

Heritage Park
Community Development District

November 20, 2025

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

November 13, 2025

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, November 20, 2025, at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.**

- I. Roll Call
- II. Public Comment
- III. Presentation from Lauren Kirikiti, St. Johns County Biological Conservation & Management
- IV. Approval of the Minutes of the September 25, 2025 Meeting
- V. Update Regarding Maintenance of Pond Banks
- VI. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Capital Reserve Fund Budget
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1. Review of Fiscal Year 2025 Goals and Objectives
 - 2. Annual Ethics Training
 - D. Operations Manager
 - 1. Report

- VIII. Audience Comments
- IX. Supervisors Requests
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Next Scheduled Meeting – January 22, 2026 @ 1:00 p.m.
- XII. Adjournment

FOURTH 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, September 25, 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:

Matt Biagetti	District Manager
Kyle Magee (<i>via phone</i>)	District Counsel
Jeff Johnson	Operations Manager
Andy Hatton (<i>via phone</i>)	Field Manager
Geraldine Ferry	HOA President
Residents	

The following is a summary of the actions taken at the September 25, 2025 Heritage Park Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Geraldine Ferry, HOA President, was present to discuss the field. There were two ways to do the insurance; the CDD would either add the HOA as an additional insurer for \$30 or \$50 per event or obtain single-use insurance. They would use the field rarely but wanted to have that option. The HOA would also be willing to pay any insurance fees. Mr. Biagetti indicated that this

item was on the agenda, under the Sixth Order of Business and would be discussed at that time. He requested that Mr. Magee provide input on whether the CDD would obtain insurance or the HOA would, as with many organizations, the CDD would typically have the organization provide the insurance, listing the CDD as an additional insurer. Resident Ann Germain, of 907 Oak Arbor Circle, was interested in Item Seven, the Yellowstone proposal for Pond 100, as she and Ms. Kinnecom lived on Pond 100. She did not understand the drip line. Mr. Johnson would explain it when this item was discussed but noted that the primary purpose was to provide irrigation for the plantings around the pond bank, as there was currently no irrigation. Ms. Wharton pointed out that she emailed some information about pond plantings to Mr. Oliver, which he was going to print out and provide to everyone, but did not see it in the agenda package. Mr. Biagetti apologized for not including it but would search for it during the meeting.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the August 7, 2025 Meeting**

Mr. Biagetti presented the minutes of the August 7, 2025 meeting, which were included in the agenda package. Ms. Wharton indicated that she was initially concerned about using the voice recognition software but thought it worked out well. There was a minor correction, but it was not worth mentioning. Mr. Ferry recalled that on Page 9, the word, “*idea*” should be “*ideal*.”

On MOTION by Mr. Curran seconded by Mr. Ferry with all in favor the Minutes of the August 7, 2025 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Acceptance of the Minutes of the August 7, 2025 Audit Committee Meeting**

Mr. Biagetti presented the minutes of the August 7, 2025 Audit Committee meeting, which were included in the agenda package.

On MOTION by Ms. Kinnecom seconded by Mr. Pingotti with all in favor the Minutes of the August 7, 2025 Audit Committee Meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Engagement Letter with Grau & Associates**

Mr. Biagetti recalled that Grau & Associates (Grau) was selected by the Audit Committee at the last meeting, when they went through the Request for Proposal (RFP) process. An engagement letter for the Fiscal Year 2025 audit in the amount of \$3,300 for Year 1, was presented. This item was budgeted at \$3,500.

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Engagement Letter with Grau & Associates to perform the audit for Fiscal Year 2025 in the amount of \$3,300 was approved.

SIXTH ORDER OF BUSINESS

Consideration of HOA Request of Field 227 Usage

Mr. Biagetti reported that there was a request from the HOA to use Field 227. No documentation was provided, but this item was for discussion purposes. Mr. Pingotti and Ms. Kinnecom were fine with the request. Ms. Wharton was also fine with it, but only on a case-by-case basis. Mr. Magee advised that there were two options of having the HOA as an additional insurer or having them provide their own insurance. It was much more common, when having these types of events, for the organizer to provide their own insurance. However, he did have a concern with adding the HOA as an additional insurer to the District's insurance policy, as there were liability issues, which could affect the District's insurance rates, if there was a claim. Therefore, his recommendation would be that the HOA provide their own policy. Ms. Wharton preferred that the HOA provide their own insurance, as she wanted to keep the two entities separate as much as possible. Mr. Ferry asked if the HOA could sign a waiver. Ms. Ferry did not believe that the HOA needed to sign a waiver, as their single use insurance would cover it. Mr. Magee indicated for these types of events, his office would prepare a License Agreement, but typically it was on an event-by-event basis.

Mr. Curran had no issue with it, as long as the events were restricted and there would not be any food trucks. Ms. Ferry preferred not to have food trucks. They were looking at having a fun day towards the Spring. Mr. Ferry asked if guests would be allowed. Ms. Ferry confirmed that it would be strictly for the community and no guests would be allowed. Ms. Wharton had no problem with food trucks at an event. Mr. Curran voiced concern, as their event would be publicized on the food truck website and they would get outsiders. Ms. Wharton pointed out that there could be a stipulation that they were not allowed to advertise it, as it would be a private closed event. Mr.

Curran recalled having this issue years ago and it came down to the fact that they would need restrooms and they did not want people to be roaming around. If they did proceed, Ms. Ferry indicated that it would be grab and go.

On MOTION by Mr. Ferry seconded by Ms. Wharton with all in favor the HOA request of usage of Field 227, subject to the HOA providing the insurance and District Counsel preparing a License Agreement was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Yellowstone for Pond 100 Pump and Drip Line Install

Mr. Johnson recalled that the Board approved a proposal from Yellowstone for the erosion project on Pond 100; however, they did not take into consideration that there was no irrigation on that pond. So, Mr. Johnson argued with Yellowstone back and forth several times, to come up with a different plan. They came up with a plan that would provide great savings to the District. It would include installing a pump where the power plug for the fountain was located. They would be running a line into the pond and using the pond water to irrigate the plants. They would have a filter on that pump, to keep debris from coming in. They would install a line from the pond and use the pond water to irrigate the plants and a floating duck, in order to keep the line off of the bottom of the pond. There would also be a housing over the pump, to protect it and provide aesthetics. Yellowstone agreed to monitor the irrigation in the pump monthly, to ensure that everything was in working order. The pump needed to be installed by a third-party contractor. There was a price of \$2,876.69 for the pump, but after going back and forth, Yellowstone agreed to drop the price to \$2,100. They also agreed to cover every additional cost for the installation of the drip line. This would include the cost of the timer clock and all of the parts and labor, associated with the drip line installation. In addition, Yellowstone dropped the original price of the proposal from \$5,862.38 to \$5,168.13, to help offset the subcontractor price for the installation of the pump. Total savings for the project from Yellowstone was \$2,171.04. The only additional charge was for a new line to run the pump.

Mr. Ferry questioned how often the pump would run. Mr. Johnson indicated that it would be constant, but Yellowstone would set the time. He could get that information from them and provide it to the Board, so that the time could be adjusted, if necessary. Ms. Wharton pointed out that it would need to be changed, because initially the plants should be watered twice per day for

seven to 10 days, then once per day and after that, they would start skipping days. That was the only time that the pump should be running. Mr. Johnson indicated that the only out of pocket expense for this irrigation setup, would be \$2,100 and Yellowstone would be covering the rest. The only other additional charge would be the electrical work, which was estimated to cost \$800 to \$1,000, but he was meeting with the electrician this afternoon, if the Board wanted to approve a not-to-exceed amount or he would obtain a proposal. Ms. Wharton questioned the location of the electrical. Mr. Johnson confirmed that it would be on the on the southwest end where the bend was, on the other side of Ms. Kinnecom's house. It would run out to the road where there was a circuit box, on the other side of the rocks, where the power pole was situated. It would then feather out between both sides. Mr. Ferry felt that it was good to have a second line for the second pump, in case one pump shorts out, rather than having them both on the same line. Ms. Wharton agreed that it would be better. Mr. Johnson pointed out if it was a substantial size pump, it should be able to control quite a bit and they could extend it. Ms. Wharton indicated that it depends on the drip line that they were using. Mr. Johnson did not know if they would be using a drip line. Ms. Wharton pointed out it cost slightly more to do a drip line to each individual plant, rather than having a hole every 12 inches, but voiced concern of having a big blowout, since they were taking water from the lake and preferred that it have a pressure relief valve. Mr. Johnson recalled that the proposal did not specify the type of drip line but would find out.

Ms. Wharton asked if the estimate of \$5,168.13 for the plants, was for half of the plants. Mr. Johnson confirmed that it was split out into 50 Muhly and 50 Fakahatchee grasses. Mr. Ferry questioned whether everything planted would use the same amount of water. Mr. Johnson confirmed that it would all be irrigated the same way. Ms. Wharton pointed out that Fakahatchee did not need water after a year. Mr. Johnson felt that drip lines were the better way to go, as heads tend to clog and break very easily, but if the Board wanted irrigation heads, he could petition Yellowstone to go that route. Ms. Germain asked if they were purchasing 100 plants for \$5,100. Mr. Johnson confirmed that the Muhly plants were \$1,000 and Fakahatchee were \$995, for a total of \$2,000. Ms. Germain recalled that Yellowstone planted Bottlebrush trees at the entrance of Oak Arbor Circle and they struggled. She didn't like Yellowstone, as she felt that they did not provide good service and wanted someone to ensure that they were getting good quality plants from them. Mr. Johnson pointed out that Yellowstone provided a full one-year warranty on the plants. Every one of the plants on Pond 1800, were getting replaced at no charge, due to problems with the

irrigation pump. The irrigation clock was struck by lightning, which burnt out the clock. The plants were still under warranty. He was on top of Yellowstone to monitor the irrigation. Ms. Germain assumed that the plants were Florida Friendly and that they needed approval from the county to plant them. Mr. Johnson confirmed that they were Florida Friendly but did not believe that they needed approval from the county. Ms. Wharton understood that a new community needed approval, as it needed to have a certain percentage of trees. Ms. Germain noted that the lawn was shortening behind her home. Mr. Johnson confirmed that this was what this project was designed for.

Ms. Germain pointed out that Yellowstone caused ruts in the ground, due to running their equipment across it, which was disgraceful. Ms. Wharton requested that the engineer check the pond bank, to ensure that it was solid; however, they had to stop it from the water side first. Mr. Johnson indicated that the proposal did not include rip rap, but once the erosion project was completed, they could still add it. Ms. Germain surmised that the erosion was being caused by the water taking soil out from under the lawns. Mr. Johnson explained that there would be an erosion mat on the pond bank, to secure the ground and prevent it from washing out. If it was within the scope of work, they would fill in what needed to be filled in. Ms. Wharton recalled that there was an original quote for rip rap and questioned the amount. Mr. Johnson did not recall but would find out. Ms. Wharton offered to walk Pond 100 with Ms. Germain next week and suggested that they hold off on this proposal and wait for the rip rap proposal. Mr. Ferry agreed, as they did not need another pump, but a longer drip line. Ms. Wharton proposed instead of meeting next week, that they meet right before the next meeting, so it was fresh in their heads. Mr. Ferry felt that they should approve the proposal now and split up the plants in two sections. Mr. Biagetti suggested that the Board approve it in substantial form and delegate a Supervisor to work with staff. Mr. Ferry asked if the work would start in two months. Mr. Johnson indicated that Yellowstone did not provide a timeline but would find out when the erosion project started. However, the pond banks were becoming a problem and the Board needed to seriously think about it. In his opinion, rip rap was a must, as it provided a solid base.

Ms. Wharton felt that they needed to address the rip rap first and then the plants, but questioned what was budgeted, because at one time, the Board discussed budgeting \$5,000, but it would cost \$10,000 if there was a blowout. Mr. Ferry wanted to spend the money now, before something major happened. Mr. Johnson agreed, as something needed to be placed on the bank to

prevent further erosion. Ms. Wharton believed that they needed to put down the material first before the rip rap. Mr. Johnson stepped out of the room to call the Field Manager, Mr. Andy Hatton, while the Board discussed this matter further. Ms. Germain nominated Ms. Wharton to work on this matter with Mr. Johnson. Mr. Biagetti recalled that the Board budgeted \$10,000 for pond bank erosion control for this upcoming year, but there was money in the Capital Reserve Fund. Mr. Ferry recalled that they had a surplus of \$14,000 and was in favor of spending the money now. Ms. Wharton agreed. Mr. Johnson returned to the room and questioned whether the Board wanted to place rip rap on the entire bank or just the culverts. Ms. Wharton wanted to place the fabric and a good amount of rip rap around the same area that they were putting the plants, to stop the erosion. Mr. Hatton joined the meeting and pointed out that in order to provide a price, he must take measurements. Ms. Wharton proposed approving a tentative amount at this time and then meeting with staff onsite. Mr. Johnson requested a proposal from Mr. Hatton on the rip rap. Mr. Pingotti suggested waiting for the proposal and having an emergency meeting in two weeks. Mr. Biagetti recommended that the Board continue this meeting but cautioned the Board about meeting onsite without publicly noticing it. Mr. Pingotti did not have an issue with Ms. Wharton walking the pond with staff and then coming back with the information in two weeks, for the Board to vote on, instead of approving a blind proposal. Ms. Wharton was in favor of approving \$7,300 for the plants and pump and an additional \$6,000 for the rocks, for a total amount of \$13,300.

On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor the Proposal from Yellowstone for Pond 100 pump and plants in the amount of \$7,300 and \$6,000 for rock was approved.
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Mr. Ferry requested that Yellowstone order the rock and put this on their schedule. Mr. Johnson recommended that they put in the rip rap before the plants and would get with Mr. Hatton the first of next week, to obtain the proposal. Ms. Germain hated the way this matter dragged on and was happy to see that there was some urgency, as this matter was of great importance, because if the erosion continued, it would impact the property of those that lived in this area. Ms. Wharton pointed out that part of the problem was that the Board met every two months, but they were working as fast as the government allowed them to.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Biagetti recalled that recently, the District Engineer provided a stormwater system report but felt that it was worthwhile before the proposals were signed, that they confer with the District Engineer, to ensure that they agreed with this plan.

C. Manager

Mr. Biagetti reported that the next meeting was November, unless the Board wanted to continue this meeting or hold a special meeting, but reminded the Board about the four hours of ethics training that was required by the end of this year. Ms. Wharton asked if there were any links that they could provide the Board. Mr. Biagetti had not seen any different ones, especially the free links, but did not recommend paying the training or classes. Mr. Magee noted that they were the same classes as last year; however, there were some paid ones that were more exciting. The Board was welcome to pay for those, but their recommendation was to utilize the free versions. Ms. Wharton requested the link for the paid ones. Mr. Ferry asked if the ethics training that they did in July counted. Mr. Biagetti indicated that they may have filed Form 1 by July and did the ethics training with it, but if a Supervisor did not do their four hours of ethics training, this was a reminder. Form 1 did not need to be filed again until next Summer.

D. Operations Manager - Report

Mr. Johnson presented the Operations Manager Report, which was included in the agenda package.

NINTH ORDER OF BUSINESS**Audience Comments**

Resident Ann Germain reported several instances of dead ducks. Today, she received a phone call regarding some duck feces on a driveway, which was not unusual; however, it was unusual to see gooey duck feces, which may have been caused by a poison and wondered what the Board could do about it. Ms. Wharton requested that Ms. Germain contact the Wildlife Federation. Mr. Ferry suggested that she call the Florida Fish & Wildlife Commission (FWC). Mr. Biagetti would provide their contact information to Ms. Germain after the meeting. Resident Geraldine

Ferry, President of the HOA, distributed information regarding the feeding and overpopulation of ducks, which the HOA planned to send out, with the CDD policies. However, there was nothing about feeding the ducks in the CDD policies and asked if it could be updated. One woman had 70 ducks on her property, because she was feeding them. In addition, regarding the discussion of the mowing of the pond banks, if the Board wanted to send out a memo to the community, they should inform the HOA, as the HOA received most of the complaints. Mr. Johnson pointed out that the banks were dormant in the Winter, which reduces the mowing schedule, but would contact Yellowstone after the meeting.

Ms. Wharton wanted no riding mowers within 10 feet of the bank. Mr. Johnson reported that it may pose a problem during the Summer months, because that was the way that Yellowstone maintained the pond banks, but if the Board wanted to go the route of not having mowers on the pond banks, it may increase costs. Ms. Wharton pointed out that it may be cheaper in the long run to increase costs than to have erosion. Mr. Johnson agreed and would ensure that Yellowstone adhered to it. Ms. Ferry asked if she should send the CDD policies out as-is. Mr. Biagetti was unaware that it was sent out initially, until he was made aware of it, but it did say that people were not supposed to be on the pond bank for any reason, which should eliminate the feeding of wildlife, but they could always add language. Therefore, he requested that Ms. Ferry hold off on sending it out. Ms. Wharton requested language on the releasing of any animal into the ponds, because people were releasing Peking Ducks, which cannot fly. Mr. Johnson asked whether the Board was okay with increasing costs, in order for Yellowstone to stay within 10 feet of the bank. Ms. Wharton wanted them to stop with the heavy machinery, but using a push mower and weed whacking at the bottom, were fine, as the use of heavy machinery, damaged the ponds. Mr. Johnson agreed but just wanted to cover all of the bases. Ms. Germain felt that they were acting like cowboys, with the way that they turn, as they cause ruts. Ms. Wharton would understand if it rained and they could not mow the banks. Ms. Ferry indicated that they had the ability to broadcast on TV. When people were feeding the ducks, Ms. Germain clarified that it was not just occurring on the pond banks, they visit people across the street.

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. Biagetti presented the Unaudited Financial Statements through August 31, 2025, which were included in the agenda package. There was a positive variance of \$3,000 on the revenue side, plus a positive variance of \$20,000 in total, on the expenses.

B. Assessment Receipt Schedule

Mr. Biagetti presented the Assessment Receipt Schedule, which was included in the agenda package. Assessments were at 100.68% collected, due to those that did not take advantage of the early payment discount and paid late fees.

C. Approval of Check Register

Mr. Biagetti presented the Check Register for July 1, 2025 to August 31, 2025, in the amount of \$54,146.55, which was included in the agenda package.

On MOTION by Ms. Wharton seconded by Ms. Kinnecom with all in favor the Check Register for July 1, 2025 to August 31, 2025 in the amount of \$54,146.55 was approved.

- **Operations Manager – Report (Con't)**

Mr. Johnson requested that the Board approve a not-to-exceed amount of \$15,000 for the pump, erosion and electric. Ms. Wharton agreed, as she forgot about the electric and preferred to have the biggest pump possible. Mr. Ferry did not think it would be that much, but they could put the rest of the money towards more rock or plants.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Proposal from Yellowstone for the Pond 100 pump, rocks, plants and electric in a not to exceed amount of \$15,000 was approved.

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – November 20, 2025
@ 1:00 p.m.**

Mr. Biagetti stated that the next meeting was scheduled for November 20, 2025 at 1:00 p.m., unless something dramatic happened and they needed to hold a special meeting.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Heritage Park Community Development District, hereinafter referred to as “District”, adopted a Capital Reserve Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 20th day of November, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

*Heritage Park
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

RESOLUTION 2026-01

EXHIBIT A

Heritage Park
Community Development District
Capital Reserve Fund
Budget Amendment
For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
Revenues				
Interest	\$ 2,200	\$ 990	\$ 3,190	\$ 3,190
Total Revenues	\$ 2,200	\$ 990	\$ 3,190	\$ 3,190
Expenditures:				
Bank Fees	\$ 500	\$ 405	\$ 905	\$ 905
Capital Outlay	-	18,016	18,016	18,016
Total Expenditures	\$ 500	\$ 18,422	\$ 18,922	\$ 18,922
Excess (Deficiency) of Revenues over Expenditures	\$ 1,700	\$ (17,432)	\$ (15,732)	\$ (15,732)
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Transfer Out	-	(6,589)	(6,589)	(6,589)
Total Other Financing Sources (Uses)	\$ 40,000	\$ (6,589)	\$ 33,411	\$ 33,411
Net Change in Fund Balance	\$ 41,700	\$ (24,021)	\$ 17,679	\$ 17,679
Fund Balance - Beginning	\$ 137,429	\$ 31	\$ 137,460	\$ 137,460
Fund Balance - Ending	\$ 179,129	\$ (23,990)	\$ 155,139	\$ 155,139

SEVENTH ORDER OF BUSINESS

C.

1.



Heritage Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Heritage Park Community Development District

Date: _____

District Manager: _____
Print Name: _____
Heritage Park Community Development District

Date: _____

D.

1.

Operations Manager Updates

Completed Projects

- **Cleaned all signage around ponds**
- **Installed new fountain on Pond 1800**

Pending Projects

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

TENTH ORDER OF BUSINESS

A.

Heritage Park
Community Development District

Unaudited Financial Reporting
October 31, 2025



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Heritage Park
Community Development District
Combined Balance Sheet
October 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Truist	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Account - Regions	79,446	49,461	-	-	128,907
Assessments Receivable	-	-	-	-	-
Due from Debt	3,756	-	-	-	3,756
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	19,909	106,028	-	-	125,937
Series 2025					
Revenue	-	-	45,493	-	45,493
Interest	-	-	69,872	-	69,872
Prepayment	-	-	5,530	-	5,530
Sinking	-	-	21	-	21
Acq & Construction	-	-	-	974	974
COI	-	-	-	6,512	6,512
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 103,112	\$ 155,489	\$ 120,917	\$ 7,486	\$ 387,003
Liabilities:					
Accounts Payable	\$ 1,945	\$ -	\$ -	\$ -	\$ 1,945
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	3,756	-	3,756
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 1,945	\$ -	\$ 3,756	\$ -	\$ 5,701
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	-	-	-	-	-
Restricted for Debt Service 2013	-	-	-	-	-
Restricted for Debt Service 2025	-	-	117,161	-	117,160.94
Capital Project	-	-	-	7,486	7,486
Assigned for Capital Reserves	-	155,489	-	-	155,489
Capital Reserves	-	-	-	-	-
Unassigned	101,167	-	-	-	101,167
Total Fund Balances	\$ 101,167	\$ 155,489	\$ 117,161	\$ 7,486	\$ 381,302
Total Liabilities & Fund Balance	\$ 103,112	\$ 155,489	\$ 120,917	\$ 7,486	\$ 387,003

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 373,592	\$ -	\$ -	\$ -
Interest	6,000	500	42	(458)
Total Revenues	\$ 379,592	\$ 500	\$ 42	\$ (458)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 500	\$ -	\$ 500
FICA Expense	459	38	-	38
Annual Audit	3,500	-	-	-
Trustee Fees	4,500	-	-	-
Arbitrage	450	-	-	-
Engineering	10,000	833	-	833
Attorney	16,000	1,333	-	1,333
Assessment Administration	8,348	8,348	8,348	(1)
Management Fees	65,203	5,434	5,434	-
Information Technology	1,985	165	165	-
Website Maintenance	1,323	110	110	-
Telephone	250	21	17	4
Postage	1,800	150	85	65
Insurance	10,056	10,056	9,004	1,052
Printing & Binding	1,200	100	67	33
Legal Advertising	1,350	113	-	113
Other Current Charges	1,500	125	310	(185)
Office Supplies	375	31	0	31
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 134,473	\$ 27,532	\$ 23,716	\$ 3,817

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 13,142	\$ 1,095	\$ 1,095	\$ (0)
Property Insurance	1,031	1,031	824	207
Electric	23,175	1,931	1,344	587
Streetlights	49,764	4,147	3,952	195
Landscape Maintenance	46,000	3,833	3,153	680
Landscape Contingency	8,000	-	-	-
Tree Trimming	5,000	-	-	-
Lake Maintenance	24,507	2,042	1,945	97
Lake Contingency	10,000	-	-	-
Irrigation Repairs	2,500	-	-	-
Common Area Maintenance	12,000	1,000	-	1,000
Pond Bank Erosion Control	10,000	4,725	4,725	-
Total Operations & Maintenance	\$ 205,119	\$ 19,805	\$ 17,038	\$ 2,767
Total Expenditures	\$ 339,592	\$ 47,337	\$ 40,754	\$ 6,583
Excess (Deficiency) of Revenues over Expenditures	\$ 40,000	\$ (46,837)	\$ (40,712)	\$ 6,125
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	(40,000)	\$ -	\$ -	\$ -
Transfer In	-	-	-	-
Total Other Financing Sources/(Uses)	\$ (40,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (46,837)	\$ (40,712)	\$ 6,125
Fund Balance - Beginning	\$ -		\$ 141,879	
Fund Balance - Ending	\$ -		\$ 101,167	

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	\$ 2,200	\$ 183	\$ 385	\$ 202
Total Revenues	\$ 2,200	\$ 183	\$ 385	\$ 202
Expenditures:				
Bank Fees	\$ 1,620	\$ 135	\$ 35	\$ 100
Capital Outlay	20,000	1,667	-	1,667
Total Expenditures	\$ 21,620	\$ 1,802	\$ 35	\$ 1,767
Excess (Deficiency) of Revenues over Expenditures	\$ (19,420)		\$ 350	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 40,000	\$ -	\$ -	\$ -
Transfer Out	-		-	-
Total Other Financing Sources (Uses)	\$ 40,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 20,580	\$ -	\$ 350	\$ -
Fund Balance - Beginning	\$ 161,037		\$ 155,139	
Fund Balance - Ending	\$ 181,617		\$ 155,489	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 374,334	\$ -	\$ -	\$ -
Interest Income	1,000	83	392	308
Total Revenues	\$ 375,334	\$ 83	\$ 392	\$ 308
Expenditures:				
Interest - 11/01	\$ 69,871	\$ -	\$ -	\$ -
Principal - 5/01	235,000	-	-	-
Interest - 5/01	69,871	-	-	-
Total Expenditures	\$ 374,742	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 592		\$ 392	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 592	\$ -	\$ 392	\$ -
Fund Balance - Beginning	\$ 126,998		\$ 116,769	
Fund Balance - Ending	\$ 127,590		\$ 117,161	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 24	24
Total Revenues	\$ -	\$ -	\$ 24	\$ 24
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 24	\$ 24
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 24	\$ 24
Fund Balance - Beginning	\$ -		\$ 7,461	
Fund Balance - Ending	\$ -		\$ 7,486	

Heritage Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	42	-	-	-	-	-	-	-	-	-	-	-	42
Total Revenues	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Management Fees	5,434	-	-	-	-	-	-	-	-	-	-	-	5,434
Information Technology	165	-	-	-	-	-	-	-	-	-	-	-	165
Website Maintenance	110	-	-	-	-	-	-	-	-	-	-	-	110
Telephone	17	-	-	-	-	-	-	-	-	-	-	-	17
Postage	85	-	-	-	-	-	-	-	-	-	-	-	85
Insurance	9,004	-	-	-	-	-	-	-	-	-	-	-	9,004
Printing & Binding	67	-	-	-	-	-	-	-	-	-	-	-	67
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	310	-	-	-	-	-	-	-	-	-	-	-	310
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,716

Heritage Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Services	\$ 1,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,095
Property Insurance	824	-	-	-	-	-	-	-	-	-	-	-	824
Electric	1,344	-	-	-	-	-	-	-	-	-	-	-	1,344
Streetlights	3,952	-	-	-	-	-	-	-	-	-	-	-	3,952
Landscape Maintenance	3,153	-	-	-	-	-	-	-	-	-	-	-	3,153
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,945	-	-	-	-	-	-	-	-	-	-	-	1,945
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pond Bank Erosion Contorl	4,725	-	-	-	-	-	-	-	-	-	-	-	4,725
Total Operations & Maintenance	\$ 17,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,038
Total Expenditures	\$ 40,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,754
Excess (Deficiency) of Revenues over Expenditures	\$ (40,712)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(40,712)
Other Financing Sources/Uses:													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (40,712)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(40,712)

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)
Current Bonds Outstanding		\$3,265,000

B.

Fiscal Year 2026 Assessment Receipts Summary

TAX ROLL RECEIPTS DETAIL				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2013/2025 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/03/25	4,788.03	4,785.30	9,573.33
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL TAX ROLL RECEIPTS		4,788.03	4,785.30	9,573.33
PERCENT COLLECTED				1.28%

C.

Heritage Park
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
Regions	9/1/25 - 9/30/25	31-39	\$ 23,390.44
	10/1/25 - 10/31/25	40-52	28,657.38
Total General Fund Checks			\$52,047.82
Autopayment			
	9/23/25	FPL	\$ 5,380.55
	9/26/25	IRS TAX PAYMENT	153.00
	10/21/25	FPL	5,295.91
	10/22/25	FL Commerce	175.00
Total Payroll Checks			\$11,004.46
Total Paid Checks and Electronically			\$63,052.28

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
9/03/25	00042	8/29/25 91215	202508 320-53800-46300			AUG LAKE MAINTENANCE	*	1,945.00		
						FUTURE HORIZONS, INC.			1,945.00	000031
9/03/25	00043	8/26/25 978977	202508 320-53800-46500			POND 200 OUTFALL CLEARING	*	805.49		
						YELLOWSTONE LANDSCAPE			805.49	000032
9/09/25	00002	9/01/25 637	202509 320-53800-12000			SEP CONTRACT ADMIN	*	1,043.00		
						GOVERNMENTAL MANAGEMENT SERVICES			1,043.00	000033
9/09/25	00002	9/01/25 638	202509 310-51300-34000			SEP MANAGEMENT FEES	*	5,174.83		
		9/01/25 638	202509 310-51300-49200			SEP WEBSITE ADMIN	*	105.00		
		9/01/25 638	202509 310-51300-35100			SEP INFORMATION TECH	*	157.50		
		9/01/25 638	202509 310-51300-51000			OFFICE SUPPLIES	*	.39		
		9/01/25 638	202509 310-51300-42000			POSTAGE	*	9.62		
		9/01/25 638	202509 310-51300-42500			COPIES	*	192.75		
						GOVERNMENTAL MANAGEMENT SERVICES			5,640.09	000034
9/16/25	00080	8/31/25 7301695	202508 310-51300-48000			NOTICE OF FY26 MEETINGS	*	74.08		
						GANNETT FLORIDA LOCALIQ			74.08	000035
9/16/25	00043	9/01/25 980885	202509 320-53800-46200			SEP LANDSCAPE MAINTENANCE	*	3,153.33		
						YELLOWSTONE LANDSCAPE			3,153.33	000036
9/23/25	00044	9/19/25 29744	202509 300-15500-10000			FY26 INSURANCE RENEWAL	*	9,828.00		
						EGIS INSURANCE ADVISORS, LLC.			9,828.00	000037
9/23/25	00002	9/11/25 639	202508 320-53800-46400			FACILITY MAINTENANCE-AUG	*	651.42		
						GOVERNMENTAL MANAGEMENT SERVICES			651.42	000038
9/23/25	00086	9/15/25 55071	202508 310-51300-31100			AUG ENGINEERING SERVICES	*	250.00		
						PRIME AE GROUP INC			250.00	000039

HERT HERITAGE PARK TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/07/25	00042	9/30/25 91651	202509 320-53800-46300	FUTURE HORIZONS, INC.	*	1,945.00	1,945.00 000040
			SEP LAKE MAINTENANCE				
10/07/25	00002	9/15/25 642	202510 310-51300-31700	GOVERNMENTAL MANAGEMENT SERVICES	*	8,348.00	8,348.00 000041
			FY26 ASSESSMENT ADMIN				
10/07/25	00002	10/01/25 640	202510 320-53800-12000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,095.17	1,095.17 000042
			OCT CONTRACT ADMIN				
10/07/25	00080	9/30/25 7353043	202509 310-51300-48000	GANNETT FLORIDA LOCALIQ	*	70.00	70.00 000043
			NOTICE OF MEETING-9/25/25				
10/07/25	00043	8/26/25 978978	202508 320-53800-46500	YELLOWSTONE LANDSCAPE	*	586.99	586.99 000044
			TREE REMOVAL				
10/07/25	00043	9/30/25 1003941	202509 320-53800-46500	YELLOWSTONE LANDSCAPE	*	661.99	661.99 000045
			TREE REMOVAL				
10/14/25	00002	10/01/25 641	202510 310-51300-34000		*	5,433.58	
			OCT MANAGEMENT FEES				
		10/01/25 641	202510 310-51300-49200		*	110.25	
			OCT WEBSITE ADMIN				
		10/01/25 641	202510 310-51300-35100		*	165.42	
			OCT INFORMATION TECH				
		10/01/25 641	202510 310-51300-51000		*	.30	
			OFFICE SUPPLIES				
		10/01/25 641	202510 310-51300-42000		*	85.14	
			POSTAGE				
		10/01/25 641	202510 310-51300-42500		*	67.05	
			COPIES				
		10/01/25 641	202510 310-51300-41000		*	17.08	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			5,878.82 000046
10/14/25	00043	10/01/25 999935	202510 320-53800-46200	YELLOWSTONE LANDSCAPE	*	3,153.33	3,153.33 000047
			OCT LANDSCAPE MAINTENANCE				
10/28/25	00068	10/23/25 6	202510 310-51300-49000	DISCLOSURE SERVICES, LLC	*	100.00	100.00 000048
			AMORT SER2025 PREPAY \$5K				

HERT HERITAGE PARK TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/28/25	00002	10/16/25 643	202509 320-53800-46400	FACILITY MAINTENANCE-SEP	*	640.00	
				GOVERNMENTAL MANAGEMENT SERVICES			640.00 000049
10/28/25	00073	10/24/25 3642318	202507 310-51300-31500	JUL GENERAL COUNSEL	*	271.50	
				KUTAK ROCK LLP			271.50 000050
10/28/25	00086	10/21/25 55250	202509 310-51300-31100	SEP ENGINEERING SERVICES	*	1,181.58	
				PRIME AE GROUP INC			1,181.58 000051
10/28/25	00043	10/16/25 1016124	202510 320-53800-47100	POND 100 & 1000 REHAB	*	4,725.00	
				YELLOWSTONE LANDSCAPE			4,725.00 000052
TOTAL FOR BANK B						52,047.79	
TOTAL FOR REGISTER						52,047.79	

HERT HERITAGE PARK TLEE

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: 91215
Invoice Date: Aug 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:

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	8/15/25	9/28/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of August 2025 Approved 8/29/25 Jeff Johnson Lake Maintenance 53800.320.46300 RECEIVED <i>By Tara Lee at 9:28 am, Sep 02, 2025</i>	1,945.00	1,945.00
Subtotal				1,945.00
Sales Tax				
Freight				
Total Invoice Amount				1,945.00
Payment/Credit Applied				
TOTAL				1,945.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



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
978977	8/26/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 25, 2025

Balance Due: \$805.49

Description	Current Amount
Pond 200 Outfall Clearing	
Landscape Enhancement	\$600.00
Subcontracted Service	\$205.49

Subtotal \$805.49

Amount Paid \$0.00

BALANCE DUE \$805.49

Approved 8/26/25
Jeff Johnson
Landscape Contingency
53800.320.46500

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 #: 637
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		1,043.00	1,043.00
Alison Mossing 9-3-25			

RECEIVED

By Tara Lee at 12:00 pm, Sep 04, 2025

Total \$1,043.00

Payments/Credits \$0.00

Balance Due \$1,043.00

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

Invoice #: 638
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

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

Total	\$5,640.09
Payments/Credits	\$0.00
Balance Due	\$5,640.09

By Tara Lee at 11:53 am, Sep 04, 2025



Florida

GANNETT

Heritage Park Comm Development		764135	08/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007301695	Aug 1- Aug 31, 2025	\$74.08	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$74.08	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: SEPTEMBER 30, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

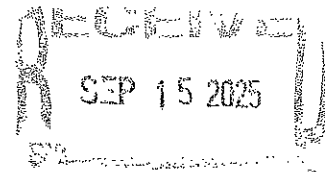
Date	Description	Amount
8/1/25	Balance Forward	\$845.46
8/25/25	PAYMENT - THANK YOU	-\$845.46

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/28/25	11591314	SAG St Augustine Record	NOTICE OF MEETINGS		\$74.08

RECEIVED

By Tara Lee at 1:53 pm, Sep 15, 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	\$74.08
Service Fee 3.99%	\$2.96
*Cash/Check/ACH Discount	-\$2.96
*Payment Amount by Cash/Check/ACH	\$74.08
Payment Amount by Credit Card	\$77.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Heritage Park Comm Development		764135		0007301695		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$74.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74.08
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$77.04
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641350000000000000073016950000740867178

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:

08/28/2025

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 08/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$74.08	
Tax Amount:	\$0.00	
Payment Cost:	\$74.08	
Order No:	11591314	# of Copies:
Customer No:	764135	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF MEETINGS HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Park Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084 at 1:00 p.m. on the fourth Thursday of each month listed:

November 20, 2025 (third Thursday)

January 22, 2026

March 26, 2026

May 28, 2026

July 30, 2026 (fifth Thursday)

September 24, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours 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 the meetings is advised that person will need a record of the 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



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
980885	9/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2025

Balance Due: \$3,153.33

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

Approved 8/28/25
Jeff Johnson
Landscape Maintenance
53800.320.46200

Subtotal	\$3,153.33
Amount Paid	\$0.00
BALANCE DUE	\$3,153.33

RECEIVED

By Tara Lee at 11:07 am, Aug 28, 2025

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



Insurance & Risk Advisors

Heritage Park Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

Customer	Heritage Park Community Development District
Acct #	284
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

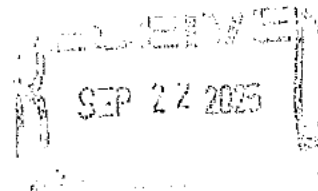
Payment Information	
Invoice Summary	\$ 9,828.00
Payment Amount	
Payment for:	Invoice#29744
100125546	

Customer: Heritage Park Community Development District

Invoice	Effective	Transaction	Description	Amount
29744	10/01/2025	Renew policy	Policy #100125546 10/01/2025-10/01/2026 Florida Insurance Alliance GL,HNO,IM - Renew policy Due Date: 9/19/2025	9,828.00

RECEIVED

By Tara Lee at 11:40 am, Sep 22, 2025



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 9,828.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

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

Invoice #: 639
Invoice Date: 9/11/25
Due Date: 9/11/25
Case:
P.O. Number:

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

Approved 9/16/25
Jeff Johnson
Common area Maintenance
53800.320.46400

By Tara Lee at 10:35 am, Sep 18, 2025

Alison Morsing
9-17-25

Total	\$651.42
Payments/Credits	\$0.00
Balance Due	\$651.42

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

Date	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/7/25	4	T.W.	Walked all ponds, removed debris around all ponds, checked and reset fountains
8/14/25	4	T.W.	Sign post removal and reinstallation, removed six deceased ducks and disposed, walked all ponds, removed debris around all ponds
8/21/25	4	T.W.	Replace sign and post, check all other signs, walks all ponds, removed debris around all ponds, checked and reset fountains
8/28/25	4	T.W.	Cleaned all pond signs, walked all ponds, removed debris around all ponds, checked and reset fountains and made sure operating properly

TOTAL	<u>16</u>
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MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HP HERITAGE PARK	8/13/25	4x4 Post	11.42	J.J.
			TOTAL	<u><u>\$11.42</u></u>



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

September 15, 2025

Project No: P0104022.01

Invoice No: 55071

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 preparation and attend August CDD meeting via phone.

Professional Services from August 02, 2025 to August 29, 2025

Professional Personnel

	Hours	Rate	Amount	
Vice President	1.00	250.00	250.00	
Totals	1.00		250.00	
Total Labor				250.00
Total this Invoice				\$250.00

RECEIVED

By Tara Lee at 11:52 am, Sep 16, 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: 91651
Invoice Date: Sep 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:

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		10/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of September 2025 Approved 10/1/25 Jeff Johnson Lake Maintenance 53800.320.46300	1,945.00	1,945.00
RECEIVED <i>By Tara Lee at 1:42 pm, Oct 01, 2025</i>				
Subtotal				1,945.00
Sales Tax				
Freight				
Total Invoice Amount				1,945.00
Payment/Credit Applied				
TOTAL				1,945.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

Invoice #: 642
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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

By Tara Lee at 9:42 am, Oct 01, 2025

Total	\$8,348.00
Payments/Credits	\$0.00
Balance Due	\$8,348.00

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

Invoice #: 640
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

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

Total	\$1,095.17
Payments/Credits	\$0.00
Balance Due	\$1,095.17

RECEIVED

By Tara Lee at 8:27 am, Oct 07, 2025



ACCOUNT NAME Heritage Park Comm Development		ACCOUNT # 764135	INV DATE 09/30/25
INVOICE # 0007353043	INVOICE PERIOD Sep 1- Sep 30, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$70.00	

BILLING ACCOUNT NAME AND ADDRESS Heritage Park Comm Development 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: OCTOBER 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.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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Date	Description	Amount
9/1/25	Balance Forward	\$74.08
9/22/25	PAYMENT - THANK YOU	-\$74.08

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/17/25	11613490	SAG St Augustine Record	Sept 25th meeting		\$70.00

RECEIVED*By Tara Lee at 10:28 am, Oct 06, 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	\$70.00
Service Fee 3.99%	\$2.79
*Cash/Check/ACH Discount	-\$2.79
*Payment Amount by Cash/Check/ACH	\$70.00
Payment Amount by Credit Card	\$72.79

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Heritage Park Comm Development		ACCOUNT NUMBER 764135		INVOICE NUMBER 0007353043		AMOUNT PAID
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$72.79
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641350000000000000073530430000700067170

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 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:

SAG St Augustine Record 09/17/2025
SAG staugustine.com 09/17/2025

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 09/17/2025

Nicole Jacobs
Legal Clerk
MMMM
Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	\$70.00	
Tax Amount:	\$0.00	
Payment Cost:	\$70.00	
Order No:	11613490	# of Copies:
Customer No:	764135	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors (the "Board") of the Heritage Park Community Development District is scheduled to be held on **Thursday September 25, 2025 at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Oliver
District Manager

**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
978978	8/26/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 25, 2025

Balance Due: \$586.99

Description	Current Amount
Tree Removal	
Landscape Enhancement	\$450.00
Subcontracted Service	\$136.99

Approved 10/6/25
Jeff Johnson
Landscape Contingency
53800.320.46600

Subtotal	\$586.99
Amount Paid	\$0.00
BALANCE DUE	\$586.99

RECEIVED

By Tara Lee at 12:52 pm, Oct 06, 2025

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



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
1003941	9/30/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 30, 2025

Balance Due: \$661.99

Description	Current Amount
Tree Removal 354 Hefferon Dr	
Landscape Enhancement	\$525.00
Subcontracted Service	\$136.99

Approved 9/30/25
Jeff Johnson
Landscape Contingency
53800.320.46500

Subtotal	\$661.99
Amount Paid	\$0.00
BALANCE DUE	\$661.99

RECEIVED

By Tara Lee at 4:20 pm, Sep 30, 2025

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

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

Invoice #: 641
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

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

Balance Due	\$5,878.82
--------------------	-------------------

By Tara Lee at 8:49 am, Oct 08, 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
999935	10/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2025

Balance Due: \$3,153.33

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

Subtotal \$3,153.33

Amount Paid \$0.00

BALANCE DUE \$3,153.33

Approved 9/26/25
Jeff Johnson
Landscape Maintenance
53800.320.46200

RECEIVED

By Tara Lee at 8:32 am, Sep 29, 2025

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	6

Bill To
Heritage Park CDD C/O Governmental Management Services

Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2005 Prepay \$5,000 11-1-25	100.00
RECEIVED <i>By Tara Lee at 8:41 am, Oct 26, 2025</i>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Invoice

Invoice #: 643
Invoice Date: 10/16/25
Due Date: 10/16/25
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 September 1- September 30, 2025	16	40.00	640.00
Approved 10/17/25 Jeff Johnson Common Area Maintenance 53800.320.46400 RECEIVED By Tara Lee at 10:36 am, Oct 26, 2025			
Total			\$640.00
Payments/Credits			\$0.00
Balance Due			\$640.00

Alison Mossing
10-21-25

GMS

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

Date	Hours	Employee	Description
9/4/25	4	T.W.	Walked all ponds, removed debris around all ponds, checked and reset fountains
9/11/25	4	T.W.	Reposition pond signs, walked all ponds, removed debris around all ponds, checked and reset fountains
9/18/25	4	T.W.	Walked all ponds, removed debris around all ponds, checked and reset fountains, checked pond area signs
9/25/25	4	T.W.	Cleaned out pond drain pipes, walked all ponds, removed debris around all ponds, checked and reset fountains,
TOTAL	<u>16</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

Jim Oliver

Heritage Park CDD

Governmental Management Services - North Florida
Suite 114

475 West Town Place

St. Augustine, FL 32092

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

RECEIVED

By Tara Lee at 3:26 pm, Oct 27, 2025

Invoice No. 3642318

10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

07/06/25	W. Haber	0.40	140.00	Review and revise agreement with Yellowstone
07/07/25	W. Haber	0.30	105.00	Review correspondence regarding access
07/07/25	K. Magee	0.10	26.50	Review correspondence from District manager regarding blocked access easement letter

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$271.50

TOTAL CURRENT AMOUNT DUE \$271.50



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

October 21, 2025

Project No: P0104022.01

Invoice No: 55250

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 preparation and onsite meeting to review ponds with staff.

Professional Services from August 30, 2025 to October 03, 2025

Professional Personnel

	Hours	Rate	Amount	
Vice President	4.50	250.00	1,125.00	
Totals	4.50		1,125.00	
Total Labor				1,125.00

Reimbursable Expenses

Printing - Reimbursable			3.00	
Travel - Reimbursable - Mileage			29.37	
Travel - Reimbursable- Mileage Client OV			16.83	
Total Reimbursables	1.15 times		49.20	56.58

Total this Invoice \$1,181.58

RECEIVED

By Tara Lee at 8:42 am, Oct 26, 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
1016124	10/16/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 15, 2025

Balance Due: \$4,725.00

Description	Current Amount
Pond 100 and 1000 Rehab Landscape Enhancement	\$4,725.00

Approved 10/16/25
Jeff Johnson
Pond Bank Erosion
1.320.53800.47100

Subtotal	\$4,725.00
Amount Paid	\$0.00
BALANCE DUE	\$4,725.00

RECEIVED

By Tara Lee at 12:55 pm, Oct 16, 2025

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