Heritage Park

Community Development District

September 24, 2026

AGENDA

Heritage Park
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.heritageparkcdd.com

September 17, 2026

Board of Supervisors
Heritage Park Community Development District

Dear Board Members:

The Heritage Park Community Development District Meeting is scheduled for **Thursday, September 24, 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 July 30, 2026 Meeting

IV. Consideration of National Stormwater Trust
   A. Letter to Heritage Park Board & Proposal Overview

   B. Sample Letter to Residents

   C. Presentation

   D. FAQ

   E. Proposed Lease and Easement Agreement

V. Ratification of Audit Engagement Letter with Grau and Associates for Fiscal Year 2026

VI. Staff Reports
   A. Attorney

   B. Engineer – Consulting Engineer Report

   C. Manager

   D. Operations Manager - Report

VII. Audience Comments

VIII. Supervisors Requests

IX. Financial Reports
   A. Balance Sheet and Statement of Revenues & Expenditures

   B. Assessment Receipt Schedule

   C. Approval of Check Register

X. Next Scheduled Meeting – November 19, 2026 @ 1:00 p.m.

XI. 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, July 30, 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	District Counsel
Ryan Stilwell *(via phone)*	District Engineer
Jeff Johnson	Operations Manager
Geraldine Ferry	HOA President
Residents	

The following is a summary of the actions taken at the July 30, 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**

Mr. Biagetti opened the public comment period. Resident Ann Germain of 907 Oak Arbor Circle thanked the Board for taking care of Pond 100, which looked better. The riprap was working and looked great. There was vegetation where there used to be sand. There being no further comments, Mr. Biagetti closed the public comment period.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 28, 2026 Meeting**

Mr. Biagetti presented the minutes of the May 28, 2026 meeting, which were included in the agenda package. Ms. Kinnecom indicated that she attended via phone and not Ms. Wharton. Mr. Curran pointed out that all references to him on Pages 2 and 3, should be Mr. Pingotti, but on Page 7, under Supervisor's Requests, Mr. Curran made the comment. Ms. Wharton noted on Page 3, in the second line from the bottom, the minutes stated, *"Negotiate for a 4% increase, so that the CDD could purchase a piece of property."* The CDD was not purchasing any property, and this statement would be stricken.

Ms. Wharton requested clarification on Page 5, under D, *"There would be an additional cost for them to continue to use weed eaters."* Mr. Johnson explained that with the new landscaping scope of two mower widths apart, it would take Yellowstone additional time to weed eat that big of an area. If the Board wanted to maintain this area, Yellowstone would have to provide a charge, but at this time, there was no charge. Mr. Ferry recalled Mr. Magee mentioning a county code on Page 6. Mr. Magee would discuss this under his report.

> On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Minutes of the May 28, 2026 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Fountain Pump Replacement Proposal (shelf stock)**

Mr. Johnson presented proposals from Future Horizons for five and seven fountain pump replacements, to replenish their stock. Only one fountain pump remained in stock. Ms. Wharton asked if the 5% discount applied, if five or more fountains were purchased. Mr. Johnson preferred to purchase five fountains, as he was concerned about not having enough fountains in stock, if a catastrophe occurred. There was also free shipping. Mr. Ferry agreed with purchasing five fountains, as fountains would start to break. Ms. Wharton understood with the purchase of five fountains, there would be a $682 discount on a $13,000 bill but preferred three fountains and requested that Mr. Johnson negotiate a discount. *There was Board consensus to purchase five fountains.*

> On MOTION by Mr. Ferry seconded by Mr. Curran with all in favor the proposal from Future Horizons for five fountain pump replacements in the amount of $2,728 each was approved.

FIFTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Mr. Biagetti reported that there were two public hearings, one to adopt the budget and the other to levy assessments and certify the Assessment Roll. At the May meeting, the Board approved the Proposed Budget. Changes were made to the budget. However, the budget that was included in the agenda package was incorrect and the correct budget that the Board was adopting, was posted on the District’s website. It included an assessment increase. Mailed notices were sent to all property owners. In the *Administrative Budget*, there was a request to negotiate the 6% increase in *Management Fees,* and this was lowered to a 4% increase or $67,811.

Ms. Wharton appreciated the reduction to 4% and was happy with GMS’ service but requested an agreement that it be capped at 4%. In addition, *Engineering* increased by 33%, *Field Management* increased by 23.88% and *Landscape Maintenance* increased by 25.21% and wanted to cut back on services to keep costs down, so they did not have to raise assessments. Mr. Ferry pointed out that the two biggest increases were in *Streetlights* and *Pond Bank Erosion Control*. Mr. Johnson suggested changing the hours of the fountains, to save on electricity. Ms. Wharton noted that the CDD had no control over Florida, Power & Light (FPL) and what they charged for electricity for the streetlights.

Mr. Biagetti reported that the current balance in the *Capital Reserve Fund* was $157,000, not including $40,000 that was budgeted this year, which would bring the total to $197,000, by the end of this fiscal year. Ms. Wharton recalled that the *Pond Contingency* was decreased to $20,000, but another $20,000 was supposed be added for Fiscal Year 2027. Mr. Biagetti pointed out that line items could be reduced and the reductions included in *Pond Bank Erosion Control*. Ms. Wharton felt that *Office Supplies* should not be charged by GMS, as it was the cost of doing business. Mr. Ferry requested listing the *Other Current Charges*, versus including under *Other Current Charges*, but questioned why it increased from $1,500 to $3,614. Mr. Biagetti explained that a tax payment was made to the Tax Collector for 227 Hefferon Drive.

> On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the Public Hearing to adopt the budget for Fiscal Year 2026 and impose special assessments was opened.

Resident Ron Szpak of 486 Hefferon Drive, who moved into the community three months ago and was new to CDDs, questioned the billing process. Mr. Biagetti explained that tax exempt bonds were issued for the construction of any improvements. The primary focus of a CDD was to manage stormwater in the ponds throughout the District. Residents paid for the operation and maintenance (O&M) in the non-ad valorem section on their Tax Bills. Resident Tom Kramer of Wooded Crossing Circle questioned whether the reduction of the electricity would be per pole and if the public hearing on the special assessments would be held. Ms. Wharton indicated that the Board was discussing reducing the time that the fountains would run. Mr. Biagetti confirmed that the public hearing on the special assessments, was part of the budget public hearing. The purpose was to certify the Assessment Roll and fund the budget.

> On MOTION by Ms. Kinnecom seconded by Mr. Pingotti with all in favor the Public Hearing to adopt the budget for Fiscal Year 2027 and impose special assessments was closed.

A. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Magee presented Resolution 2026-05, formally adopting the Fiscal Year 2027 budget and appropriating funds in the sums as set forth in Exhibit A, the budget. Line items could be amended and adjusted throughout the year. According to the resolution, 60 days prior to adoption, the Board adopted the Proposed Budget, provided it for public review, advertised this public hearing and posted the budget on the CDD’s website, as required by Statute.

> On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor Resolution 2026-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 was adopted.

B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Magee presented Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027. It levies the assessments to fund the budget that was just adopted.

> On MOTION by Mr. Pingotti seconded by Mr. Ferry with all in favor Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027 was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-07**

Mr. Magee presented Resolution 2026-07, Adopting the Amended and Restated Rules of Procedure. These were based on changes made in the legislature, to stay in line with the current statutory requirements. The biggest changes were to the notice period for adopting rules, which increased from 30 to 35 days and to clarify that Board Members present at a meeting, needed to take a vote on every matter, unless there was a conflict of interest. Mr. Biagetti requested that Mr. Magee distribute a redlined version to the Board with the changes.

> On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the Public Hearing to Adopt the Amended and Restated Rules of Procedure was opened.

There were no audience questions or comments.

> On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Public Hearing to Adopt the Amended and Restated Rules of Procedure was closed.

> On MOTION by Mr. Pingotti seconded by Ms. Wharton with all in favor Resolution 2026-07 Adopting the Amended and Restated Rules of Procedure was adopted.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Magee recalled a request from the last meeting, to review the county code regarding nuisance wildlife. There was an Ordinance from St. Johns County from 2012 regarding the feeding of wildlife in an inhabited area, but it was updated in 2017 and this language was omitted. Since this was not a CDD issue, Mr. Magee did not want to waste CDD funds to research this matter; however, since the ducks were a nuisance, he suggested that it be handled by Animal Control. The bill to raise the caps for sovereign immunity, was vetoed by the Governor. This would result in lower rates for insurance, as the exposure would remain the same. His office was preparing a summary of this Legislative Session, which would be provided to the Board at the next meeting.

B. Engineer

Mr. Stilwell reported that a site visit was performed on the stormwater ponds, which the vendor attended, to look at future opportunities and understand the cost implications of different erosion control options. However, despite numerous follow up and conversations with the vendor, they have not provided a per linear foot cost option, but as soon as it was received, Mr. Stilwell would provide it to the District Manager.

C. Manager

Mr. Biagetti reported that GMS staff in the North Florida office, met with an insurance provider and adjuster yesterday, to discuss insurance rates.

1. Discussion of Fiscal Year 2027 Meeting Schedule

Mr. Biagetti reported that the District was required each year, to approve an annual meeting schedule and present the meeting dates for Fiscal Year 2027, which were on the fourth Thursday at 1:00 p.m., every other month. The only exception was the November meeting, which was moved to the third Thursday, due to the Thanksgiving holiday and the July meeting, which was the fifth Thursday, to meet the 60 days between the budget approval and adoption.

> On MOTION by Mr. Ferry seconded by Mr. Curran with all in favor the Fiscal Year 2027 meeting schedule as presented was approved.

Ms. Wharton questioned why the November 2027 meeting was not included. Mr. Biagetti indicated that the November 2027 meeting would be included in the Fiscal Year 2028 meeting schedule, as the 2027 meeting schedule was only for the October through September meetings.

2. Discussion of Fiscal Year 2027 Goals and Objectives

Mr. Biagetti reported that during the Fiscal Year 2024 Legislative Session, the State Legislature passed a law requiring Districts to set goals and objectives for the year. These were goals and objectives that the CDD could achieve, such as holding at least four regular Board of Supervisor meetings per year and noticing them, advertising them in the newspaper and posting on the CDD's website, including financial reports and annual audit in agenda packages and posting on the CDD's website and approving a Proposed Budget by June 15th of each year and adopting it by September 30th.

On MOTION by Ms. Wharton seconded by Mr. Pingotti with all in favor the goals and objectives for Fiscal Year 2027 were approved.

Ms. Wharton asked if all Board Members submitted their Form 1 by July 1st. Mr. Biagetti confirmed that according to the Commission on Ethics website, all Board Members completed the Form 1s. However, the Board was also required to complete four hours of ethics training by December 31st. Mr. Magee reported that according to the Deputy Director for the Commission on Ethics, the free videos would be updated.

D. Operations Manager - Report

Mr. Johnson presented the Operations Manager Report, which was included in the agenda package. Ms. Wharton asked Mr. Johnson to check the washout on Pond 100 and questioned the sustainability of the plants on Ponds 1 and 18. Mr. Johnson did not see any issues. All of the pressure washing was completed, including the bridge. Ms. Wharton appreciated that the vendor pressure washed the bridge and questioned whether there was any new pond erosion. Mr. Johnson indicated that according to a report from Yellowstone, There was increased grass lines around the outer edge of pond banks, which they were happy with. However, they would eventually need to get back to a normal mowing schedule along the pond banks and suggested revisiting it in the Springtime.

Ms. Wharton preferred to mow within one length but questioned why the vendor stopped spraying the pond banks and the water. Mr. Johnson reported that according to Future Horizons, there was exposed sand, causing weeds to grow and if they spray and kill the root base, it could cause washouts. Ms. Wharton liked that Future Horizons decreased their price and that the ponds looked better, due to the fountains. Mr. Biagetti confirmed that Future Horizons decreased their price by $400 per month or 20%. Mr. Johnson agreed that the pond banks looked better, due to the steps taken to stabilize the pond banks. Mr. Ferry requested that Yellowstone not mow within four days of a rain. Mr. Johnson voiced concern that if there were stipulations, the grass may not get mowed for six months. Ms. Wharton recalled that the only stipulation was that Yellowstone not use big mowers by the edge of the pond bank, which was requested by Resident Ann Germain of 907 Oak Arbor Circle.

EIGHTH ORDER OF BUSINESS **Audience Comments**

Mr. Biagetti opened the public comment period. Resident Geraldine Ferry, HOA President, reported that a light on Hefferon Drive was out. Mr. Ferry requested that the tree that the light was in, be cut back. Mr. Johnson would look for the number of the light pole and report it to FPL and request that the landscaper cut the tree back. Ms. Wharton requested that Mr. Johnson see what other trees needed to be trimmed, so all of the trees could be trimmed at the same time. Mr. Johnson pointed out that it would not be a covered budget expense and must be paid out of the contingency. Ms. Wharton suggested separating the work out into areas. Mr. Johnson requested a list of addresses, so that he could prepare a list and provide to the landscape company in order for them to provide a proposal.

Ms. Ferry reported that the HOA sent a letter to the homeowner feeding the ducks and it was being handled through mediation but suggested that the CDD inform the homeowner that it was destroying the CDD's pond bank, as neighboring residents were complaining on a daily basis. Mr. Magee felt that there was no point in fixing it, until the duck issue was resolved, but the CDD could try to collect money from the homeowner for the repair. Ms. Wharton suggested placing riprap to stop the erosion of the pond bank, in the meantime. Mr. Curran reported that residents in Arbor Park Village stopped feeding the ducks and the ducks disappeared. Resident Ann Germain of 907 Oak Arbor Circle indicated that all of the Muscovy ducks were gone, because the majority of residents who fed them, stopped, but there were now migratory ducks. It was against the law to feed migratory ducks and requested that the CDD start fining people feeding the ducks, as they were feeding them on CDD property.

Ms. Wharton felt that it would be impossible to enforce, as there were no cameras around the ponds and there needed to be proof and requested that it be reported to the Florida Fish and Wildlife Conservation Commission (FWC). Mr. Magee agreed, as migratory birds were under the purview of the FWC. Ms. Wharton requested that Mr. Magee send a letter to the owner of 152 Pine Arbor Circle regarding increased erosion on the pond bank in front of their house, due to excessive duck activity. Ms. Ferry reported when residents questioned the assessment, she explained that it was a shareholder fee, as each resident owned one 703rd share of Heritage Park. There being no further comments, Mr. Biagetti closed the public comment period.

NINTH ORDER OF BUSINESS Supervisors Requests

Ms. Kinnecom reported that she won her seat. Mr. Ferry noted that he tried to call their contact at FPL, but it was a wrong number. Mr. Biagetti recalled that Mr. Johnson had a contact with an individual at FPL who handled the entire Southeast and would contact them. Mr. Curran reported that the Sheriff conducted an exercise on Woodlawn Road yesterday, with the new crossing lights. They waited until there was a substantial amount of traffic and pushed the button to cross the street. If a car was coming when they crossed the crosswalk, deputies on motorcycles, pulled them over. It may have been due to the re-opening of school and people complaining.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Biagetti presented the Unaudited Financial Statements through June 30, 2026, which were included in the agenda package. The District was currently in good financial health, as there was a positive variance of approximately $25,000, with $300 in positive revenue.

B. Assessment Receipt Schedule

Mr. Biagetti presented the Assessment Receipt Schedule, which was included in the agenda package. 100.74% of assessments were collected.

C. Approval of Check Register

Mr. Biagetti presented the Check Register for May 1, 2026 to June 30, 2026, in the amount of $40,539.18, which was included in the agenda package. The cover pages for the FPL invoices were not included, which he would provide to Ms. Wharton. Ms. Wharton preferred to wait until the next meeting.

On MOTION by Mr. Pingotti seconded by Mr. Ferry with all in favor the Check Register for May 1, 2026 to June 30, 2026, in the amount of $40,539.18 was approved.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 24, 2026 @ 1:00 p.m.**

Mr. Biagetti reported that the next meeting was scheduled for September 24, 2026 at 1:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

national stormwater trust®

August 31, 2026
Board of Directors
Heritage Park Community Development District
St Augustine, Florida

Subject: Proposal to Partner in Support of Stormwater Nutrient Credit Generation and Sales

National Stormwater Trust, Inc. (NST) is pleased to introduce a unique opportunity to partner with Heritage Park CDD for the enhancement and professional management of your community's stormwater facilities. NST is a Florida-based stormwater engineering firm that works with municipalities, agencies, and private communities to improve flood protection and water quality across the state.

We are proposing to lease a portion of Heritage Park's stormwater treatment capacity to install smart stormwater technology and optimize your system's performance. This proven approach has been embraced by other communities and has delivered the following benefits:

- Improved Water Quality: Enhanced treatment of stormwater runoff and pollutant removal
- Better Flood Protection: Use of real-time sensors to proactively manage pond levels before storms
- No Cost to the Community: NST funds all design, installation, long term operations and maintenance, and financial assurance
- No Increase in Pond Levels: Our design maintains average pond levels

In exchange for a lease over a portion of your stormwater facilities, NST will generate nutrient reduction credits under Florida's new stormwater rules and share a substantial portion of the revenue with the CDD.

What This Means for Heritage Park CDD:
Based on our preliminary analysis, this partnership could generate a combination of cash and recurring lease payments with a net present value around $820K. We are offering you the same revenue sharing model that we use under contract with Florida Department of Transportation on similar projects.

We would welcome the opportunity to meet with your Board, district manager, or engineering consultant to present a customized proposal for Heritage Park. We are prepared to discuss all details, to include engineering drawings, photos of similar projects, and contract templates.

2282 Killearn Center Blvd. · Tallahassee, Florida 32309
Phone: 850.222.7535 · Toll Free: 888.597.6872

national stormwater trust®
2282 Killearn Center Boulevard
Tallahassee, Florida 32309
nationalstormwater.com

About National Stormwater Trust, Inc.:
NST designs, permits, builds, and maintains technology-based smart stormwater facilities in support of improved flood resilience, improved water quality, and in some cases, credit generation. In Florida, NST has constructed projects that with approved permits from four of five water management districts and the Florida Department of Environmental Protection.

Thank you for considering this opportunity to bring environmental leadership and financial value to your community. I look forward to hearing from you.

Sincerely,

John Ferguson
Chief Executive Officer
National Stormwater Trust, Inc.
jhf@nationalstormwater.com
888-597-6872

B.

national stormwater trust®

August 31, 2026

National Stormwater Trust Memo to Heritage Park Homeowners: Enhancing Your Community's Stormwater System

Dear Heritage Park Residents,

National Stormwater Trust, Inc. (NST) is a Florida-based, stormwater-focused engineering firm. We provide professional stormwater services to many premier partners, including municipalities, transportation agencies, and private communities. Our mission is to improve flood protection and water quality by advancing the way stormwater is managed across Florida. NST is very pleased to have the opportunity to work with your Community Development District (CDD) to improve the function and value of your neighborhood's stormwater ponds while protecting your community from flooding.

What Are We Proposing? NST is proposing to retrofit one of your stormwater ponds with a smart stormwater control system. This system uses real-time data and automation to control water levels across selected interconnected ponds in your community.

Why This Matters to You:

- Environmental and Community Benefits: The stormwater control system improves water quality by removing pollutants more effectively. It also generates stormwater treatment credits, which can be sold to fund critical transportation improvements and other projects.
- Flood Protection: The control system improves flood protection by releasing water from the ponds before a storm, making more space for rainwater and reducing the chance of overflow.
- No Increase in Pond Levels: Residents who may be concerned about changes to pond water levels can rest assured that we don't increase the upper limit or decrease the lower limit of the current system and the average level remains the same.

No Added Costs to Homeowners. NST will pay for the installation, operation, and maintenance of the smart stormwater control system. The CDD would lease the land for the stormwater improvements to NST. Through a revenue sharing agreement, the CDD could earn up to $820 thousand, with no new assessments for residents.

In Summary, NST's smart stormwater control system is designed to:

- Improve water quality and reduce flood risk
- Maintain pond water levels
- Generate revenue for your community

We look forward to working with the CDD to ensure these improvements bring lasting benefits to Heritage Park. you have questions or would like to learn more, please reach out to your CDD board or NST representatives.

Sincerely,
National Stormwater Trust, Inc.

C.

Heritage Park CDD

Stormwater Nutrient Credit™ Development Proposal

John Ferguson, CEO
Jeff Littlejohn, P.E., President

national stormwater trust®

Discussion Overview

- Who we are and what we do
- Summary of the proposal
- What our system is, does, and looks like
- Timeline Overview
- Review of the lease agreement

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Proposal Structure

- **Lease**
  - NST acquires lease from property owner
  - NST provides initial payment of $10,000 to defray any initial landowner costs (legal/engineering)
  - NST will own improvements after installation
  - Property owner maintains permitted drainage rights
  - Property owner responsible for all facility maintenance not part of the NST improvements
- **ERP Permit**
  - NST applies for permit approval from SJRWMD
  - NST bears accountability for new permit compliance
  - NST certifies water quality benefit
  - NST establishes long-term financial assurance
- **Installation of Improvements**
  - NST to design, build, operate and maintain all improvements
  - Current assessment that retrofitting existing outfall structure is sufficient to create marketable SNCs
  - Dewatering analysis pending
- **SNC Sales**
  - NST develops and sells SNCs to buyers directly
  - Uses a standardized purchase agreement
  - SNC transfers are subject to review and approval by SJRWMD
- **Profit Sharing**
  - NST funds property owner upon receipt of funds from SNC sales

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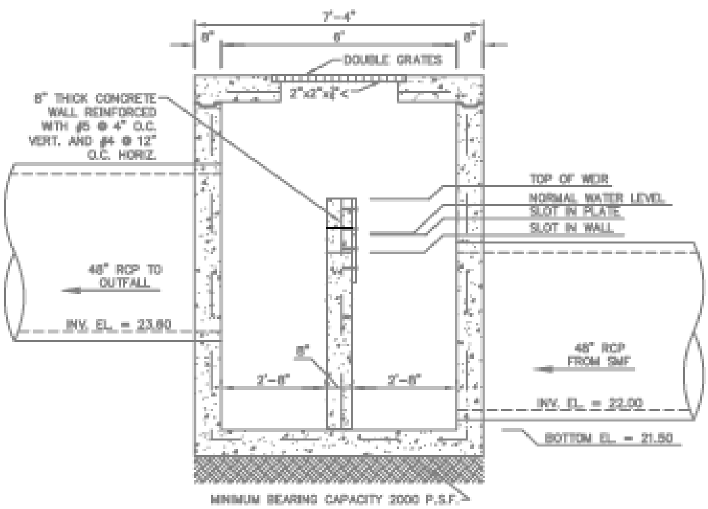
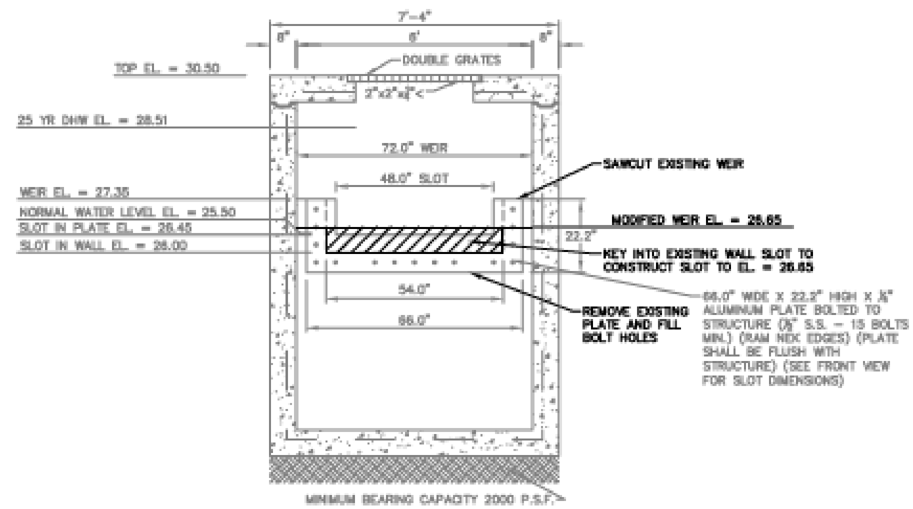
HERITAGE PARK STORMWATER MANAGEMENT FACILITIES

national stormwater trust®

EXISTING CONTROL STRUCTURE (Example)





NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI, TO BE CONSTRUCTED PER FDOT STANDARD SPECIFICATIONS FOR CONCRETE INLET WITH A PRECAST TOP SLAB, WITH ALL APPLICABLE REINFORCING.
2. ALL BOLTS TO BE STAINLESS STEEL.
3. PIPES MUST NOT BE IN CONSTRUCTION JOINTS.
4. PIPE SHALL BE FLUSH WITH INSIDE WALL.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON "AS-BUILTS".

CONTROL STRUCTURE (S-3) MODIFIED TYPE "J" INLET

N.T.S.

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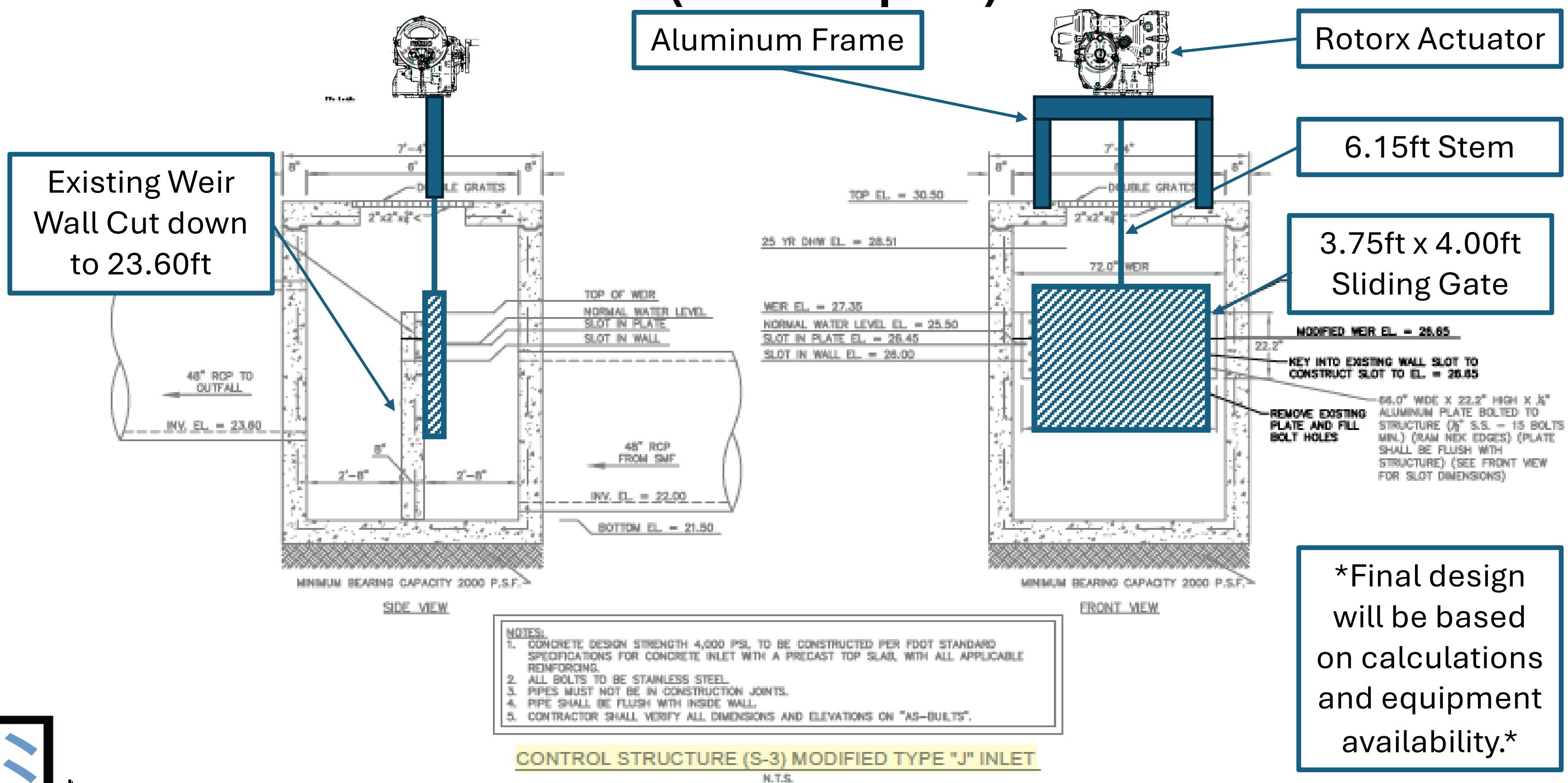
MODIFIED CONTROL STRUCTURE (Example)



Final design will be based on calculations and equipment availability.

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SIMILAR PROJECT IN WALTON COUNTY

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LARGER SCALE PROJECT AT PORT CANAVERAL

national stormwater trust®

Financial Pro Forma

- $5.5M total credit value
- $830K Net Present Value to landowner (FDOT FMV Model)
  - Lump sum or lease payments
  - Proposal is $210K cash payment and annual lease payment of $11,601 with 2.0% escalator
- NST pays all other costs

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Timelines

- **Project**
  - HPCDD and NST execute Lease/Easement Agreement
  - NST designs system and pursues necessary permits
  - NST installs system and earns SJRWMD credit approval
  - NST commences sales effort
  - Estimate 9-12 months from start to executing sales agreements

- **Cash Flow**
  - $10,000 payable to HPCDD upon lease execution
  - NST provides updated valuation (considering quantity of treatment approved and estimated market pricing) at time of construction.
  - Lease payments begin 1 January after construction completion
  - First $500,000 of SNC sales go to NST to recoup system design and equipment costs and to fund financial assurance
  - Next $400KM of SNC sales is 50% shared between HPCDD and NST

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D.

national stormwater trust®

Community Partnership in a Stormwater Nutrient Credit™ (SNC) Program

How does the NST SNC Program work?

NST upgrades and operates regional treatment ponds using “smart-pond” technology. These upgrades enable stormwater ponds to operate beyond their original design requirements, improving nutrient removal and overall water quality. The excess treatment can then be applied to another project in the area, which is called a SNC. The sales of SNCs generate revenue, which is shared with our stormwater facility partner.

What is an overview of a standard project?

Each project in the program has 4 distinct steps:

- NST enters into a long-term agreement to secure sufficient rights to the partner stormwater facility
- NST designs the system upgrades and performs all actions necessary to receive approvals from regulatory agencies (water management districts and local government)
- NST installs and operates equipment according to approved permits
- NST, upon final regulatory approval, sells and applies authorized SNCs to other projects in the area

What are the obligations of our facility partner (the stormwater facility owner)?

The facility partner remains responsible for all the requirements pre-dating the NST improvements, to include mowing, landscaping, and some permit requirements. NST accepts responsibility for all operations, maintenance, and repairs of the facility improvements, along with all associated permit requirements.

If NST fails to perform, who is responsible for the system?

NST establishes a financial assurance instrument equal to the remaining obligations for the life of the project. This instrument is transferable to the facility owner if NST ceases operations or enters insolvency.

How does the facility partner receive its share of SNC revenue?

NST will make payments to its facility partner as SNC sales are completed. The contract agreement for each partnership will describe the timing and sequence of payments.

national stormwater trust®
2282 Killearn Center Boulevard
Tallahassee, Florida 32309
nationalstormwater.com

What's going to happen to our ponds? Will they look different after the upgrades?

NST's stormwater facility upgrades will change some things about the way your ponds operate. For example, before the arrival of a large storm, you may see the pond water levels drop by a few inches to as much as a foot. After a storm, the pond water level may remain unchanged for a few days longer than before. Most importantly, the maximum pond water level will not get any higher after the upgrades, and the system will be operated to maintain the same average pond water level.

What does it look like?

Each facility is unique, but our installations are simple and unobtrusive. A typical equipment set includes a small pole with solar panels and equipment boxes and control hardware mounted directly on the existing stormwater outfall structure. In neighborhoods with available line power, the solar panels will not be required.

For additional information, please visit our website at nationalstormwater.com or connect with National Stormwater Trust, Inc. on LinkedIn for updates and project highlights.

E.

LEASE AND EASEMENT AGREEMENT

This lease and easement agreement ("Agreement") is made on ___________, 202_, by and between Heritage Park Community Development District, with a mailing address of _________________________________ ("Lessor"), who agrees to lease and grant an easement over the Premises to National Stormwater Trust, Inc., with a mailing address of 2282 Killearn Center Boulevard, Tallahassee, Florida 32309 ("Lessee"), who agrees to lease and accept an easement over the Premises under the following terms. Collectively, Lessor and Lessee shall be known as the "Parties."

RECITALS:

WHEREAS, Lessor owns and operates the Facility for stormwater management purposes;

WHEREAS, Lessee intends to design, permit, construct, install, operate, and maintain improvements to the Facility to enhance its stormwater treatment performance beyond the existing baseline condition;

WHEREAS, Lessee's improvements are expected to generate quantifiable pollutant reduction expressed as Treatment Allocations, which Lessee intends to monetize;

WHEREAS, Lessor desires to grant Lessee the rights necessary to create and monetize the Incremental Treatment Performance while Lessor retains ownership of and responsibility for the operation and maintenance of the Facility in its baseline condition in accordance with applicable permits; and

WHEREAS, Lessee shall be responsible for the operation, maintenance, and regulatory compliance of its improvements and the Incremental Treatment Performance generated thereby.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed:

I. DEFINITIONS

For the purposes of this Agreement, the following terms shall have the meanings set forth below:

(a) "Baseline Treatment Performance" means the pollutant removal capability of the Facility as it exists prior to installation of Lessee's improvements, as determined in accordance with applicable permits.

(b) "Credit Permit" means the Environmental Resource Permit and any related regulatory approvals authorizing the creation and use of the Incremental Treatment Performance and Treatment Allocations.

(c) “Facility” means the stormwater management facility owned by Lessor and identified in Attachment A to this Agreement.

(d) “Incremental Treatment Performance” means the additional stormwater treatment capability above the Baseline Treatment Performance generated by Lessee’s improvements to the Facility.

(e) “Permanent Leasehold Improvements” is defined as set forth in Section IX below.

(f) “Treatment Allocations” means the quantified pollutant reduction resulting from the Incremental Treatment Performance, expressed in kilograms per year of Total Nitrogen (TN) and Total Phosphorus (TP), as determined in accordance with the Credit Permit.

II. PURPOSE.

The purpose of this Agreement is to authorize Lessee to access, modify, and operate the Facility to generate Incremental Treatment Performance and associated Treatment Allocations, and to define the respective rights and obligations of the Parties with respect to such activities.

III. DESCRIPTION OF PREMISES.

Lessor agrees to lease to Lessee the following described property (hereinafter referred to as the “Premises”):

(A) that portion of the Facility, together with the associated reasonable rights of access, use, and occupancy, necessary to perform the activities authorized herein and under the Credit Permit; and

(B) the exclusive right to create, utilize, and monetize the Incremental Treatment Performance and resulting Treatment Allocations derived from the Facility, as authorized by the Credit Permit.

IV. USE OF PREMISES.

Lessor and Lessee agree that Lessee will be permitted to access, use, install equipment at, and modify the Premises for the creation, operation, and management of Incremental Treatment Performance and to use, sell, transfer, assign, and reserve the resulting Treatment Allocations for projects selected by Lessee. Lessee’s authorized uses shall include, without limitation, (1) treating, collecting, capturing, storing, infiltrating, discharging, transferring, delivering, moving, removing, attenuating, and redirecting water, water flows, or water volumes; (2) modifying, improving, constructing, operating, securing, repairing, replacing, maintaining, and monitoring existing, new, or proposed equipment and Facility infrastructure; (3) accessing, possessing, managing, and operating the Premises; and (4) utilizing and selling the water storage, treatment, aquifer recharge, and/or pollutant treatment capacity and the data collected physically or by Lessee’s equipment, to or for the benefit of third parties.

Any change in the above-mentioned uses of the Premises shall only be permitted upon Lessor's prior written consent, which shall not be unreasonably withheld.

V. TERM OF LEASE AND GRANT OF EASEMENT.

The term of this Agreement shall be for a period of ninety-nine (99) years, commencing on _______________("Term"). Lessee may elect to terminate this Agreement at any time prior to Lessee making any leasehold improvements, for any reason or for no reason, by providing thirty (30) days' advance written notice to Lessor. In addition, Lessee may terminate this Agreement upon sixty (60) days' written notice to Lessor if the Credit Permit is not issued or is denied, revoked, suspended, or materially modified, or if the creation, use, or monetization of the Incremental Treatment Performance or Treatment Allocations becomes commercially impracticable or legally unavailable. In this event, neither Party shall have any further obligation to the other except for those obligations that expressly survive termination of this Agreement.

Upon the expiration or earlier termination of this Agreement, Lessee's leasehold rights hereunder shall cease; provided, however, that Lessor hereby grants to Lessee, and Lessee reserves and retains, a non-exclusive and fully assignable easement appurtenant and easement in gross upon, over, under, and across the Premises reasonably necessary for Lessee to construct, inspect, access, operate, maintain, repair, replace, monitor, test, and certify its leasehold improvements and equipment and to otherwise perform its continuing obligations under applicable permits, approvals, contracts, and law, together with reasonable rights of ingress and egress for personnel, vehicles, equipment, utilities, communications, and replacement components, which easement shall survive the expiration or termination of this Agreement and continue for so long as such continuing obligations exist or the improvements remain in place, whichever is longer; subject, however, to Lessee's duty to exercise these rights in a manner that does not unreasonably interfere with Lessor's use of the Facility. The location and dimensions of this easement are set forth in Attachment A.

VI. RENT.

Lessee shall be obligated to pay rent to Lessor in the amounts and at the times set forth in Attachment B (hereinafter referred to as the "Rent").

VII. EXPENSES.

It is recognized by both Parties that the Rent is the entirety of the payments from Lessee to Lessor. Lessee is not obligated to pay any expenses, including but not limited to utilities, real estate taxes, insurance (other than on Lessee's personal property), charges, or expenses of any nature whatsoever in connection with its lease, the easement, or its use of the Premises. Provided, however, that should the installation, operation, or maintenance of Lessee's equipment damage Lessor's real and/or personal property, Lessee shall be responsible for the cost to repair such damage and complete such repair within 30 days of its occurrence. Should Lessee fail to timely repair any damage, Lessor shall have the right, but not the obligation, to complete such repair and Lessee shall be obligated to reimburse Lessor for the cost.

VIII. INSURANCE.

Lessee will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars ($1,000,000.00), that will designate Lessor as an additional insured and shall provide Lessor with a copy of the insurance certification or policy prior to Lessee making any leasehold improvements.

IX. LEASEHOLD IMPROVEMENTS.

Lessee agrees that it shall make no leasehold improvements, alterations, or changes of any nature to the Facility other than those necessary to accomplish the use of the Premises set forth in Sections III and IV without first obtaining Lessor's consent in writing, which consent shall not be unreasonably withheld. Thereafter, any and all leasehold improvements made by Lessee to the Premises that are permanently affixed or attached to the Premises (not to include equipment) ("Permanent Leasehold Improvements") shall, at Lessee's election, either be promptly removed by Lessee or become the property of Lessor at the expiration or termination of this Agreement. Provided that ownership of any Permanent Leasehold Improvement that Lessee elects to leave in place, and that Lessor elects to retain, shall vest in Lessor without charge upon the natural expiration of the Term; however, if this Agreement is terminated by Lessee for cause or by reason of Lessor's default, Lessor shall reimburse Lessee the then-unamortized cost of any such retained improvements. All leasehold improvements shall be made in accordance with applicable federal, state, and local laws, codes, ordinances, and regulations, and in compliance with the Credit Permit and any other applicable permits or the terms and conditions of any Lessor bond covenants. If Lessee makes any improvements to the Premises, Lessee shall be responsible for any associated costs.

Nothing in this Agreement shall be construed to authorize Lessee or any other person or entity acting for Lessee to encumber the Rent or the interest of Lessee in the Premises, or any person or entity under and through whom Lessee has acquired its interest in the Premises, with a mechanic's lien or any other type of encumbrance. Under no circumstance shall Lessee be construed to be the agent, employee, or representative of Lessor. In the event a lien is placed against the Premises or any other property owned by Lessor through actions of Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have the lien removed. If Lessee fails to have the lien removed, Lessor shall have the right, but not the obligation, to take steps to remove the lien, and Lessee shall pay Lessor for all expenses related to the lien and removal thereof.

X. DEFAULT AND POSSESSION.

In the event that Lessee shall fail to pay the Rent or expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of this Agreement for a period of more than thirty (30) days after receiving written notice of default, then the Parties expressly agree and covenant that Lessor may declare this Agreement terminated and may, in accordance with applicable law, re-enter the Premises and take possession of them together with any of Lessee's personal property, equipment, or fixtures left on the Premises, which items may be held by Lessor as security for Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under this Agreement. In addition, Lessor may undertake all legal and/or equitable remedies then available. Providing notice of default and an opportunity to cure is an express condition precedent to Lessor bringing any action under this Agreement.

Any failure by Lessor to comply with the material provisions of this Agreement or failure in the performance or observance of any of the covenants or actions required by this Agreement in any material respects shall be deemed a default by Lessor. Provided, however, that Lessor shall have a period of 30 days following receipt of written notice from Lessee within which to cure a default. Upon any event of default by Lessor, Lessee may pursue any available remedy at law or in equity.

In the event any legal action must be instituted to enforce any terms or provisions under this Agreement, the prevailing party shall be entitled to recover a reasonable attorney's fee in addition to all reasonable costs of the action.

Notwithstanding the foregoing, the Parties hereby agree to submit all disputes or controversies that pertain to this Agreement to mediation, as an express condition precedent to any legal or equitable action or proceeding of any nature whatsoever. All disputes or controversies between the Parties shall be referred for mediation to a certified mediator who is a member in good standing of the Florida Bar and who is mutually acceptable to all Parties. Unless otherwise agreed by the Parties, the mediation shall be held in Leon County, Florida, and each Party shall attend the mediation in person. Each Party shall have a representative attend the mediation with full authority to settle the dispute or controversy. The Parties shall pay an equal share of the costs and fees charged by the mediator. If there is a declared impasse at mediation, the Parties are free to assert any remaining disputes or controversies in court.

XI. LICENSES AND PERMITS.

A copy of all local, state, or federal permits acquired by Lessee that are required for the use of the Premises shall always be readily accessible and produced to Lessor and/or its agents or any local, state, or federal officials upon demand.

XII. LESSEE OBLIGATIONS.

Lessee shall be responsible for all operation and maintenance of the leasehold improvements it installs as set forth below:

a.) Lessee shall, during the Term and at its sole expense, keep its leasehold improvements in good condition and repair, reasonable wear and use excepted. Lessee shall operate and maintain its leasehold improvements in accordance with applicable federal, state, or local laws and regulations and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants at the Premises.

b.) Lessee shall comply with all requirements imposed by the governing regulatory agencies in the Credit Permit.

c.) In the event the Premises or the leasehold improvements Lessee installs are damaged as a result of any negligence of Lessee, its employees, agents, business invitees, or any independent contractors serving Lessee or in any way as a result of Lessee's use of the Premises or any other property owned by Lessor, then Lessee shall be primarily responsible for ensuring that the proper claims are placed with Lessee's insurance company or the damaging party's insurance company, and shall furthermore be responsible for ensuring that the Premises, the leasehold improvements Lessee installs, and/or any Lessor-owned property are safeguarded with respect to the damage, and that all proper notices with respect to the damage are made in a timely fashion, including notice to Lessor and the party or parties causing the damage. Any damage that is not covered by an insurance company will be the liability of Lessee.

d.) Lessee shall provide all application drawings, designs, and calculations to Lessor at Lessor's request. Following Lessee's leasehold improvements of the Premises, Lessee shall, during the Term and at its sole expense, provide Lessor an annual report reflecting Lessee's operation of the Premises.

e.) Lessee shall obtain and maintain, as required by law, financial assurance sufficient to ensure the continued operation, maintenance, and/or repair of the Premises and its leasehold improvements.

XIII. LESSOR OBLIGATIONS.

Excluding any leasehold improvements Lessee installs, Lessor agrees that it will maintain and operate the Facility, of which the Premises and Lessee's leasehold improvements are a part, as required by all applicable permits and authorizations (including all successor and replacement permits and modifications). Lessor agrees that it will allow Lessee access to the Premises for all activities consistent with the uses authorized in this Agreement. Lessor will not act or fail to act in any way that interferes with Lessee's authorized uses of the Premises or Lessee's leasehold improvements.

XIV. SUBLET/ASSIGNMENT.

Lessee may not transfer or assign this Agreement or any right or interest hereunder, except to a parent or subsidiary of Lessee, without first obtaining the prior written consent and approval of Lessor, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, no consent of Lessor shall be required for, and the restrictions of this Section shall not apply to: (i) Lessee's sale, transfer, assignment, reservation, or other disposition of Treatment Allocations, capacity, operation and maintenance responsibility pursuant to the Credit Permit, or data as authorized under Sections III and IV; (ii) a collateral assignment, mortgage, pledge, or other encumbrance of Lessee's leasehold and easement interest and related rights to one or more lenders providing financing to Lessee, together with such lender's exercise of its remedies and right to assign to a successor operator; or (iii) an assignment to a successor that acquires all or substantially all of Lessee's assets or its credit-generation business and assumes Lessee's obligations hereunder. Lessor agrees to execute commercially reasonable consents, estoppels, and recognition agreements reasonably requested by Lessee or its lender to effectuate the foregoing.

XV. DAMAGE TO PREMISES.

If the Facility is destroyed or damaged as a result of any casualty that is not the result of the intentional acts or negligence of either Lessor or Lessee and which precludes or adversely affects Lessee's occupancy or use of the Premises or Lessee's leasehold improvements, then Lessor shall be responsible to return the Facility to the condition existing prior to the damage and the installation of Lessee's leasehold improvements at its sole cost and expense, and Lessee shall be responsible to return its leasehold improvements to the condition existing prior to the damage at its sole cost and expense, and the Rent shall be abated or adjusted according to the extent to which the Premises and Lessee's leasehold improvements have been rendered unfit for use and occupation by Lessee and until the Premises and Lessee's leasehold improvements have been restored at the responsible party's expense to the condition required by all applicable permits and authorizations. Notwithstanding the foregoing, if such casualty renders restoration of Lessee's leasehold improvements commercially impracticable, or if the Premises cannot reasonably be restored to a condition permitting the creation and monetization of Treatment Allocations within one hundred eighty (180) days, Lessee may terminate this Agreement upon thirty (30) days' written notice to Lessor, in which event Lessee shall have no obligation to restore its leasehold improvements and Rent shall be prorated to the effective date of termination.

XVI. INDEMNIFICATION.

Each Party hereby covenants and agrees to the extent permitted by law to indemnify, defend, and hold the other Party harmless from any and all claims, damages, and liabilities that may arise from the Party's negligent use, occupancy, maintenance, operation, care, custody, or control of the Premises or Facility. Nothing in this Agreement shall be deemed as a waiver of the Lessor's sovereign immunity or the Lessor's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

XVII. BANKRUPTCY - INSOLVENCY.

Lessee agrees that, in the event all or a substantial portion of Lessee's assets are placed in the hands of a receiver or a trustee, and this status continues for a period of 30 days, or if Lessee makes an assignment for the benefit of creditors or is adjudicated bankrupt; or if Lessee institutes any proceedings under the bankruptcy act or any amendment thereto, then this Agreement or interest in and to the Premises shall not become an asset in the proceedings and, in such event, and in addition to any and all other remedies of Lessor hereunder or by law provided, it shall be lawful for Lessor to declare the Term ended and to re-enter the Premises and take possession thereof and all improvements thereon and to remove all persons therefrom, and Lessee shall have no further claim thereon.

XVIII. SUBORDINATION AND ATTORNMENT.

Upon request of Lessor, and conditioned upon Lessee's receipt of a recordable subordination, non-disturbance, and attornment agreement consistent with this Section, Lessee will subordinate its rights hereunder to the lien of any mortgage, bond, bond resolution, or other financing instrument now or hereafter in force against the Facility, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the Facility provided, however, that in such case the holder of the mortgage or Lessor under the agreement shall agree that this Agreement shall not be divested or in any way affected by foreclosure or other default proceedings under the mortgage, obligation secured thereby, or agreement, and that Lessee's leasehold, easement, and rights to create, use, and monetize the Incremental Treatment Performance and Treatment Allocations shall be recognized and preserved, so long as Lessee is not then in default of this Agreement beyond any applicable notice and cure period. Lessee agrees that this Agreement shall remain in full force and effect notwithstanding any default proceedings under the mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the Facility, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Facility, attorn to the purchaser and recognize the purchaser as Lessor under this Agreement.

XIX. MISCELLANEOUS TERMS.

a.) Signs. Lessee shall not place on the Premises any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain the sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform, reasonable sign plan or policy that Lessor may adopt with respect to the Premises. Upon vacating the Premises, Lessee agrees to remove all signs and to repair all damage caused by or resulting from removal.

b.) Condition of Facility and Premises/Inspection by Lessee. Lessee has had the opportunity to inspect the Premises and acknowledges with its signature on this Agreement that it is suitable for Lessee's purposes under this Agreement. Lessor makes no representation or warranty with respect to the condition of the Facility or its fitness or availability for any particular use, and Lessor shall not be liable for any latent or patent defect therein. Lessee represents that Lessee has had the opportunity to inspect the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.

c.) Right of Entry. It is agreed and understood that Lessor and its agents shall have the complete and unencumbered right of entry to the Facility at any time or times for purposes of inspecting the Facility and for the purpose of conducting any maintenance or making any necessary repairs as may be required of Lessor under the terms of this Agreement or as may be deemed necessary with respect to the inspection, maintenance, or repair of the Facility.

d.) Recording. This Agreement (or a memorandum hereof) may be recorded by Lessee or Lessor at the recording party's sole option and expense.

XX. ESTOPPEL CERTIFICATE.

Lessee, at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge, and deliver to Lessor, and/or to any other person, firm, or corporation specified by Lessor, a statement certifying that this Agreement is unmodified and in full force and effect or, if this Agreement has been modified, then that it is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent has been paid, stating whether or not there exists any default by Lessor under this Agreement and, if so, specifying each default. Lessor shall, upon at least ten (10) days prior notice by Lessee and from time to time, execute, acknowledge, and deliver to Lessee, or to any lender, assignee, or purchaser of Treatment Allocations specified by Lessee, a comparable statement certifying that this Agreement is unmodified and in full force and effect (or, if modified, the modifications), the dates to which Rent has been paid, and whether or not there exists any default by Lessee under this Agreement and, if so, specifying each default.

XXI. HOLDOVER.

If Lessee remains in possession of the Premises after the cancelation, expiration, or sooner termination of this Agreement, or any renewal thereof, without the execution of a new agreement or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Lessor so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

XXII. WAIVER.

Waiver by a Party of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

XXIII. GOVERNING LAW.

This Agreement shall be governed by the laws of the State of Florida.

XXIV. NOTICES.

All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and shall be deemed duly given: (a) when delivered personally to the recipient; (b) when sent by email to the email address designated by the receiving Party, provided that no automated delivery failure notice is received; or (c) three (3) business days after being deposited in the United States mail, certified or registered, return receipt requested, postage prepaid.

Notices shall be sent to the addresses (or email addresses) set forth below or to such other address as a Party may designate by written notice to the other Party:

<u>Lessor</u>
Name:

Address:
E-Mail:

With copy to:

<u>Lessee</u>

Name:	National Stormwater Trust, Inc. c/o John H. Ferguson, CEO
Address:	2282 Killearn Center Boulevard, Tallahassee, FL 32309
E-Mail:	jhf@nationalstormwater.com

XXV. AMENDMENT.

No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

XXVI. BINDING EFFECT.

This Agreement and any amendments thereto shall be binding upon Lessor and Lessee and their respective successors, heirs, assigns, executors, and administrators.

XXVII. WARRANTIES AND REPRESENTATIONS

Each Party warrants, represents, and covenants that:

a.) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization and is duly qualified to conduct business in the State of Florida.

b.) It has full power and authority to enter into this Agreement and to comply with the provisions of this Agreement.

c.) This Agreement has been duly authorized, executed, and delivered by it and constitutes a valid and legally binding obligation of it, enforceable against it in accordance with the terms hereof.

d.) No consent is required to be obtained by it from, and no notice or filing is required to be given by it to, or made by it with, any person (including any governmental authority) in connection with the execution, delivery, and performance by it of this Agreement. The foregoing does not apply to the necessary licenses, permits, and other approvals to be applied for by it in connection with the use.

e.) It currently is not the subject of bankruptcy, insolvency, or reorganization proceedings and is not in material default of, or otherwise subject to, any agreement or any law, administrative regulation, judgment, decree, note, resolution, charter, or ordinance which would currently restrain or enjoin it from entering into or complying with this Agreement in any material respect.

f.) There is no material action, suit, proceeding, inquiry, or investigation, at law or in equity, before any court or public body, pending or, to the best of its knowledge, threatened, which seeks to restrain or enjoin it from entering into or complying with this Agreement.

g.) The execution, delivery, and performance of this Agreement will not conflict with, be inconsistent with, or result in any breach or default of any of the terms, covenants, conditions, or provisions of any indenture, bank loan, credit agreement, or other agreement or contract of any kind or nature to which it is a party or by which it may be bound.

XXVIII. PUBLIC RECORDS.

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

IF LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LESSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT __________________.

XXIX. E-VERIFY.

Lessee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Lessee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. Lessor may terminate this Agreement immediately for cause if there is a good faith belief that Lessee has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Lessee represents that no public employer has terminated a contract with Lessee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

XXX. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.

Lessee agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

XXXI. SCRUTINIZED COMPANIES STATEMENT.

Lessee certifies it: (i) is not in violation of Section 287.135, *Florida Statutes;* (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If Lessee is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, Lessor may immediately terminate this Agreement.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

WITNESSES:	**LESSOR/EASEMENT GRANTOR:**
	____
___________________________	
Signature:	By:
	Title:
___________________________	Date:
Print Name:	
___________________________	
Signature	
___________________________	
Print Name	

STATE OF FLORIDA
COUNTY OF _______________

Acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _______________, 202__, by ____________________ as ___________________ of ________________________.

____
(Signature of Notary Public - State of Florida)

____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification and Type:

WITNESSES:

____
Signature

____
Print Name

____
Signature

____
Print Name

LESSEE/EASEMENT GRANTEE:

NATIONAL STORMWATER TRUST, INC.

____
By: John H. Ferguson
Title: CEO
Date:

STATE OF FLORIDA
COUNTY OF ______________

Acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of ______________, 202__, by John H. Ferguson as CEO of National Stormwater Trust, Inc.

____
(Signature of Notary Public - State of Florida)

____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification and Type:

ATTACHMENT A

Facility and Easement Location

ATTACHMENT B

Rent

Lessee shall pay the Rent to Lessor in the following manner and at the following times:

1. Within 30 days of execution of this Agreement, Lessee shall pay to Lessor an initial payment of $10,000.

2. Beginning on the first day of the first year following Lessee's installation of Permanent Leasehold Improvements, and annually thereafter, Lessee shall pay to Lessor an annual payment of $____11,601.00____ for the remainder of the Term, which payment shall increase annually at a rate of 2.5%.

3. Following consummation of sales of Treatment Allocations sufficient for Lessee to fully recoup its cost to permit, purchase, and install the leasehold improvements and equipment necessary to create the Incremental Treatment Performance and associated Treatment Allocations specified in Sections I-IV of the Agreement, which the Parties agree is $500,000.00, Lessee shall pay to Lessor 50% of each credit sale from the Premises until Lessor has received $200,000. This amount is in addition to the payments set forth in paragraphs 1 and 2.

FIFTH ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Heritage Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heritage Park Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

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

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

Audit Objectives

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

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

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed $3,400 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

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

By: ______________________

Title: Assistant Secretary

Date: 8.7.2026

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SIXTH ORDER OF BUSINESS

B.

Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

July 1, 2026

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

PROJECT: Heritage Park Community Development District
PRIME AE Project No. 104022.01

SUBJECT: Consulting Engineer's Report 2026

Dear Mr. Oliver:

In accordance with Section 9.21 of the Master Trust Indenture for the Heritage Park Community Development District ("District"), PRIME AE GROUP, INC. ("PRIME AE"), the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

The fiscal year 2026 budget is sufficient, in our opinion, to provide for the proper operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, PRIME AE has reviewed the District Insurance Property Schedule and the policy appears to be proportionate to the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,

Ryan P. Stilwell, P.E.
SVP, Land South Region

D.

Heritage Park Operations Report

Completed Projects

1. New Fountains are in stock and are ready for installation when needed. We now have 6 Fountains in stock
2. Tree limbs around FPL light poles have been trimmed back
3. Outfall Structures have been trimmed back and cleared of debris.

Pending Projects

Pond Erosion

Continued Treatment of all CDD Ponds and Maintaining Landscape

throughout CDD areas

NINTH ORDER OF BUSINESS

A.

Heritage Park

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

Heritage Park

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund		Capital Reserve Fund		Debt Service Funds		Capital Project Fund		Totals Governmental Funds
Assets:									
Cash:									
Operating Account - Truist	$	-	$	-	$	-	$	-	$	-
Operating Account - Regions		105,814		34,982		-		-		140,796
Assessments Receivable		-		-		-		-		-
Due from Debt		-		-		-		-		-
Due from Capital Reserve		-		-		-		-		-
Due from General Fund		-		-		-		-		-
Investments:										
US Bank Custody Account		147,514		109,509		-		-		257,022
Series 2025										
Revenue		-		-		123,089		-		123,089
Interest		-		-		55		-		55
Prepayment		-		-		1,256		-		1,256
Sinking		-		-		177		-		177
Acq & Construction		-		-		-		1,002		1,002
COI		-		-		-		-		-
Prepaid Expenses		-		-		-		-		-
Total Assets	**$**	**253,328**	**$**	**144,491**	**$**	**124,577**	**$**	**1,002**	**$**	**523,398**
Liabilities:										
Accounts Payable	$	76	$	-	$	-	$	-	$	76
Accrued Expenses		-		-		-		-		-
FICA Payable		-		-		-		-		-
Federal Withholding Payable		-		-		-		-		-
Due to General Fund		-		-		-		-		-
Due to Debt Service		-		-		-		-		-
Total Liabilites	**$**	**76**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**76**
Fund Balance:										
Nonspendable:										
Prepaid Items	$	-	$	-	$	-	$	-	$	-
Deposits		-		-		-		-		-
Restricted for Debt Service 2013		-		-		-		-		-
Restricted for Debt Service 2025		-		-		124,577		-		124,576.52
Capital Project		-		-		-		1,002		1,002
Assigned for Capital Reserves		-		144,491		-		-		144,491
Capital Reserves		-		-		-		-		-
Unassigned		253,252		-		-		-		253,252
Total Fund Balances	**$**	**253,252**	**$**	**144,491**	**$**	**124,577**	**$**	**1,002**	**$**	**523,321**
Total Liabilities & Fund Balance	$	253,328	$	144,491	$	124,577	$	1,002	$	523,398

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 373,592	$ 373,592	$ 376,340	$ 2,748
Interest	6,000	5,500	7,551	2,051
Total Revenues	**$ 379,592**	**$ 379,092**	**$ 383,890**	**$ 4,799**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 5,500	$ 5,000	$ 500
FICA Expense	459	- 421	383	38
Annual Audit	3,500	3,500	3,300	200
Trustee Fees	4,500	4,500	3,750	750
Arbitrage	450	450	450	-
Engineering	10,000	9,167	4,069	5,098
Attorney	16,000	14,667	6,863	7,804
Assessment Administration	8,348	8,348	8,348	(1)
Management Fees	65,203	59,769	59,769	-
Information Technology	1,985	1,819	1,820	-
Website Maintenance	1,323	1,213	1,213	-
Telephone	250	229	162	67
Postage	1,800	1,650	1,124	526
Insurance	10,056	10,056	9,004	1,052
Printing & Binding	1,200	1,200	1,846	(646)
Legal Advertising	1,350	1,238	1,190	47
Other Current Charges (1)	1,500	1,500	4,286	(2,786)
Office Supplies	375	344	18	326
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 134,473**	**$ 125,744**	**$ 112,769**	**$ 12,975**

Heritage Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Services	$ 13,142	$ 12,047	$ 12,047	$ -
Property Insurance	1,031	1,031	824	207
Electric	23,175	21,244	15,287	5,957
Streetlights	49,764	45,617	45,110	507
Landscape Maintenance	46,000	42,167	35,538	6,629
Landscape Contingency	8,000	7,333	1,373	5,960
Tree Trimming	5,000	4,583	750	3,833
Lake Maintenance	24,507	22,465	18,630	3,835
Lake Contingency	10,000	9,167	6,790	2,377
Irrigation Repairs	2,500	2,292	-	2,292
Common Area Maintenance	12,000	11,000	7,262	3,738
Pond Bank Erosion Control	10,000	10,000	14,138	(4,138)
Total Operations & Maintenance	**$ 205,119**	**$ 188,945**	**$ 157,749**	**$ 31,196**
Total Expenditures	**$ 339,592**	**$ 314,689**	**$ 270,518**	**$ 44,171**
Excess (Deficiency) of Revenues over Expenditures	$ 40,000	$ 64,403	$ 113,372	$ 48,970
Other Financing Sources/(Uses):				
Capital Reserve Transfer Out	(40,000)	$ -	$ -	$ -
Transfer In	-	-	-	-
Total Other Financing Sources/(Uses)	**$ (40,000)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**	**$ 64,403**	**$ 113,372**	**$ 48,970**
Fund Balance - Beginning	$ -		$ 139,879	
Fund Balance - Ending	$ -		$ 253,252	

(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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest	$ 2,200	$ 2,017	$ 3,869	$ 1,853
Total Revenues	**$ 2,200**	**$ 2,017**	**$ 3,869**	**$ 1,853**
Expenditures:				
Bank Fees	$ 1,620	$ 1,485	$ 875	$ 610
Capital Outlay	20,000	18,333	13,642	4,691
Total Expenditures	**$ 21,620**	**$ 19,818**	**$ 14,517**	**$ 5,301**
Excess (Deficiency) of Revenues over Expenditures	**$ (19,420)**		**$ (10,648)**	
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**	**$ -**	**$ (10,648)**	**$ -**
Fund Balance - Beginning	$ 161,037		$ 155,139	
Fund Balance - Ending	$ 181,617		$ 144,491	

Heritage Park

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 374,334	$ 374,334	$ 376,555	$ 2,221
Interest Income	1,000	917	4,332	3,415
Total Revenues	**$ 375,334**	**$ 375,251**	**$ 380,887**	**$ 5,636**
Expenditures:				
Interest - 11/01	$ 69,871	$ 69,871	$ 69,871	$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	235,000	235,000	235,000	-
Interest - 5/01	69,871	69,871	69,764	107
Total Expenditures	**$ 374,742**	**$ 374,742**	**$ 379,635**	**$ (4,893)**
Excess (Deficiency) of Revenues over Expenditures	$ 592		$ 1,252	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	6,556	6,556
Total Other Financing Sources/(Uses)	$ -	$ -	$ 6,556	$ 6,556
Net Change in Fund Balance	**$ 592**	**$ -**	**$ 7,807**	**$ 6,556**
Fund Balance - Beginning	$ 126,998		$ 116,769	
Fund Balance - Ending	$ 127,590		$ 124,577	

Heritage Park

Community Development District

Capital Project Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Actual Thru 08/31/26
Revenues:	
Interest Income	$ 97
Total Revenues	**$ 97**
Expenditures:	
Capital Outlay	$ -
Cost of Issuance	-
Total Expenditures	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 97
Other Financing Sources/(Uses):	
Transfer In/(Out)	$ (6,556)
Total Other Financing Sources/(Uses)	$ (6,556)
Net Change in Fund Balance	**$ (6,459)**
Fund Balance - Beginning	$ 7,461
Fund Balance - Ending	$ 1,002

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	$ -	$ 3,658	$ 3,971	$ -	$ -	$ 376,340
Interest	42	44	132	349	1,050	1,464	1,489	689	754	738	799	-	7,551
Total Revenues	**$ 42**	**$ 29,466**	**$ 50,843**	**$ 254,813**	**$ 18,794**	**$ 10,508**	**$ 8,815**	**$ 689**	**$ 4,413**	**$ 4,709**	**$ 799**	**$ -**	**$ 383,890**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 1,000	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ -	$ 5,000
FICA Expense	-	-	77	77	-	77	-	77	-	77	-	-	383
Annual Audit	-	-	-	-	-	-	3,300	-	-	-	-	-	3,300
Trustee Fees	-	3,750	-	-	-	-	-	-	-	-	-	-	3,750
Arbitrage	-	-	-	450	-	-	-	-	-	-	-	-	450
Engineering	-	677	-	920	-	-	-	-	2,164	307	-	-	4,069
Attorney	513	928	1,889	1,667	359	1,334	174	-	-	-	-	-	6,863
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Management Fees	5,434	5,434	5,434	5,434	5,434	5,434	5,434	5,434	5,434	5,434	5,434	-	59,769
Information Technology	165	165	165	165	165	165	165	165	165	165	165	-	1,820
Website Maintenance	110	110	110	110	110	110	110	110	110	110	110	-	1,213
Telephone	17	23	-	36	-	40	-	18	-	28	-	-	162
Postage	85	70	258	87	5	4	57	6	525	19	8	-	1,124
Insurance	9,004	-	-	-	-	-	-	-	-	-	-	-	9,004
Printing & Binding	67	3	85	4	88	11	89	6	1,250	8	235	-	1,846
Legal Advertising	-	70	-	70	-	70	-	137	261	507	75	-	1,190
Other Current Charges (1)	310	1,289	169	191	370	303	352	350	323	302	328	-	4,286
Office Supplies	0	0	0	0	0	0	1	0	0	0	15	-	18
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 24,229**	**$ 12,520**	**$ 9,186**	**$ 10,211**	**$ 6,532**	**$ 8,548**	**$ 9,681**	**$ 7,303**	**$ 10,232**	**$ 7,958**	**$ 6,370**	**$ -**	**$ 112,769**

Heritage Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Services	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ 1,095	$ -	$ 12,047
Property Insurance	824	-	-	-	-	-	-	-	-	-	-	-	824
Electric	1,344	1,291	1,355	1,436	1,464	1,354	1,374	1,402	1,473	1,355	1,438	-	15,287
Streetlights	3,952	3,952	3,952	4,161	4,161	4,161	4,161	4,161	4,131	4,161	4,161	-	45,110
Landscape Maintenance	3,153	3,153	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	-	35,538
Landscape Contingency	-	-	-	273	-	-	1,100	-	-	-	-	-	1,373
Tree Trimming	-	-	-	-	-	-	750	-	-	-	-	-	750
Lake Maintenance	1,945	1,945	1,945	1,945	1,550	1,550	1,550	1,550	1,550	1,550	1,550	-	18,630
Lake Contingency	-	400	450	-	450	-	4,335	-	405	750	-	-	6,790
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Maintenance	640	480	464	922	845	2,207	876	589	-	240	-	-	7,262
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**	**$ 18,489**	**$ 12,044**	**$ 11,902**	**$ 12,398**	**$ 11,491**	**$ -**	**$ 157,749**
Total Expenditures	**$ 41,907**	**$ 24,836**	**$ 21,695**	**$ 23,291**	**$ 19,344**	**$ 31,575**	**$ 28,170**	**$ 19,347**	**$ 22,135**	**$ 20,356**	**$ 17,862**	**$ -**	**$ 270,518**
Excess (Deficiency) of Revenues over Expenditures	$ (41,865)	$ 4,630	$ 29,148	$ 231,522	$ (550)	$ (21,067)	$ (19,355)	$ (18,658)	$ (17,722)	$ (15,647)	$ (17,062)	$ -	$ 113,372
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)**	**$ (21,067)**	**$ (19,355)**	**$ (18,658)**	**$ (17,722)**	**$ (15,647)**	**$ (17,062)**	**$ -**	**$ 113,372**

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)
LESS: 5/1/26 Principal Payment		($235,000)
Current Bonds Outstanding		**$3,025,000**

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 RECEVIED**	**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
10	06/19/26	3,493.14	167.42	3,660.56	3,658.47	7,319.03
11	07/01/26	3,791.96	181.74	3,973.70	3,971.43	7,945.13
		-	-	-	-	-
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		**359,332.37**	**17,222.17**	**376,554.54**	**376,339.83**	**752,894.37**
PERCENT COLLECTED						**100.74%**

C.

Heritage Park

Community Development District

Check Run Summary

Date		Check Numbers		Amount	Amount
General Fund					
Regions	7/1/26 - 7/31/26	123-131	$	15,709.88	
	8/1/26 - 8/31/26	132-140		13,991.91	
		Total General Fund Checks			**$ 29,701.79**
Capital Reserve	8/14/26	1		$13,642.43	
		Total Capital Reserve Checks			**$13,642.43**
Autopayment					
	7/28/26	FPL	$	5,515.33	
	7/31/26	IRS TAX PAYMENT		153.00	
	8/27/26	FPL		5,598.32	
		Total Payroll Checks			**$11,266.65**
Total Paid Checks and Electronically					**$54,610.87**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** HERITAGE PARK CDD-GENERAL FUND

BANK B HERITAGE PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/26	00042	6/30/26	95477	202606	320-53800-46300		*	1,550.00		
			JUN26 LAKE MAINTENANCE							
						FUTURE HORIZONS, INC.			1,550.00	000123
7/08/26	00042	6/30/26	95544	202606	320-53800-46600		*	405.00		
			RMV/INSTL Q DISCONNECT							
						FUTURE HORIZONS, INC.			405.00	000124
7/08/26	00002	7/01/26	668	202607	310-51300-34000		*	5,433.58		
			JUL MANAGEMENT FEES							
		7/01/26	668	202607	310-51300-49200		*	110.25		
			JUL WEBSITE ADMIN							
		7/01/26	668	202607	310-51300-35100		*	165.42		
			JUL INFORMATION TECH							
		7/01/26	668	202607	310-51300-51000		*	.36		
			OFFICE SUPPLIES							
		7/01/26	668	202607	310-51300-42000		*	19.36		
			POSTAGE							
		7/01/26	668	202607	310-51300-42500		*	8.10		
			COPIES							
		7/01/26	668	202607	310-51300-41000		*	27.70		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,764.77	000125
7/08/26	00002	7/01/26	669	202607	320-53800-12000		*	1,095.17		
			JUL26 CONTRACT ADMIN							
						GOVERNMENTAL MANAGEMENT SERVICES			1,095.17	000126
7/08/26	00089	6/30/26	7779759	202606	310-51300-48000		*	101.28		
			NTC OF RULE DEVELOPMENT							
		6/30/26	7779759	202606	310-51300-48000		*	159.76		
			NTC OF RULE RULEMAKING							
						USA TODAY MEDIA CORP			261.04	000127
7/08/26	00043	7/01/26	1210409	202607	320-53800-46200		*	3,247.93		
			JUL LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE INC			3,247.93	000128
7/27/26	00002	7/17/26	670	202706	320-53800-46400		*	349.20		
			FACILITY MAINTENANCE-JUN							
						GOVERNMENTAL MANAGEMENT SERVICES			349.20	000129
7/27/26	00086	7/15/26	22012684	202606	310-51300-31100		*	1,836.77		
			JUN ENGINEERING SERVICES							
						PRIME AEI			1,836.77	000130

*** CHECK DATES 07/01/2026 - 07/31/2026 *** HERITAGE PARK CDD-GENERAL FUND
BANK B HERITAGE PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/27/26	00062	7/16/26	7	202707	320-53800-46400		*	1,200.00		
			PRESSURE WASHING SVCS-JUL							
						RIVERSIDE MANAGEMENT SERVICES INC			1,200.00	000131

TOTAL FOR BANK B	15,709.88
TOTAL FOR REGISTER	15,709.88

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

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

Approved 7/7/26
Jeff Johnson
Lake Maintenance
53800.320.46300

INVOICE

Invoice Number: 95477
Invoice Date: Jun 30, 2026
Page: 1

RECEIVED
By Tara Lee at 1:54 pm, Jul 07, 2026

Bill To:	Ship to:
Heritage Park CDD c/o Governmental Management Services 475 West Pown Place, Ste 114 St. Augustine, FL 32092	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		7/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of June 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.

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

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

Approved 7/7/26
Jeff Johnson
Lake Contingency
53800.320.46600

RECEIVED
By Tara Lee at 11:12 am, Jul 08, 2026

INVOICE

Invoice Number: 95544
Invoice Date: Jun 30, 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:
Pond 300

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Willoughby01	Hand Deliver	6/1/26	7/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	646235K	XL Shore Side Quick Disconnect	255.00	255.00
1.00	Aerator Service	Aerator Service call to remove and reinstall unit. Replaced quick disconnect that wasn't under warranty	150.00	150.00

Subtotal	405.00
Sales Tax	
Freight	
Total Invoice Amount	405.00
Payment/Credit Applied	
TOTAL	**405.00**

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 #: 668
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		5,433.58	5,433.58
Website Administration -July 2026		110.25	110.25
Information Technology - July 2026		165.42	165.42
Office Supplies		0.36	0.36
Postage		19.36	19.36
Copies		8.10	8.10
Telephone		27.70	27.70

Total	$5,764.77
Payments/Credits	$0.00
Balance Due	$5,764.77

RECEIVED
By Tara Lee at 11:08 am, Jul 08, 2026

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

Invoice

Invoice #: 669
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		1,095.17	1,095.17

Alison Mossing
7-6-26

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

RECEIVED
By Tara Lee at 11:59 am, Jul 07, 2026

USA TODAY CO.

LocaliQ

ACCOUNT NAME	ACCOUNT #	INV DATE
Heritage Park Cdd	1580433	06/30/26

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007779759	Jun 1- Jun 30, 2026	$261.04

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$261.04**

BILLING ACCOUNT NAME AND ADDRESS

Heritage Park Cdd
475 W Town PL # 114
St Augustine, FL 32092-3649

PAYMENT DUE DATE: JULY 31, 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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
6/1/26	Balance Forward	$66.64
6/15/26	PAYMENT - THANK YOU	-$66.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/18/26	12400774	SAG St Augustine Record	Notice of Rule Development		$101.28
6/25/26	12400802	SAG St Augustine Record	Notice of Rule RULEMAKING		$159.76

RECEIVED
By Tara Lee at 11:58 am, Jul 07, 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	$261.04
Service Fee 3.99%	$10.42
*Cash/Check/ACH Discount	-$10.42
*Payment Amount by Cash/Check/ACH	$261.04
Payment Amount by Credit Card	$271.46

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Heritage Park Cdd	1580433	0007779759	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$261.04	$0.00	$0.00	$0.00	$0.00	$0.00	**$261.04**

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 $271.46

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0001580433000000000000077797590002610467173

USA TODAY CO.
LocaliQ
PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
Heritage Park Cdd
475 W Town PL # 114
St Augustine FL 32092-3649

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 06/18/2026
SAG staugustine.com 06/18/2026

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 06/18/2026

Legal Clerk

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	$101.28
Tax Amount:	$0.00
Payment Cost:	$101.28
Order No:	12400774
Customer No:	1580433
PO #:	

\# of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Heritage Park Community Development District (**"District"**) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 (the **"District Manager's Office"**).

Matt Biagetti, District Manager
Heritage Park Community Development District
June 18, 2026 (12400774)

USA TODAY CO.
LocaliQ
PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
Heritage Park Cdd
475 W Town PL # 114
St Augustine FL 32092-3649

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 06/25/2026
SAG staugustine.com 06/25/2026

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 06/25/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$159.76		
Tax Amount:	$0.00		
Payment Cost:	$159.76		
Order No:	12400802	# of Copies:	
Customer No:	1580433	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Heritage Park Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on June 18, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on **July 30, 2026, at 1:00 p.m. at the Heritage Park Amenity Center, located at 225 Hefferon Drive, St. Augustine, Florida 32084** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850; mbiagetti@gmsnf.com (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Matt Biagetti, District Manager
Heritage Park Community Development District
June 25, 2026 (12400802)

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1210409	7/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

Invoice Due Date: July 31, 2026

Invoice Amount: $3,247.93

Description	Current Amount
Monthly Landscape Maintenance July 2026	$3,247.93

Approved 7/2/26
Jeff Johnson
Landscape Maintenance
53800.320.46200

Invoice Total **$3,247.93**

RECEIVED
By Tara Lee at 10:43 am, Jul 02, 2026

IN COMMERCIAL LANDSCAPING

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

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

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

Invoice

Invoice #: 670
Invoice Date: 7/17/26
Due Date: 7/17/26
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 June 1 - June 30, 2026	8.73	40.00	349.20

Approved 7/18/26
Jeff Johnson
Common Area Maintenance
53800.320.46400

Alison Mossing
7-20-26

Total	$349.20
Payments/Credits	$0.00
Balance Due	$349.20

RECEIVED
By Tara Lee at 10:43 am, Jul 26, 2026

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

Date	Hours	Employee	Description
6/3/26	3.73	M.B.	Checked and reset fountains as needed, walked all ponds, removed debris around ponds
6/10/26	4	M.B.	Walked all ponds, removed debris around all ponds, checked and reset fountains
6/24/26	1	D.M.	Checked and reset fountains as needed, walked all ponds, removed debris around ponds
TOTAL	8.73		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

July 15, 2026
Project No: P0104022.01
Invoice No: 22012684

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

Project P0104022.01 Heritage Park/CDD-General Fund
For services including for vendor site visit for Annual Engineer's Report, development of report and issuance.

Professional Services from May 30, 2026 to July 03, 2026

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	.25	95.00	23.75	
Vice President	3.00	250.00	750.00	
Sr. Construction Inspector	8.00	125.00	1,000.00	
Totals	11.25		1,773.75	
Total Labor				**1,773.75**

Reimbursable Expenses

Printing - Reimbursable		5.50	
Travel - Reimbursable - Mileage		30.26	
Travel - Reimbursable- Mileage Client OV		19.04	
Total Reimbursables	**1.15 times**	**54.80**	**63.02**
	Total this Invoice		**$1,836.77**

Outstanding Invoices

Number	Date	Balance
22012522	6/16/2026	327.40
Total		**327.40**

RECEIVED
By Tara Lee at 12:08 pm, Jul 15, 2026

REMITTANCE:
CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 7
Invoice Date: 7/16/2026
Due Date: 7/16/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - July 2026		1,200.00	1,200.00
Pressure washed walking trail fenceline at Entrance 3			

Approved 7/16/26
Jeff Johnson
Common Area Maintenance
53800.320.46400

Alison Mossing
7-17-26

Total	$1,200.00
Payments/Credits	$0.00
Balance Due	$1,200.00

RECEIVED
By Tara Lee at 10:42 am, Jul 26, 2026

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, Florida 32092

Service Detail

Bill To:	Heritage Park CDD	Invoice Date:	7/1/26
		Due Date:	Upon Receipt
Amount Due:	$ 1,200.00		

Description	Amount
Pressure washed walking trail fenceline at entrance three	$1,200.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: $1,200.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@rmsnf.com

Remit Payment

*** CHECK DATES 08/01/2026 - 08/31/2026 *** HERITAGE PARK CDD-GENERAL FUND

BANK B HERITAGE PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/06/26	00042	7/24/26	95791	202607	320-53800-46600		*	300.00		
			RMV/REINSTL PND#200 FOUNT							
		7/24/26	95791	202607	320-53800-46600		*	450.00		
			INSTL RPLMT UNIT PND#400							
						FUTURE HORIZONS, INC.			750.00	000132
8/06/26	00042	7/31/26	96063	202607	320-53800-46300		*	1,550.00		
			JUL26 LAKE MAINTENANCE							
						FUTURE HORIZONS, INC.			1,550.00	000133
8/06/26	00002	8/01/26	671	202608	310-51300-34000		*	5,433.58		
			AUG26 MANAGEMENT FEES							
		8/01/26	671	202608	310-51300-49200		*	110.25		
			AUG26 WEBSITE ADMIN							
		8/01/26	671	202608	310-51300-35100		*	165.42		
			AUG26 INFORMATION TECH							
		8/01/26	671	202608	310-51300-51000		*	15.30		
			OFFICE SUPPLIES							
		8/01/26	671	202608	310-51300-42000		*	7.64		
			POSTAGE							
		8/01/26	671	202608	310-51300-42500		*	234.75		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			5,966.94	000134
8/06/26	00086	6/16/26	22012522	202606	310-51300-31100		*	327.40		
			ONSITE VISIT/ANNUAL REPT							
						PRIME AE GROUP INC			327.40	000135
8/06/26	00089	7/31/26	7822041	202607	310-51300-48000		*	393.68		
			NTC-ASSMT HEARING - 7/30							
		7/31/26	7822041	202607	310-51300-48000		*	113.52		
			NTC-BUDGET HEARING - 7/30							
						USA TODAY MEDIA CORP			507.20	000136
8/06/26	00043	8/01/26	1227258	202608	320-53800-46200		*	3,247.93		
			AUG LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE INC			3,247.93	000137
8/10/26	00002	8/01/26	672	202608	320-53800-12000		*	1,095.17		
			AUG26 CONTRACT ADMIN							
						GOVERNMENTAL MANAGEMENT SERVICES			1,095.17	000138
8/18/26	00086	8/14/26	22013004	202607	310-51300-31100		*	307.27		
			JUL ENGINEERING SERVICES							
						PRIME AE GROUP INC			307.27	000139

*** CHECK DATES 08/01/2026 - 08/31/2026 *** HERITAGE PARK CDD-GENERAL FUND
BANK B HERITAGE PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/24/26	00002	8/14/26	673	202607	320-53800-46400		*	240.00		
			FACILITY MAINTENANCE-JUL							
						GOVERNMENTAL MANAGEMENT SERVICES			240.00	000140

TOTAL FOR BANK B	13,991.91	
TOTAL FOR REGISTER	13,991.91	

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

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

Approved 7/27/26
Jeff Johnson
Lake Contingency
53800.320.46600

INVOICE

Invoice Number: 95791
Invoice Date: Jul 24, 2026
Page: 1

RECEIVED
By Tara Lee at 9:19 am, Jul 28, 2026

Bill To:	Ship to:
Heritage Park CDD c/o Governmental Management Services 475 West Pown Place, Ste 114 St. Augustine, FL 32092	Heritage Park Ponds 200 and 400

Customer ID	Customer PO	Payment Terms	
Heritage04	Verbal	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
Willoughby01	Hand Deliver	7/13/26	8/23/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service call to remove and reinstall Pond 200 fountain (serial # 4252NVX442799). Parts and bench labor covered under warranty	300.00	300.00
1.00	Aerator Service	Installed replacement unit in Pond 400. New serial # 4252NVX442809	450.00	450.00

Subtotal	750.00
Sales Tax	
Freight	
Total Invoice Amount	750.00
Payment/Credit Applied	
TOTAL	**750.00**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

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

Approved 8/4/26
Jeff Johnson
Lake Maintenance
53800.320.46300

RECEIVED
By Tara Lee at 12:02 pm, Aug 04, 2026

INVOICE

Invoice Number: 96063
Invoice Date: Jul 31, 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		8/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services in Heritage Park for the month of July 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 #: 671
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		5,433.58	5,433.58
Website Administration -August 2026		110.25	110.25
Information Technology - August 2026		165.42	165.42
Office Supplies		15.30	15.30
Postage		7.64	7.64
Copies		234.75	234.75

Total	$5,966.94
Payments/Credits	$0.00
Balance Due	$5,966.94

RECEIVED
By Tara Lee at 10:09 am, Aug 06, 2026

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

June 16, 2026
Project No: P0104022.01
Invoice No: 22012522

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

Project P0104022.01 Heritage Park/CDD-General Fund
For services including for vendor site visit and Annual Engineer's Report inspection and historical data.

Professional Services from January 31, 2026 to May 29, 2026

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	.75	95.00	71.25	
Vice President	1.00	250.00	250.00	
Totals	1.75		321.25	
Total Labor				**321.25**

Reimbursable Expenses

Printing - Reimbursable		5.35	
Total Reimbursables	**1.15 times**	**5.35**	**6.15**
	Total this Invoice		**$327.40**

RECEIVED
By Tara Lee at 1:11 pm, Jul 27, 2026

REMITTANCE:
CHECKS: PRIME AEI 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224I
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Heritage Park Cdd		1580433	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007822041	Jul 1- Jul 31, 2026	$507.20	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$507.20**	

BILLING ACCOUNT NAME AND ADDRESS

Heritage Park Cdd
475 W Town PL # 114
St Augustine, FL 32092-3649

PAYMENT DUE DATE: AUGUST 31, 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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$261.04
7/16/26	PAYMENT - THANK YOU	-$261.04

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/2/26	SAG St Augustine Record	12416986	Assessment Hearing		1	2.0000 x 12 in	$393.68

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/9/26	12416306	SAG St Augustine Record	Notice of Budget Hearing		$113.52

RECEIVED
By Tara Lee at 12:36 pm, Aug 05, 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	$507.20
Service Fee 3.99%	$20.24
*Cash/Check/ACH Discount	-$20.24
*Payment Amount by Cash/Check/ACH	$507.20
Payment Amount by Credit Card	$527.44

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Heritage Park Cdd		1580433		0007822041		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$507.20	$0.00	$0.00	$0.00	$0.00	$0.00	**$507.20**

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
$527.44

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

000158043300000000000000782204100050720671 73

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
Heritage Park Cdd
475 W Town PL # 114
St Augustine FL 32092-3649

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 , 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 07/02/2026

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 07/02/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$393.68		
Tax Amount:	$0.00		
Payment Cost:	$393.68		
Order No:	12416986	# of Copies:	
Customer No:	1580433	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

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

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"*FY 2027*"**). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

<u>Description of Assessments</u>

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

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Multi Family	148	0.50	$285.06
Single Family 53'	205	1.00	$570.12
Single Family 63'	222	1.19	$677.69
Single Family 75'	86	1.42	$806.77
Single Family 85'	42	1.60	$914.34

**includes collection costs and early payment discounts*

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County (**"County"**) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

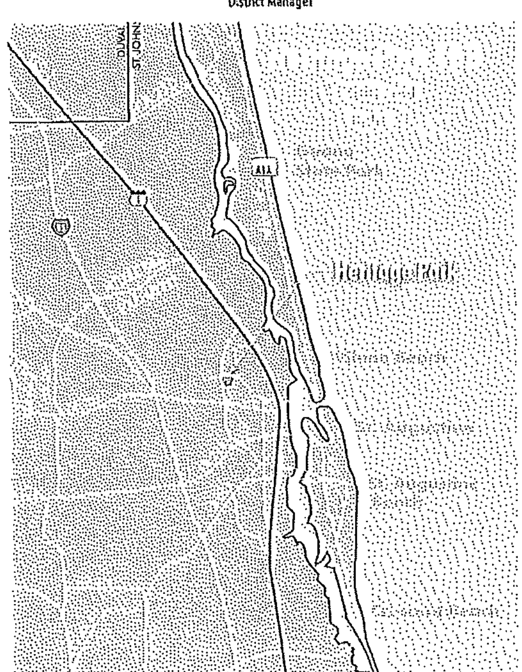
<u>Additional Provisions</u>

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

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

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

Matt Biagetti
District Manager



USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
Heritage Park Cdd
475 W Town PL # 114
St Augustine FL 32092-3649

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 07/09/2026
SAG staugustine.com 07/09/2026

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 07/09/2026

D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

8.25.26
My commission expires

Publication Cost:	$113.52		
Tax Amount:	$0.00		
Payment Cost:	$113.52		
Order No:	12416306	# of Copies:	
Customer No:	1580433	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://heritageparkcdd.com.

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

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

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

Matt Biagetti
District Manager
Pub: July 9, 2026; #12416306

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1227258	8/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Heritage Park CDD

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

Invoice Due Date: August 31, 2026

Invoice Amount: $3,247.93

Description	Current Amount
Monthly Landscape Maintenance August 2026	$3,247.93

Invoice Total **$3,247.93**

Approved 7/29/26
Jeff Johnson
Landcscape Maintenance
53800.320.46200

RECEIVED
By Tara Lee at 2:46 pm, Jul 29, 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 #: 672
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		1,095.17	1,095.17

Alison Mossing
8-6-26

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

RECEIVED
By Tara Lee at 1:29 pm, Aug 06, 2026

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

August 14, 2026
Project No: P0104022.01
Invoice No: 22013004

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

Project P0104022.01 Heritage Park/CDD-General Fund
For services including for vendor calls on stormwater erosion repairs and call into July CDD meeting.

Professional Services from July 04, 2026 to July 31, 2026

Professional Personnel

		Hours	Rate	Amount	
Vice President		1.00	250.00	250.00	
	Totals	1.00		250.00	
	Total Labor				**250.00**

Reimbursable Expenses

Printing - Reimbursable			.50	
Travel - Reimbursable - Mileage			30.26	
Travel - Reimbursable- Mileage Client OV			19.04	
Total Reimbursables		**1.15 times**	**49.80**	**57.27**
		Total this Invoice		**$307.27**

Outstanding Invoices

Number	Date	Balance
22012522	6/16/2026	327.40
Total		**327.40**

RECEIVED
By Tara Lee at 12:13 pm, Aug 14, 2026

REMITTANCE:
CHECKS: PRIME AE Group, Inc. I P.O. BOX 530733, Atlanta, Georgia 30353-0733
If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

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

Invoice

Invoice #: 673
Invoice Date: 8/14/26
Due Date: 8/14/26
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 July 1 - July 30, 2026	6	40.00	240.00

Approved 8/18/26
Jeff Johnson
Common Area Maintenance
53800.320.46400

Alison Mossing
8-19-26

Total	$240.00
Payments/Credits	$0.00
Balance Due	$240.00

RECEIVED
By Tara Lee at 11:04 am, Aug 20, 2026

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

Date	Hours	Employee	Description
7/22/26	4	M.B.	Checked and reset fountains as needed, walked all ponds, removed debris around ponds 1800, 1700, 1600 and 1500
7/29/26	2	M.B.	Checked all fountains, removed debris around lake 1400
TOTAL	6		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

*** CHECK DATES 08/01/2026 - 08/31/2026 *** HERITAGE PARK CDD RESERVE
BANK C HERITAGE PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/14/26	00042	8/13/26	64660	202608	320-53800-60000		*	13,642.43		
			(5) 1HP 4400VFX AERATOR							
						FUTURE HORIZONS, INC.			13,642.43	000001

TOTAL FOR BANK C	13,642.43
TOTAL FOR REGISTER	13,642.43

Future Horizons Environmental Corp

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

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

INVOICE

Invoice Number: 64660
Invoice Date: Aug 13, 2026
Page: 1

Bill To:	Ship to:
Heritage Park CDD c/o GMC, LLC 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771	Heritage Park CDD c/o GMC, LLC 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Heritage01	Per Quote	Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Hand Deliver		9/12/26

Quantity	Item	Description	Unit Price	Amount
5.00	4400VFX	1hp 4400VFX Display Aerator by Kasco Marine with 200' of cable Serial #'s 6230NVX446213, 6230NVX446214, 6230NVX446215, 6230NVX446216, 6230NVX446219	2,728.49	13,642.43
1.00		Option #1 - 5% Discount		
		Free Shipping		

Approved 8/13/26
Jeff Johnson
Capital Reserve
2.320.53800.60000

RECEIVED
By Tara Lee at 9:04 am, Aug 14, 2026

Subtotal	13,642.43
Sales Tax	
Freight	
Total Invoice Amount	13,642.43
Payment/Credit Applied	
TOTAL	**13,642.43**

Check/Credit Memo No:

Overdue invoices are subject to finance charges.