600.00          | 000024 |
| 8/19/25       | 00002 | 8/13/25         | 636                       | 202507 320-53800-46400        |     |          |                                  | *      | 640.00    |                 |        |
|               |       |                 | FACILITY MAINTENANCE-JUL  |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | GOVERNMENTAL MANAGEMENT SERVICES |        |           | 640.00          | 000025 |
| 8/19/25       | 00080 | 7/31/25         | 7248730                   | 202507 310-51300-48000        |     |          |                                  | *      | 663.30    |                 |        |
|               |       |                 | PRPSD BUDGET MEETING-8/7  |                               |     |          |                                  |        |           |                 |        |
|               |       | 7/31/25         | 7248730                   | 202507 310-51300-48000        |     |          |                                  | *      | 110.80    |                 |        |
|               |       |                 | NOTICE OF MEETING-8/7/25  |                               |     |          |                                  |        |           |                 |        |
|               |       | 7/31/25         | 7248730                   | 202507 310-51300-48000        |     |          |                                  | *      | 71.36     |                 |        |
|               |       |                 | NOTICE OF MEETING-8/7/25  |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | GANNETT FLORIDA LOCALIQ          |        |           | 845.46          | 000026 |
| 8/19/25       | 00043 | 8/01/25         | 958723                    | 202508 320-53800-46200        |     |          |                                  | *      | 3,153.33  |                 |        |
|               |       |                 | AUG LANDSCAPE MAINTENANCE |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | YELLOWSTONE LANDSCAPE            |        |           | 3,153.33        | 000027 |
| 8/26/25       | 00042 | 8/25/25         | 91060                     | 202508 320-53800-46600        |     |          |                                  | *      | 120.00    |                 |        |
|               |       |                 | REPAIRED PANEL-POND 400   |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | FUTURE HORIZONS, INC.            |        |           | 120.00          | 000028 |
| 8/26/25       | 00073 | 8/25/25         | 3612311                   | 202505 310-51300-31500        |     |          |                                  | *      | 1,315.50  |                 |        |
|               |       |                 | MAY GENERAL COUNSEL       |                               |     |          |                                  |        |           |                 |        |
|               |       | 8/25/25         | 3612311                   | 202506 310-51300-31500        |     |          |                                  | *      | 1,577.98  |                 |        |
|               |       |                 | JUN GENERAL COUNSEL       |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | KUTAK ROCK LLP                   |        |           | 2,893.48        | 000029 |
| 8/26/25       | 00086 | 8/21/25         | P0104022                  | 202507 310-51300-31100        |     |          |                                  | *      | 795.75    |                 |        |
|               |       |                 | JUL ENGINEERING SERVICES  |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | PRIME AE GROUP INC               |        |           | 795.75          | 000030 |
|               |       |                 |                           |                               |     |          |                                  |        |           |                 |        |
|               |       |                 |                           |                               |     |          | TOTAL FOR BANK B                 |        | 39,329.30 |                 |        |
|               |       |                 |                           |                               |     |          | TOTAL FOR REGISTER               |        | 39,329.30 |                 |        |
|               |       |                 |                           |                               |     |          | HERT HERITAGE PARK BPEREGRINO    |        |           |                 |        |

## Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Heritage Park Community Development District  
475 West Town Place Ste 114  
Saint Augustine, FL 32092*

Invoice No. 27202  
Date 04/01/2025

---

| SERVICE              | AMOUNT             |
|----------------------|--------------------|
| Audit FYE 09/30/2024 | \$ <u>3,500.00</u> |
| Current Amount Due   | \$ <u>3,500.00</u> |

**RECEIVED**

**By Tara Lee at 10:19 am, Jun 27, 2025**

| 0 - 30   | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance  |
|----------|---------|---------|----------|----------|----------|
| 3,500.00 | 0.00    | 0.00    | 0.00     | 0.00     | 3,500.00 |

Payment due upon receipt.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

**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. 3584474

10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

|          |           |      |        |                                                                             |
|----------|-----------|------|--------|-----------------------------------------------------------------------------|
| 03/08/25 | G. Lovett | 0.50 | 132.50 | Monitor legislative process relating to matters impacting special districts |
| 03/18/25 | K. Magee  | 0.40 | 106.00 | Review draft meeting minutes                                                |
| 03/25/25 | W. Haber  | 0.20 | 70.00  | Respond to auditor inquiry                                                  |
| 04/12/25 | L. Whelan | 0.50 | 192.50 | Monitor legislative process relating to matters impacting special districts |

TOTAL HOURS 1.60

TOTAL FOR SERVICES RENDERED \$501.00

TOTAL CURRENT AMOUNT DUE \$501.00

**RECEIVED**

**By Tara Lee at 11:57 am, Jun 30, 2025**



Columbus Office  
8415 Pulsar Place, Suite 300, Columbus, OH 43240  
P: 614.839.0250 F: 614.839.0251

June 27, 2025

Project No: P0104022.01

Invoice No: 54777

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 research pond depths and provide Board with update during May meeting via phone.  
**Professional Services from May 01, 2025 to May 31, 2025**

**Professional Personnel**

|                    | Hours | Rate   | Amount |               |
|--------------------|-------|--------|--------|---------------|
| Vice President     | 1.50  | 250.00 | 375.00 |               |
| Totals             | 1.50  |        | 375.00 |               |
| <b>Total Labor</b> |       |        |        | <b>375.00</b> |

**Reimbursable Expenses**

|                            |                           |  |             |                 |
|----------------------------|---------------------------|--|-------------|-----------------|
| Printing - Reimbursable    |                           |  | 2.20        |                 |
| <b>Total Reimbursables</b> | <b>1.15 times</b>         |  | <b>2.20</b> | <b>2.53</b>     |
|                            | <b>Total this Invoice</b> |  |             | <b>\$377.53</b> |

**RECEIVED**

**By Tara Lee at 10:57 am, Jun 27, 2025**

**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: 90193  
Invoice Date: Jun 1, 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    |               | 7/1/25   |

| Quantity                                                               | Item                 | Description                                                               | Unit Price | Amount          |
|------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------|------------|-----------------|
| 1.00                                                                   | Aquatic Weed Control | Aquatic Weed Control services in Heritage Park for the month of June 2025 | 1,945.00   | 1,945.00        |
| Approved 7/2/25<br>Jeff Johnson<br>Lake Maintenance<br>53800.320.46300 |                      |                                                                           |            |                 |
| Subtotal                                                               |                      |                                                                           |            | 1,945.00        |
| Sales Tax                                                              |                      |                                                                           |            |                 |
| Freight                                                                |                      |                                                                           |            |                 |
| Total Invoice Amount                                                   |                      |                                                                           |            | 1,945.00        |
| Payment/Credit Applied                                                 |                      |                                                                           |            |                 |
| <b>TOTAL</b>                                                           |                      |                                                                           |            | <b>1,945.00</b> |

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: 90385  
Invoice Date: Jun 30, 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 300  
Aerator Service

| Customer ID  | Customer PO     | Payment Terms |          |
|--------------|-----------------|---------------|----------|
| Heritage04   | Verbal          | Net 30 Days   |          |
| Sales Rep ID | Shipping Method | Ship Date     | Due Date |
|              | Hand Deliver    | 6/2/25        | 7/30/25  |

| Quantity                                                               | Item            | Description                                                                                     | Unit Price | Amount        |
|------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------|------------|---------------|
| 1.00                                                                   | 440600K         | Prop Kit, 4400MVX w/ jam nut                                                                    | 69.00      | 69.00         |
| 1.00                                                                   | 6030142K        | Stub cord with 1/2 of quick disconnect installed (3hp and lower)                                | 230.50     | 230.50        |
| 1.00                                                                   | Aerator Service | Plastic bag wrapped around shaft - this cracked the impeller, and cracked the quick disconnect. | 150.00     | 150.00        |
| Approved 7/3/25<br>Jeff Johnson<br>Lake Contingency<br>53800.320.46600 |                 |                                                                                                 |            |               |
| Subtotal                                                               |                 |                                                                                                 |            | 449.50        |
| Sales Tax                                                              |                 |                                                                                                 |            |               |
| Freight                                                                |                 |                                                                                                 |            |               |
| Total Invoice Amount                                                   |                 |                                                                                                 |            | 449.50        |
| Payment/Credit Applied                                                 |                 |                                                                                                 |            |               |
| <b>TOTAL</b>                                                           |                 |                                                                                                 |            | <b>449.50</b> |

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 #:** 631**Invoice Date:** 7/1/25**Due Date:** 7/1/25**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 - July 2025        |           | 5,174.83 | 5,174.83          |
| Website Administration - July 2025 |           | 105.00   | 105.00            |
| Information Technology - July 2025 |           | 157.50   | 157.50            |
| Office Supplies                    |           | 0.39     | 0.39              |
| Postage                            |           | 83.03    | 83.03             |
| Copies                             |           | 7.05     | 7.05              |
| Telephone                          |           | 18.72    | 18.72             |
| <b>Total</b>                       |           |          | <b>\$5,546.52</b> |
| <b>Payments/Credits</b>            |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                 |           |          | <b>\$5,546.52</b> |



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 952378    | 6/30/2025    |
| 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:** July 30, 2025**Invoice Amount:** \$3,153.33

| Description                             | Current Amount |
|-----------------------------------------|----------------|
| Monthly Landscape Maintenance June 2025 | \$3,153.33     |

Approved 7/7/25  
Jeff Johnson  
Landscape Maintenance  
53800.320.46200

**Invoice Total** **\$3,153.33**

PAID BY CHECK 6/30/2025

**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



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 952315    | 7/7/2025     |
| 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:** August 6, 2025

**Invoice Amount:** \$647.00

| Description        | Current Amount |
|--------------------|----------------|
| clock replacement  |                |
| Irrigation Repairs | \$647.00       |

**Invoice Total** **\$647.00**

Approved 7/7/25  
Jeff Johnson  
Irrigation Repairs  
53800.320.46100

PAID BY CHECK 7/10/25 11:11 AM 952315

**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



# YELLOWSTONE

LANDSCAPE

**Bill To:**

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

**Property Name:** Heritage Park CDD

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

## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 952316    | 7/7/2025     |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 6, 2025

**Invoice Amount:** \$53.75

| Description             | Current Amount |
|-------------------------|----------------|
| irrigation repairs 6/25 |                |
| Irrigation Repairs      | \$53.75        |

**Invoice Total** **\$53.75**

Approved 7/7/25  
Jeff Johnson  
Irrigation repairs  
53800.320.46100

**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

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

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

# INVOICE

Invoice Number: 90424  
Invoice Date: Jun 30, 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:**

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

|                     |                        |                      |                 |
|---------------------|------------------------|----------------------|-----------------|
| <b>Customer ID</b>  | <b>Customer PO</b>     | <b>Payment Terms</b> |                 |
| Heritage04          | Verbal                 | Net 30 Days          |                 |
| <b>Sales Rep ID</b> | <b>Shipping Method</b> | <b>Ship Date</b>     | <b>Due Date</b> |
|                     | Hand Deliver           | 6/23/25              | 7/30/25         |

[illegible]

Overdue invoices are subject to finance charges.

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

# Invoice

Invoice #: 630  
Invoice Date: 7/1/25  
Due Date: 7/1/25  
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 - July 2025 |           | 1,043.00 | 1,043.00          |
| <i>Alison Moring</i><br>7-7-25      |           |          |                   |
| <b>Total</b>                        |           |          | <b>\$1,043.00</b> |
| <b>Payments/Credits</b>             |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                  |           |          | <b>\$1,043.00</b> |



|                                                |                                              |                                  |                      |
|------------------------------------------------|----------------------------------------------|----------------------------------|----------------------|
| ACCOUNT NAME<br>Heritage Park Comm Development |                                              | ACCOUNT #<br>764135              | INV DATE<br>06/30/25 |
| INVOICE #<br>0007197626                        | INVOICE PERIOD<br>Jun 1- Jun 30, 2025        | CURRENT INVOICE TOTAL<br>\$82.24 |                      |
| PREPAY<br>(Memo Info)<br>\$0.00                | UNAPPLIED<br>(included in amt due)<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$82.24   |                      |

**BILLING ACCOUNT NAME AND ADDRESS**

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


**PAYMENT DUE DATE: JULY 31, 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](mailto:smb@ccc.gannett.com)

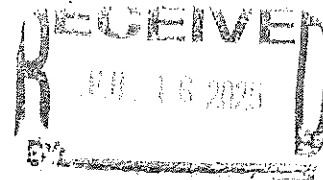
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

| Date    | Description         | Amount   |
|---------|---------------------|----------|
| 6/1/25  | Balance Forward     | \$70.00  |
| 6/30/25 | PAYMENT - THANK YOU | -\$70.00 |

**Package Advertising:**

| Start-End Date | Order Number | Product                 | Description   | PO Number | Package Cost |
|----------------|--------------|-------------------------|---------------|-----------|--------------|
| 6/12/25        | 11387592     | SAG St Augustine Record | PUBLIC NOTICE |           | \$82.24      |



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             | \$82.24 |
| Service Fee 3.99%                 | \$3.28  |
| *Cash/Check/ACH Discount          | -\$3.28 |
| *Payment Amount by Cash/Check/ACH | \$82.24 |
| Payment Amount by Credit Card     | \$85.52 |

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

|                                                                       |                            |                            |                            |                              |                                                                                                                                           |                                |
|-----------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| ACCOUNT NAME<br>Heritage Park Comm Development                        |                            | ACCOUNT NUMBER<br>764135   |                            | INVOICE NUMBER<br>0007197626 |                                                                                                                                           | AMOUNT PAID                    |
| CURRENT DUE<br>\$82.24                                                | 30 DAYS PAST DUE<br>\$0.00 | 60 DAYS PAST DUE<br>\$0.00 | 90 DAYS PAST DUE<br>\$0.00 | 120+ DAYS PAST DUE<br>\$0.00 | UNAPPLIED PAYMENTS<br>\$0.00                                                                                                              | TOTAL CASH AMT DUE*<br>\$82.24 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)             |                            |                            |                            |                              | TO PAY BY PHONE PLEASE CALL:<br>1-877-736-7612                                                                                            |                                |
| Gannett Florida LocaliQ<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                            |                            |                            |                              | TOTAL CREDIT CARD AMT DUE<br>\$85.52                                                                                                      |                                |
|                                                                       |                            |                            |                            |                              | To sign up for E-mailed invoices and online payments please contact<br><a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a> |                                |

000076413500000000000000071976260000822467174

# LOCALIQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Heritage Park Comm Development  
Heritage Park Comm Development  
475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/12/2025

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 06/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$82.24

Tax Amount: \$0.00

Payment Cost: \$82.24

Order No: 11387592

# 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 REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Heritage Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida, and has an annual operating budget of approximately \$365,854, not including debt service payments. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or via e-mail at [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com).

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Sarah Sweeting, by e-mail at [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com). Proposals must be received by 12 p.m. on Thursday, July 24, 2025. Please direct all questions regarding this Notice to the District Recording Secretary at [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com).

James Oliver  
District Manager



Columbus Office  
8415 Pulsar Place, Suite 300, Columbus, OH 43240  
P: 614.839.0250 F: 614.839.0251

July 16, 2025

Project No: P0104022.01

Invoice No: 54849

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 2025 Consulting Engineers Report.

**Professional Services from June 01, 2025 to June 30, 2025**

**Professional Personnel**

|                                | Hours | Rate                      | Amount |                 |
|--------------------------------|-------|---------------------------|--------|-----------------|
| Clerical/Admin Asst/Technician | .75   | 95.00                     | 71.25  |                 |
| Vice President                 | 1.00  | 250.00                    | 250.00 |                 |
| Totals                         | 1.75  |                           | 321.25 |                 |
| <b>Total Labor</b>             |       |                           |        | <b>321.25</b>   |
|                                |       | <b>Total this Invoice</b> |        | <b>\$321.25</b> |



# YELLOWSTONE

LANDSCAPE

## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 938668    | 7/1/2025     |
| 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:** July 31, 2025

**Invoice Amount:** \$3,153.33

| Description                             | Current Amount |
|-----------------------------------------|----------------|
| Monthly Landscape Maintenance July 2025 | \$3,153.33     |

**Invoice Total** **\$3,153.33**

Approved 6/25/25  
Jeff Johnson  
Landscape Maintenance  
53800.320.46200

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

# Invoice

Invoice #: 633  
Invoice Date: 7/18/25  
Due Date: 7/18/25  
Case:  
P.O. Number:

| Description                                                                         | Hours/Qty | Rate  | Amount          |
|-------------------------------------------------------------------------------------|-----------|-------|-----------------|
| Facility Maintenance June 1 - June 30, 2025                                         | 13        | 40.00 | 520.00          |
| <p>Approved<br/> Jeff Johnson<br/> Common Area Maintenance<br/> 53800.320.46400</p> |           |       |                 |
| <b>Total</b>                                                                        |           |       | <b>\$520.00</b> |
| <b>Payments/Credits</b>                                                             |           |       | <b>\$0.00</b>   |
| <b>Balance Due</b>                                                                  |           |       | <b>\$520.00</b> |

*Alison Mossing*  
7-21-25

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2025

---

| Date         | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                              |
|--------------|--------------|-----------------|-----------------------------------------------------------------------------------------------------------------|
| 6/3/25       | 3            | J.W.            | Installed no fishing and no trespassing sign, walked all ponds and removed debris                               |
| 6/11/25      | 3            | J.J.            | Walked all ponds, removed debris around all ponds                                                               |
| 6/19/25      | 4            | J.J.            | Inspected outfall structures, reset pond 200 fountain, walked all ponds, removed debris around all ponds        |
| 6/25/25      | 3            | J.J.            | Inspected landscape for mowing, inspected outfall structures, walked all ponds, removed debris around all ponds |
| <b>TOTAL</b> | <u>13</u>    |                 |                                                                                                                 |
| <b>MILES</b> | <u>0</u>     |                 | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445                           |

**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: 90659  
Invoice Date: Jul 29, 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 #700

| Customer ID  | Customer PO     | Payment Terms |          |
|--------------|-----------------|---------------|----------|
| Heritage04   | Verbal          | Net 30 Days   |          |
| Sales Rep ID | Shipping Method | Ship Date     | Due Date |
| Willoughby01 | Hand Deliver    | 7/23/25       | 8/28/25  |

| Quantity                                                                | Item            | Description                                     | Unit Price | Amount        |
|-------------------------------------------------------------------------|-----------------|-------------------------------------------------|------------|---------------|
| 1.00                                                                    | Aerator Service | Aerator Service Call for Pond 700. Cleaned unit | 120.00     | 120.00        |
| Approved 7/29/25<br>Jeff Johnson<br>Lake Contingency<br>53800.320.46600 |                 |                                                 |            |               |
| <b>RECEIVED</b><br><i>By Tara Lee at 2:03 pm, Jul 29, 2025</i>          |                 |                                                 |            |               |
| Subtotal                                                                |                 |                                                 |            | 120.00        |
| Sales Tax                                                               |                 |                                                 |            |               |
| Freight                                                                 |                 |                                                 |            |               |
| Total Invoice Amount                                                    |                 |                                                 |            | 120.00        |
| Payment/Credit Applied                                                  |                 |                                                 |            |               |
| <b>TOTAL</b>                                                            |                 |                                                 |            | <b>120.00</b> |

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: 90759  
Invoice Date: Jul 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   |                 | Net 30 Days   |          |
| Sales Rep ID | Shipping Method | Ship Date     | Due Date |
|              | Hand Deliver    |               | 8/30/25  |

| Quantity               | Item                 | Description                                                                                                                                                                                                                               | Unit Price | Amount          |
|------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| 1.00                   | Aquatic Weed Control | Aquatic Weed Control services in Heritage Park for the month of July 2025<br><br><div>Approved 8/1/25<br/>Jeff Johnson<br/>Lake Maintenance<br/>53800.320.46300</div> <div><b>RECEIVED</b><br/>By Tara Lee at 8:42 am, Aug 01, 2025</div> | 1,945.00   | 1,945.00        |
| Subtotal               |                      |                                                                                                                                                                                                                                           |            | 1,945.00        |
| Sales Tax              |                      |                                                                                                                                                                                                                                           |            |                 |
| Freight                |                      |                                                                                                                                                                                                                                           |            |                 |
| Total Invoice Amount   |                      |                                                                                                                                                                                                                                           |            | 1,945.00        |
| Payment/Credit Applied |                      |                                                                                                                                                                                                                                           |            |                 |
| <b>TOTAL</b>           |                      |                                                                                                                                                                                                                                           |            | <b>1,945.00</b> |

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 #:** 634**Invoice Date:** 8/1/25**Due Date:** 8/1/25**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 - August 2025  |           | 1,043.00 | 1,043.00 |
| <i>Alison Mossing</i><br><i>8-6-25</i> |           |          |          |

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$1,043.00</b> |
|--------------|-------------------|

|                         |               |
|-------------------------|---------------|
| <b>Payments/Credits</b> | <b>\$0.00</b> |
|-------------------------|---------------|

|                    |                   |
|--------------------|-------------------|
| <b>Balance Due</b> | <b>\$1,043.00</b> |
|--------------------|-------------------|

**RECEIVED****By Tara Lee at 11:59 am, Aug 07, 2025**

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

**Invoice #:** 635  
**Invoice Date:** 8/1/25  
**Due Date:** 8/1/25  
**Case:**  
**P.O. Number:**

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

|                         |                   |
|-------------------------|-------------------|
| <b>Total</b>            | <b>\$5,479.83</b> |
| <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <b>Balance Due</b>      | <b>\$5,479.83</b> |

**By Tara Lee at 12:03 pm, Aug 07, 2025**



# YELLOWSTONE LANDSCAPE

**Bill To:**

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

**Property Name:** Heritage Park CDD

## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 973140    | 8/7/2025     |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 6, 2025

**Balance Due:** \$600.00

| Description                                               | Current Amount |
|-----------------------------------------------------------|----------------|
| Outfall Clearing Pond 1500, 1800<br>Landscape Enhancement | \$600.00       |

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$600.00        |
| Amount Paid        | \$0.00          |
| <b>BALANCE DUE</b> | <b>\$600.00</b> |

Approved 8/7/25  
Landscape Contingency  
53800.320.46500

**RECEIVED**

*By Tara Lee at 4:10 pm, Aug 07, 2025*

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

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 636

Invoice Date: 8/13/25

Due Date: 8/13/25

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 July 1 - July 31, 2025 | 16        | 40.00 | 640.00 |
| Common Area Maintenance<br>53800.320.46400  |           |       |        |

**RECEIVED**

By Tara Lee at 8:54 am, Aug 18, 2025

*Alison Morning*  
8-15-25

**Total** \$640.00**Payments/Credits** \$0.00**Balance Due** \$640.00

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JULY 2025

| Date    | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                             |
|---------|--------------|-----------------|--------------------------------------------------------------------------------|
| 7/2/25  | 2            | J.J.            | Walked all ponds, removed debris around all ponds                              |
| 7/9/25  | 2            | J.J.            | Walked all ponds, removed debris around all ponds                              |
| 7/18/25 | 4            | T.W.            | Walked all ponds, removed debris around all ponds                              |
| 7/24/25 | 4            | T.W.            | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| 7/31/25 | 4            | T.W.            | Walked all ponds, removed debris around all ponds, checked and reset fountains |

|              |           |
|--------------|-----------|
| <b>TOTAL</b> | <u>16</u> |
|--------------|-----------|

|              |          |
|--------------|----------|
| <b>MILES</b> | <u>0</u> |
|--------------|----------|

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



Florida  
GANNETT

| ACCOUNT NAME                   |                                    | ACCOUNT #             | INV DATE |
|--------------------------------|------------------------------------|-----------------------|----------|
| Heritage Park Comm Development |                                    | 764135                | 07/31/25 |
| INVOICE #                      | INVOICE PERIOD                     | CURRENT INVOICE TOTAL |          |
| 0007248730                     | Jul 1- Jul 31, 2025                | \$845.46              |          |
| PREPAY<br>(Memo Info)          | UNAPPLIED<br>(Included in amt due) | TOTAL CASH AMT DUE*   |          |
| \$0.00                         | \$0.00                             | \$845.46              |          |

**BILLING ACCOUNT NAME AND ADDRESS**

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

**PAYMENT DUE DATE: AUGUST 31, 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](mailto:smb@ccc.gannett.com)

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

| Date    | Description         | Amount   |
|---------|---------------------|----------|
| 7/1/25  | Balance Forward     | \$82.24  |
| 7/29/25 | PAYMENT - THANK YOU | -\$82.24 |

**Legal Advertising:**

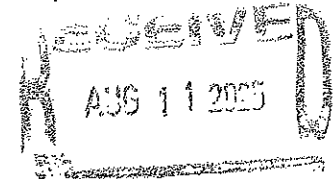
| Date range | Product                 | Order Number | Description              | PO Number | Runs | Ad Size        | Net Amount |
|------------|-------------------------|--------------|--------------------------|-----------|------|----------------|------------|
| 7/10/25    | SAG St Augustine Record | 11418916     | Notice of Budget Hearing |           | 1    | 3.0000 x 16 in | \$663.30   |

**Package Advertising:**

| Start-End Date | Order Number | Product                 | Description              | PO Number       | Package Cost |
|----------------|--------------|-------------------------|--------------------------|-----------------|--------------|
| 7/17/25        | 11413884     | SAG St Augustine Record | Notice of Budget Hearing |                 | \$110.80     |
| 7/29/25        | 11501121     | SAG St Augustine Record | Audit Mtg Aug 7          | Audit Mtg Aug 7 | \$71.36      |

**RECEIVED**

By Tara Lee at 2:26 pm, Aug 11, 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             | \$845.46 |
| Service Fee 3.99%                 | \$33.73  |
| *Cash/Check/ACH Discount          | -\$33.73 |
| *Payment Amount by Cash/Check/ACH | \$845.46 |
| Payment Amount by Credit Card     | \$879.19 |

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

| ACCOUNT NAME                                                          |                  | ACCOUNT NUMBER   |                  | INVOICE NUMBER                                                                                                                         |                    | AMOUNT PAID               |
|-----------------------------------------------------------------------|------------------|------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|
| Heritage Park Comm Development                                        |                  | 764135           |                  | 0007248730                                                                                                                             |                    |                           |
| CURRENT DUE                                                           | 30 DAYS PAST DUE | 60 DAYS PAST DUE | 90 DAYS PAST DUE | 120+ DAYS PAST DUE                                                                                                                     | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE*       |
| \$845.46                                                              | \$0.00           | \$0.00           | \$0.00           | \$0.00                                                                                                                                 | \$0.00             | \$845.46                  |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)             |                  |                  |                  | TO PAY BY PHONE PLEASE CALL:                                                                                                           |                    | TOTAL CREDIT CARD AMT DUE |
| Gannett Florida LocaliQ<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                  |                  |                  | 1-877-736-7612                                                                                                                         |                    | \$879.19                  |
|                                                                       |                  |                  |                  | To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a> |                    |                           |

000076413500000000000000072487300008454667170

# 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

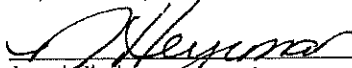
STATE OF WISCONSIN, COUNTY OF BROWN

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:

07/10/2025

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 07/10/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

3.7.27

My commission expires

|                   |          |              |
|-------------------|----------|--------------|
| Publication Cost: | \$663.30 |              |
| Tax Amount:       | \$0.00   |              |
| Payment Cost:     | \$663.30 |              |
| Order No:         | 11418916 | # of Copies: |
| Customer No:      | 764135   | 1            |
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KAITLYN FELTY  
Notary Public  
State of Wisconsin

# HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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

DATE: August 7, 2025  
TIME: 1:00 p.m.  
LOCATION: Heritage Park Amenity Center  
225 Jefferson Drive  
St. Augustine, Florida 32081

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget, "Proposed Budget" for the fiscal year beginning October 1, 2025, and ending September 30, 2026: "FY 2026". The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments, "O&M Assessments" upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

## Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| Land Use          | Total Units / Acres | FAU/ERU Factor | Proposed Annual O&M Assessment* |
|-------------------|---------------------|----------------|---------------------------------|
| Multi Family      | 118                 | 0.50           | \$971.50                        |
| Single Family 35' | 203                 | 1.00           | \$512.99                        |
| Single Family 65' | 222                 | 1.20           | \$615.41                        |
| Single Family 75' | 86                  | 1.10           | \$768.98                        |
| Single Family 85' | 12                  | 1.00           | \$870.89                        |

\*Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("FAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and no early payment discounts imposed on assessments collected by the St. Johns County "County", Tax Collector on the tax bill. Moreover, pursuant to Section 197.362(2)(1), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.362(2)(1), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

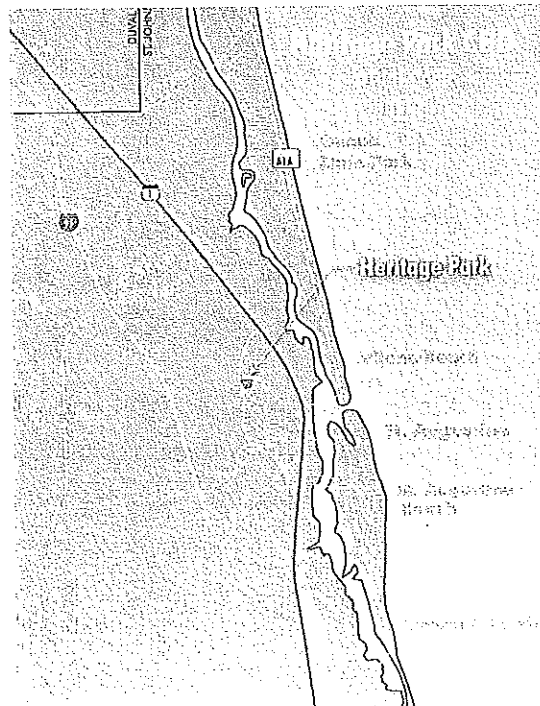
## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, 904-940-5850 "District Manager's Office", during normal business hours, or by visiting the District's website at <https://heritageparkcdd.com/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager



# 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:

07/17/2025

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 07/17/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$110.80

Tax Amount: \$0.00

Payment Cost: \$110.80

Order No: 11413884

Customer No: 764135

PO #:

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1

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

HERITAGE PARK COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2026  
PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.

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

DATE: August 7, 2025

TIME: 1:00 p.m.

LOCATION: Heritage Park Amenity Center

225 Heffernan Drive

St. Augustine, Florida 32084

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget").

A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://heritageparkcdd.com/>.

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

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

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

James Oliver  
District Manager  
Pub: July 17, 2025; #11413884

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Katelyn Beach  
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 Govt 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:

07/29/2025

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 07/29/2025

Legal Clerk Katelyn Beach

Notary, State of WI, County of Brown

8.25.26

My commission expires

|                   |                 |              |
|-------------------|-----------------|--------------|
| Publication Cost: | \$71.36         |              |
| Tax Amount:       | \$0.00          |              |
| Payment Cost:     | \$71.36         |              |
| Order No:         | 11501121        | # of Copies: |
| Customer No:      | 764135          | 1            |
| PO #:             | Audit Mtg Aug 7 |              |

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### **NOTICE OF MEETING HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT**

An Audit Committee Meeting of the Heritage Park Community Development District is scheduled to be held on **Thursday, August 7, 2025 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084.** Immediately following will be the meeting of the Board of Supervisors (the "Board"). The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver

District Manager

Pub: 07/29/25 #11501121



# YELLOWSTONE LANDSCAPE

**Bill To:**

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

**Property Name:** Heritage Park CDD

## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 958723    | 8/1/2025     |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 31, 2025

**Balance Due:** \$3,153.33

| Description                               | Current Amount |
|-------------------------------------------|----------------|
| Monthly Landscape Maintenance August 2025 | \$3,153.33     |

**Subtotal** \$3,153.33

**Amount Paid** \$0.00

**BALANCE DUE** \$3,153.33

Approved 7/24/25  
Jeff Johnson  
Landscape Maintenance  
53800.320.46200

**RECEIVED**

**By Tara Lee at 9:00 am, Jul 24, 2025**

**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: 91060  
Invoice Date: Aug 25, 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:**

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 |
|              | Hand Deliver    | 8/18/25       | 9/24/25  |

| Quantity                                                                | Item            | Description                             | Unit Price | Amount        |
|-------------------------------------------------------------------------|-----------------|-----------------------------------------|------------|---------------|
| 1.00                                                                    | Aerator Service | Repaired panel for fountain in Pond 400 | 120.00     | 120.00        |
| Approved 8/26/25<br>Jeff Johnson<br>Lake Contingency<br>53800.320.46600 |                 |                                         |            |               |
| Subtotal                                                                |                 |                                         |            | 120.00        |
| Sales Tax                                                               |                 |                                         |            |               |
| Freight                                                                 |                 |                                         |            |               |
| Total Invoice Amount                                                    |                 |                                         |            | 120.00        |
| Payment/Credit Applied                                                  |                 |                                         |            |               |
| <b>TOTAL</b>                                                            |                 |                                         |            | <b>120.00</b> |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 25, 2025

**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. 3612311  
10423-1

---

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

|          |              |      |          |                                                                                |
|----------|--------------|------|----------|--------------------------------------------------------------------------------|
| 05/10/25 | G. Lovett    | 0.50 | 132.50   | Monitor legislative process relating to matters impacting special districts    |
| 05/16/25 | W. Haber     | 0.20 | 70.00    | Review agenda for May meeting                                                  |
| 05/29/25 | K. Magee     | 4.20 | 1,113.00 | Travel and in person attendance for board of supervisors meeting               |
| 06/02/25 | W. Haber     | 0.20 | 70.00    | Respond to auditor inquiry                                                     |
| 06/03/25 | W. Haber     | 0.50 | 175.00   | Review audit and confer with Peregrino regarding same                          |
| 06/04/25 | P. Avrett    | 0.40 | 64.00    | Coordinate response to auditor letter                                          |
| 06/04/25 | W. Haber     | 0.20 | 70.00    | Review and finalize auditor response letter                                    |
| 06/05/25 | A. Cox       | 0.40 | 58.00    | Draft lake maintenance agreement for FY 2026 Future Horizons, Inc              |
| 06/05/25 | A. Cox       | 1.00 | 145.00   | Draft agreement for landscape and irrigation                                   |
| 06/05/25 | W. Haber     | 0.30 | 105.00   | Begin preparation of agreements for lake maintenance and landscape maintenance |
| 06/05/25 | K. Jusevitch | 0.20 | 29.00    | Correspond with district manager regarding budget hearing documents            |

**KUTAK ROCK LLP**

Heritage Park CDD

August 25, 2025

Client Matter No. 10423-1

Invoice No. 3612311

Page 2

|          |              |      |        |                                                                                                                                                                |
|----------|--------------|------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/06/25 | A. Cox       | 0.70 | 101.50 | Revise landscape agreement for lawn maintenance                                                                                                                |
| 06/12/25 | W. Haber     | 0.40 | 140.00 | Review and revise budget and O&M assessment notices                                                                                                            |
| 06/12/25 | K. Jusevitch | 0.80 | 116.00 | Prepare budget hearing documents; update client file and confer with Haber                                                                                     |
| 06/23/25 | A. Cox       | 1.00 | 145.00 | Revise Future Horizon Agreement and confer with Sweeting regarding same; review Yellowstone Landscaping Agreement to determine prior agreement expiration date |
| 06/23/25 | W. Haber     | 0.30 | 105.00 | Review and revise Future Horizons agreement                                                                                                                    |
| 06/23/25 | K. Magee     | 0.30 | 79.50  | Review meeting minutes from Board of Supervisors meeting                                                                                                       |
| 06/30/25 | W. Haber     | 0.20 | 70.00  | Review inquiry regarding assessment levels                                                                                                                     |

TOTAL HOURS 11.80

TOTAL FOR SERVICES RENDERED \$2,788.50

## DISBURSEMENTS

|                 |       |
|-----------------|-------|
| Meals           | 10.51 |
| Travel Expenses | 94.47 |

TOTAL DISBURSEMENTS 104.98TOTAL CURRENT AMOUNT DUE \$2,893.48



Columbus Office  
8415 Pulsar Place, Suite 300, Columbus, OH 43240  
P: 614.839.0250 F: 614.839.0251

August 21, 2025  
Project No: P0104022.01  
Invoice No: 55009

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 2025 Consulting Engineers Report.

**Professional Services from July 01, 2025 to August 01, 2025**

**Professional Personnel**

|                                | Hours | Rate   | Amount |               |
|--------------------------------|-------|--------|--------|---------------|
| Clerical/Admin Asst/Technician | .25   | 95.00  | 23.75  |               |
| Vice President                 | 1.50  | 250.00 | 375.00 |               |
| Sr. Construction Inspector     | 3.00  | 125.00 | 375.00 |               |
| Totals                         | 4.75  |        | 773.75 |               |
| <b>Total Labor</b>             |       |        |        | <b>773.75</b> |

**Reimbursable Expenses**

|                                          |                   |  |              |                 |
|------------------------------------------|-------------------|--|--------------|-----------------|
| Travel - Reimbursable- Mileage Client OV |                   |  | 19.13        |                 |
| <b>Total Reimbursables</b>               | <b>1.15 times</b> |  | <b>19.13</b> | <b>22.00</b>    |
| <b>Total this Invoice</b>                |                   |  |              | <b>\$795.75</b> |