

Heritage Park
Community Development District

May 28, 2026

AGENDA

Heritage Park Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.heritageparkcdd.com

May 22, 2026

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, May 28, 2026, 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. Approval of the Minutes of the March 26, 2026 Meeting
- IV. Consideration of Fence Pressure Washing Proposal
- V. Consideration of Resolution 2026-03, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure
- VI. Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (*proposed budget will be sent under separate cover*)
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 1. 2026 General Election
 2. Report on the Number of Registered Voters (1,262)
 3. Annual Ethics Training & Annual Form 1 Filing
 - D. Operations Manager - 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 – July 30, 2026 @ 1:00 p.m.
- XII. 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, March 26, 2026 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>by phone</i> | District Counsel |
| Jeff Johnson | Operations Manager |
| Devin McMichael | Operations |
| Geraldine Ferry | HOA President |
| Residents | |

The following is a summary of the actions taken at the March 26, 2026 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

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

This item would be discussed later in the meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 22, 2026 Meeting

This item would be discussed later in the meeting.

FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2025 Draft Audit Report

Mr. Biagetti reported as a unit of government, the Community Development District (CDD) was required to have an annual audit conducted by an independent CPA firm, in accordance with Chapter 218 of the Florida Statutes. The Fiscal Year 2025 audit was included in the agenda package, which was prepared by Grau & Associates. It was a clean audit, as there were no current or prior year findings or recommendations, the District did not meet the financial emergency conditions described in Section 218.503 of the Florida Statutes and the financial records were in accordance with the standards for the Auditor General of the State of Florida. The financials presented fairly in all material respects, the respective financial position of the governmental activities in each major fund of the District as of September 30, 2025 and there were no material weaknesses. However, there was one correction, changing text within the document that said, “*Hearings for the budget adoption*” to “*Hearing,*” to make it singular versus plural.

On MOTION by Mr. Pingotti seconded by Ms. Wharton with all in favor the Fiscal Year 2025 draft Audit Report was accepted.

- **Public Comment** (*Item 2*)

Mr. Biagetti opened the public comment period. Resident Ann Germain of 907 Oak Arbor Circle reviewed prior minutes and discussed the following:

1. On Page 2, the last sentence stated that she would have Kristen expedite it. That was Ms. Ferry.
2. On Page 3, where it stated that Ms. Lauren Kirikiti of the St. Johns County Biological Conservation & Management provided information to her, what it did not say, was that Ms. Kirikiti also forwarded that same information to the management company. The District Engineer also mentioned that he was going to contact companies that maintain ponds.

Mr. Biagetti confirmed that it was a work in progress. There has been communication, but they did not have a presentation today on the future outlook of the pond banks. Ms. Germain voiced concern that everything was postponed and as mentioned at the last meeting, things mentioned last May and June were not taken care of. She did not want to have to wait two more months for a pond assessment and now it was two months later and there has been no communication. Ms. Wharton pointed out that Mr. Stilwell was working with some of the companies that would be discussed today and she received an email from one of the companies. Furthermore, Ms. Wharton was not aware of anything that was supposed to be done last year that has not been done; however, some things were in progress, like trying to get the land that they had to trespass on. Mr. Biagetti indicated that there would be an update on that today.

3. Asked if Future Horizons would be using a truck to treat the pond, as it was very close to the edge of the pond and they did not want to cause more damage to the edge of those ponds.

Mr. Ferry recalled Ms. Germain suggesting that they use a longer hose. Mr. Johnson reported that he spoke with Future Horizons and was informed that they have to get vehicles close down to the bank as part of the treatment process. They had two options, either go side to side or use a boat, but either way, they had to get down to the pond bank edge to treat the pond. He talked with Future Horizons about extending their lead out further away and was hopeful that they would abide to that. Ms. Wharton asked if it was strictly for the aquatic weeds. Mr. Johnson confirmed that it was for aquatic weed control. They used a 4x4 with a tank on it that goes around and sprays for aquatic weeds and fertilization. Mr. Ferry suggested that they park in different spots. Mr. Johnson reported that he had that conversation with Future Horizons and they agreed to make changes where they could. Mr. Ferry questioned how often they come out to treat. Mr. Johnson confirmed that they come out once a month, but as long as they could get access to the area, they would do their best to try not to damage the bank. They were fully aware and support everything that the Board was working hard to achieve. Mr. Ferry had no issues, as long as they did not drive on it when it was wet.

4. Last week, Yellowstone was mowing the grass around Pond 100 using a big mower down by the pond, close to the edge. *Mr. Ferry indicated that he spoke to Mr. Johnson about this and they were told not to. Mr. Johnson would speak to*

Yellowstone again. Mr. Curran noticed that they were doing the same on Pond 400.

5. On Page 5, a drain box was mentioned and questioned what a drain box was. *Mr. Johnson explained that someone cut into the pond bank by Ms. Germain's home, to help their yard drain down. It was a trip hazard. As part of the erosion project on Pond 100, Yellowstone would be installing a drain box at the top edge of the bank.*
6. On Page 7, Ms. Ferry was informed by the Board of Health, if there were duck feces on the sidewalks, they would come out and look at it, as it was a health hazard. *Ms. Wharton recalled that Ms. Germain brought up at the meeting about duck feces. Ms. Germain explained that she brought up the feces, but not the Board of Health. Ms. Ferry was informed by the Board of Health.*
7. On Page 10 and top of 11, Ms. Germain asked if the Board was requiring a homeowner to remove a fence, so the CDD had access to the pond, who would become responsible for maintenance of the easement, since the owner was not the homeowner.

Mr. Biagetti confirmed that it was the property owner's responsibility to maintain the easement. Ms. Wharton pointed out that it was different than not having use of it. The homeowner may use it but not obstruct it. Ms. Germain understood that it was acceptable for the homeowner to install a gate, as long as it was not locked. Ms. Wharton indicated that it was acceptable, as long as the CDD had access to it, but it was complicated, because technically permanent structures could not be built on easements and having a gate was a permanent structure. The homeowner should have been notified at the time that the fence was installed, that there was an easement. It also should have been disclosed at closing, when they received their documents. Ms. Germain pointed out that it was not disclosed to her.

8. On Page 12, Ms. Germain discussed the crack in a big concrete square box in front of her home, which was above the water line. It needed to be patched. *Mr. Johnson reported that he inspected it, took pictures and sent it to a couple of people. They all said that the crack had no integrity issues.*

9. Ms. Germain recalled that a cease-and-desist letter was sent to people who were feeding ducks and questioned whether these letters were sent to everyone who fed the ducks or just that group of people.

Mr. Biagetti explained when they had proof of people blatantly feeding the wildlife, they sent out this type of letter and also used signage to assist in different areas. Ms. Wharton recalled that it cost the CDD money to send out these letters. So far, one was sent to the individual who was a blatant violator. Ms. Germain asked that since they were going through the expense of putting in plants and know that the ducks were eating them, if the ducks were attracted to those plants and the plants were destroyed, whether it was due to the homeowner feeding the ducks. Ms. Wharton pointed out that this was more complicated than that, as they did not want to get into major lawsuits. Ms. Germain questioned the cost. Ms. Wharton hoped that it would not cost the CDD anything, because ducks tended to not forage on native species and the plants were guaranteed and would be replaced, if something happened. The CDD had no control over this. Mr. Pingotti recalled asking District Counsel whether the CDD could do anything and District Counsel informing him that the CDD could not do anything. Mr. Ferry reported that he received a phone call from a resident in Quail Ridge asking if he could go onto the bank behind his house to push away the ducks. Mr. Ferry did not think so. Ms. Wharton pointed out that the CDD could not give permission because of liability. Mr. Johnson indicated that the only ones that could go onto the pond bank, were people that maintained the ponds. Ms. Germain asked if someone could plant something on the pond bank. Mr. Johnson indicated not unless the CDD approved it.

- **Approval of the Minutes of the January 22, 2026 Meeting (Item 3)**

Mr. Biagetti presented the minutes of the January 22, 2026 meeting, which were included in the agenda package. He received a few corrections.

On MOTION by Mr. Ferry seconded by Mr. Curran with all in favor the Minutes of the January 22, 2026 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Pond Bank Presentation

This item was deferred, as the District Engineer was not present.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Magee reported did not have anything specific to report, but he has been working with Mr. Biagetti on various easement agreements and letters regarding fencing, since the last meeting. His office had a team in Tallahassee that was tracking Bills in the Legislative Session that have passed. There were a couple of Bills that passed that were currently being sent to the Governor, that would have some impact on CDDs. The first one establishes a mechanism for recalling members of Community Development District Boards sitting in General Election seats. It was a tight process that mirrors the current recall of statutes for other public officials. It was sent to the Governor but has not been signed yet. The other large Bill that would not have an impact for this District, was another piece of legislation, which would require the CDD to provide either a credit card or electronic payment option for any fines, fees or other rental fees. Typically, this would be for an Amenity Center. In this District, the Amenity Center was run by the HOA. As Bills were signed by the Governor and go into effect, his firm was tracking that and they would provide a legislative wrap up document, as well as implementation guidance, later on in the year. Unfortunately, the Legislature did not pass a budget which statutorily needs to be in place by July 1st and because of that, they were going to have to schedule a special session later in the Spring. His office would be monitoring this and once they have the legislative update finalized, he would be distributing it to the Board.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Biagetti reported that the General Election would be taking place in 2026, with three seats up for election: Seats one, three and five. The qualifying period at the Supervisor of Elections office was June 8th through June 12th and anyone could file and pre-qualify at any time. Ms. Wharton questioned who was currently in those seats. Mr. Biagetti confirmed that Ms. Kinnecom was in Seat 1, Mr. Curran was in Seat 3 and Mr. Ferry was in Seat 5. A preliminary budget would be provided to the Board for approval at the May meeting. Once they had an approved budget, it could not be increased, but over the next couple of months, it could be refined and decreased before final adoption in July. Mr. Ferry wanted to have extra meetings, to

ensure that they budget like they did in the past. Mr. Biagetti reported that six meetings were budgeted for this year and would speak to the accountant about increasing this line item to account for additional meetings.

Ms. Wharton recalled that they normally had six meetings and the Board had discussed increasing the contingency for erosion to \$20,000 and splitting it into two lines. Mr. Biagetti pointed out that \$10,000 was budgeted for pond bank erosion and would split it into lake contingency and pond bank erosion. Ms. Wharton indicated that they must continue to increase it by \$10,000, in case they had a blowout. Mr. Biagetti recalled speaking to the Chair prior to the meeting regarding a reminder that would be sent to the Board, to complete their Form 1, send it to the Commission on Ethics by July 1st and to complete their four hours of ethics training. Ms. Wharton asked if there was any new ethics training, as what they currently had was nonsense. Mr. Biagetti indicated that there were some paid links. Mr. McGee confirmed that there were no new free ones, but there were some paid options. However, the Commission on Ethics was updating a few of their videos. If there were any changes, he would redistribute the memo. Ms. Wharton asked if it would count if she took an advanced continuing education course on pond management. Mr. McGree indicated that it would not count.

D. Operations Manager - Report

Mr. Johnson presented the Operations Manager Report, which was included in the agenda package. He introduced Mr. Devin McMichael, his new Operations Trainee. The light pole at the front entrance on Hefferon Drive, was repaired with a new LED light and was now operational. Now that they know that the CDD was responsible, staff would ensure that it would continue to be operational. Mr. Ferry appreciated Mr. Johnson following up on that. Mr. Johnson reported that new locks were installed on all of the fountain timer boxes. Ms. Wharton requested the code. Mr. Johnson confirmed that it was the same code. The fountain in Pond 1100 had to be replaced. Two were left in stock. New signage was installed on Pond 1800. The fence was removed at 862 East Red House Branch Road and staff now had easement access to Pond 900. Ms. Wharton asked if it was permanently removed and if it was relocated. Mr. Johnson confirmed that it was permanently removed and the homeowner was planning to redesign the fence line so that it did not cross an easement. Mr. Biagetti pointed out that this was a coordinated effort between the HOA and CDD and all parties were in communication.

Mr. Johnson reported that the Pond 100 erosion project was completed, minus some small items. All of the irrigation was installed, as well as the plantings, erosion mat and pump. The pump had a floater in the pond that looked like a decoy duck, which would sit in the water and keep the aerator in the bottom of the pond. Yellowstone would be monitoring that irrigation pump and adjusting it as needed. The plantings were guaranteed for a year. Ms. Wharton questioned how many were planted. Mr. Johnson indicated that a mixture of Fakahatchee and Muhly grasses were planted. Ms. Germain had pictures of the finished product, which came out nice. Mr. Johnson reported that a dog house would be covering the pump, to help keep the pump in good working order and keep it from being exposed to the elements. He did not yet have a ship date. Rip rap was going all around the culvert on the back end of the pond and coquina would be used. Whatever they do would mimic every erosion project that they do, so they know how it was going to go in and what it would look like. Ms. Wharton asked if this item was budgeted for. Mr. Johnson replied affirmatively. Within the next week or so, this project should be completed. There would also be a drain and they would be monitoring the irrigation. It would have a one-year guarantee. As noted earlier, when they install plants or anything along the CDD area, unless it was Board approved, it would be removed.

SEVENTH ORDER OF BUSINESS

Audience Comments

Resident Ann Germain of 907 Oak Arbor Circle voiced concern that members of the community were not aware of what was occurring with the ponds, nor that the Board has communicated the problem. Mr. Curran pointed out that there were many empty chairs at this meeting. Ms. Germain understood but felt that the Board needed to get the word out. When the plants were being installed, someone posted on Facebook inquiring about what was occurring and felt that it would be better if the Board could discuss the erosion of the ponds and the cost. People did not understand that it was a natural phenomenon, due to age and the increase and severity of hurricanes. Ms. Wharton asked Ms. Germain to provide a statement for the newsletter, indicating that the Board was asking for residents to stay off of the pond banks and the things that the Board were doing, such as restricting mowing to 10 feet, to allow the grass to grow along the pond banks and not fishing. They could also remind residents not to feed the ducks. Mr. Biagetti suggested attaching the current policy on the pond banks. Ms. Germain did not want to just tell residents that they could not do something. They needed to provide a reason.

Mr. Biagetti pointed out that staff would work on something and provide it to the Board prior to distribution.

Resident Stephen Cobb of 817 Oak Arbor Circle questioned what metric would be used to see if the plantings and rip rap slowed down erosion. Mr. Johnson reported that the edge was marked, specifically on Ponds 1000 and 100, to determine the rate of erosion and that the banks were being monitored. A few stakes were placed here and there. Mr. Cobb questioned how long it would take the plantings to grow to lessen the erosion. Mr. Johnson confirmed that the bank was currently stable and estimated that the plants would take three to six months to grow. Ms. Wharton indicated that the plants would take two to three years to be fully grown, but they should start to see something within six months, even if it was not visual, as the roots should start slowing the flow. Mr. Johnson pointed out that staff was monitoring the erosion. Ms. Wharton noted that it looked worse now, because the banks were so low. They did not know what the hurricane season was going to do and this was not their first test bank. They had another test bank that did not do so well. Everything died, but it was all replaced for free, because the irrigation was not working properly. It was all ripped out and redone. Mr. Johnson confirmed that it was doing well and was holding. Ms. Kinnecom questioned how they would know that the irrigation was working, as she checked the bank all of the time and did not see any dribbles coming out of the hose. Mr. Johnson indicated that it was a drip, not a spray and was going underneath the dirt line. It had a timer on it, which Yellowstone was monitoring.

Resident Geraldine Ferry, HOA President, recalled that the HOA was receiving ongoing complaints regarding the ducks, from Arbor Park to Quail Ridge. They were telling residents that the HOA had nothing to do with it. She wished people would stop feeding them and requested that the CDD install No Trespassing signs, as kids were riding their bicycles on the lake banks. The HOA was planning to do the Top Choice red ant application, as there were hills. Ms. Wharton recalled discussion on this matter. Mr. Johnson confirmed that it was discussed but did not recall whether or not the Board approved an application. Ms. Wharton recalled that the Board approved it, it was applied and was included in last year's budget. Mr. Johnson would check to see if there was an application. Ms. Ferry reported that the HOA just spent \$2,000 for 21 No Trespassing signs, as there were issues with people driving on the top of pond banks that were accessed by the road, in order to fish. Ms. Wharton did not want to put out too many signs, as people ignored them. Mr. Johnson questioned whether the HOA wanted the signs anywhere on

the property. Ms. Wharton wanted to have No Trespassing signs at two access points and two by the parking lot. One sign should be placed coming towards CDD property, the other facing in the other direction and a couple of signs facing the parking lot. However, she did not want them on the trail heads, because this lot was purchased in order for people to use it. Ms. Ferry was more concerned with kids using e-bikes. *There was Board consensus to purchase No Trespassing signs.*

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Ferry spoke to Mr. Johnson about street lights that did not turn off. Mr. Johnson indicated that this was part of the conversation with Florida, Power & Light (FPL), when trying to address the light on Hefferon Drive. FPL had a program that they were introducing in April, to deal with day burners, lights that were on during the day. These lights should be called into FPL. Ms. Wharton pointed out that the CDD did not pay for the electricity, only the pole. When they reminded residents about the ducks in the newsletter, Ms. Wharton wanted to remind residents to clear vegetation off of street lights on their property, so that sidewalks were illuminated and the sensors worked. Ms. Ferry indicated that when she meets with Vertigo on Tuesday, she would ask them about the street lights that the HOA were responsible for. Mr. Ferry reported that he received an email yesterday from GOV, offering a 15-minute Zoom. He would hear what they had to say and provide a report at the next meeting. Mr. Biagetti recommended sharing the email with his office, as many emails were marketing for different products.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Biagetti presented the Unaudited Financial Statements through February 28, 2026, which were included in the agenda package. The District was currently in good financial health, as there was a positive variance of approximately \$18,000. The \$40,000 that was budgeted for in the capital reserve has not yet been transferred and the current balance was \$156,000. It should be transferred in shortly. The pond banks would be paid for out of the operating account. Mr. Johnson confirmed that it would be paid for from the pond bank erosion line item. Mr. Ferry asked if the budget was presented in May and adopted in July. Mr. Biagetti replied affirmatively.

Mr. Johnson asked if the Board was interested in pressure washing the fence on the wood line at the main entrance, as it needed a good pressure washing. RMS had an in-house specialist

that does pressure washing. Ms. Wharton recalled that it was pressure washed last year and preferred to have it pressure washed every other year, due to the cost. Mr. Biagetti requested that Mr. Johnson provide a proposal at the May meeting. Ms. Wharton requested that Mr. Johnson provide the quote from last year. Ms. Ferry reported that lumps were fixed on the sidewalk and trees were cut back. Ms. Wharton noticed several shaved sidewalks.

B. Assessment Receipt Schedule

Mr. Biagetti presented the Assessment Receipt Schedule, which was included in the agenda package. 96.73% of assessments were collected, according to the last distribution in mid-March.

C. Approval of Check Register

Mr. Biagetti presented the Check Register for January 1, 2026 to February 28, 2026, in the amount of \$38,688.37, which was included in the agenda package. Ms. Wharton requested a copy of the actual Check Register in future agenda packages, as there were automated FPL items that were not shown. Mr. Biagetti questioned whether Ms. Wharton was referring to the autopay from FPL. Ms. Wharton wanted to see everything. Mr. Biagetti pointed out that everything that was on the actual Check Register was on one page and would show the invoices behind it. The only item that was not included were the autopayments. Ms. Wharton recalled that every month they have not seen that page and wanted to know every penny that was being paid out of the account.

Mr. Ferry noticed that Governmental Management Services was paid twice in February; one on February 1st and the other on February 13th and questioned whether this was normal. Mr. Biagetti explained that on one invoice 60 cents was left off and another check was issued. One invoice was for facility maintenance. Ms. Wharton pointed out that one invoice was \$1,095 for contract administration and the other was \$5,802 for the management fee. Mr. Ferry noted that \$922 was for supplies. Mr. Biagetti indicated that one invoice had \$194 for maintenance supplies and then there was facility maintenance for the period of January 1 through January 31st. The second invoice was for contract administration and District management fees, which included postage, copies and website. Ms. Wharton pointed out that this was the third meeting in a row where she was asking about lowering the management fee and GMS absorbing the cost for copies and requested it again. She requested an answer by the next meeting. Mr. Biagetti would

be happy to address it at the next meeting but noted that some expenses were the true cost of operating the CDD. However, there were ways that they could potentially save on the supplies or the shipping of agenda packages, such as sending all of the agenda packages to the Amenity Center. Ms. Wharton requested that agenda packages be sent a week in advance, as they were currently receiving them one or two days in advance of the meeting. Mr. Biagetti asked if the Board wanted to view their agenda packages on iPads rather than receiving hard copies. Ms. Wharton preferred hard copies.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor the Check Register for January 1, 2026 to February 28, 2026 in the amount of \$38,688.37 was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 28, 2026 @ 1:00 p.m.

Mr. Biagetti reported that the next meeting was scheduled for May 28, 2026 at 1:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RIVERSIDE ESTIMATE FORM

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Heritage Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on July 30, 2026, at 1:00 p.m., at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of May, 2026.

ATTEST:

**HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RULES OF PROCEDURE
HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-_____**

EFFECTIVE AS OF _____, 2026

TABLE OF CONTENTS

| | | |
|-----------|---|----|
| Rule 1.0 | General..... | 2 |
| Rule 1.1 | Board of Supervisors; Officers and Voting. | 3 |
| Rule 1.2 | District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. | 7 |
| Rule 1.3 | Public Meetings, Hearings, and Workshops. | 10 |
| Rule 1.4 | Internal Controls to Prevent Fraud, Waste and Abuse..... | 15 |
| Rule 2.0 | Rulemaking Proceedings. | 16 |
| Rule 3.0 | Competitive Purchase. | 31 |
| Rule 3.1 | Procedure Under the Consultants’ Competitive Negotiations Act. | 36 |
| Rule 3.2 | Procedure Regarding Auditor Selection. | 40 |
| Rule 3.3 | Purchase of Insurance. | 44 |
| Rule 3.4 | Pre-qualification..... | 46 |
| Rule 3.5 | Construction Contracts, Not Design-Build. | 51 |
| Rule 3.6 | Construction Contracts, Design-Build. | 56 |
| Rule 3.7 | Payment and Performance Bonds. | 61 |
| Rule 3.8 | Goods, Supplies, and Materials. | 62 |
| Rule 3.9 | Maintenance Services. | 66 |
| Rule 3.10 | Contractual Services. | 69 |
| Rule 3.11 | Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9..... | 70 |
| Rule 4.0 | Effective Date. | 73 |

Rule 1.0 General.

- (1) The Heritage Park Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.

- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-

mail address, and may be required to pay the cost of copying and mailing as applicable.

- (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

- (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
- (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

- (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
 - (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.
- (9) Petitions to Initiate Rulemaking.
- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
 - (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.
 - (ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District

shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.
2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.
 - (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the

District is located and shall include the specific facts and reasons for such renewal.

- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.
- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
 - (a) A copy of the rule;

- (b) Any material incorporated by reference in the rule;
- (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
- (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
- (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
- (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
- (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In

the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District’s rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner’s written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner’s written request to finish processing the petition. The District’s statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District’s action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District’s existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the “**Existing Rule Review Report**”). The Existing Rule Review Report shall be presented to the District’s Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
 - (i) Is a valid exercise of delegated legislative authority;
 - (ii) Has current statutory authority;
 - (iii) Reiterates or paraphrases statutory material;
 - (iv) Is in proper form;
 - (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
 - (vi) Requires a technical or substantive update to reflect current use; and

- (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the “**Rule Review Resolution**”):
 - (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule;
 2. A written statement of its intended action; and
 3. Its assessment of factors specified in Section 16(c) of this Rule.
 - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
 2. A written statement of its intended action;
 3. Its assessment of the factors specified in Section 16(c) of this Rule; and
 4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
 - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule;
 2. The recommended change or changes coded by underlining new text and striking through deleted text;
 3. A written statement of its intended action; and

4. Its assessment of factors specified in Section 16(c) of this Rule.
- (iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:
 1. A written statement of its intended action; and
 2. Its assessment of factors specified in subsection 16(c) of this Rule.
 - (e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.
- (17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
- (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of

the Florida Statutes, if the vendor is a corporation; and

- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-04
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Park Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 30, 2026
TIME: 1:00 p.m.
LOCATION: Heritage Park Amenity Center
225 Hefferon Drive
St. Augustine, Florida 32084

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF MAY, 2026.

ATTEST:

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

SEVENTH ORDER OF BUSINESS

C.

1.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Heritage Park Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095 Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Heritage Park Community Development District has three (3) seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

Publish on or before May 25, 2026.

2.

Vicky Oakes
St. Johns County Supervisor of Elections

April 23, 2026

Joseph M. Sarmiento

Attn: Sarah Sweeting, Recording Secretary

Request for Registered Voter Totals, Heritage Park CDD

This letter is in response to your request for Registered Voter Totals for the Heritage Park Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Heritage Park CDD is 1,262. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

D.

Operations Manager Updates

Completed Projects

- **No Trespassing Signage was installed in parking lot for vacant lot**

Pending Projects

- **Fountain in pond 300 went down and is currently being looked at**
- **Pressure washing fenceline on Woodlawn**
- **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
April 30, 2026



Table of Contents

| | | |
|-----|-------|-------------------------------|
| 1 | <hr/> | Balance Sheet |
| 2-3 | <hr/> | General Fund |
| 4 | <hr/> | Capital Reserve Fund |
| 5 | <hr/> | Debt Service Fund Series 2025 |
| 6 | <hr/> | Capital Project 2025 |
| 7-8 | <hr/> | Month to Month |
| 9 | <hr/> | Long Term Debt Report |
| 10 | <hr/> | Assessment Receipt Schedule |
| 11 | <hr/> | Check Register |

Heritage Park
Community Development District
Combined Balance Sheet
April 30, 2026

| | General Fund | Capital Reserve Fund | Debt Service Funds | Capital Project Fund | Totals Governmental Funds |
|---|-------------------|-------------------------|-----------------------|-------------------------|------------------------------|
| Assets: | | | | | |
| Cash: | | | | | |
| Operating Account - Truist | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Account - Regions | 90,471 | 49,043 | - | - | 139,514 |
| Assessments Receivable | - | - | - | - | - |
| Due from Debt | - | - | - | - | - |
| Due from Capital Reserve | - | - | - | - | - |
| Due from General Fund | - | - | 16,379 | - | 16,379 |
| Investments: | | | | | |
| US Bank Custody Account | 253,284 | 108,106 | - | - | 361,390 |
| Series 2025 | | | | | |
| Revenue | - | - | 97,343 | - | 97,343 |
| Interest | - | - | 69,764 | - | 69,764 |
| Prepayment | - | - | 1,242 | - | 1,242 |
| Sinking | - | - | 235,000 | - | 235,000 |
| Acq & Construction | - | - | - | 991 | 991 |
| COI | - | - | - | 2 | 2 |
| Prepaid Expenses | - | - | - | - | - |
| Total Assets | \$ 343,755 | \$ 157,149 | \$ 419,728 | \$ 993 | \$ 921,625 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 1,550 | \$ - | \$ - | \$ - | \$ 1,550 |
| Accrued Expenses | - | - | - | - | - |
| FICA Payable | - | - | - | - | - |
| Federal Withholding Payable | - | - | - | - | - |
| Due to General Fund | - | - | - | - | - |
| Due to Debt Service | 16,379 | - | - | - | 16,379 |
| Total Liabilities | \$ 17,929 | \$ - | \$ - | \$ - | \$ 17,929 |
| Fund Balance: | | | | | |
| Nonspendable: | | | | | |
| Prepaid Items | \$ - | \$ - | \$ - | \$ - | \$ - |
| Deposits | - | - | - | - | - |
| Restricted for Debt Service 2013 | - | - | - | - | - |
| Restricted for Debt Service 2025 | - | - | 419,728 | - | 419,728.21 |
| Capital Project | - | - | - | 993 | 993 |
| Assigned for Capital Reserves | - | 157,149 | - | - | 157,149 |
| Capital Reserves | - | - | - | - | - |
| Unassigned | 325,825 | - | - | - | 325,825 |
| Total Fund Balances | \$ 325,825 | \$ 157,149 | \$ 419,728 | \$ 993 | \$ 903,696 |
| Total Liabilities & Fund Balance | \$ 343,755 | \$ 157,149 | \$ 419,728 | \$ 993 | \$ 921,625 |

Heritage Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

| | Adopted Budget | Prorated Budget Thru 04/30/26 | Actual Thru 04/30/26 | Variance |
|--------------------------------|-------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 373,592 | \$ 373,592 | \$ 368,710 | \$ (4,882) |
| Interest | 6,000 | 3,500 | 4,571 | 1,071 |
| Total Revenues | \$ 379,592 | \$ 377,092 | \$ 373,281 | \$ (3,811) |

Expenditures:

General & Administrative:

| | | | | |
|---|-------------------|------------------|------------------|------------------|
| Supervisor Fees | \$ 6,000 | \$ 3,500 | \$ 3,000 | \$ 500 |
| FICA Expense | 459 | 268 | 230 | 38 |
| Annual Audit | 3,500 | 3,500 | 3,300 | 200 |
| Trustee Fees | 4,500 | 3,750 | 3,750 | - |
| Arbitrage | 450 | 450 | 450 | - |
| Engineering | 10,000 | 5,833 | 1,597 | 4,236 |
| Attorney | 16,000 | 9,333 | 5,355 | 3,979 |
| Assessment Administration | 8,348 | 8,348 | 8,348 | - |
| Management Fees | 65,203 | 38,035 | 38,035 | - |
| Information Technology | 1,985 | 1,158 | 1,158 | - |
| Website Maintenance | 1,323 | 772 | 772 | - |
| Telephone | 250 | 146 | 116 | 30 |
| Postage | 1,800 | 1,050 | 566 | 484 |
| Insurance | 10,056 | 10,056 | 9,004 | 1,052 |
| Printing & Binding | 1,200 | 700 | 347 | 353 |
| Legal Advertising | 1,350 | 788 | 210 | 578 |
| Other Current Charges (1) | 1,500 | 1,500 | 2,984 | (1,484) |
| Office Supplies | 375 | 219 | 2 | 217 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 134,473 | \$ 89,580 | \$ 79,398 | \$ 10,182 |

Heritage Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

| | Adopted Budget | Prorated Budget Thru 04/30/26 | Actual Thru 04/30/26 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| <i>Operations & Maintenance</i> | | | | |
| Field Services | \$ 13,142 | \$ 7,666 | \$ 7,666 | \$ - |
| Property Insurance | 1,031 | 1,031 | 824 | 207 |
| Electric | 23,175 | 13,519 | 9,619 | 3,900 |
| Streetlights | 49,764 | 29,029 | 28,498 | 531 |
| Landscape Maintenance | 46,000 | 26,833 | 22,546 | 4,287 |
| Landscape Contingency | 8,000 | 273 | 273 | - |
| Tree Trimming | 5,000 | 750 | 750 | - |
| Lake Maintenance | 24,507 | 14,296 | 12,430 | 1,866 |
| Lake Contingency | 10,000 | 5,635 | 5,635 | - |
| Irrigation Repairs | 2,500 | 1,458 | - | 1,458 |
| Common Area Maintenance | 12,000 | 7,000 | 5,557 | 1,443 |
| Pond Bank Erosion Control | 10,000 | 14,138 | 14,138 | - |
| Total Operations & Maintenance | \$ 205,119 | \$ 121,628 | \$ 107,936 | \$ 13,692 |
| Total Expenditures | \$ 339,592 | \$ 211,208 | \$ 187,335 | \$ 23,874 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 40,000 | \$ 165,884 | \$ 185,946 | \$ 20,063 |
| <i>Other Financing Sources/(Uses):</i> | | | | |
| Capital Reserve Transfer Out | (40,000) | \$ - | \$ - | \$ - |
| Transfer In | - | - | - | - |
| Total Other Financing Sources/(Uses) | \$ (40,000) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | \$ 165,884 | \$ 185,946 | \$ 20,063 |
| Fund Balance - Beginning | \$ - | | \$ 139,879 | |
| Fund Balance - Ending | \$ - | | \$ 325,825 | |

(1) 2025 Tax for 227 Hefferon Dr - St Johns Tax Collector

Heritage Park
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

| | Adopted Budget | Prorated Budget Thru 04/30/26 | Actual Thru 04/30/26 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| Revenues | | | | |
| Interest | \$ 2,200 | \$ 1,283 | \$ 2,465 | \$ 1,182 |
| Total Revenues | \$ 2,200 | \$ 1,283 | \$ 2,465 | \$ 1,182 |
| Expenditures: | | | | |
| Bank Fees | \$ 1,620 | \$ 945 | \$ 455 | \$ 490 |
| Capital Outlay | 20,000 | 11,667 | - | 11,667 |
| Total Expenditures | \$ 21,620 | \$ 12,612 | \$ 455 | \$ 12,157 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (19,420) | | \$ 2,010 | |
| 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 | \$ - | \$ 2,010 | \$ - |
| Fund Balance - Beginning | \$ 161,037 | | \$ 155,139 | |
| Fund Balance - Ending | \$ 181,617 | | \$ 157,149 | |

Heritage Park
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

| | Adopted Budget | Prorated Budget Thru 04/30/26 | Actual Thru 04/30/26 | Variance |
|--|-------------------|----------------------------------|-------------------------|-------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 374,334 | \$ 374,334 | \$ 368,920 | \$ (5,414) |
| Interest Income | 1,000 | 583 | 2,356 | 1,773 |
| Total Revenues | \$ 375,334 | \$ 374,917 | \$ 371,276 | \$ (3,641) |
| Expenditures: | | | | |
| Interest - 11/01 | \$ 69,871 | \$ 69,871 | \$ 69,871 | \$ - |
| Special Call - 11/01 | - | - | 5,000 | (5,000) |
| Principal - 5/01 | 235,000 | - | - | - |
| Interest - 5/01 | 69,871 | - | - | - |
| Total Expenditures | \$ 374,742 | \$ 69,871 | \$ 74,871 | \$ (5,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 592 | | \$ 296,405 | |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | - | - | 6,553 | 6,553 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 6,553 | \$ 6,553 |
| Net Change in Fund Balance | \$ 592 | \$ - | \$ 302,959 | \$ 6,553 |
| Fund Balance - Beginning | \$ 126,998 | | \$ 116,769 | |
| Fund Balance - Ending | \$ 127,590 | | \$ 419,728 | |

Heritage Park
Community Development District
Capital Project Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

| | Actual |
|--|-------------------|
| | Thru 04/30/26 |
| Revenues: | |
| Interest Income | \$ 85 |
| Total Revenues | \$ 85 |
| Expenditures: | |
| Capital Outlay | \$ - |
| Cost of Issuance | - |
| Total Expenditures | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 85 |
| Other Financing Sources/(Uses): | |
| Transfer In/(Out) | \$ (6,553) |
| Total Other Financing Sources/(Uses) | \$ (6,553) |
| Net Change in Fund Balance | \$ (6,468) |
| Fund Balance - Beginning | \$ 7,461 |
| Fund Balance - Ending | \$ 993 |

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 | \$ - | \$ 29,421 | \$ 50,711 | \$ 254,464 | \$ 17,744 | \$ 9,045 | \$ 7,326 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 368,710 |
| Interest | 42 | 44 | 132 | 349 | 1,050 | 1,464 | 1,489 | - | - | - | - | - | 4,571 |
| Total Revenues | \$ 42 | \$ 29,466 | \$ 50,843 | \$ 254,813 | \$ 18,794 | \$ 10,508 | \$ 8,815 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 373,281 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ 1,000 | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 |
| FICA Expense | - | - | 77 | 77 | - | 77 | - | - | - | - | - | - | 230 |
| Annual Audit | - | - | - | - | - | - | 3,300 | - | - | - | - | - | 3,300 |
| Trustee Fees | - | 3,750 | - | - | - | - | - | - | - | - | - | - | 3,750 |
| Arbitrage | - | - | - | 450 | - | - | - | - | - | - | - | - | 450 |
| Engineering | - | 677 | - | 920 | - | - | - | - | - | - | - | - | 1,597 |
| Attorney | 513 | 928 | 1,889 | 1,667 | 359 | - | - | - | - | - | - | - | 5,355 |
| Assessment Administration | 8,348 | - | - | - | - | - | - | - | - | - | - | - | 8,348 |
| Management Fees | 5,434 | 5,434 | 5,434 | 5,434 | 5,434 | 5,434 | 5,434 | - | - | - | - | - | 38,035 |
| Information Technology | 165 | 165 | 165 | 165 | 165 | 165 | 165 | - | - | - | - | - | 1,158 |
| Website Maintenance | 110 | 110 | 110 | 110 | 110 | 110 | 110 | - | - | - | - | - | 772 |
| Telephone | 17 | 23 | - | 36 | - | 40 | - | - | - | - | - | - | 116 |
| Postage | 85 | 70 | 258 | 87 | 5 | 4 | 57 | - | - | - | - | - | 566 |
| Insurance | 9,004 | - | - | - | - | - | - | - | - | - | - | - | 9,004 |
| Printing & Binding | 67 | 3 | 85 | 4 | 88 | 11 | 89 | - | - | - | - | - | 347 |
| Legal Advertising | - | 70 | - | 70 | - | 70 | - | - | - | - | - | - | 210 |
| Other Current Charges (1) | 310 | 1,289 | 169 | 191 | 370 | 303 | 352 | - | - | - | - | - | 2,984 |
| Office Supplies | 0 | 0 | 0 | 0 | 0 | 0 | 1 | - | - | - | - | - | 2 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 24,229 | \$ 12,520 | \$ 9,186 | \$ 10,211 | \$ 6,532 | \$ 7,214 | \$ 9,507 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 79,398 |

Heritage Park
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|------------------|------------------|-------------------|------------------|--------------------|--------------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <i>Operations & Maintenance</i> | | | | | | | | | | | | | |
| Field Services | \$ 1,095 | \$ 1,095 | \$ 1,095 | \$ 1,095 | \$ 1,095 | \$ 1,095 | \$ 1,095 | \$ - | \$ - | \$ - | \$ - | \$ - | 7,666 |
| Property Insurance | 824 | - | - | - | - | - | - | - | - | - | - | - | 824 |
| Electric | 1,344 | 1,291 | 1,355 | 1,436 | 1,464 | 1,354 | 1,374 | - | - | - | - | - | 9,619 |
| Streetlights | 3,952 | 3,952 | 3,952 | 4,161 | 4,161 | 4,161 | 4,161 | - | - | - | - | - | 28,498 |
| Landscape Maintenance | 3,153 | 3,153 | 3,248 | 3,248 | 3,248 | 3,248 | 3,248 | - | - | - | - | - | 22,546 |
| Landscape Contingency | - | - | - | 273 | - | - | - | - | - | - | - | - | 273 |
| Tree Trimming | - | - | - | - | - | - | 750 | - | - | - | - | - | 750 |
| Lake Maintenance | 1,945 | 1,945 | 1,945 | 1,945 | 1,550 | 1,550 | 1,550 | - | - | - | - | - | 12,430 |
| Lake Contingency | - | 400 | 450 | - | 450 | - | 4,335 | - | - | - | - | - | 5,635 |
| Irrigation Repairs | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Common Area Maintenance | 640 | 480 | 464 | 922 | 845 | 2,207 | - | - | - | - | - | - | 5,557 |
| Pond Bank Erosion Control | 4,725 | - | - | - | - | 9,413 | - | - | - | - | - | - | 14,138 |
| Total Operations & Maintenance | \$ 17,678 | \$ 12,316 | \$ 12,509 | \$ 13,080 | \$ 12,812 | \$ 23,027 | \$ 16,513 | \$ - | \$ - | \$ - | \$ - | \$ - | 107,936 |
| Total Expenditures | \$ 41,907 | \$ 24,836 | \$ 21,695 | \$ 23,291 | \$ 19,344 | \$ 30,241 | \$ 26,020 | \$ - | \$ - | \$ - | \$ - | \$ - | 187,335 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (41,865) | \$ 4,630 | \$ 29,148 | \$ 231,522 | \$ (550) | \$ (19,733) | \$ (17,205) | \$ - | \$ - | \$ - | \$ - | \$ - | 185,946 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Capital Reserve Transfer Out | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Transfer In | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Net Change in Fund Balance | \$ (41,865) | \$ 4,630 | \$ 29,148 | \$ 231,522 | \$ (550) | \$ (19,733) | \$ (17,205) | \$ - | \$ - | \$ - | \$ - | \$ - | 185,946 |

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 |
| LESS: 5/1/25 Principal Payment | | (\$185,000) |
| LESS: 11/1/25 Special Call - Prepayment | | (\$5,000) |
| Current Bonds Outstanding | | \$3,260,000 |

B.

Heritage Park

Community Development District

Fiscal Year 2026 Assessment Receipts Summary

| ASSESSED | # UNITS ASSESSED | SERIES 2025 REFUNDING DEBT ASSESSED | SERIES 2025 REVENUE DEBT ASSESSED | SERIES 2025 DEBT ASSESSED | O&M ASSESSED | TOTAL ASSESSED |
|---------------------------------|------------------|---|---|--|-------------------|-------------------|
| NET TAX ROLL | 703 | 356,708.60 | 17,096.42 | 373,805.02 | 373,591.88 | 747,396.90 |
| TAX ROLL RECEIPTS DETAIL | | | | | | |
| ST JOHNS COUNTY DISTRIBUTION | DATE RECEIVED | SERIES 2025 REFUNDING DEBT RECEIVED | SERIES 2025 REVENUE DEBT RECEIVED | TOTAL SERIES 2025 DEBT RECEIVED | O&M RECEIVED | TOTAL RECEIVED |
| 1 | 11/03/25 | 4,570.48 | 219.05 | 4,789.53 | 4,786.80 | 9,576.33 |
| 2 | 11/18/25 | 10,410.05 | 498.94 | 10,908.99 | 10,902.76 | 21,811.75 |
| 3 | 11/21/25 | 13,111.08 | 628.39 | 13,739.47 | 13,731.64 | 27,471.11 |
| 4 | 12/16/25 | 22,611.54 | 1,083.73 | 23,695.27 | 23,681.77 | 47,377.04 |
| 5 | 12/23/26 | 25,807.44 | 1,236.91 | 27,044.35 | 27,028.92 | 54,073.27 |
| 6 | 01/14/26 | 242,186.30 | 11,607.57 | 253,793.87 | 253,649.15 | 507,443.02 |
| INTEREST 1 | 01/26/26 | 778.04 | 37.29 | 815.33 | 814.86 | 1,630.19 |
| 7 | 02/19/26 | 16,942.00 | 812.00 | 17,754.00 | 17,743.87 | 35,497.87 |
| 8 | 03/13/26 | 8,635.88 | 413.90 | 9,049.78 | 9,044.63 | 18,094.41 |
| INTEREST 2 | 04/08/26 | 313.78 | 15.04 | 328.82 | 328.64 | 657.46 |
| 9 | 04/23/26 | 6,680.68 | 320.19 | 7,000.87 | 6,996.89 | 13,997.76 |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| | | - | - | - | - | - |
| TOTAL TAX ROLL RECEIPTS | | 352,047.27 | 16,873.01 | 368,920.28 | 368,709.93 | 737,630.21 |
| PERCENT COLLECTED | | | | | | 98.69% |

C.

Heritage Park
Community Development District
 Check Run Summary

| Date | Check Numbers | Amount | Amount |
|---|------------------|-----------------|--------------------|
| General Fund | | | |
| Regions | 3/1/26 - 3/31/26 | 85-94 | \$ 21,082.78 |
| | 4/1/26 - 4/30/26 | 95-107 | 28,984.37 |
| Total General Fund Checks | | | \$50,067.15 |
| Autopayment | | | |
| | 3/24/26 | FPL | \$ 5,514.37 |
| | 3/27/26 | IRS TAX PAYMENT | 153.00 |
| | 4/27/26 | FPL | 5,534.98 |
| Total Payroll Checks | | | \$11,202.35 |
| Total Paid Checks and Electronically | | | \$61,269.50 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------|------------------|-----|-------|-------|----------|----------------------------------|--------|----------|--------------|---------|
| 3/03/26 | 00042 | 2/27/26 | 93782 | 202602 | 320 | 53800 | 46300 | | FEB LAKE MAINTENANCE | * | 1,550.00 | | |
| | | | | | | | | | FUTURE HORIZONS, INC. | | | 1,550.00 | 000085 |
| 3/03/26 | 00073 | 2/26/26 | 3703026 | 202511 | 310 | 51300 | 31500 | | NOV GENERAL COUNSEL | * | 927.50 | | |
| | | 2/26/26 | 3703026 | 202512 | 310 | 51300 | 31500 | | DEC GENERAL COUNSEL | * | 1,888.50 | | |
| | | | | | | | | | KUTAK ROCK LLP | | | 2,816.00 | 000086 |
| 3/10/26 | 00002 | 3/01/26 | 656 | 202603 | 320 | 53800 | 12000 | | MAR CONTRACT ADMIN | * | 1,095.17 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 1,095.17 | 000087 |
| 3/10/26 | 00002 | 3/01/26 | 657 | 202603 | 310 | 51300 | 34000 | | MAR MANAGEMENT FEES | * | 5,433.58 | | |
| | | 3/01/26 | 657 | 202603 | 310 | 51300 | 49200 | | MAR WEBSITE ADMIN | * | 110.25 | | |
| | | 3/01/26 | 657 | 202603 | 310 | 51300 | 35100 | | MAR INFORMATION TECH | * | 165.42 | | |
| | | 3/01/26 | 657 | 202603 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .15 | | |
| | | 3/01/26 | 657 | 202603 | 310 | 51300 | 42000 | | POSTAGE | * | 3.70 | | |
| | | 3/01/26 | 657 | 202603 | 310 | 51300 | 42500 | | COPIES | * | 11.25 | | |
| | | 3/01/26 | 657 | 202603 | 310 | 51300 | 41000 | | TELEPHONE | * | 39.97 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,764.32 | 000088 |
| 3/10/26 | 00043 | 3/01/26 | 1114200 | 202603 | 320 | 53800 | 46200 | | MAR LANDSCAPE MAINTENANCE | * | 3,247.93 | | |
| | | | | | | | | | YELLOWSTONE LANDSCAPE INC | | | 3,247.93 | 000089 |
| 3/18/26 | 00002 | 3/12/26 | 658 | 202602 | 320 | 53800 | 46400 | | FACILITY MAINTENANCE-FEB | * | 844.77 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 844.77 | 000090 |
| 3/18/26 | 00090 | 3/10/26 | 40432 | 202603 | 320 | 53800 | 46400 | | RMV FIXTURES/INSTALL NEW | * | 1,069.59 | | |
| | | | | | | | | | SMITH ELECTRICAL INC | | | 1,069.59 | 000091 |
| 3/18/26 | 00091 | 3/16/26 | 196067 | 202603 | 320 | 53800 | 46400 | | FENCE REMOVAL | * | 450.00 | | |
| | | | | | | | | | FLORIDA ULS OPERATING LLC | | | 450.00 | 000092 |

HERT HERITAGE PARK TLEE

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--|--------|-----------|-----------------------------|
| 3/18/26 | 00043 | 3/18/26 1131364 | 202603 320-53800-47100 | POND 100 DRIP LINE INSTAL YELLOWSTONE LANDSCAPE INC | * | 2,100.00 | 2,100.00 000093 |
| 3/18/26 | 00077 | 3/17/26 031726 | 202603 320-53800-47100 | INSTALL 50AMP-POND/IRRIG ALFRED W GROVER | * | 2,145.00 | 2,145.00 000094 |
| TOTAL FOR BANK B | | | | | | 21,082.78 | |
| TOTAL FOR REGISTER | | | | | | 21,082.78 | |

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: 93782
 Invoice Date: Feb 27, 2026
 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 | | 3/29/26 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|----------------------|---|------------|----------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services in Heritage Park for the month of February 2026 | 1,550.00 | 1,550.00 |
| | | Approved 2/27/26 Jeff Johnson Lake Maintenance 53800.320.46300 | | |
| | | RECEIVED By Tara Lee at 2:00 pm, Feb 27, 2026 | | |

| | |
|------------------------|-----------------|
| Subtotal | 1,550.00 |
| Sales Tax | |
| Freight | |
| Total Invoice Amount | 1,550.00 |
| Payment/Credit Applied | |
| TOTAL | 1,550.00 |

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

February 26, 2026

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

RECEIVED

By Tara Lee at 2:05 pm, Feb 26, 2026

Invoice No. 3703026

10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

| | | | | |
|----------|-------------|------|--------|--|
| 11/01/25 | P. O'Bryant | 0.20 | 53.00 | Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings |
| 11/20/25 | K. Magee | 2.80 | 742.00 | Prepare for and attend Board of Supervisors meeting via phone |
| 11/26/25 | K. Magee | 0.50 | 132.50 | Review documentation regarding blocked easement |
| 12/09/25 | K. Magee | 1.70 | 450.50 | Review letters sent to homeowners regarding fence encroachment; review plats for district easements |
| 12/12/25 | K. Magee | 1.50 | 397.50 | Draft temporary access and construction easement for 809 Oak park circle for pond bank repairs; review plat for HOA property used for pond access and begin drafting of HOA license agreement for access |
| 12/13/25 | L. Whelan | 0.50 | 192.50 | Monitor legislative process relating to matters impacting special districts |

KUTAK ROCK LLP

Heritage Park CDD
February 26, 2026
Client Matter No. 10423-1
Invoice No. 3703026
Page 2

| | | | | |
|----------|----------|------|--------|--|
| 12/17/25 | K. Magee | 0.60 | 159.00 | Continue drafting of HOA license agreement for access to pond |
| 12/18/25 | K. Magee | 2.00 | 530.00 | Draft letter to homeowner regarding damage to District property due to feeding of wildlife; draft letter to homeowner regarding fencing encroachment |
| 12/23/25 | K. Magee | 0.60 | 159.00 | Review response from resident regarding cease and desist to excessive feeding of wildlife and damage to District property |

TOTAL HOURS 10.40

TOTAL FOR SERVICES RENDERED \$2,816.00

TOTAL CURRENT AMOUNT DUE \$2,816.00

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

Invoice

Invoice #: 656
Invoice Date: 3/1/26
Due Date: 3/1/26
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 - March 2026 | | 1,095.17 | 1,095.17 |
| <i>Alison Moring</i> 3-5-26 | | | |

RECEIVED
By Tara Lee at 9:29 am, Mar 06, 2026

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 657
Invoice Date: 3/1/26
Due Date: 3/1/26
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 - March 2026 | | 5,433.58 | 5,433.58 |
| Website Administration -March 2026 | | 110.25 | 110.25 |
| Information Technology - March 2026 | | 165.42 | 165.42 |
| Office Supplies | | 0.15 | 0.15 |
| Postage | | 3.70 | 3.70 |
| Copies | | 11.25 | 11.25 |
| Telephone | | 39.97 | 39.97 |

Total \$5,764.32

Payments/Credits \$0.00

Balance Due \$5,764.32

RECEIVED

By Tara Lee at 9:26 am, Mar 06, 2026



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1114200 | 3/1/2026 |
| TERMS | PO NUMBER |
| Net 30 | |

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

Invoice Due Date: March 31, 2026

Invoice Amount: \$3,247.93

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance March 2026 | \$3,247.93 |

Approved 2/24/26
Jeff Johnson
Landscape Maintenance
53800.320.46200

Invoice Total **\$3,247.93**

RECEIVED
By Tara Lee at 1:19 pm, Feb 24, 2026

IN COMMERCIAL LANDSCAPING

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 #: 658
 Invoice Date: 3/12/26
 Due Date: 3/12/26
 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 February 1 - February 28, 2026 | 15.74 | 40.00 | 629.60 |
| Maintenance Supplies | | 215.17 | 215.17 |

Approved 3/13/26
 Jeff Johnson
 Common Area Maintenance
 53800.320.46400

RECEIVED
 By Tara Lee at 8:00 am, Mar 18, 2026

Alison Moring
 3-17-26

| | |
|-------------------------|----------|
| Total | \$844.77 |
| Payments/Credits | \$0.00 |
| Balance Due | \$844.77 |

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF FEBRUARY 2026

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|--|
| 2/4/26 | 3.9 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| 2/11/26 | 4 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| 2/18/26 | 3.84 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| 2/25/26 | 4 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |

TOTAL 15.74

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/26

| <u>DISTRICT</u> | <u>DATE</u> | <u>SUPPLIES</u> | <u>PRICE</u> | <u>EMPLOYEE</u> |
|---------------------|-------------|-----------------|-----------------|-----------------|
| HP HERITAGE PARK | 2/27/26 | Locks (16) | 215.17 | J.J. |
| | | | <u>TOTAL</u> | |
| | | | <u>\$215.17</u> | |

Smith Electrical Inc.

License# EC13005614

PO Box 9023
St Augustine, FL 32085

| Date | Invoice # |
|-----------|-----------|
| 3/10/2026 | 40432 |

Phone # 9048290899 smithelectric08@gmail.com
Fax # 904-829-0259 staugustineelectric.com

| |
|--|
| Bill To |
| Heritage Park CDD Board and Staff 225 Hefferon Dr St Augustine, FL 32084 |

| P.O. No. | Rep |
|---------------|-----|
| Heritage Park | |

| Item | Description | Quantity | Rate | Amount |
|---|--|----------|----------|----------|
| Job Bucket Truck RPR | Remove existing light fixture. Supply and install LED Cobra head. 2/4/26 -Service call Real Property Repair completed at Heritage Park CDD Board and Staff Approved 3/10/26 Jeff Johnson Common Area Maintenance 53800.320.46400 | | 1,069.59 | 1,069.59 |
| All work completed & performed to Chapter 558 of the Florida Statute. | | | | |

| | |
|--------------------|-------------------|
| Payments/Credits | \$0.00 |
| Balance Due | \$1,069.59 |
| Total | \$1,069.59 |

RECEIVED
By Tara Lee at 3:12 pm, Mar 10, 2026



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 196067

| Date | PO# |
|----------|----------------|
| 03/16/26 | |
| Due Date | Terms |
| 3/16/26 | Due on Receipt |

| BILL TO |
|---|
| Heritage Park CDD |
| Heritage Park CDD 341 Hefferon Dr St. Augustine, FL 32084 |

| Property Address |
|---|
| Heritage Park CDD Hefferon Dr St. Augustine, FL 32084 |

| Item | Amount |
|------|--------|
|------|--------|

Job #214626 - 862 East Red House Branch Rd - Removal

Remove (2) 6' white tongue and groove panels and (2) 4' white open picket panels, materials to be left onsite.

SFN- Commercial Install

\$450.00

Approved 3/17/26
Jeff Johnson
Common Area Maintenance
1.53800.320.46400

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

| | |
|--------------------|-----------------|
| Subtotal | \$450.00 |
| Sales Tax | \$0.00 |
| Total | \$450.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$450.00 |



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1131364 | 3/18/2026 |
| 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: April 17, 2026

Invoice Amount: \$2,100.00

| Description | Current Amount |
|-------------------------------------|----------------|
| Pond 100 Pump and Drip Line Install | |
| Irrigation | \$2,100.00 |

Approved 3/18/26
Jeff Johnson
Pond bank Erosion
1.320.53800.47100

Invoice Total **\$2,100.00**

RECEIVED
By Tara Lee at 11:16 am, Mar 18, 2026

IN COMMERCIAL LANDSCAPING

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

INVOICE

Alfred W. Grover
Electrical Contractor

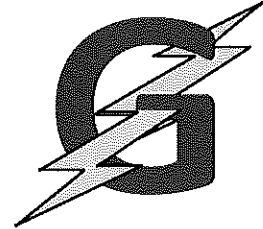
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 3/17/2026
INVOICE # 031726

Bill To:
Heritage Park CDD
475 West Town Place, Suite 114
St. Augustine, Florida 32092
jjohnson@rmsnf.com

Approved 3/18/26
Jeff Johnson
Pond Bank Eroison
1.320.53800.47100



Job Location: 809 Oakarbor Circle

| DESCRIPTION OF WORK | AMOUNT |
|--|--------------------|
| Original work quoted: Installed 1, 50 amp dedicated circuit for irrigation pump | 1,040.00 |
| Additional work: 1) Installed 1 outdoor 8 circuit load center 2) Installed 1, 20 amp GFCI protected circuit for irrigation pump 3) Installed 1, outdoor GFCI outlet 4) Installed pressure treated 4" x 4" posts and plywood to mount equipment | |
| Additional material: | 625.00 |
| Additional labor 6 hrs @\$80 per hr | 480.00 |
| Work ordered by Jeff Johnson | |
| TOTAL | \$ 2,145.00 |

Accepted methods of payment:
Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

RECEIVED
By Tara Lee at 1:42 pm, Mar 18, 2026



Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 29060-17179

Service Address:

1000 WOODLAWN RD
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

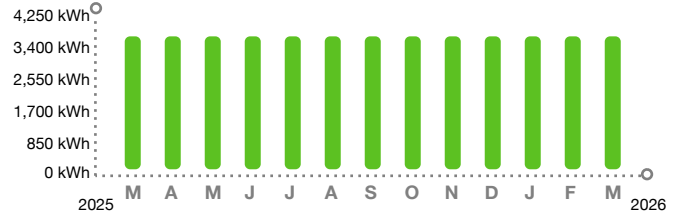
\$4,160.51

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-------------------|
| Amount of your last bill | 4,160.51 |
| Payments received | -4,160.51 |
| Balance before new charges | 0.00 |
| Total new charges | 4,160.51 |
| Total amount you owe | \$4,160.51 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 26, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

29060-17179
ACCOUNT NUMBER

\$4,160.51
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 29060-17179

BILL DETAILS

| | |
|------------------------------|-----------|
| Amount of your last bill | 4,160.51 |
| Payment received - Thank you | -4,160.51 |
| Balance before new charges | \$0.00 |

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

| | |
|--------------------------------|-------------------|
| Electric service amount ** | 4,149.73 |
| Gross receipts tax (State tax) | 7.25 |
| Taxes and charges | 7.25 |
| Regulatory fee (State fee) | 3.53 |
| Total new charges | \$4,160.51 |

Total amount you owe \$4,160.51

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

| | |
|-------------------------|--------------------|
| Non-fuel energy charge: | \$0.041940 per kWh |
| Fuel charge: | \$0.031560 per kWh |

METER SUMMARY

Next bill date Apr 8, 2026.

| | |
|-------------------|--------------|
| Usage Type | Usage |
| Total kWh used | 3852 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 3852 | 3852 | 3852 |
| Service days | 29 | 32 | 28 |
| kWh/day | 133 | 120 | 138 |
| Amount | \$4,160.51 | \$4,160.51 | \$3,952.00 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name: HERITAGE PARK
 COMMUNITY
 DEVELOPMENT DISTRICT

Account Number: 29060-17179

For: 02-09-2026 to 03-10-2026 (29 days)
kWh/Day: 133
Service Address:
 1000 WOODLAWN RD
 SAINT AUGUSTINE, FL 32084

Detail of Rate Schedule Charges for Street Lights

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|-----------|----------|----------|
| C861205 | 74 | 6195 | F | 147 | | 3,822 | |
| Energy | | | | | 1.000000 | | 147.00 |
| Non-energy | | | | | 9.610000 | | 1,412.67 |
| Fixtures | | | | | 1.650000 | | 242.55 |
| Maintenance | | | | | | | |
| F700603 | 45 | 5000 | F | 2 | | 30 | |
| Energy | | | | | 0.600000 | | 1.20 |
| Non-energy | | | | | 7.500000 | | 15.00 |
| Fixtures | | | | | 1.650000 | | 3.30 |
| Maintenance | | | | | | | |
| PMC0001 | | | | 2 | | | |
| Non-energy | | | | | 9.130000 | | 18.26 |
| Fixtures | | | | | | | |
| PMF0001 | | | | 147 | | | |
| Non-energy | | | | | 10.780000 | | 1,584.66 |
| Fixtures | | | | | | | |
| UCNP | | | | 10,816 | | | |
| Non-energy | | | | | 0.054620 | | 590.77 |
| Maintenance | | | | | | | |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE PARK COMMUNITY
 DEVELOPMENT DISTRICT
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



Customer Name: HERITAGE PARK
 COMMUNITY
 DEVELOPMENT DISTRICT
Account Number: 29060-17179

For: 02-09-2026 to 03-10-2026 (29 days)
kWh/Day: 133
Service Address:
 1000 WOODLAWN RD
 SAINT AUGUSTINE, FL 32084

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|------------------------------------|--------------|-----------------|
| | | | | | Energy sub total | | 148.20 |
| | | | | | Non-energy sub total | | 3,867.21 |
| | | | | | Sub total | 3,852 | 4,015.41 |
| | | | | | Energy conservation cost recovery | | 1.93 |
| | | | | | Capacity payment recovery charge | | 0.23 |
| | | | | | Environmental cost recovery charge | | 2.27 |
| | | | | | Transition rider credit | | -4.01 |
| | | | | | Storm protection recovery charge | | 12.33 |
| | | | | | Fuel charge | | 121.57 |
| | | | | | Electric service amount | | 4,149.73 |
| | | | | | Gross receipts tax (State tax) | | 7.25 |
| | | | | | Regulatory fee (State fee) | | 3.53 |
| | | | | | Total | 3,852 | 4,160.51 |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 32343-35515

Service Address:

297 HEFFERON DR # FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

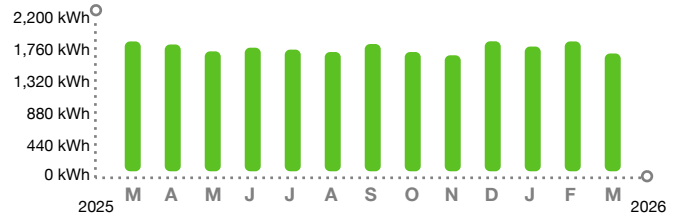
\$244.25

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 267.78 |
| Payments received | -267.78 |
| Balance before new charges | 0.00 |
| ----- | |
| Total new charges | 244.25 |
| Total amount you owe | \$244.25 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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FPL Care To Share: _____

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DEVELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
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FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

32343-35515
ACCOUNT NUMBER

\$244.25
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 32343-35515

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 267.78 |
| Payment received - Thank you | -267.78 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|-----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$167.15 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$56.58 |
| Electric service amount | 237.93 |
| Gross receipts tax (State tax) | 6.11 |
| Taxes and charges | 6.11 |
| Regulatory fee (State fee) | 0.21 |
| Total new charges | \$244.25 |
| Total amount you owe | \$244.25 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1363. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 05020 | | 03253 | | 1767 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 1767 | 1948 | 1948 |
| Service days | 29 | 32 | 28 |
| kWh/day | 61 | 61 | 70 |
| Amount | \$244.25 | \$267.78 | \$259.72 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 25134-23117

Service Address:

1007 ARBOR TRAILS CT #FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

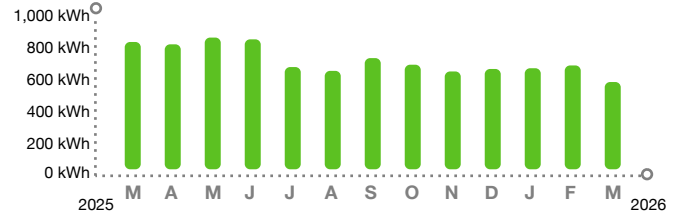
\$91.93

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 106.59 |
| Payments received | -106.59 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 91.93 |
| Total amount you owe | \$91.93 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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DEVELOPMENT DISTRICT
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SAINT CLOUD FL 34771-8588

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

25134-23117
ACCOUNT NUMBER

\$91.93
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 25134-23117

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 106.59 |
| Payment received - Thank you | -106.59 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$56.30 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$19.05 |
| Electric service amount | 89.55 |
| Gross receipts tax (State tax) | 2.30 |
| Taxes and charges | 2.30 |
| Regulatory fee (State fee) | 0.08 |
| Total new charges | \$91.93 |
| Total amount you owe | \$91.93 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC07294. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 80637 | | 80042 | | 595 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 595 | 708 | 868 |
| Service days | 29 | 32 | 28 |
| kWh/day | 21 | 22 | 31 |
| Amount | \$91.93 | \$106.59 | \$123.05 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 28090-55177

Service Address:

1533 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

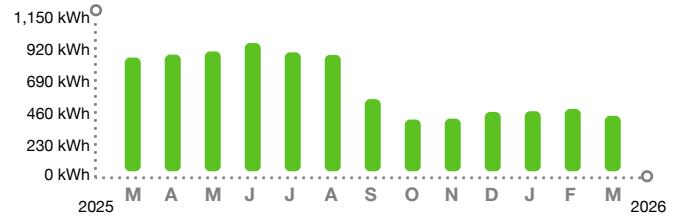
\$71.13

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 78.13 |
| Payments received | -78.13 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 71.13 |
| Total amount you owe | \$71.13 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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28090-55177
ACCOUNT NUMBER

\$71.13
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 28090-55177

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 78.13 |
| Payment received - Thank you | -78.13 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$41.16 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$13.93 |
| Electric service amount | 69.29 |
| Gross receipts tax (State tax) | 1.78 |
| Taxes and charges | 1.78 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$71.13 |
| Total amount you owe | \$71.13 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD6049. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|----------|-----------------|----------|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 14180 | | 13745 | | 435 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 435 | 489 | 892 |
| Service days | 29 | 32 | 28 |
| kWh/day | 15 | 15 | 32 |
| Amount | \$71.13 | \$78.13 | \$126.09 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 23661-59438

Service Address:

615 ARBOR PARK CT #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

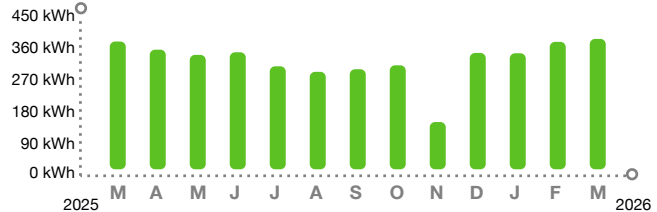
\$66.58

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 65.39 |
| Payments received | -65.39 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 66.58 |
| Total amount you owe | \$66.58 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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DEVELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

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GENERAL MAIL FACILITY
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Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

23661-59438
ACCOUNT NUMBER

\$66.58
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 23661-59438

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 65.39 |
| Payment received - Thank you | -65.39 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$37.85 |
| Fuel: (\$0.032020 per kWh) | \$12.81 |
| Electric service amount | 64.86 |
| Gross receipts tax (State tax) | 1.66 |
| Taxes and charges | 1.66 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$66.58 |
| Total amount you owe | \$66.58 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2503. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 77355 | | 76955 | | 400 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 400 | 391 | 392 |
| Service days | 29 | 32 | 28 |
| kWh/day | 14 | 12 | 14 |
| Amount | \$66.58 | \$65.39 | \$62.81 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 73284-10530

Service Address:

700 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

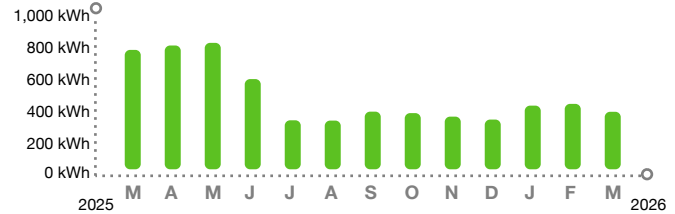
\$65.53

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 72.53 |
| Payments received | -72.53 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 65.53 |
| Total amount you owe | \$65.53 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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73284-10530
ACCOUNT NUMBER

\$65.53
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 73284-10530

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 72.53 |
| Payment received - Thank you | -72.53 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$37.08 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$12.55 |
| Electric service amount | 63.83 |
| Gross receipts tax (State tax) | 1.64 |
| Taxes and charges | 1.64 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$65.53 |
| Total amount you owe | \$65.53 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4144. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 12471 | | 12079 | | 392 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 392 | 446 | 814 |
| Service days | 29 | 32 | 28 |
| kWh/day | 14 | 14 | 29 |
| Amount | \$65.53 | \$72.53 | \$116.23 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 23661-59438

Service Address:

615 ARBOR PARK CT #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

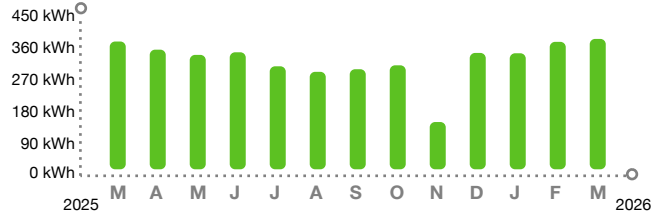
\$66.58

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 65.39 |
| Payments received | -65.39 |
| Balance before new charges | 0.00 |
| Total new charges | 66.58 |
| Total amount you owe | \$66.58 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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23661-59438
ACCOUNT NUMBER

\$66.58
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 23661-59438

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 65.39 |
| Payment received - Thank you | -65.39 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$37.85 |
| Fuel: (\$0.032020 per kWh) | \$12.81 |
| Electric service amount | 64.86 |
| Gross receipts tax (State tax) | 1.66 |
| Taxes and charges | 1.66 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$66.58 |
| Total amount you owe | \$66.58 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2503. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 77355 | | 76955 | | 400 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 400 | 391 | 392 |
| Service days | 29 | 32 | 28 |
| kWh/day | 14 | 12 | 14 |
| Amount | \$66.58 | \$65.39 | \$62.81 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 73284-10530

Service Address:

700 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

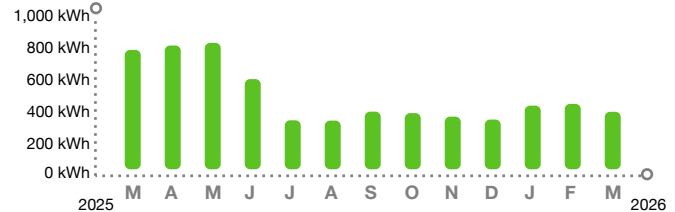
\$65.53

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 72.53 |
| Payments received | -72.53 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 65.53 |
| Total amount you owe | \$65.53 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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73284-10530
ACCOUNT NUMBER

\$65.53
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 73284-10530

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 72.53 |
| Payment received - Thank you | -72.53 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$37.08 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$12.55 |
| Electric service amount | 63.83 |
| Gross receipts tax (State tax) | 1.64 |
| Taxes and charges | 1.64 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$65.53 |
| Total amount you owe | \$65.53 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4144. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 12471 | | 12079 | | 392 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 392 | 446 | 814 |
| Service days | 29 | 32 | 28 |
| kWh/day | 14 | 14 | 29 |
| Amount | \$65.53 | \$72.53 | \$116.23 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 68855-36240

Service Address:

522 CEDAR ARBOR CT #PUMP
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

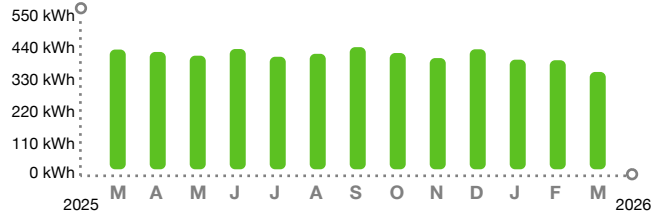
\$62.02

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 26, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 67.73 |
| Payments received | -67.73 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 62.02 |
| Total amount you owe | \$62.02 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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| | | | |
|----------------|----------------------|--------------------|--------------------------|
| 68855-36240 | \$62.02 | Mar 31, 2026 | \$ Auto pay - DO NOT PAY |
| ACCOUNT NUMBER | TOTAL AMOUNT YOU OWE | NEW CHARGES DUE BY | AMOUNT ENCLOSED |



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 68855-36240

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 67.73 |
| Payment received - Thank you | -67.73 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$34.53 |
| Fuel: (\$0.032020 per kWh) | \$11.69 |
| Electric service amount | 60.42 |
| Gross receipts tax (State tax) | 1.55 |
| Taxes and charges | 1.55 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$62.02 |
| Total amount you owe | \$62.02 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD6367. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 69788 | | 69423 | | 365 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 365 | 409 | 449 |
| Service days | 29 | 32 | 28 |
| kWh/day | 13 | 13 | 16 |
| Amount | \$62.02 | \$67.73 | \$70.03 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 50641-26526

Service Address:

602 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

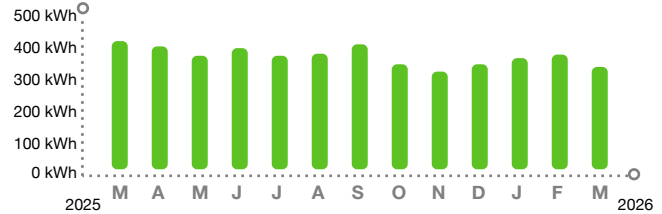
\$59.94

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 65.39 |
| Payments received | -65.39 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 59.94 |
| Total amount you owe | \$59.94 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

50641-26526

ACCOUNT NUMBER

\$59.94

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 50641-26526

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 65.39 |
| Payment received - Thank you | -65.39 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$33.02 |
| Fuel: (\$0.032020 per kWh) | \$11.17 |
| Electric service amount | 58.39 |
| Gross receipts tax (State tax) | 1.50 |
| Taxes and charges | 1.50 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$59.94 |
| Total amount you owe | \$59.94 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1810. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 68904 | | 68555 | | 349 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 349 | 391 | 437 |
| Service days | 29 | 32 | 28 |
| kWh/day | 12 | 12 | 16 |
| Amount | \$59.94 | \$65.39 | \$68.51 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 09357-29004

Service Address:

318 WOODED CROSSING CIR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

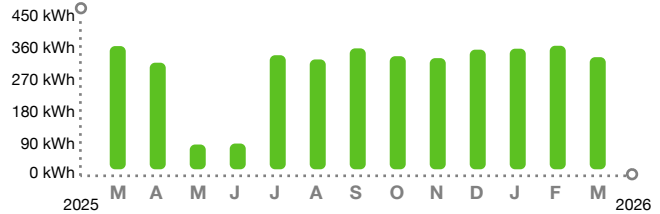
\$59.28

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 63.84 |
| Payments received | -63.84 |
| Balance before new charges | 0.00 |
| Total new charges | 59.28 |
| Total amount you owe | \$59.28 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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ORLANDO FL 32822-5149

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

09357-29004

ACCOUNT NUMBER

\$59.28

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 09357-29004

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 63.84 |
| Payment received - Thank you | -63.84 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$32.54 |
| Fuel: (\$0.032020 per kWh) | \$11.01 |
| Electric service amount | 57.75 |
| Gross receipts tax (State tax) | 1.48 |
| Taxes and charges | 1.48 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$59.28 |
| Total amount you owe | \$59.28 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4475. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 66203 | | 65859 | | 344 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 344 | 379 | 378 |
| Service days | 29 | 32 | 28 |
| kWh/day | 12 | 12 | 14 |
| Amount | \$59.28 | \$63.84 | \$61.05 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 51454-83292

Service Address:

217 PINE ARBOR CIR # FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

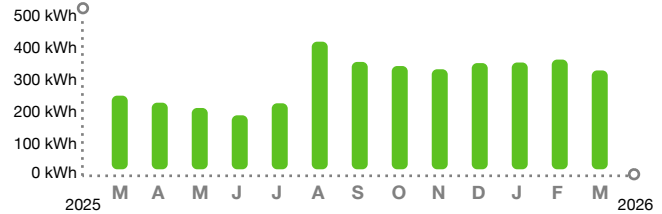
\$58.39

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 63.20 |
| Payments received | -63.20 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 58.39 |
| Total amount you owe | \$58.39 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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51454-83292
ACCOUNT NUMBER

\$58.39
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
HERITAGE PARK
COMMUNITY
DEVELOPMENT

Account Number:
51454-83292

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 63.20 |
| Payment received - Thank you | -63.20 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$31.89 |
| Fuel: (\$0.032020 per kWh) | \$10.79 |
| Electric service amount | 56.88 |
| Gross receipts tax (State tax) | 1.46 |
| Taxes and charges | 1.46 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$58.39 |
| Total amount you owe | \$58.39 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC67479. Next meter reading Apr 8, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 52782 | | 52445 | | 337 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 337 | 374 | 251 |
| Service days | 29 | 32 | 28 |
| kWh/day | 12 | 12 | 9 |
| Amount | \$58.39 | \$63.20 | \$44.97 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 12162-34177

Service Address:

1514 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

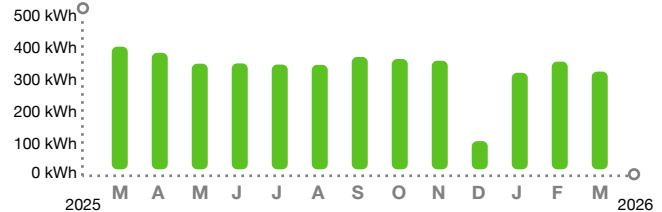
\$57.87

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 62.27 |
| Payments received | -62.27 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 57.87 |
| Total amount you owe | \$57.87 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

12162-34177

ACCOUNT NUMBER

\$57.87

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 12162-34177

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 62.27 |
| Payment received - Thank you | -62.27 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$31.51 |
| Fuel: (\$0.032020 per kWh) | \$10.66 |
| Electric service amount | 56.37 |
| Gross receipts tax (State tax) | 1.45 |
| Taxes and charges | 1.45 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$57.87 |
| Total amount you owe | \$57.87 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1500. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 15417 | | 15084 | | 333 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 333 | 367 | 418 |
| Service days | 29 | 32 | 28 |
| kWh/day | 11 | 11 | 15 |
| Amount | \$57.87 | \$62.27 | \$66.10 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 93678-18193

Service Address:

339 HEFFERON DR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

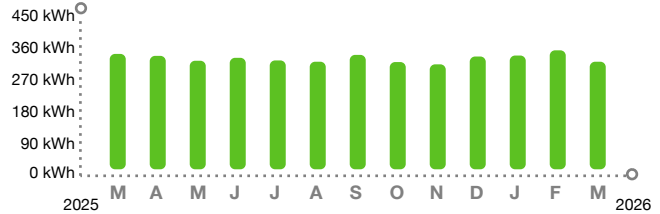
\$57.49

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 62.02 |
| Payments received | -62.02 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 57.49 |
| <hr/> | |
| Total amount you owe | \$57.49 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

93678-18193
ACCOUNT NUMBER

\$57.49
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 93678-18193

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 62.02 |
| Payment received - Thank you | -62.02 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$31.23 |
| Fuel: (\$0.032020 per kWh) | \$10.57 |
| Electric service amount | 56.00 |
| Gross receipts tax (State tax) | 1.44 |
| Taxes and charges | 1.44 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$57.49 |
| Total amount you owe | \$57.49 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1651. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 61964 | | 61634 | | 330 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 330 | 365 | 354 |
| Service days | 29 | 32 | 28 |
| kWh/day | 11 | 11 | 13 |
| Amount | \$57.49 | \$62.02 | \$58.02 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 53653-90110

Service Address:

807 OAK ARBOR CIR #POND
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

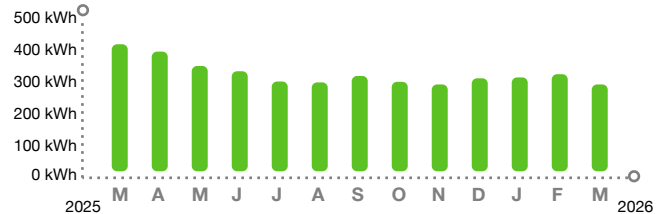
\$53.06

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 57.62 |
| Payments received | -57.62 |
| Balance before new charges | 0.00 |
| ----- | |
| Total new charges | 53.06 |
| Total amount you owe | \$53.06 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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53653-90110
ACCOUNT NUMBER

\$53.06
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 53653-90110

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 57.62 |
| Payment received - Thank you | -57.62 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$28.01 |
| Fuel: (\$0.032020 per kWh) | \$9.48 |
| Electric service amount | 51.69 |
| Gross receipts tax (State tax) | 1.33 |
| Taxes and charges | 1.33 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$53.06 |
| Total amount you owe | \$53.06 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12319. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 64647 | | 64351 | | 296 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 296 | 331 | 433 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 15 |
| Amount | \$53.06 | \$57.62 | \$68.01 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 97156-57012

Service Address:

1310 WILD PINE DR # FOUNTAIN
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

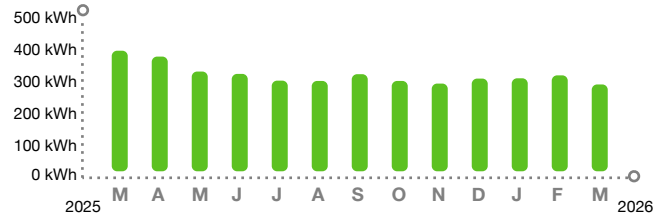
\$53.06

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 57.08 |
| Payments received | -57.08 |
| Balance before new charges | 0.00 |
| Total new charges | 53.06 |
| Total amount you owe | \$53.06 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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97156-57012
ACCOUNT NUMBER

\$53.06
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 97156-57012

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 57.08 |
| Payment received - Thank you | -57.08 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$28.01 |
| Fuel: (\$0.032020 per kWh) | \$9.48 |
| Electric service amount | 51.69 |
| Gross receipts tax (State tax) | 1.33 |
| Taxes and charges | 1.33 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$53.06 |
| Total amount you owe | \$53.06 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC64827. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 70753 | | 70457 | | 296 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 296 | 327 | 411 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 15 |
| Amount | \$53.06 | \$57.08 | \$65.22 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 36019-69011

Service Address:

223 WOODED CROSSING CIR #FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

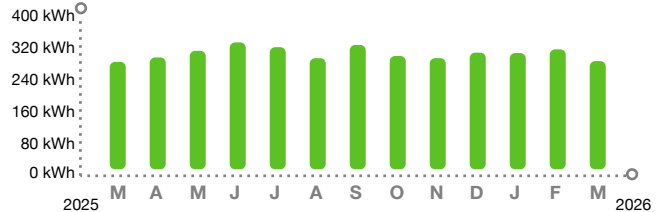
\$52.92

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 57.08 |
| Payments received | -57.08 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 52.92 |
| Total amount you owe | \$52.92 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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MIAMI FL 33188-0001

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36019-69011
ACCOUNT NUMBER

\$52.92
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 36019-69011

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 57.08 |
| Payment received - Thank you | -57.08 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$27.91 |
| Fuel: (\$0.032020 per kWh) | \$9.45 |
| Electric service amount | 51.56 |
| Gross receipts tax (State tax) | 1.32 |
| Taxes and charges | 1.32 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$52.92 |
| Total amount you owe | \$52.92 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC64804. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 61721 | | 61426 | | 295 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 295 | 327 | 293 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 10 |
| Amount | \$52.92 | \$57.08 | \$50.30 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 23351-43232

Service Address:

360 WOODED CROSSING CIR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

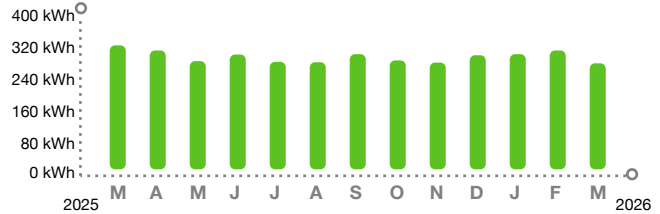
\$52.13

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 56.69 |
| Payments received | -56.69 |
| Balance before new charges | 0.00 |
| Total new charges | 52.13 |
| Total amount you owe | \$52.13 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

23351-43232
ACCOUNT NUMBER

\$52.13
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 23351-43232

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 56.69 |
| Payment received - Thank you | -56.69 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$27.34 |
| Fuel: (\$0.032020 per kWh) | \$9.25 |
| Electric service amount | 50.79 |
| Gross receipts tax (State tax) | 1.30 |
| Taxes and charges | 1.30 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$52.13 |
| Total amount you owe | \$52.13 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4942. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 17041 | | 16752 | | 289 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 289 | 324 | 338 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 12 |
| Amount | \$52.13 | \$56.69 | \$56.00 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 79047-09206

Service Address:

150 PINE ARBOR CIR # PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

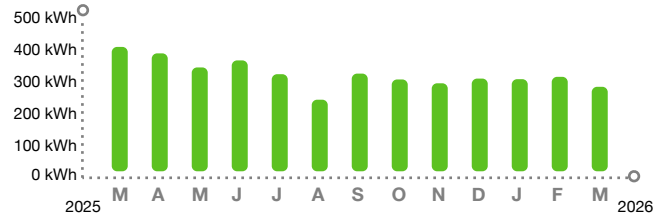
\$51.99

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 56.43 |
| Payments received | -56.43 |
| Balance before new charges | 0.00 |
| Total new charges | 51.99 |
| Total amount you owe | \$51.99 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

79047-09206

ACCOUNT NUMBER

\$51.99

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
HERITAGE PARK
COMMUNITY
DEVELOPMENT

Account Number:
79047-09206

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 56.43 |
| Payment received - Thank you | -56.43 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$27.23 |
| Fuel: (\$0.032020 per kWh) | \$9.22 |
| Electric service amount | 50.65 |
| Gross receipts tax (State tax) | 1.30 |
| Taxes and charges | 1.30 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$51.99 |
| Total amount you owe | \$51.99 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA00339. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 64045 | | 63757 | | 288 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 288 | 322 | 424 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 15 |
| Amount | \$51.99 | \$56.43 | \$66.87 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 62217-13263

Service Address:

452 WOODED CROSSING CIR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

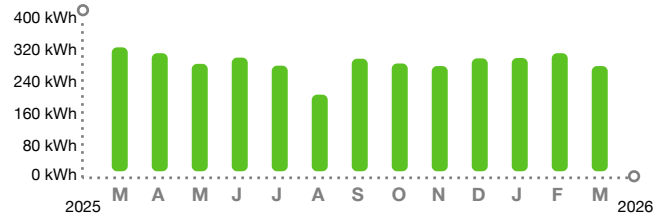
\$51.87

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 56.43 |
| Payments received | -56.43 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 51.87 |
| Total amount you owe | \$51.87 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

62217-13263
ACCOUNT NUMBER

\$51.87
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 62217-13263

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 56.43 |
| Payment received - Thank you | -56.43 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$27.14 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$9.19 |
| Electric service amount | 50.53 |
| Gross receipts tax (State tax) | 1.30 |
| Taxes and charges | 1.30 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$51.87 |
| Total amount you owe | \$51.87 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5667. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 66923 | | 66636 | | 287 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 287 | 322 | 338 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 12 |
| Amount | \$51.87 | \$56.43 | \$56.00 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 97383-20283

Service Address:

224 HEFFERON DR # POND
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

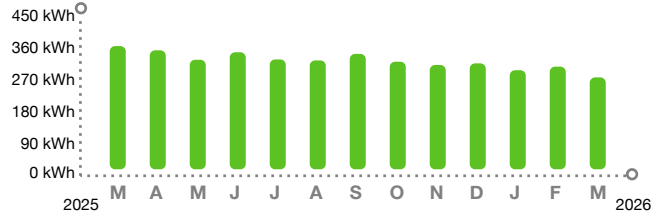
\$51.22

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 55.52 |
| Payments received | -55.52 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 51.22 |
| Total amount you owe | \$51.22 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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97383-20283
ACCOUNT NUMBER

\$51.22
TOTAL AMOUNT YOU OWE

Mar 31, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 97383-20283

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 55.52 |
| Payment received - Thank you | -55.52 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$26.67 |
| Fuel: (\$0.032020 per kWh) | \$9.03 |
| Electric service amount | 49.90 |
| Gross receipts tax (State tax) | 1.28 |
| Taxes and charges | 1.28 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$51.22 |
| Total amount you owe | \$51.22 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA16574. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 53498 | | 53216 | | 282 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 282 | 315 | 378 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 14 |
| Amount | \$51.22 | \$55.52 | \$61.05 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 86293-87211

Service Address:

252 HEFFERON DR # PUMP
SAINT AUGUSTINE, FL 32084

Hello Heritage Park Community Dev Elopment District,
Here's what you owe for this billing period.

CURRENT BILL

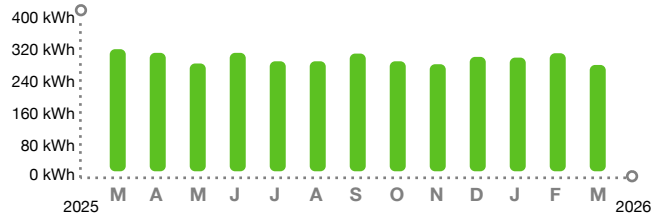
\$47.29

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 51.32 |
| Payments received | -51.32 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 47.29 |
| Total amount you owe | \$47.29 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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FPL Care To Share: _____

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HERITAGE PARK COMMUNITY DEV
ELOPMENT DISTRICT
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

86293-87211

ACCOUNT NUMBER

\$47.29

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Heritage Park Community
Dev Elopment District

Account Number: 86293-87211

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 51.32 |
| Payment received - Thank you | -51.32 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|---|----------------|
| Rate: RS-1 RESIDENTIAL SERVICE | |
| Base charge: | \$10.52 |
| Non-fuel: <small>(First 1000 kWh at \$0.093650)</small> | \$27.16 |
| <small>(Over 1000 kWh at \$0.103650)</small> | |
| Fuel: <small>(First 1000 kWh at \$0.028930)</small> | \$8.39 |
| <small>(Over 1000 kWh at \$0.038930)</small> | |
| Electric service amount | 46.07 |
| Gross receipts tax (State tax) | 1.18 |
| Taxes and charges | 1.18 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$47.29 |
| Total amount you owe | \$47.29 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1891. Next meter reading Apr 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 62572 | | 62282 | | 290 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 290 | 322 | 333 |
| Service days | 29 | 32 | 28 |
| kWh/day | 10 | 10 | 12 |
| Amount | \$47.29 | \$51.32 | \$51.25 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Feb 9, 2026 to Mar 10, 2026 (29 days)

Statement Date: Mar 10, 2026

Account Number: 05474-46179

Service Address:

215 HEFFERON DR #PUMP
SAINT AUGUSTINE, FL 32092

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

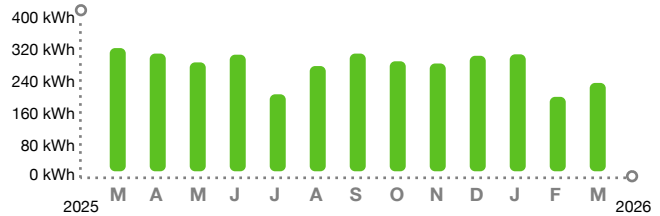
\$45.91

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 40.95 |
| Payments received | -40.95 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 45.91 |
| Total amount you owe | \$45.91 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 29, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 21, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

HERITAGE PARK COMMUNITY
DEVELOPMENT DISTRICT
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

05474-46179

ACCOUNT NUMBER

\$45.91

TOTAL AMOUNT YOU OWE

Mar 31, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 05474-46179

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 40.95 |
| Payment received - Thank you | -40.95 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$22.80 |
| Fuel: (\$0.032020 per kWh) | \$7.72 |
| Electric service amount | 44.72 |
| Gross receipts tax (State tax) | 1.15 |
| Taxes and charges | 1.15 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$45.91 |
| Total amount you owe | \$45.91 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA01590. Next meter reading Apr 8, 2026.

| Usage Type | Current | - | Previous | = | Usage |
|------------|---------|---|----------|---|-------|
| kWh used | 19625 | | 19384 | | 241 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|--------------|-------------|--------------|
| Service to | Mar 10, 2026 | Feb 9, 2026 | Mar 10, 2025 |
| kWh Used | 241 | 203 | 336 |
| Service days | 29 | 32 | 28 |
| kWh/day | 8 | 6 | 12 |
| Amount | \$45.91 | \$40.95 | \$55.74 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#)

A smarter way to save

Lower operational costs with automatic monthly bill credits when you participate in Business On Call®.

[Get started](#)

Find hidden savings

Understand when and where your business uses energy - and uncover ways to reduce costs.

[Get insights](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

TAXPAYER NAME: HERITAGE PARK COMMUNITY DEVELOPMENT TIN: xxxxx2887

Deposit Confirmation

Your payment has been accepted.

Payment Successful

An EFT Acknowledgement Number has been provided for this payment. Please keep this number for your records.

REMINDER: REMEMBER TO FILE ALL RETURNS WHEN DUE!

EFT ACKNOWLEDGEMENT NUMBER: 270648654211285

PLEASE NOTE

Any amounts represented in the subcategories of Social Security, Medicare, and Income Tax Withholding are for informational purposes only.

| Payment Information | Entered Data |
|----------------------------|---------------------------|
| Taxpayer EIN | xxxxx2887 |
| Tax Form | 941 Employers Federal Tax |
| Tax Type | Federal Tax Deposit |
| Tax Period | Q1/2026 |
| Payment Amount | \$153.00 |
| Settlement Date | 03/27/2026 |
| Subcategories: | |
| 1 Social Security | \$124.00 |
| 2 Medicare | \$29.00 |
| Account Number | xxxxxx1470 |
| Account Type | CHECKING |
| Routing Number | 063104668 |
| Bank Name | REGIONS BANK |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------|------------------|-----|-------|-------|----------|----------------------------------|--------|----------|--------------|---------|
| 4/01/26 | 00042 | 12/16/25 | 92759 | 202512 | 320 | 53800 | 46600 | | FUTURE HORIZONS, INC. | * | 450.00 | 450.00 | 000095 |
| 4/01/26 | 00042 | 2/27/26 | 93838 | 202602 | 320 | 53800 | 46600 | | FUTURE HORIZONS, INC. | * | 450.00 | 450.00 | 000096 |
| 4/01/26 | 00043 | 3/26/26 | 1136241 | 202603 | 320 | 53800 | 47100 | | YELLOWSTONE LANDSCAPE INC | * | 5,168.13 | 5,168.13 | 000097 |
| 4/01/26 | 00043 | 4/01/26 | 1134771 | 202604 | 320 | 53800 | 46200 | | YELLOWSTONE LANDSCAPE INC | * | 3,247.93 | 3,247.93 | 000098 |
| 4/07/26 | 00042 | 3/31/26 | 94255 | 202603 | 320 | 53800 | 46300 | | FUTURE HORIZONS, INC. | * | 1,550.00 | 1,550.00 | 000099 |
| 4/07/26 | 00002 | 4/01/26 | 660 | 202604 | 310 | 51300 | 34000 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 5,433.58 | 5,855.50 | 000100 |
| | | 4/01/26 | 660 | 202604 | 310 | 51300 | 49200 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 110.25 | | |
| | | 4/01/26 | 660 | 202604 | 310 | 51300 | 35100 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 165.42 | | |
| | | 4/01/26 | 660 | 202604 | 310 | 51300 | 51000 | | GOVERNMENTAL MANAGEMENT SERVICES | * | .60 | | |
| | | 4/01/26 | 660 | 202604 | 310 | 51300 | 42000 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 56.70 | | |
| | | 4/01/26 | 660 | 202604 | 310 | 51300 | 42500 | | GOVERNMENTAL MANAGEMENT SERVICES | * | 88.95 | | |
| 4/07/26 | 00003 | 4/01/26 | 29048 | 202604 | 310 | 51300 | 32200 | | GRAU AND ASSOCIATES | * | 3,300.00 | 3,300.00 | 000101 |
| 4/07/26 | 00089 | 3/31/26 | 7643727 | 202603 | 310 | 51300 | 48000 | | USA TODAY MEDIA CORP | * | 70.00 | 70.00 | 000102 |
| 4/07/26 | 00043 | 4/02/26 | 1143657 | 202604 | 320 | 53800 | 46600 | | YELLOWSTONE LANDSCAPE INC | * | 4,335.00 | 4,335.00 | 000103 |

HERT HERITAGE PARK TLEE

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--|--------|-----------|----------------------------|
| 4/14/26 | 00002 | 4/01/26 659 | 202604 320-53800-46400 | APR CONTRACT ADMIN GOVERNMENTAL MANAGEMENT SERVICES | * | 1,095.17 | 1,095.17 000104 |
| 4/14/26 | 00043 | 4/10/26 1150433 | 202604 320-53800-46800 | TREE REMOVAL YELLOWSTONE LANDSCAPE INC | * | 750.00 | 750.00 000105 |
| 4/21/26 | 00002 | 4/14/26 661 | 202603 320-53800-46400 | FACILITY MAINTENANCE-MAR GOVERNMENTAL MANAGEMENT SERVICES | * | 687.14 | 687.14 000106 |
| 4/21/26 | 00073 | 4/09/26 3729901 | 202601 310-51300-31500 | JAN GENERAL COUNSEL | * | 1,666.50 | |
| | | 4/09/26 3729901. | 202602 310-51300-31500 | FEB GENERAL COUNSEL KUTAK ROCK LLP | * | 359.00 | 2,025.50 000107 |
| TOTAL FOR BANK B | | | | | | 28,984.37 | |
| TOTAL FOR REGISTER | | | | | | 28,984.37 | |

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: 92759
 Invoice Date: Dec 16, 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 | Per Agreement | Net 30 Days | |
| Sales Rep ID | Shipping Method | Ship Date | Due Date |
| Willoughby01 | Hand Deliver | 12/11/25 | 1/15/26 |

| Quantity | Item | Description | Unit Price | Amount |
|---|-----------------|---|------------|---------------|
| 1.00 | Aerator Service | Installed a new unit in Pond 500 Serial # 4252NVX442802 Lake Contingency: 1.320.538.466 per Jeff Johnson (3.30.26) | 450.00 | 450.00 |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED <i>By Tara Lee at 9:36 am, Mar 30, 2026</i> </div> | | | | |
| Subtotal | | | | 450.00 |
| Sales Tax | | | | |
| Freight | | | | |
| Total Invoice Amount | | | | 450.00 |
| Payment/Credit Applied | | | | |
| TOTAL | | | | 450.00 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1136241 | 3/26/2026 |
| 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: April 25, 2026

Invoice Amount: \$5,168.13

| Description | Current Amount |
|--------------------------------|----------------|
| Pond 100 Native Grass Planting | |
| Landscape Enhancement | \$5,168.13 |
| Subcontracted Service | \$0.00 |

Approved 3/26/26
Jeff Johnson
Pond Bank Erosion
1.320.53800.47100

Invoice Total **\$5,168.13**

RECEIVED

By Tara Lee at 2:01 pm, Mar 29, 2026

IN COMMERCIAL LANDSCAPING

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



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1134771 | 4/1/2026 |
| 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: May 1, 2026

Invoice Amount: \$3,247.93

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance April 2026 | \$3,247.93 |

RECEIVED

By Tara Lee at 2:48 pm, Mar 28, 2026

Invoice Total \$3,247.93

IN COMMERCIAL LANDSCAPING

Approved 3/24/26
Jeff Johnson
Landscape Maintenance
53800.320.46200

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

Future Horizons, Inc

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

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

Approved 4/1/26
 Jeff Johnson
 Lake Maintenance
 53800.320.46300

INVOICE

Invoice Number: 94255
 Invoice Date: Mar 31, 2026
 Page: 1

RECEIVED
 By Tara Lee at 8:29 am, Apr 02, 2026

| |
|--|
| 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 | | 4/30/26 |

| Quantity | Item | Description | Unit Price | Amount |
|----------|----------------------|--|------------|----------|
| 1.00 | Aquatic Weed Control | Aquatic Weed Control services in Heritage Park for the month of March 2026 | 1,550.00 | 1,550.00 |

| | |
|------------------------|-----------------|
| Subtotal | 1,550.00 |
| Sales Tax | |
| Freight | |
| Total Invoice Amount | 1,550.00 |
| Payment/Credit Applied | |
| TOTAL | 1,550.00 |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

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

Invoice

Invoice #: 660
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026 | | 5,433.58 | 5,433.58 |
| Website Administration -April 2026 | | 110.25 | 110.25 |
| Information Technology - April 2026 | | 165.42 | 165.42 |
| Office Supplies | | 0.60 | 0.60 |
| Postage | | 56.70 | 56.70 |
| Copies | | 88.95 | 88.95 |

Total \$5,855.50

Payments/Credits \$0.00

Balance Due \$5,855.50

RECEIVED

By Tara Lee at 9:28 am, Apr 03, 2026

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. 29048
Date 04/02/2026

| SERVICE | AMOUNT |
|----------------------|--------------------|
| Audit FYE 09/30/2025 | \$ <u>3,300.00</u> |
| Current Amount Due | \$ <u>3,300.00</u> |

RECEIVED

By Tara Lee at 11:41 am, Apr 02, 2026

| | | | | | |
|----------|---------|---------|----------|----------|----------|
| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
| 3,300.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,300.00 |

Payment due upon receipt.

USA TODAY CO.



| | | | |
|--|--|----------------------------------|----------------------|
| ACCOUNT NAME Heritage Park Comm Development | | ACCOUNT # 764135 | INV DATE 03/31/26 |
| INVOICE # 0007643727 | INVOICE PERIOD Mar 1- Mar 31, 2026 | 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: APRIL 30, 2026 Legal Entity: USA TODAY 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@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. 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 |
|--------|-----------------|--------|
| 3/1/26 | Balance Forward | \$0.00 |

Package Advertising:

| Start-End Date | Order Number | Product | Description | PO Number | Package Cost |
|----------------|--------------|-------------------------|---------------|-----------|--------------|
| 3/18/26 | 12101555 | SAG St Augustine Record | March Meeting | | \$70.00 |

RECEIVED
By Tara Lee at 11:54 am, Apr 02, 2026

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 0007643727 | | 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) USA TODAY Media Corp. 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/ | | | | | | |

00007641350000000000000076437270000700067177

USA TODAY CO.



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 03/18/2026
SAG staugustine.com 03/18/2026

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 03/18/2026



Legal Clerk

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: 12101555 # of Copies: 1
Customer No: 764135
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, March 26, 2026 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



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1143657 | 4/2/2026 |
| 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: May 2, 2026

Invoice Amount: \$4,335.00

| Description | Current Amount |
|-------------|----------------|
|-------------|----------------|

| | |
|-------------------------------------|------------|
| Single Culvert Erosion Rock Install | |
| Landscape Enhancement | \$4,335.00 |
| Subcontracted Service | \$0.00 |

Approved 4/2/26
 Jeff Johnson
 Lake Contingency
 53800.320.46500
 46600 TRL

Invoice Total \$4,335.00

RECEIVED
 By Tara Lee at 9:16 am, Apr 03, 2026

IN COMMERCIAL LANDSCAPING

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 #: 659
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026 | | 1,095.17 | 1,095.17 |
| <i>Alison Moring</i> 4-3-26 | | | |

RECEIVED
By Tara Lee at 10:03 am, Apr 08, 2026

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



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1150433 | 4/10/2026 |
| 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: May 10, 2026

Invoice Amount: \$750.00

| Description | Current Amount |
|------------------------------|----------------|
| Tree Removal 812 New Park Ct | |
| Tree Care Service | \$750.00 |

Approved 4/10/26
Jeff Johnson
Tree Trimming
1.53800.320.46800

Invoice Total \$750.00

RECEIVED

By Tara Lee at 11:48 am, Apr 10, 2026

IN COMMERCIAL LANDSCAPING

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 #: 661
Invoice Date: 4/14/26
Due Date: 4/14/26
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 March 1 - March 31, 2026 | 15.52 | 40.00 | 620.80 |
| Maintenance Supplies | | 66.34 | 66.34 |
| Approved 4/20/26 Jeff Johnson Common Area Maintenance 53800.320.46400 | | | |
| <i>Alison Morsing</i> 4-20-26 | | | |

RECEIVED
By Tara Lee at 9:00 am, Apr 21, 2026

| | |
|------------------|----------|
| Total | \$687.14 |
| Payments/Credits | \$0.00 |
| Balance Due | \$687.14 |

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF MARCH 2026

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|--------------|--------------|-----------------|--|
| 3/4/26 | 4 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| 3/11/26 | 3.52 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains, pond one hundred had a lot of debris |
| 3/18/26 | 4 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| 3/25/26 | 4 | M.B. | Walked all ponds, removed debris around all ponds, checked and reset fountains |
| TOTAL | <u>15.52</u> | | |
| MILES | <u>0</u> | | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445 |

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/26

| <u>DISTRICT</u> | <u>DATE</u> | <u>SUPPLIES</u> | <u>PRICE</u> | <u>EMPLOYEE</u> |
|-----------------|-------------|---------------------------------------|-----------------------|-----------------|
| HP | | | | |
| HERITAGE PARK | | | | |
| | 3/10/26 | 4x4 Post | 10.99 | J.J. |
| | 3/19/26 | Please Do Not Feed Wildlife Signs (3) | 36.71 | J.J. |
| | 4/1/26 | Bag of Concrete | 6.42 | J.J. |
| | 4/1/26 | 4x4 Post | 12.22 | J.J. |
| | | TOTAL | <u>\$66.34</u> | |

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

April 9, 2026



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

RECEIVED
By Tara Lee at 2:41 pm, Apr 14, 2026

Invoice No. 3729901
10423-1

Re: Heritage Park CDD - General Representation

For Professional Legal Services Rendered

| | | | | |
|----------|-----------|------|--------|---|
| 01/03/26 | G. Lovett | 0.50 | 140.00 | Monitor legislative process relating to matters impacting special districts |
| 01/05/26 | K. Magee | 1.50 | 397.50 | Revise and finalize draft easement agreement with District and HOA regarding access to stormwater pond |
| 01/20/26 | K. Magee | 0.50 | 132.50 | Review final notice of fence encroachment and draft correspondence with District manager regarding removal of encroachment |
| 01/21/26 | W. Haber | 0.50 | 175.00 | Participate in conference call regarding amenity center underdrain and responsibility for same; confer with Oliver regarding fence relocation |
| 01/21/26 | K. Magee | 0.80 | 212.00 | Prepare for and attend staff call regarding drainage issue and responsibility for repair |
| 01/22/26 | K. Magee | 2.10 | 556.50 | Prepare for and attend Board of Supervisors meeting via phone |

KUTAK ROCK LLP

Heritage Park CDD

April 9, 2026

Client Matter No. 10423-1

Invoice No. 3729901

Page 2

| | | | | |
|----------|-----------|------|--------|--|
| 01/23/26 | K. Magee | 0.20 | 53.00 | Review correspondence received regarding pond health |
| 02/07/26 | L. Whelan | 0.50 | 200.00 | Monitor legislative process relating to matters impacting special districts |
| 02/16/26 | K. Magee | 0.60 | 159.00 | Review and respond to correspondence from District manager regarding easement of electrical line for pond bank repairs |

TOTAL HOURS 7.20

TOTAL FOR SERVICES RENDERED \$2,025.50

TOTAL CURRENT AMOUNT DUE \$2,025.50



Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 23661-59438

Service Address:

615 ARBOR PARK CT #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

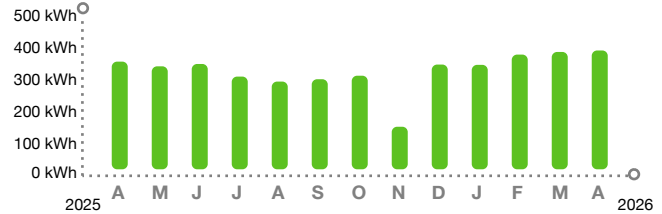
\$67.21

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 66.58 |
| Payments received | -66.58 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 67.21 |
| <hr/> | |
| Total amount you owe | \$67.21 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

23661-59438
ACCOUNT NUMBER

\$67.21
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 23661-59438

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 66.58 |
| Payment received - Thank you | -66.58 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$38.30 |
| Fuel: (\$0.032020 per kWh) | \$12.97 |
| Electric service amount | 65.47 |
| Gross receipts tax (State tax) | 1.68 |
| Taxes and charges | 1.68 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$67.21 |
| Total amount you owe | \$67.21 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2503. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 77760 | | 77355 | | 405 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 405 | 400 | 367 |
| Service days | 29 | 29 | 29 |
| kWh/day | 14 | 14 | 13 |
| Amount | \$67.21 | \$66.58 | \$59.66 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 50641-26526

Service Address:

602 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

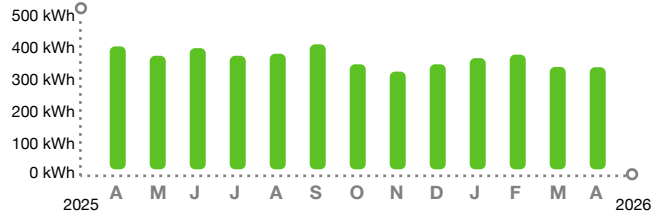
\$59.81

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 59.94 |
| Payments received | -59.94 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 59.81 |
| <hr/> | |
| Total amount you owe | \$59.81 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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MIAMI FL 33188-0001

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50641-26526
ACCOUNT NUMBER

\$59.81
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 50641-26526

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 59.94 |
| Payment received - Thank you | -59.94 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$32.92 |
| Fuel: (\$0.032020 per kWh) | \$11.14 |
| Electric service amount | 58.26 |
| Gross receipts tax (State tax) | 1.50 |
| Taxes and charges | 1.50 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$59.81 |
| Total amount you owe | \$59.81 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1810. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 69252 | | 68904 | | 348 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 348 | 349 | 419 |
| Service days | 29 | 29 | 29 |
| kWh/day | 12 | 12 | 14 |
| Amount | \$59.81 | \$59.94 | \$66.25 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 28090-55177

Service Address:

1533 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

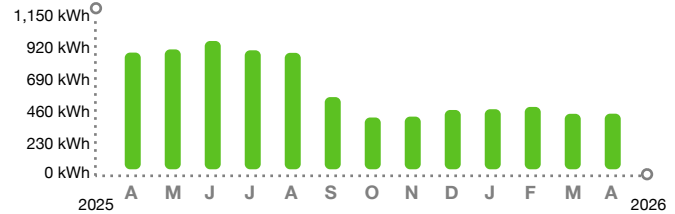
\$71.24

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 71.13 |
| Payments received | -71.13 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 71.24 |
| Total amount you owe | \$71.24 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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28090-55177
ACCOUNT NUMBER

\$71.24
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 28090-55177

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 71.13 |
| Payment received - Thank you | -71.13 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$41.24 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$13.96 |
| Electric service amount | 69.40 |
| Gross receipts tax (State tax) | 1.78 |
| Taxes and charges | 1.78 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$71.24 |
| Total amount you owe | \$71.24 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD6049. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 14616 | | 14180 | | 436 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 436 | 435 | 915 |
| Service days | 29 | 29 | 29 |
| kWh/day | 15 | 15 | 32 |
| Amount | \$71.24 | \$71.13 | \$128.99 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 73284-10530

Service Address:

700 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

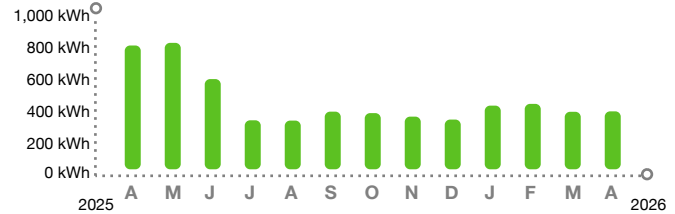
\$65.93

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 65.53 |
| Payments received | -65.53 |
| Balance before new charges | 0.00 |
| Total new charges | 65.93 |
| Total amount you owe | \$65.93 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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73284-10530
ACCOUNT NUMBER

\$65.93
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 73284-10530

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 65.53 |
| Payment received - Thank you | -65.53 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$37.37 |
| Fuel: (\$0.032020 per kWh) | \$12.65 |
| Electric service amount | 64.22 |
| Gross receipts tax (State tax) | 1.65 |
| Taxes and charges | 1.65 |
| Regulatory fee (State fee) | 0.06 |
| Total new charges | \$65.93 |
| Total amount you owe | \$65.93 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4144. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 12866 | | 12471 | | 395 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 395 | 392 | 844 |
| Service days | 29 | 29 | 29 |
| kWh/day | 14 | 14 | 29 |
| Amount | \$65.93 | \$65.53 | \$120.02 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 68855-36240

Service Address:

522 CEDAR ARBOR CT #PUMP
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

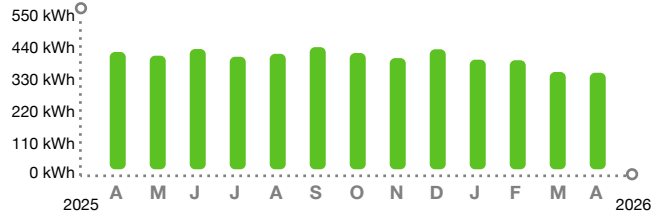
\$61.63

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 62.02 |
| Payments received | -62.02 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 61.63 |
| <hr/> | |
| Total amount you owe | \$61.63 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 24, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

68855-36240
ACCOUNT NUMBER

\$61.63
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 68855-36240

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 62.02 |
| Payment received - Thank you | -62.02 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$34.25 |
| Fuel: (\$0.032020 per kWh) | \$11.59 |
| Electric service amount | 60.04 |
| Gross receipts tax (State tax) | 1.54 |
| Taxes and charges | 1.54 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$61.63 |
| Total amount you owe | \$61.63 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD6367. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|----------|-----------------|----------|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 70150 | | 69788 | | 362 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 362 | 365 | 440 |
| Service days | 29 | 29 | 29 |
| kWh/day | 12 | 13 | 15 |
| Amount | \$61.63 | \$62.02 | \$68.89 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 51454-83292

Service Address:

217 PINE ARBOR CIR # FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

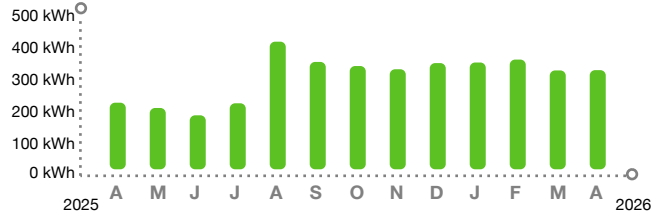
\$58.51

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 58.39 |
| Payments received | -58.39 |
| Balance before new charges | 0.00 |
| Total new charges | 58.51 |
| Total amount you owe | \$58.51 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

51454-83292

ACCOUNT NUMBER

\$58.51

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
HERITAGE PARK
COMMUNITY
DEVELOPMENT

Account Number:
51454-83292

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 58.39 |
| Payment received - Thank you | -58.39 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$31.98 |
| Fuel: (\$0.032020 per kWh) | \$10.82 |
| Electric service amount | 57.00 |
| Gross receipts tax (State tax) | 1.46 |
| Taxes and charges | 1.46 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$58.51 |
| Total amount you owe | \$58.51 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC67479. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 53120 | | 52782 | | 338 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 338 | 337 | 227 |
| Service days | 29 | 29 | 29 |
| kWh/day | 12 | 12 | 8 |
| Amount | \$58.51 | \$58.39 | \$41.96 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 32343-35515

Service Address:

297 HEFFERON DR # FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

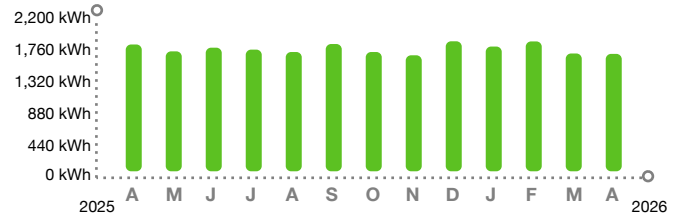
\$243.48

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 244.25 |
| Payments received | -244.25 |
| Balance before new charges | 0.00 |
| ----- | |
| Total new charges | 243.48 |
| Total amount you owe | \$243.48 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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MIAMI FL 33188-0001

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32343-35515
ACCOUNT NUMBER

\$243.48
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 32343-35515

BILL DETAILS

| | |
|------------------------------|---------|
| Amount of your last bill | 244.25 |
| Payment received - Thank you | -244.25 |
| Balance before new charges | \$0.00 |

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

| | |
|--------------------------------|-----------------|
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$166.59 |
| Fuel: (\$0.032020 per kWh) | \$56.39 |
| Electric service amount | 237.18 |
| Gross receipts tax (State tax) | 6.09 |
| Taxes and charges | 6.09 |
| Regulatory fee (State fee) | 0.21 |
| Total new charges | \$243.48 |
| Total amount you owe | \$243.48 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1363. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 06781 | | 05020 | | 1761 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 1761 | 1767 | 1902 |
| Service days | 29 | 29 | 29 |
| kWh/day | 61 | 61 | 66 |
| Amount | \$243.48 | \$244.25 | \$253.91 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 93678-18193

Service Address:

339 HEFFERON DR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

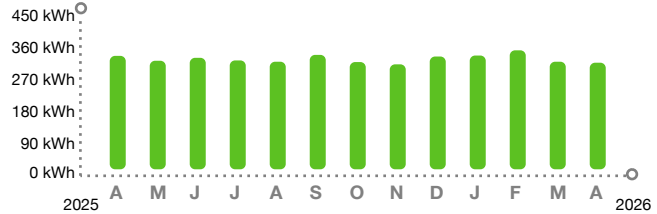
\$57.08

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 57.49 |
| Payments received | -57.49 |
| Balance before new charges | 0.00 |
| Total new charges | 57.08 |
| Total amount you owe | \$57.08 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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93678-18193
ACCOUNT NUMBER

\$57.08
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 93678-18193

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 57.49 |
| Payment received - Thank you | -57.49 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$30.93 |
| Fuel: (\$0.032020 per kWh) | \$10.47 |
| Electric service amount | 55.60 |
| Gross receipts tax (State tax) | 1.43 |
| Taxes and charges | 1.43 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$57.08 |
| Total amount you owe | \$57.08 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1651. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 62291 | | 61964 | | 327 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 327 | 330 | 348 |
| Service days | 29 | 29 | 29 |
| kWh/day | 11 | 11 | 12 |
| Amount | \$57.08 | \$57.49 | \$57.25 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 97156-57012

Service Address:

1310 WILD PINE DR # FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

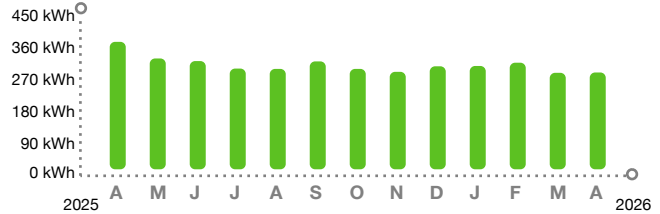
\$53.19

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 53.06 |
| Payments received | -53.06 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 53.19 |
| Total amount you owe | \$53.19 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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MIAMI FL 33188-0001

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for ways to pay.

97156-57012
ACCOUNT NUMBER

\$53.19
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 97156-57012

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 53.06 |
| Payment received - Thank you | -53.06 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$28.10 |
| Fuel: (\$0.032020 per kWh) | \$9.51 |
| Electric service amount | 51.81 |
| Gross receipts tax (State tax) | 1.33 |
| Taxes and charges | 1.33 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$53.19 |
| Total amount you owe | \$53.19 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC64827. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 71050 | | 70753 | | 297 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 297 | 296 | 391 |
| Service days | 29 | 29 | 29 |
| kWh/day | 10 | 10 | 13 |
| Amount | \$53.19 | \$53.06 | \$62.69 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 23351-43232

Service Address:

360 WOODED CROSSING CIR #PUMP
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

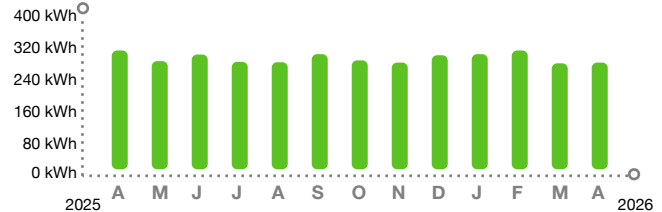
\$52.40

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 52.13 |
| Payments received | -52.13 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 52.40 |
| <hr/> | |
| Total amount you owe | \$52.40 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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23351-43232
ACCOUNT NUMBER

\$52.40
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 23351-43232

BILL DETAILS

| | |
|--|----------------|
| Amount of your last bill | 52.13 |
| Payment received - Thank you | -52.13 |
| Balance before new charges | \$0.00 |
| New Charges | |
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$27.53 |
| Fuel: (\$0.032020 per kWh) | \$9.32 |
| Electric service amount | 51.05 |
| Gross receipts tax (State tax) | 1.31 |
| Taxes and charges | 1.31 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$52.40 |
| Total amount you owe | \$52.40 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4942. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 17332 | | 17041 | | 291 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 291 | 289 | 324 |
| Service days | 29 | 29 | 29 |
| kWh/day | 10 | 10 | 11 |
| Amount | \$52.40 | \$52.13 | \$54.23 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 12162-34177

Service Address:

1514 E RED HOUSE BRANCH RD #PUMP
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

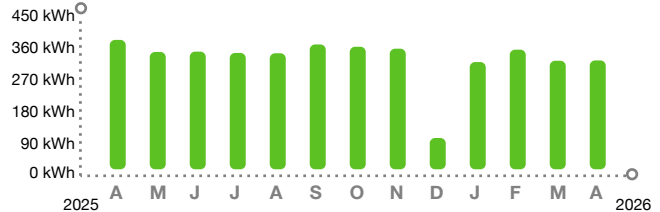
\$58.00

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 57.87 |
| Payments received | -57.87 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 58.00 |
| <hr/> | |
| Total amount you owe | \$58.00 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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DEVELOPMENT DISTRICT
C/O HERITAGE PARK COMMUNITY DEVELOPMENT
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ORLANDO FL 32822-5149

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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for ways to pay.

12162-34177

ACCOUNT NUMBER

\$58.00

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 12162-34177

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 57.87 |
| Payment received - Thank you | -57.87 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$31.61 |
| Fuel: (\$0.032020 per kWh) | \$10.69 |
| Electric service amount | 56.50 |
| Gross receipts tax (State tax) | 1.45 |
| Taxes and charges | 1.45 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$58.00 |
| Total amount you owe | \$58.00 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1500. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 15751 | | 15417 | | 334 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 334 | 333 | 397 |
| Service days | 29 | 29 | 29 |
| kWh/day | 12 | 11 | 14 |
| Amount | \$58.00 | \$57.87 | \$63.46 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 36019-69011

Service Address:

223 WOODED CROSSING CIR #FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

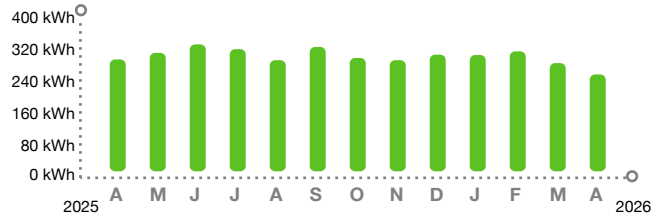
\$48.88

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 52.92 |
| Payments received | -52.92 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 48.88 |
| <hr/> | |
| Total amount you owe | \$48.88 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

36019-69011
ACCOUNT NUMBER

\$48.88
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 36019-69011

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 52.92 |
| Payment received - Thank you | -52.92 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$24.97 |
| Fuel: (\$0.032020 per kWh) | \$8.45 |
| Electric service amount | 47.62 |
| Gross receipts tax (State tax) | 1.22 |
| Taxes and charges | 1.22 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$48.88 |
| Total amount you owe | \$48.88 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC64804. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 61985 | | 61721 | | 264 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 264 | 295 | 305 |
| Service days | 29 | 29 | 29 |
| kWh/day | 9 | 10 | 11 |
| Amount | \$48.88 | \$52.92 | \$51.82 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 53653-90110

Service Address:

807 OAK ARBOR CIR #POND
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

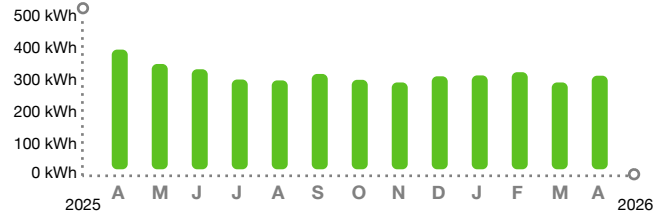
\$56.04

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 53.06 |
| Payments received | -53.06 |
| Balance before new charges | 0.00 |
| Total new charges | 56.04 |
| Total amount you owe | \$56.04 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

53653-90110
ACCOUNT NUMBER

\$56.04
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 53653-90110

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 53.06 |
| Payment received - Thank you | -53.06 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$30.18 |
| Fuel: (\$0.032020 per kWh) | \$10.21 |
| Electric service amount | 54.59 |
| Gross receipts tax (State tax) | 1.40 |
| Taxes and charges | 1.40 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$56.04 |
| Total amount you owe | \$56.04 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC12319. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 64966 | | 64647 | | 319 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 319 | 296 | 408 |
| Service days | 29 | 29 | 29 |
| kWh/day | 11 | 10 | 14 |
| Amount | \$56.04 | \$53.06 | \$64.84 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 05474-46179

Service Address:

215 HEFFERON DR #PUMP
SAINT AUGUSTINE, FL 32092

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

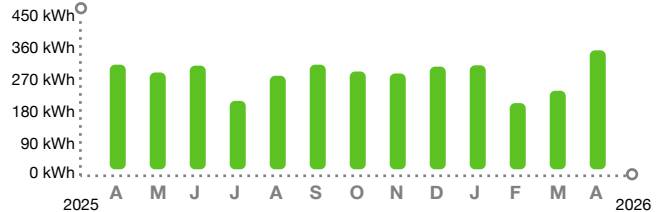
\$62.02

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 45.91 |
| Payments received | -45.91 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 62.02 |
| Total amount you owe | \$62.02 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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05474-46179
ACCOUNT NUMBER

\$62.02
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 05474-46179

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 45.91 |
| Payment received - Thank you | -45.91 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$34.53 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$11.69 |
| Electric service amount | 60.42 |
| Gross receipts tax (State tax) | 1.55 |
| Taxes and charges | 1.55 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$62.02 |
| Total amount you owe | \$62.02 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA01590. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|----------|-----------------|----------|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 19990 | | 19625 | | 365 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 365 | 241 | 321 |
| Service days | 29 | 29 | 29 |
| kWh/day | 13 | 8 | 11 |
| Amount | \$62.02 | \$45.91 | \$53.85 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 29060-17179

Service Address:

1000 WOODLAWN RD
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$4,160.51

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-------------------|
| Amount of your last bill | 4,160.51 |
| Payments received | -4,160.51 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 4,160.51 |
| Total amount you owe | \$4,160.51 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 24, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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MIAMI FL 33188-0001

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for ways to pay.

29060-17179

ACCOUNT NUMBER

\$4,160.51

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 29060-17179

BILL DETAILS

| | |
|------------------------------|-----------|
| Amount of your last bill | 4,160.51 |
| Payment received - Thank you | -4,160.51 |
| Balance before new charges | \$0.00 |

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

| | |
|--------------------------------|-------------------|
| Electric service amount ** | 4,149.73 |
| Gross receipts tax (State tax) | 7.25 |
| Taxes and charges | 7.25 |
| Regulatory fee (State fee) | 3.53 |
| Total new charges | \$4,160.51 |
| Total amount you owe | \$4,160.51 |

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

| | |
|-------------------------|--------------------|
| Non-fuel energy charge: | \$0.041940 per kWh |
| Fuel charge: | \$0.031560 per kWh |

METER SUMMARY

Next bill date May 8, 2026.

| | |
|-------------------|--------------|
| Usage Type | Usage |
| Total kWh used | 3852 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 3852 | 3852 | 3852 |
| Service days | 29 | 29 | 29 |
| kWh/day | 133 | 133 | 133 |
| Amount | \$4,160.51 | \$4,160.51 | \$3,952.00 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Customer Name: HERITAGE PARK
 COMMUNITY DEVELOPMENT DISTRICT

Account Number: 29060-17179

For: 03-10-2026 to 04-08-2026 (29 days)
kWh/Day: 133
Service Address:
 1000 WOODLAWN RD
 SAINT AUGUSTINE, FL 32084

Detail of Rate Schedule Charges for Street Lights

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|-----------|----------|----------|
| C861205 | 74 | 6195 | F | 147 | | | |
| Energy | | | | | 1.000000 | 3,822 | 147.00 |
| Non-energy | | | | | 9.610000 | | 1,412.67 |
| Fixtures | | | | | 1.650000 | | 242.55 |
| Maintenance | | | | | | | |
| F700603 | 45 | 5000 | F | 2 | | 30 | |
| Energy | | | | | 0.600000 | | 1.20 |
| Non-energy | | | | | 7.500000 | | 15.00 |
| Fixtures | | | | | 1.650000 | | 3.30 |
| Maintenance | | | | | | | |
| PMC0001 | | | | 2 | | | |
| Non-energy | | | | | 9.130000 | | 18.26 |
| Fixtures | | | | | | | |
| PMF0001 | | | | 147 | | | |
| Non-energy | | | | | 10.780000 | | 1,584.66 |
| Fixtures | | | | | | | |
| UCNP | | | | 10,816 | | | |
| Non-energy | | | | | 0.054620 | | 590.77 |
| Maintenance | | | | | | | |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



HERITAGE PARK COMMUNITY
 DEVELOPMENT DISTRICT
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649



Customer Name: HERITAGE PARK
 COMMUNITY
 DEVELOPMENT DISTRICT
Account Number: 29060-17179

For: 03-10-2026 to 04-08-2026 (29 days)
kWh/Day: 133
Service Address:
 1000 WOODLAWN RD
 SAINT AUGUSTINE, FL 32084

| Component Code | Watts | Lumens | Owner/ Maint * | Quantity | Rate/Unit | kWh Used | Amount |
|----------------|-------|--------|-------------------|----------|------------------------------------|--------------|-----------------|
| | | | | | Energy sub total | | 148.20 |
| | | | | | Non-energy sub total | | 3,867.21 |
| | | | | | Sub total | 3,852 | 4,015.41 |
| | | | | | Energy conservation cost recovery | | 1.93 |
| | | | | | Capacity payment recovery charge | | 0.23 |
| | | | | | Environmental cost recovery charge | | 2.27 |
| | | | | | Transition rider credit | | -4.01 |
| | | | | | Storm protection recovery charge | | 12.33 |
| | | | | | Fuel charge | | 121.57 |
| | | | | | Electric service amount | | 4,149.73 |
| | | | | | Gross receipts tax (State tax) | | 7.25 |
| | | | | | Regulatory fee (State fee) | | 3.53 |
| | | | | | Total | 3,852 | 4,160.51 |

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 62217-13263

Service Address:

452 WOODED CROSSING CIR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

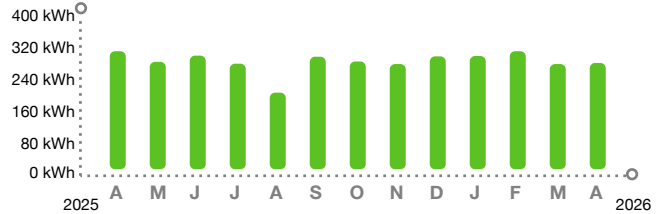
\$52.28

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 51.87 |
| Payments received | -51.87 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 52.28 |
| <hr/> | |
| Total amount you owe | \$52.28 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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62217-13263

ACCOUNT NUMBER

\$52.28

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 62217-13263

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 51.87 |
| Payment received - Thank you | -51.87 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: <small>(\$0.094600 per kWh)</small> | \$27.44 |
| Fuel: <small>(\$0.032020 per kWh)</small> | \$9.29 |
| Electric service amount | 50.93 |
| Gross receipts tax (State tax) | 1.31 |
| Taxes and charges | 1.31 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$52.28 |
| Total amount you owe | \$52.28 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5667. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 67213 | | 66923 | | 290 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------------|-------------------|------------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 290 | 287 | 322 |
| Service days | 29 | 29 | 29 |
| kWh/day | 10 | 10 | 11 |
| Amount | \$52.28 | \$51.87 | \$53.97 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 09357-29004

Service Address:

318 WOODED CROSSING CIR #PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

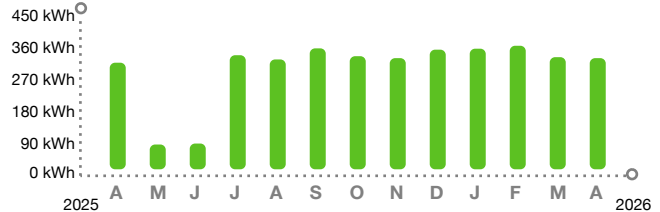
\$58.89

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 59.28 |
| Payments received | -59.28 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 58.89 |
| Total amount you owe | \$58.89 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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09357-29004
ACCOUNT NUMBER

\$58.89
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 09357-29004

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 59.28 |
| Payment received - Thank you | -59.28 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$32.25 |
| Fuel: (\$0.032020 per kWh) | \$10.92 |
| Electric service amount | 57.37 |
| Gross receipts tax (State tax) | 1.47 |
| Taxes and charges | 1.47 |
| Regulatory fee (State fee) | 0.05 |
| Total new charges | \$58.89 |
| Total amount you owe | \$58.89 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4475. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 66544 | | 66203 | | 341 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 341 | 344 | 327 |
| Service days | 29 | 29 | 29 |
| kWh/day | 12 | 12 | 11 |
| Amount | \$58.89 | \$59.28 | \$54.61 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 25134-23117

Service Address:

1007 ARBOR TRAILS CT #FOUNTAIN
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

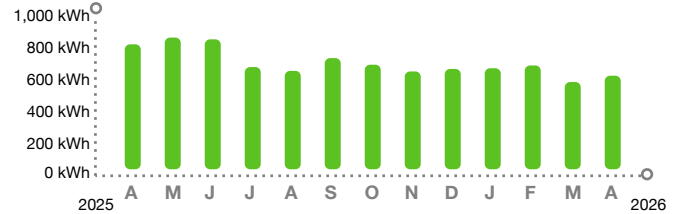
\$97.50

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 91.93 |
| Payments received | -91.93 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 97.50 |
| <hr/> | |
| Total amount you owe | \$97.50 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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for ways to pay.

25134-23117
ACCOUNT NUMBER

\$97.50
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 25134-23117

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 91.93 |
| Payment received - Thank you | -91.93 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$60.35 |
| Fuel: (\$0.032020 per kWh) | \$20.43 |
| Electric service amount | 94.98 |
| Gross receipts tax (State tax) | 2.44 |
| Taxes and charges | 2.44 |
| Regulatory fee (State fee) | 0.08 |
| Total new charges | \$97.50 |
| Total amount you owe | \$97.50 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC07294. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 81275 | | 80637 | | 638 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 638 | 595 | 852 |
| Service days | 29 | 29 | 29 |
| kWh/day | 22 | 21 | 29 |
| Amount | \$97.50 | \$91.93 | \$121.03 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 86293-87211

Service Address:

252 HEFFERON DR # PUMP
SAINT AUGUSTINE, FL 32084

Hello Heritage Park Community Dev Elopment District,
Here's what you owe for this billing period.

CURRENT BILL

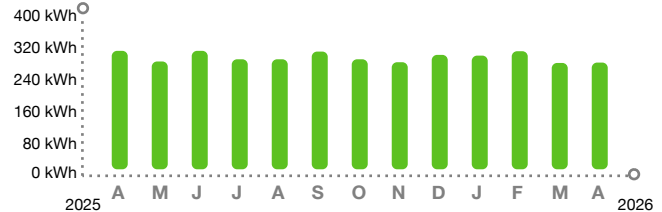
\$47.42

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 47.29 |
| Payments received | -47.29 |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 47.42 |
| Total amount you owe | \$47.42 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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86293-87211
ACCOUNT NUMBER

\$47.42
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Heritage Park Community
Dev Elopment District

Account Number: 86293-87211

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 47.29 |
| Payment received - Thank you | -47.29 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|---|----------------|
| Rate: RS-1 RESIDENTIAL SERVICE | |
| Base charge: | \$10.52 |
| Non-fuel: <small>(First 1000 kWh at \$0.093650)</small> | \$27.25 |
| <small>(Over 1000 kWh at \$0.103650)</small> | |
| Fuel: <small>(First 1000 kWh at \$0.028930)</small> | \$8.42 |
| <small>(Over 1000 kWh at \$0.038930)</small> | |
| Electric service amount | 46.19 |
| Gross receipts tax (State tax) | 1.19 |
| Taxes and charges | 1.19 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$47.42 |
| Total amount you owe | \$47.42 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD1891. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 62863 | | 62572 | | 291 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 291 | 290 | 323 |
| Service days | 29 | 29 | 29 |
| kWh/day | 10 | 10 | 11 |
| Amount | \$47.42 | \$47.29 | \$50.01 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 97383-20283

Service Address:

224 HEFFERON DR # POND
SAINT AUGUSTINE, FL 32084

**HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.**

CURRENT BILL

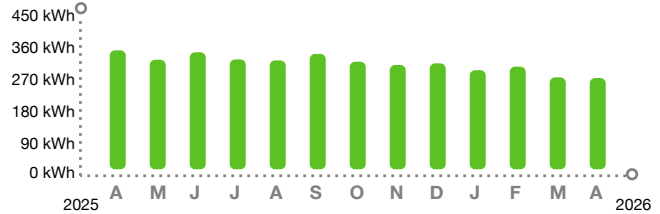
\$50.97

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 51.22 |
| Payments received | -51.22 |
| <hr/> | |
| Balance before new charges | 0.00 |
| <hr/> | |
| Total new charges | 50.97 |
| <hr/> | |
| Total amount you owe | \$50.97 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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97383-20283
ACCOUNT NUMBER

\$50.97
TOTAL AMOUNT YOU OWE

Apr 29, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: HERITAGE PARK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 97383-20283

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 51.22 |
| Payment received - Thank you | -51.22 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$26.49 |
| Fuel: (\$0.032020 per kWh) | \$8.97 |
| Electric service amount | 49.66 |
| Gross receipts tax (State tax) | 1.27 |
| Taxes and charges | 1.27 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$50.97 |
| Total amount you owe | \$50.97 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA16574. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 53778 | | 53498 | | 280 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 280 | 282 | 365 |
| Service days | 29 | 29 | 29 |
| kWh/day | 10 | 10 | 13 |
| Amount | \$50.97 | \$51.22 | \$59.39 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Mar 10, 2026 to Apr 8, 2026 (29 days)

Statement Date: Apr 8, 2026

Account Number: 79047-09206

Service Address:

150 PINE ARBOR CIR # PUMP
SAINT AUGUSTINE, FL 32084

HERITAGE PARK COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

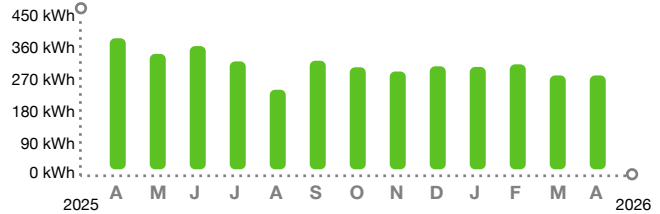
\$51.99

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|----------------|
| Amount of your last bill | 51.99 |
| Payments received | -51.99 |
| ----- | |
| Balance before new charges | 0.00 |
| | |
| Total new charges | 51.99 |
| ----- | |
| Total amount you owe | \$51.99 |

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 30, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after April 19, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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79047-09206

ACCOUNT NUMBER

\$51.99

TOTAL AMOUNT YOU OWE

Apr 29, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
HERITAGE PARK
COMMUNITY
DEVELOPMENT

Account Number:
79047-09206

BILL DETAILS

| | |
|------------------------------|--------|
| Amount of your last bill | 51.99 |
| Payment received - Thank you | -51.99 |
| Balance before new charges | \$0.00 |

New Charges

| | |
|--|----------------|
| Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS | |
| Base charge: | \$14.20 |
| Non-fuel: (\$0.094600 per kWh) | \$27.23 |
| Fuel: (\$0.032020 per kWh) | \$9.22 |
| Electric service amount | 50.65 |
| Gross receipts tax (State tax) | 1.30 |
| Taxes and charges | 1.30 |
| Regulatory fee (State fee) | 0.04 |
| Total new charges | \$51.99 |
| Total amount you owe | \$51.99 |

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AA00339. Next meter reading May 8, 2026.

| | | | | | |
|-------------------|----------------|---|-----------------|---|--------------|
| Usage Type | Current | - | Previous | = | Usage |
| kWh used | 64333 | | 64045 | | 288 |

ENERGY USAGE COMPARISON

| | This Month | Last Month | Last Year |
|--------------|-------------|--------------|-------------|
| Service to | Apr 8, 2026 | Mar 10, 2026 | Apr 8, 2025 |
| kWh Used | 288 | 288 | 402 |
| Service days | 29 | 29 | 29 |
| kWh/day | 10 | 10 | 14 |
| Amount | \$51.99 | \$51.99 | \$64.07 |

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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