

*Heron Isles
Community Development District*

February 6, 2020

Heron Isles

Community Development District

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

Phone: 904-940-5850 Fax: 904-940-5899

January 30, 2020

Board of Supervisors
Heron Isles Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Heron Isles Community Development District will be held Thursday, February 6, 2020 at 6:00 p.m. at the Residence Inn Amelia Island, 2301 Sadler Road, Fernandina Beach, Florida.

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the November 7, 2019 Meeting
- IV. Landscape Report - Martex
- V. Discussion on Overdue HOA Reimbursement for Landscape Enhancements
- VI. Consideration of Renewing Janitorial Services Contract with All Repairs and Maintenance
- VII. Consideration of Lake Maintenance Proposals
- VIII. Consideration of LED Lighting Agreement with FP&L
- IX. Consideration of Resolution 2020-02, Re-Setting the Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Property Manager
 1. Report
 2. Update on Irrigation Well System and Fence Cap Repair Projects
- XI. Supervisors' Requests and Audience Comments
- XII. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XIII. Next Scheduled Meeting – May 7, 2020 at 10:30 a.m. at the offices of Compass Group, 961687 Gateway Blvd, Suite 201K, Amelia Island, Florida
- XIV. Adjournment

Enclosed under the third order of business is a copy of the minutes of the November 7, 2019 meeting.

The fifth order of business is discussion on overdue HOA reimbursement for landscape enhancements. Enclosed for your review are emails and invoices related to the request for reimbursement.

The sixth order of business is consideration of renewing janitorial services contract with All Repairs and Maintenance. Any backup documentation will be provided under separate cover.

The seventh order of business is consideration of lake maintenance proposals. Any backup documentation will be provided under separate cover.

The eighth order of business is consideration of LED lighting agreement with FP&L. A copy of the agreement is enclosed for your review and approval.

The ninth order of business is consideration of resolution 2020-02, re-setting the public hearing for the purpose of adopting amended and restated rules of procedure.

Copies of the financial reports are enclosed for your review and approval.

The balance of the agenda is routine in nature. Staff reports and any additional support material will be presented and discussed at the meeting. If you have any questions, please contact me.

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

AGENDA

Heron Isles Community Development District *Agenda*

Thursday
February 6, 2020
6:00 p.m.

Residence Inn Amelia Island
2301 Sadler Road
Fernandina Beach, FL
Call in #: 800-264-8432
Passcode: 433354
www.heronislescdd.com

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MINUTES

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Thursday, November 7, 2019 at 10:30 a.m. at the offices of Compass Group, 961687 Gateway Boulevard, Suite 201K, Amelia Island, Florida.

Present and constituting a quorum were:

Ricky Rowell	Chairman
Don Lyons	Vice Chairman
Robert Martyn	Supervisor
Justin Blessing	Supervisor
Kathy Blessing	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel (by phone)
Cheryl Graham	Property Manager

The following is a summary of the discussion and actions taken at the November 7, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Bill Harvey, 97529 Albatross, asked is the discussion item on the projects concerning the parking?

Mr. Torres stated yes, the parking lot is one of the projects that the Board is going to consider.

Mr. Bill Harvey stated before this Board decides to do any type of infrastructure in the community, I'd really like you all to consider sod in the medians and maintaining what you have currently. You're going to have more infrastructure to maintain when you can't even maintain

what you have now. The association paid \$30,000 for landscaping and it still needs more stuff. It needs more dirt, sod and mulch.

Mr. Greg Watson, 85078 Furtherview, stated on the same note, I think before we do anything, we need to put about \$100,000 in reserves in case we have an emergency like a road collapse or something like that. We've already had a drain collapse. I just think we need reserves before we pressure wash sidewalks or put in parking spaces. I know I want the mailbox cover, but even before we do that, we need reserves for emergencies.

Mr. Torres stated I'll speak to that when we go over the financials as well, but something that the Board did this year that's different from year's past is we actually established the capital reserves account and for this year we're depositing \$30,000 into that account. I'll also speak on some other strategies that I may have for you.

Mr. Greg Watson asked where did that \$30,000 come from? From the increase in assessments?

Mr. Torres stated yes. For 2020 we financed the capital reserves and we dedicated what we call a capital project improvement line and that's where some of these projects that the Board will consider will be funded from.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 1, 2019 Meeting

There were no comments on the minutes.

On MOTION by Mr. Blessing seconded by Mr. Rowell with all in favor the minutes of the August 1, 2019 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion on Projects; Priority and Funding Source

Mr. Torres stated we're looking for some additional Board guidance on if the projects that have been discussed in past meetings are something the Board wishes to continue to pursue and if so we will have to go to the next step, whether it's permitting, an architect, or just getting additional bids. When I looked at the financials for the end of the year there was some high variance there and it appears we've paid forward some of the expenses that the Board has approved with the understanding that the HOA was going to reimburse and that reimbursement hasn't happened yet, so we're working with Cheryl to get this done. Once we receive that reimbursement, we will have the CDD in a good financial state to put those revenues into either

your projects account, or even your capital reserves. Some of these projects can most likely be paid out of our projects account.

Mr. Blessing asked we have \$57,500 in the projects account for this year?

Mr. Torres stated for this year, but I'm saying there may be additional funds coming to us as well.

Ms. Blessing stated I think the caps around the development have to be done. They look horrible.

Mr. Torres stated so that will come out of your \$57,000 there.

Mr. Blessing asked at the last meeting did we choose clean or replace them?

Ms. Graham stated we voted to replace them, and Krystal Klean was the vendor chosen for the replacement. They said they can't do any work on them unless they're cleaned because nothing will adhere to it, so they've stepped back until that decision is made.

Mr. Blessing stated okay that needs to be taken care of.

Ms. Blessing stated I think the well pumps, since it's going to save the community money, should be a priority.

Ms. Graham stated I've been in communication with a vendor and for one deep well the estimated cost is \$11,000. That includes the drilling, everything installed, the permits and the pump.

Mr. Blessing asked will that cover all of our usage?

Ms. Graham stated I'm waiting on Martex to answer that.

Mr. Blessing stated why don't we just do one, and we can always add another if needed. Regarding the parking lot, I've been driving past that park every single day and I've seen the parking lot overflowed twice and there was an event both times. Other than that, I haven't seen the parking full, so to me, I'm not ready. If it's just for events that they have to park in the grass I think they'll be all right. Like Bill said, we have to maintain everything else and then worry about that down the road. We could potentially add the mail kiosk cover, a well pump, and get the fence caps replaced all within our \$57,500 budget for this year.

Mr. Greg Watson stated the postal service is looking at what the original agreement was with the developer. It sounds like they're willing to work with us to possibly put individual mailboxes at each house. We would have to pay for the mailboxes. It would probably be a \$30 to

\$40 assessment. They've already approved for us to install smaller cluster mailboxes every 16 houses.

Mr. Torres stated it sounds like we're going to table any further staff work on the mail kiosk cover and we will focus more on the fence caps. Looking at past meeting minutes a motion was approved for cleaning of the fence, playground, sidewalks, and also replacing the caps.

Ms. Graham stated the sidewalks and play structures were cleaned but it was a separate proposal for the fencing and that was tabled.

Mr. Torres stated so based on Board guidance today, the well pumps are priority, along with the fence caps.

FIFTH ORDER OF BUSINESS

Ratification of the Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for Preparation of the FY19 Audit

Mr. Torres stated Berger Toombs is the firm that the Board selected during the RFP process. I've already signed and submitted this letter to the accounting firm; I just ask for a motion to approve.

On MOTION by Mr. Rowell seconded by Mr. Lyons with all in favor the engagement letter from Berger, Toombs, Elam, Gaines & Frank for the FY19 audit was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Renewal of Lake Doctor's, Inc. Lake Maintenance Contract for FY20

Mr. Torres stated this increase has already been included in your budget so there is no impact to the FY20 budget regarding this.

On MOTION by Ms. Blessing seconded by Mr. Martyn with all in favor renewal of the Lake Doctor's Inc. lake maintenance agreement was ratified.

SEVENTH ORDER OF BUSINESS

Discussion on Converting to LED Streetlights

Ms. Graham stated I was contacted by Florida Power & Light; they're doing a state-wide upgrade to the streetlights in communities throughout the state of Florida. At no cost to the association or the District they will change out the light heads to convert them to an LED light, which would give it softer light, improve the lighting and also less maintenance on them. We

don't pay for the electricity costs to streetlights, just mainly maintenance costs so there would be a small reduction there. Once it's approved, they place the order right away and it takes 10 weeks to get them in.

On MOTION by Mr. Blessing seconded by Mr. Rowell with all in favor FP&L converting to LED streetlights was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-01, Setting a Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure

Mr. Walters stated we have a 60 page comprehensive document called our rules of procedure that govern district operations and that's everything from meetings to procurement, to the audits and those type of things so I generally say about 85% of that is based on statute and 15% of that is based on best practices and your most efficient way to operate districts. About every four or five years we like to do a comprehensive update based largely on changes to the statutes that have occurred over those years and anything we've noticed that could be more efficient to the way we operate. We've included a memorandum that shows the larger changes and what prompted those. There's also a redlined document that shows a word for word change. For today's purpose we're not asking the Board to approve those changes. Whenever we make changes to our rules of procedure we have to do so by public hearing so that's the action we're looking for today is just the Board to approve setting a public hearing to consider those changes and then we will bring that back at our next meeting for the Board to finally consider.

On MOTION by Mr. Blessing seconded by Mr. Martyn with all in favor resolution 2020-01, setting a public hearing for February 6, 2020 at 6:00 p.m. for the purpose of adopting amended and restated rules of procedure was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. Property Manager - Report

Ms. Graham stated just to make everyone aware, we are now in the off-peak season for landscaping so Martex will still be in the community, but on a bi-weekly basis instead of a weekly basis for mowing. During this time is when they will start doing more trimming of the trees and things of that nature.

Krystal Klean came out and said their material won't adhere to the fence columns unless they're cleaned so I needed to bring that back to the Board for consideration to have all the crown caps cleaned, repaired and replacement for those that are beyond repair for a total of \$13,240.

Mr. Lyons stated I'm inclined to go back to HuGus because they quoted us \$8,875 knowing the condition of these things and if there's any cleaning, I would assume they would include that in their bid.

Mr. Torres stated HuGus was only doing pressure washing like Krystal Klean was. The prices did not include repairs. What you can do is give some Cheryl some time and if HuGus can come in under the \$13,240 then she can contract with them.

On MOTION by Mr. Blessing seconded by Mr. Rowell with all in favor Krystal Klean's proposal to clean, repair and paint the fence columns caps for a total of \$13,240 was approved if a lower quoted proposal is not available.

Ms. Graham noted the playground equipment is in need of improvement. Mr. Torres directed her to bring proposals to the February meeting for consideration.

Mr. Bill Harvey stated at the last HOA board meeting the board asked me to come to the CDD board and ask permission to handle the Christmas decorations for the community. Unanimously the board does not like the wreaths, so we'd like to enhance it. I know the CDD owns those, so we are requesting you guys turn that over to the HOA.

Mr. Torres stated we have a decoration line on our budget. Are we going to fund up to that and let the HOA take the reins?

Mr. Rowell stated they're going to handle everything so that line item is going to go away or go into something else.

Mr. Torres asked so what is this proposal for \$1,830?

Ms. Graham stated the \$1,830 is labor to install and remove these items. There are 26 wreaths along with the big wreath and garland for the pavilion that are owned by the CDD already.

Mr. Blessing asked could we use that \$1,830 to help the HOA buy some new stuff so they don't have to bear the whole thing and then it would be off our budget for the following years?

Mr. Bill Harvey stated the social committee came to the board and asked if they could handle the decorations. There's \$2,500 in their budget but if you have \$1,800 and you want to give some of that to us, that would help out. We're looking at less than \$1,000 to buy lights to decorate the community. The problem is they get put up late and they get taken down in February. Our solution is we will let the community get involved.

Mr. Rowell stated I think it's a good idea, but I think we should take that \$1,800 and maybe buy some sod and try to make some people happy and let them handle Christmas decorations.

Mr. Torres stated we budgeted \$1,500 for holiday decorations. \$1,800 is the quote I'm referring to. Cheryl, you'll just work with the HOA for the decorations.

Ms. Graham stated I'll have these items pulled and delivered.

Mr. Blessing asked we don't want to chip in for the holiday decorations at all?

Mr. Lyons stated we still have other things we need to fund. I agree with Ricky. I think we ought to put that money into sod and landscaping.

2. Cost Estimates for Transition to Well System for Irrigation

Ms. Graham stated as I mentioned earlier, I have been contacting Martex. I just need to know how they convert from city water to wells but it can all be worked out. The bigger thing was whether we need one well or two and I'm still waiting on that. I've given them a deadline of this Friday because it's been going on far too long.

Mr. Blessing asked could we just give you a limit?

Ms. Graham stated you can, and I'll go through Mr. Torres for the approval if it's acceptable.

Mr. Blessing asked the estimate was \$11,000?

Ms. Graham stated yes, for one deep well.

On MOTION by Mr. Blessing seconded by Mr. Rowell with all in favor an amount not to exceed \$15,000 for the purchase and installation of a well was approved.

Ms. Graham noted some erosion has occurred around a lake in phase three that will require fill dirt to level out. Mr. Torres and Ms. Graham are to work to obtain quotes and make the repair between meetings for ratification at the next meeting.

Mr. Blessing asked while we're doing that, do we know the areas that need dirt and sod along the median?

Mr. Graham stated it would be easy to identify those areas along the median so I can do it all at the same time if you want.

Mr. Blessing stated, yes just get us an estimate.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Audience Comments

Mr. Bill Harvey stated it was brought to my attention there are some sidewalks that are raising up from the roots of the trees. Some people have fell going down Commodore but throughout the community there are several spots. During Halloween it was a big topic on Facebook because kids were falling. I'll look at the Facebook post again to see the exact location and give it to Cheryl.

Mr. Torres stated at minimum if there are spots like that, we need to spray them to identify them right away and if they do require shaving, we need to bring that to the Board.

Mr. Bill Harvey asked did you guys get a quote from Charles Aquatics for the lakes? The reason I ask is I do this for my church, and I got two quotes, Lake Doctors and Charles Aquatics and Charles Aquatics was half the cost of Lake Doctors so there's more savings there. The only other thing is the irrigation. I don't know if Martex is breaking the sprinklers every time they mow but it seems like every week they mow there is another sprinkler that's broken. They broke the no soliciting sign at the front, so we really need to look at that a little closer. The sprinkler at Albatross and Heron Isles is shooting straight up in the air like a fountain.

Ms. Graham stated I will get with Martex.

Mr. Bill Harvey asked what's the deal with the landscaping? When are they going to do Breezeway Court and finish up the juniper they still have to replace? I was told a month ago that was supposed to be fixed. We're getting into the non-growing season now so putting plants in is not feasible.

Ms. Graham stated I'll go over everything with you.

Mr. Dan Hubbs, 97556 Albatross, asked are we still mowing Heron Isles Parkway in front of the Black Rock Park community where they're putting all the trees in? Secondly, I heard someone mention earlier about turning the private roads over to the county and that we wouldn't be responsible for them anymore. That's never going to happen?

Mr. Rowell stated that's never going to happen. The county will not take our roads. They've got all they can handle now.

Mr. Dan Hubbs stated another thing is a lot of the lights are broken on Heron Isles Parkway. Is there any interest in repairing those?

Ms. Graham stated yes, I have an electrician that's going to go check all of those.

Mr. Rowell asked is there something in Martex's contract that says if they break it, they will fix it?

Ms. Graham stated I would hold them to that if so.

Mr. Rowell stated we probably need to look into adding that to the next contract because if they're breaking all of this stuff why are we paying to get it fixed?

Ms. Graham stated I agree.

Mr. Blessing asked Ms. Graham to get an estimate from an electrician on getting flat lights to help prevent further damage.

Mr. Lyons stated we have a pothole on Coral Reef. Can we get our engineer to take a look at it?

Ms. Graham stated we just need to get that filled.

Mr. Lyons stated it's right across from a drainage spot so I'm worried it might be a sinkhole in the making.

Ms. Graham stated I'll get that checked.

Mr. Greg Watson stated you all were talking about the fence and the caps. If we get them cleaned, repaired and painted is that going to alleviate our problem with stains on them or is this going to be something we have to throw money at every three or four years or do we have

another way we can go? My second thought is the property right behind the mailboxes never gets any care from anyone. It's nothing but weeds and the shrubs by the mailboxes are bad. The shrubs behind that wall should have been taken care of years ago and now they're just overgrown.

Mr. Torres stated I think at the next meeting we need to have Martex here.

Supervisors' Requests

Mr. Martyn stated we were supposed to have police protection starting November 1st. Are they patrolling?

A resident stated I see them here all the time.

Mr. Martyn asked do we maintain all the way to Black Rock Road?

Mr. Torres stated I'd have to look at the district boundaries. If it's determined that it's not then we need to make adjustments to Martex's contract.

Ms. Graham stated based on the original agreement that the developer had with the county the developer was required to put that road all the way up to Black Rock Road and had to take on responsibility for the maintenance of it. The big pond right there has been removed from the district's responsibility and all of the maintenance on that side is theirs to take care of. Just the median is Heron Isles CDD's responsibility. Since there's another community there maybe that can be revisited.

Mr. Torres stated I want to check the county's website.

Ms. Blessing stated several meetings ago I had asked about the homeowners' association budget and their collections and if there was any way we could get that \$100 a year onto the tax collections.

Mr. Walters stated that's not something we can put on our tax roll. From an assessment standpoint we've got very strict guidelines as to what can be included in those.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

Copies of the financial statements were included in the agenda package.

B. Assessment Receipt Schedule

Mr. Torres stated you are fully collected based on the county roll.

C. Approval of Check Register

Mr. Torres stated the check register totals \$62,813 and your utilities total \$31,505.57.

On MOTION by Mr. Rowell seconded by Mr. Blessing with all in favor the Check Register was approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 6, 2020
at 6:00 p.m. at the Association of Realtors,
910 S. 14th Street, Fernandina Beach, Florida**

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rowell seconded by Mr. Lyons with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Heron Isles Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850

May 2, 2019

Re: Memorandum of Understanding between Heron Isles Community Development District ("District") and Heron Isles Owners Association, Inc. ("HOA" and together with the District, the "Parties") Regarding Shared Funding of Landscape Improvements

To Whom it May Concern:

Pursuant to the discussion at the District's Board of Supervisors meeting held on April 9, 2019, regarding the HOA's support of funding of the landscape improvements, all of which are located within the boundaries of the District (the "Improvements"), the District desires to, by way of this Memorandum of Understanding, memorialize and set forth clearly its understanding and agreement with respect to obligations and allocation of cost between the Parties for Improvements within the District.

The District shall be solely responsible for the planning, design, acquisition, construction, and installation of the Improvements. In addition, the District shall be responsible for the maintenance of the Improvements. Such areas shall be kept in a condition reflecting the quality of the development within the District. When necessary, the District shall seek the advice of qualified professionals relating to any maintenance events.


It is mutually agreed upon by the Parties that the HOA will pay to the District an amount that shall not exceed Twenty Nine Thousand Four Hundred Forty-Five Dollars and Twenty-Nine Cents (\$29,445.29), for the funding of the Improvements (the "HOA Contribution"). The District shall provide to HOA an invoice evidencing the amount of the HOA Contribution.

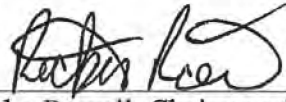
The Parties execute this Memorandum of Understanding to be effective the day and year first written above.

{SIGNATURES ON NEXT PAGE}

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

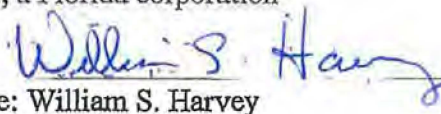

Secretary


Ricky Rowell, Chairman, Board of Supervisors

WITNESS:

**HERON ISLES OWNERS ASSOCIATION,
INC., a Florida corporation**


Witness Signature

By: 
Name: William S. Harvey
Title: President

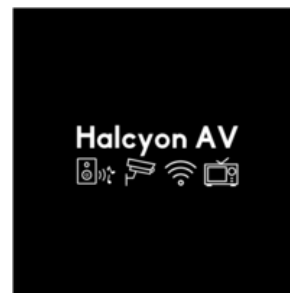
DATE: May 1, 2019
INVOICE # 512019

Heron Isles OA
1027 South 8th Street
Fernandina Beach FL 32034

Make check payable to:
Heron Isles CDD
 c/o GMS LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

THANK YOU FOR YOUR BUSINESS!

Halcyon AV, LLC
8976 Blaine Meadows Dr.
Jacksonville, FL 32257 US
david.halcyonav@gmail.com
halcyonav.net



Invoice

BILL TO

Heron Isles CDD
c/o Leland Management
1027 South 8th St.
Fernandina beach, FL 32034

INVOICE # 1022

DATE 04/01/2019

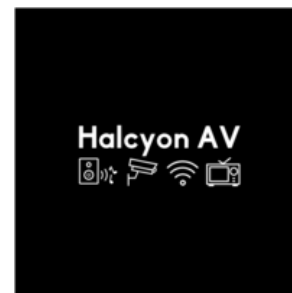
DUE DATE 04/05/2019

TERMS Due on receipt

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Avycon Camera	2.1MP,Vandal Resistant Dome Camera. #.8mm lens 1080p HD.	1	99.00	99.00T
Labor	Full Diagnosis of Camera System Issues. Clean Wiring at DVR Location. Test and Wipe Hard Drive. Troubleshoot and install Replacement Camera at Sidewalk Side of Bathrooms.	2.50	100.00	250.00

SUBTOTAL	349.00
TAX Sales Tax Exempt	6.93
TOTAL	355.93
BALANCE DUE	\$355.93

Halcyon AV, LLC
8976 Blaine Meadows Dr.
Jacksonville, FL 32257 US
david.halcyonav@gmail.com
halcyonav.net



Invoice

BILL TO

Heron Isles CDD
c/o Leland Management
1027 South 8th St.
Fernandina beach, FL 32034

INVOICE # 1025

DATE 04/08/2019

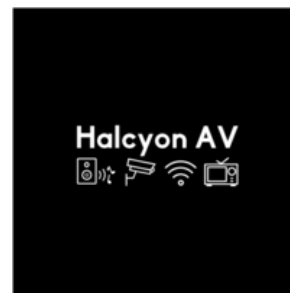
DUE DATE 04/08/2019

TERMS Due on receipt

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Doorking 1838	Multi-door access controller, 3000 user capacity, 8000 event history buffer.	1	1,600.00	1,600.00T
AWID card reader	Wiegand Interface Compact Reader, 26-Bit output, LED for visual feedback, Piezo beeper for audio feedback.	2	99.99	199.98T
AWID Access Card	Clam Shell Card, Off White. Maintenance free operation, No batteries needed.	500	2.25	1,125.00T
Doorking 1830-186	TCP/IP to RS232 Converter. Used to program 1838 Over Internet.	1	149.00	149.00T
Labor	Install card readers. Install 1838. Rewire PTE, and Maglocks. Program 1838 and TCP/IP device.	12	100.00	1,200.00
Parts	Misc Parts.	1	100.00	100.00T

SUBTOTAL		4,373.98
TAX	Sales tax exempt	222.18
TOTAL		4,596.16
BALANCE DUE		\$4,596.16

Halcyon AV, LLC
8976 Blaine Meadows Dr.
Jacksonville, FL 32257 US
david.halcyonav@gmail.com
halcyonav.net



Invoice

BILL TO

Heron Isles CDD
c/o Leland Management
1027 South 8th St.
Fernandina beach, FL 32034

INVOICE # 1026

DATE 04/08/2019

DUE DATE 04/08/2019

TERMS Due on receipt

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Engenius Antenna Kit	5GHz Frequency Two Antenna Kit. For Internet communication between Hotwire Network and Bathroom Location.	1	499.99	499.99T
5-Port Switch	Gigabit Ethernet Unmanaged Switch.	1	39.99	39.99T
Pole	3"x3" Bronzed aluminum pole with cap.	1	149.00	149.00T
Parts	Conduit, shelving, concrete, wire	1	250.00	250.00T
Labor	Run wire and mount antenna at bathrooms. Trench in conduit at pole. Install equipment at network hub. Program antennas for optimal network.	4	100.00	400.00
Labor	4/6 Return weekend trip to repair network connection. Doorking 1830-185 network device could be seen from outside of the network on Friday 4/5 but Leland IT company could not connect saturday morning.	2	100.00	200.00

SUBTOTAL	1,538.98
TAX Sales tax exempt	65.73
TOTAL	1,604.71
BALANCE DUE	\$1,604.71

Heron Isles CDD FY19 Landscape Maintenance Account

Invoice Date	Vendor Name	Description	Invoice#	Date	Amount	Check#	Calendar Yr	Calendar Mo	Vendor
10/1/18	MARTEX SERVICES	LANDSCAPE MAINT-OCT18	3705	10/15/18	4,765.00	1750	2018	10	82
11/1/18	MARTEX SERVICES	LANDSCAPE MAINT-NOV18	4160	11/16/18	4,765.00	1765	2018	11	82
12/1/18	MARTEX SERVICES	LANDSCAPE MAINT-DEC18	4619	12/14/18	4,765.00	1780	2018	11	82
		MOVE TO DECEMBER		12/14/18	(4,765.00)		2018	11	
		LANDSCAPE MAINT-DEC18		12/14/18	4,765.00		2018	12	
1/1/19	MARTEX SERVICES	LANDSCAPE MAINT-JAN19	4998	2/4/19	5,071.00	3	2019	1	82
2/1/19	MARTEX SERVICES	LANDSCAPE MAINT-FEB19	5348	3/27/19	5,071.00	20	2019	2	82
6/20/19	MARTEX SERVICES	PLAYGROUND MULCH INSTALL	4443	7/24/19	1,663.98	73	2019	2	82
3/1/19	MARTEX SERVICES	LANDSCAPE MAINT-MAR19	5675	3/27/19	5,071.00	20	2019	3	82
3/27/19	MARTEX SERVICES	SEASONL FLOWER INST.MAR19	5910	4/10/19	647.50	23	2019	3	82
4/1/19	MARTEX SERVICES	LANDSCAPE MAINT-APR19	6020	4/10/19	5,071.00	23	2019	4	82
5/1/19	MARTEX SERVICES	MAY LANDSCAPE MAINTENANCE	6409	5/15/19	5,071.00	34	2019	5	82
5/22/19	MARTEX SERVICES	STREET MEDIAN TREE PALAN	6606	6/6/19	3,733.61	48	2019	5	82
5/22/19	MARTEX SERVICES	PLANTING REPLACEMENT	6606	6/6/19	3,000.55	48	2019	5	82
5/22/19	MARTEX SERVICES	OAK TREE PLANING BED	6606	6/6/19	2,597.79	48	2019	5	82
5/28/19	MARTEX SERVICES	PLAYGROUND PLANTING BED	6624	6/6/19	2,696.01	49	2019	5	82
5/28/19	MARTEX SERVICES	PLAYGROUND PLANT REPLAC	6624	6/6/19	3,024.46	49	2019	5	82
5/29/19	MARTEX SERVICES	JUNIPER REMOVAL/REPLANT	6644	6/12/19	12,173.22	53	2019	5	82
6/1/19	MARTEX SERVICES	JUN LANDSCAPE MAINTENANCE	6690	6/12/19	5,071.00	55	2019	6	82
6/24/19	MARTEX SERVICES	BREEZEWAY COURT ENHANCE	6988	7/9/19	2,219.65	66	2019	6	82
7/1/19	MARTEX SERVICES	JUL LANDSCAPE MAINTENANCE	7125	7/10/19	5,071.00	67	2019	7	82
8/1/19	MARTEX SERVICES	AUG LANDSCAPE MAINTENANCE	7461	8/9/19	5,071.00	81	2019	8	82
9/1/19	MARTEX SERVICES	SEP LANDSCAPE MAINTENANCE	7767	9/27/19	5,071.00	92	2019	9	82
					<u>91,690.77</u>				

From: Bernadette Peregrino <bperegrino@gmsnf.com>
Subject: Re: Heron Isles OA Invoices
Date: November 22, 2019 at 4:44:55 PM EST
To: Cheryl Graham <CGraham@lelandmanagement.com>

Wonderful thank you!

PLEASE NOTE OUR NEW ADDRESS Thank you,

Bernadette Peregrino
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: [904-239-5309](tel:904-239-5309)
bperegrino@gmsnf.com

On Nov 22, 2019, at 4:31 PM, Cheryl Graham
<CGraham@lelandmanagement.com> wrote:

I need the Board President to sign his approval and
accounting will issue the check. I will get this done and in
accounting's hands by Monday.

Best regards,
Cheryl Graham
Leland Management
904-572-4342

From: Bernadette Peregrino <bperegrino@gmsnf.com>
Sent: Friday, November 22, 2019 3:10:19 PM
To: Cheryl Graham <CGraham@lelandmanagement.com>

Subject: Fwd: Heron Isles OA Invoices

Hi Cheryl. Noticed you are in. Can you give me an update on this reimbursement from the HOA please? It's from back in May.

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

Begin forwarded message:

From: Bernadette Peregrino <bperegrino@gmsnf.com>
Subject: Fwd: Heron Isles OA Invoices
Date: October 2, 2019 at 1:41:06 PM EDT
To: Cheryl Graham <cgraham@lelandmanagement.com>

I am checking on this. I have seen payment for this invoice attached.

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant

1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771
Tel and Fax: [904-239-5309](tel:904-239-5309)
bperegrino@gmsnf.com

Begin forwarded message:

From: Bernadette Peregrino <bperegrino@gmsnf.com>
Subject: Heron Isles OA Invoices
Date: May 1, 2019 at 10:33:34 AM EDT
To: CGraham@lelandmanagement.com
Cc: Ernesto Torres <etorres@gmsnf.com>

Good morning Cheryl.

Please see attached invoice for the OA to get reimbursement on Halcyon AV invoices. Let me know if you have any questions.

PLEASE NOTE OUR NEW ADDRESS

Thank you,
Bernadette Peregrino
District Accountant
1412 South Narcoossee Rd
Saint Cloud, FL 34771
Tel and Fax: [904-239-5309](tel:904-239-5309)
bperegrino@gmsnf.com

From: William Harvey <fire81105@yahoo.com>
Subject: Re: HOA President - Heron Isles
Date: December 11, 2019 at 4:30:16 PM EST
To: Ernesto Torres <etorres@gmsnf.com>
Cc: Jason Walters <jasonw@hgslaw.com>, Bernadette Peregrino <bperegrino@gmsnf.com>, Courtney Hogge <chogge@gmsnf.com>, Cheryl Graham <CGraham@lelandmanagement.com>, rickyr@nassauso.com

The job hasn't been completed.

Bill

Sent from my iPhone

On Dec 11, 2019, at 3:59 PM, Ernesto Torres <etorres@gmsnf.com> wrote:

Jason,

We ned to discuss sending notice to the HOA. After several attempts made by me and Bernadette the HOA has yet to provide the District with reimbursement as outlined in this MOA. Please advise.

Cheryl, can you give us a status as to where the HOA is on this? I believe the District has been patient.

Sincerely,

Ernesto Torres

Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 Ext 403
F: (904) 940-5899
[E-mail: etorres@gmsnf.com](mailto:etorres@gmsnf.com)

Begin forwarded message:

From: Cheryl Graham

[<CGraham@lelandmanagement.com>](mailto:CGraham@lelandmanagement.com)

Subject: RE: HOA President - Heron Isles

Date: May 28, 2019 at 2:55:28 PM EDT

To: Courtney Hogge [<chogge@gmsnf.com>](mailto:chogge@gmsnf.com)

Cc: Ernesto Torres [<etorres@gmsnf.com>](mailto:etorres@gmsnf.com), Bill Harvey [<fire81105@yahoo.com>](mailto:fire81105@yahoo.com), Ricky Rowell [<rickyrowell@nassauso.com>](mailto:rickyrowell@nassauso.com)

Hi Courtney,

Attached you will find the Memorandum of Understanding regarding the landscape improvements that has been executed by William "Bill" Harvey and witnessed.

If you need anything additional, please let me know.

Best regards,
Cheryl



Cheryl Graham, CMCA, Community Association Manager

1027 South 8th Street, Fernandina Beach, FL 32034

Phone: (904) 572-4342

Email: cgraham@lelandmanagement.com

Website: www.LelandManagement.com

Resident Support questions -

residentsupport@lelandmanagement.com

From: Courtney Hogge <chogge@gmsnf.com>

Sent: Thursday, May 23, 2019 11:41 AM

To: Cheryl Graham <CGraham@lelandmanagement.com>

Subject: HOA President - Heron Isles

Hi Cheryl,

We received the memorandum of understanding with the Heron Isles Owners Association regarding the shared funding of the landscape improvements back signed from Ricky so I'm hoping to now get it off to Bill Harvey for his signature. Do you have his email address?

Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
C: (865) 660-7335
chogge@gmsnf.com

<Memorandum of Understanding - re Landscaping -
fully executed.pdf>

From: Jason Walters <JasonW@hgslaw.com>
Subject: RE: HOA President - Heron Isles
Date: November 21, 2019 at 1:32:49 PM EST
To: Ernesto Torres <etorres@gmsnf.com>
Cc: Bernadette Peregrino <bperegrino@gmsnf.com>

Was this for additional installations, etc?

Jason M. Walters

.....
Hopping Green & Sams, P.A.

119 South Monroe Street, Suite 300
Tallahassee, FL 32301

Direct: 850.425.2231
Mobile: 850.556.6618
hgslaw.com | [Attorney Bio](#)

Notice: The information contained in this e-mail message is Attorney/Client Privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone at (850) 222-7500 and delete the original message. Thank you.

From: Ernesto Torres <etorres@gmsnf.com>

Sent: Thursday, November 21, 2019 1:21 PM
To: Jason Walters <JasonW@hgslaw.com>
Cc: Bernadette Peregrino <bperegrino@gmsnf.com>
Subject: Fwd: HOA President - Heron Isles

Jason,

The attached Memorandum of Understanding between Heron Isles CDD and Heron Isles Owners Association for landscaping improvement that was approved by the Board of Supervisors earlier this year. As of this date the CDD has not been reimbursed. Please advise as to our next step.

Sincerely,

Ernesto Torres

Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 Ext 403
F: (904) 940-5899
[E-mail: etorres@gmsnf.com](mailto:etorres@gmsnf.com)

Begin forwarded message:

From: Cheryl Graham <CGraham@lelandmanagement.com>
Subject: RE: HOA President - Heron Isles

Date: May 28, 2019 at 2:55:28 PM EDT

To: Courtney Hogge <chogge@gmsnf.com>

Cc: Ernesto Torres <etorres@gmsnf.com>, Bill Harvey
<fire81105@yahoo.com>, Ricky Rowell <[rickyr@nassauso.com](mailto:rickyrowell@nassauso.com)>

Hi Courtney,

Attached you will find the Memorandum of Understanding regarding the landscape improvements that has been executed by William "Bill" Harvey and witnessed.

If you need anything additional, please let me know.

Best regards,
Cheryl



**Cheryl Graham, CMCA, Community
Association Manager**

1027 South 8th Street, Fernandina Beach, FL
32034

Phone: (904) 572-4342

Email: cgraham@lelandmanagement.com

Website: www.LelandManagement.com

Resident Support questions -

residentsupport@lelandmanagement.com

From: Courtney Hogge <chogge@gmsnf.com>

Sent: Thursday, May 23, 2019 11:41 AM

To: Cheryl Graham <CGraham@lelandmanagement.com>

Subject: HOA President - Heron Isles

Hi Cheryl,

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Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
C: (865) 660-7335
chogge@gmsnf.com

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<CGraham@lelandmanagement.com>
Subject: RE: HOA President - Heron Isles
Date: May 28, 2019 at 2:55:28 PM EDT
To: Courtney Hogge <chogge@gmsnf.com>
Cc: Ernesto Torres <etorres@gmsnf.com>, Bill Harvey
<fire81105@yahoo.com>, Ricky Rowell
<ricky@nassauso.com>

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William "Bill" Harvey and witnessed.

If you need anything additional, please let me know.

Best regards,
Cheryl



Cheryl Graham, CMCA, Community Association Manager

1027 South 8th Street, Fernandina Beach, FL 32034

Phone: (904) 572-4342

Email: cgraham@lelandmanagement.com

Website: www.LelandManagement.com

Resident Support questions -

residentsupport@lelandmanagement.com

From: Courtney Hogge <chogge@gmsnf.com>

Sent: Thursday, May 23, 2019 11:41 AM

To: Cheryl Graham <CGraham@lelandmanagement.com>

Subject: HOA President - Heron Isles

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Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
C: (865) 660-7335
chogge@gmsnf.com

EIGHTH ORDER OF BUSINESS

FPL Account Number: 5525134119

FPL Work Request Number: _____

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, HERON ISLES COMMUNITY DEV DISTRICT (hereinafter called the Customer), requests on this 26th day of November, 2019, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) Streetlights, located in Yulee, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

<u>Poles</u>				
Pole Type	Existing Pole Count (A)	# Installed (B)	# Removed (C)	New Pole Count (A+B-C)
Wood				
Standard Concrete				
Standard Fiberglass				
Decorative Concrete				
Decorative Fiberglass				

<u>Underground Conductor</u>				
Type	Existing Footage (A)	Feet Installed (B)	Feet Removed (C)	New Footage (A+B-C)
Under Pavement		N/A ⁽¹⁾		
Not Under Pavement				

(1) All new conductor installed is in conduit and billed as Not Under Pavement

[illegible]

(b) Modification to existing facilities other than described above (explain fully): _____

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a contribution in the amount of \$0.00 prior to FPL's initiating the requested installation or modification.
3. To purchase from FPL all of the electric energy used for the operation of the Lighting System.
4. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
5. To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
6. To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the lighting facilities.

IT IS MUTUALLY AGREED THAT:

7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

8. Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
9. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Payment shall be made by the Customer in advance of any relocation.
10. FPL may, at any time, substitute for any luminaire installed hereunder another luminaire which shall be of at least equal illuminating capacity and efficiency.
11. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
12. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the fixture, pole, and conductor charges for the period remaining on the currently active term of service plus the cost to remove the facilities.

13. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
14. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
15. **This Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
16. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
17. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
18. The lighting facilities shall remain the property of FPL in perpetuity.
19. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

HERON ISLES COMMUNITY DEV DISTRICT

Customer (Print or type name of Organization)

FLORIDA POWER & LIGHT COMPANY

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

By: _____
(Signature)

Chris Venoy
(Print or type name)

Title: FPL LT-1 Representative



Streetlight- Summary Component Detail Report

Source : Data Warehouse				Report Contains Data Processed on: 8/7/2019											
Bill Account Number:5525134119				BA Status : Active											
Premise Number: 448962945				Name: HERON ISLES COMMUNITY DEV DISTRICT											
Address: 100 HERON ISLES PKWY # SL				City: YULEE											
State: FL				Zip: 32097											
Key Facility Number	Status	AMS Component Num	Component Status	Grid Number	GPS X Position	GPS Y Position	Orientation	Light Address	Type	Manufact user	Style	Watts	Lumens	Color Temperature	
359686201-HP-S0150001	Active	624947031		2	14508724012	484812	2292536	NA	96228 CORAL REEF RD	LED	AEL	American	74	6746	4,000K
756875405-HP-S0150001	Active	791621207		2	14508753411	485000	2292179	NA	96071 AQUA VISTA CT	LED	AEL	American	74	6746	4,000K
617313201-HP-S0150001	Active	531377035		2	14508754116	484933	2292571	NA	96008 CORAL REEF RD	LED	AEL	American	74	6746	4,000K
836431750-HP-S0150001	Active	357080747		2	14508766815	485007	2293871	NA	96009 STARLIGHT LN	LED	AEL	American	74	6746	4,000K
388366905-HP-S0150001	Active	825232712		2	14508787103	485192	2294061	NA	96139 HERON ISLES PKWY 1 LT W/O BATHROOMS	LED	AEL	American	74	6746	4,000K
027688101-HP-S0150001	Active	923779523		2	14508804318	485174	2292630	NA	96524 STARFISH DR	LED	AEL	American	74	6746	4,000K
134349305-HP-S0150001	Active	489369045		2	14508813813	485248	2292405	NA	97480 STARFISH DR	LED	AEL	American	74	6746	4,000K
076580001-HP-S0150001	Active	664108524		2	14508825412	485293	2293171	NA	96095 TIDAL BAY CT	LED	AEL	American	74	6746	4,000K
689606850-HP-S0150001	Active	314958416		2	14508836112	485365	2293498	NA	96005 SUNFISH LN	LED	AEL	American	74	6746	4,000K
671868750-HP-S0150001	Active	982087306		2	14508856610	485472	2293757	NA	96099 STARLIGHT LN	LED	AEL	American	74	6746	4,000K
757451905-HP-S0150001	Active	884409207		2	14508857004	485522	2293964	NA	96139 HERON ISLES PKWY 2 LT W/O BATHROOMS	LED	AEL	American	74	6746	4,000K
985967650-HP-S0150001	Active	724943819		2	14508866011	485508	2293478	NA	96033 SUNFISH LN	LED	AEL	American	74	6746	4,000K
575208001-HP-S0150001	Active	762425954		2	14508884711	485597	2292875	NA	96172 TIDAL BAY CT	LED	AEL	American	74	6746	4,000K
339026805-HP-S0150001	Active	536643850		2	14508886705	485670	2293907	NA	96139 HERON ISLES PKWY	LED	AEL	American	74	6746	4,000K
896732850-HP-S0150001	Active	844019918		2	14508896310	485638	2293638	NA	96274 CORAL REEF RD	LED	AEL	American	74	6746	4,000K
589351805-HP-S0150001	Active	397197905		2	14508896905	484824	2294119	S	96139 HERON ISLES PKWY 3 LT W/O BATHROOMS	LED	AEL	American	74	6746	4,000K
998146550-HP-S0150001	Active	270563629		2	14508955715	485962	2293310	NA	96007 CADE ST	LED	AEL	American	74	6746	4,000K
791193650-HP-S0150001	Active	144587327		2	14508956215	485989	2293583	NA	96016 GRAY HERON CT	LED	AEL	American	74	6746	4,000K
419405705-HP-S0150001	Active	838059842		2	14508966750	486054	2293862	SE	HERON ISLES PKWY C/O COMMODORE POINT DR N/S	LED	AEL	American	74	6746	4,000K
252937350-HP-S0150001	Active	859044148		2	14508973811	486072	2292376	NA	96597 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
580691305-HP-S0150001	Active	265256305		2	14508999119	486187	2295163	NA	86028 WINDFERN CT	LED	AEL	American	74	6746	4,000K
279512015-HP-S0150001	Active	804679729		2	14509762007	485098	2294047	NA	HERON ISLES PKWY C/O CHESTER RD NE/S	LED	AEL	American	74	6746	4,000K
577147403-HP-S0150001	Active	370489512		2	14509821208	485316	2296129	PT	96025 BREEZEWAY CT AT PMTX	LED	AEL	American	74	6746	4,000K
007324403-HP-S0150001	Active	7439512		2	14509861200	485559	2296131	PT	96047 BREEZEWAY CT LEFT FRONT	LED	AEL	American	74	6746	4,000K
408633403-HP-S0150001	Active	291089512		2	14509890706	485692	2295923	PT	96013 SHALL OMTAIL LN AT PMTX	LED	AEL	American	74	6746	4,000K
918080403-HP-S0150001	Active	490700612		2	14509911304	485786	2296176	PT	96059 BREEZEWAY CT FRONT RIGHT	LED	AEL	American	74	6746	4,000K
908511503-HP-S0150001	Active	254300612		2	14509961409	486021	2296233	PT	96080 BREEZEWAY CT AT PMTX	LED	AEL	American	74	6746	4,000K
321653505-HP-S0150001	Active	791795130		2	145809628119	484699	2291919	NA	96338 STARFISH DR	LED	AEL	American	74	6746	4,000K
029062405-HP-S0150001	Active	379249723		2	14587036190	484773	2292289	NA	96021 AQUA VISTA CT	LED	AEL	American	74	6746	4,000K
192501505-HP-S0150001	Active	150202707		2	14587528149	484969	2291942	NA	96382 STARFISH DR	LED	AEL	American	74	6746	4,000K
118243950-HP-S0150001	Active	208214815		2	14587661141	484970	2293493	NA	96011 TIDAL BAY CT	LED	AEL	American	74	6746	4,000K
229427950-HP-S0150001	Active	399393108		2	14587755129	485090	2293272	NA	96048 TIDAL BAY CT	LED	AEL	American	74	6746	4,000K
760615101-HP-S0150001	Active	277714507		2	14587846191	485142	2292777	NA	96075 CORAL REEF RD	LED	AEL	American	74	6746	4,000K
645638405-HP-S0150001	Active	159267845		2	14587933167	485159	2292184	NA	96436 STARFISH DR	LED	AEL	American	74	6746	4,000K
608805750-HP-S0150001	Active	481716325		2	14588066122	485230	2293800	NA	96050 STARLIGHT LN	LED	AEL	American	74	6746	4,000K
123771101-HP-S0150001	Active	767277525		2	14588549191	485474	2292959	NA	96142 TIDAL BAY CT	LED	AEL	American	74	6746	4,000K
093044001-HP-S0150001	Active	850486644		2	14588549100	485557	2293200	NA	96196 CORAL REEF RD	LED	AEL	American	74	6746	4,000K
254469850-HP-S0150001	Active	886691448		2	14588956104	485640	2293373	NA	96020 CORAL REEF RD	LED	AEL	American	74	6746	4,000K
462563350-HP-S0150001	Active	826361823		2	14589593198	485974	2292047	NA	96563 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
369600650-HP-S0150001	Active	577799441		2	14589862119	486094	2293580	NA	96728 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
898423323-HP-S0150001	Active	235539902		2	14607049816	486414	2290410	NA	96421 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
081241423-HP-S0150001	Active	90766902		2	14607079316	486653	2290154	NA	96397 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
049349423-HP-S0150001	Active	46864902		2	14607129216	486834	2290064	NA	96362 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
933262050-HP-S0150001	Active	294509148		2	14608012215	486256	2291617	NA	96684 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K



Streetlight- Summary Component Detail Report

689302221-HP-S0150001	Active	474326416	2	14608016911	486297	2293968	NA	96288 HERON ISLES PKWY	LED	AEL	American	74	6746	4,000K
362698122-HP-S0150001	Active	507108902	2	14608020714	486340	2290831	NA	COMMODORE POINT DR C/O YELLOWTAIL CT N/W/S	LED	AEL	American	74	6746	4,000K
348641450-HP-S0150001	Active	255683211	2	14608023811	486306	2292425	NA	96032 MORTON LN	LED	AEL	American	74	6746	4,000K
008225450-HP-S0150001	Active	462926032	2	14608024311	486291	2292655	NA	96634 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
996698450-HP-S0150001	Active	748455429	2	14608025015	486306	2293303	NA	96665 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
332552550-HP-S0150001	Active	650109840	2	14608025511	486294	2293248	NA	96533 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
509898205-HP-S0150001	Active	345701114	2	14608039318	486407	2295182	NA	86075 WINDFEEN CT	LED	AEL	American	74	6746	4,000K
180537912-HP-S0150001	Active	16057902	2	14608041118	486430	2291062	NA	96014 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
204656305-HP-S0150001	Active	675692227	2	14608048911	486474	2294982	NA	96081 GRAYLON DR	LED	AEL	American	74	6746	4,000K
524339812-HP-S0150001	Active	176728902	2	14608051512	486463	2291235	NA	96541 COMMODORE POINT DR	LED	AEL	American	74	6746	4,000K
481254305-HP-S0150001	Active	2528681443	2	14608068415	486550	2294735	NA	96043 GRAYLON DR	LED	AEL	American	74	6746	4,000K
292585623-HP-S0150001	Active	530087902	2	14608070118	486569	2290486	NA	69042 BASS LN	LED	AEL	American	74	6746	4,000K
965344301-HP-S0150001	Active	362804758	2	14608072111	486564	2291553	NA	96022 STONEY GLEN CT E/S	LED	AEL	American	74	6746	4,000K
724978912-HP-S0150001	Active	191278902	2	14608080610	486618	2290780	NA	96063 YELLOWTAIL CT W/S	LED	AEL	American	74	6746	4,000K
677807810-HP-S0150001	Active	986044706	2	14608088203	486658	2294639	NA	HERON ISLES PKWY C/O GRAYLON DR SW/S	LED	AEL	American	74	6746	4,000K
360176205-HP-S0150001	Active	120494131	2	14608089510	486664	2295288	NA	96167 GRAYLON DR	LED	AEL	American	74	6746	4,000K
067623022-HP-S0150001	Active	928565902	2	14608101013	486695	2291036	NA	96042 OUT CREEK WAY	LED	AEL	American	74	6746	4,000K
182174503-HP-S0150001	Active	236176512	2	14608107020	486724	2294065	PT	97480 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
766424723-HP-S0150001	Active	9355898902	2	14608110110	486773	2290506	NA	96067 BASS LN	LED	AEL	American	74	6746	4,000K
043413503-HP-S0150001	Active	792786512	2	14608138219	486888	2294606	PT	95962 GRAYLON DR	LED	AEL	American	74	6746	4,000K
814394035-HP-S0150001	Active	787180802	2	14608138502	486955	2294828	PT	97765 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
082367523-HP-S0150001	Active	936327902	2	14608140710	486920	2290793	PT	96111 YELLOWTAIL CT	LED	AEL	American	74	6746	4,000K
784577503-HP-S0150001	Active	146695912	2	14608146602	486951	2293912	PT	97503 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
786190122-HP-S0150001	Active	895029902	2	14608151118	486943	2291047	NA	96090 OUT CREEK WAY	LED	AEL	American	74	6746	4,000K
290437502-HP-S0150001	Active	885162902	2	14608176102	487089	2293593	PT	97524 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
724529035-HP-S0150001	Active	288068902	2	14608187929	487129	2294488	NA	95914 GRAYLON DR	LED	AEL	American	74	6746	4,000K
242594223-HP-S0150001	Active	873303012	2	14608198408	487238	2294754	PT	97726 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
786842135-HP-S0150001	Active	669670802	2	14608206923	487202	2293979	NA	94014 LAST LN	LED	AEL	American	74	6746	4,000K
217521135-HP-S0150001	Active	191659702	2	14608217127	487279	2294128	NA	94046 LAST LN	LED	AEL	American	74	6746	4,000K
977520502-HP-S0150001	Active	621903902	2	14608237420	487368	2294248	PT	95844 GRAYLON DR	LED	AEL	American	74	6746	4,000K
853960135-HP-S0150001	Active	512011802	2	14608238108	487425	2294629	PT	97703 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
101869123-HP-S0150001	Active	449972012	2	14608266802	487543	2293953	PT	97568 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
546845502-HP-S0150001	Active	54672902	2	14608287800	487677	2294476	PT	97660 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
544978123-HP-S0150001	Active	722583012	2	14608297023	487649	2294051	NA	97606 ALBATROSS DR	LED	AEL	American	74	6746	4,000K
770413135-HP-S0150001	Active	130660802	2	14608297201	487695	2294218	PT	97624 ALBATROSS DR AT PMTX	LED	AEL	American	74	6746	4,000K
281462123-HP-S0150001	Active	742603012	2	14609061112	486568	2296101	NA	82023 CHICKADEE LN	LED	AEL	American	74	6746	4,000K
061619226-HP-S0150001	Active	543674602	2	14609071410	486575	2296256	NA	82062 CHICKADEE LN	LED	AEL	American	74	6746	4,000K
193199226-HP-S0150001	Active	39615602	2	14609101211	486756	2296163	NA	85060 FUTUREVIEW CT AT PMTX	LED	AEL	American	74	6746	4,000K
859777226-HP-S0150001	Active	642275602	2	14609131706	486958	2296422	PT	82114 CHICKADEE LN	LED	AEL	American	74	6746	4,000K
563058023-HP-S0150001	Active	8961193012	2	14609141108	486993	2295532	NA	96238 GRAYLON DR	LED	AEL	American	74	6746	4,000K
106246226-HP-S0150001	Active	278349934	2	14609160005	487064	2295612	NA	96245 GRAYLON DR	LED	AEL	American	74	6746	4,000K
407297105-HP-S0150001	Active	183322832	2	14609160218	487076	2295952	NA	96625 GRAYLON DR N/E/S	LED	AEL	American	74	6746	4,000K
550510911-HP-S0150001	Active	133414144	2	14609180308	487132	2295919	NA	84070 SWALLOWTAIL DR	LED	AEL	American	74	6746	4,000K
854580326-HP-S0150001	Active	96565602	2	14609181100	487201	2296103	NA	84094 SWALLOWTAIL DR	LED	AEL	American	74	6746	4,000K
870165126-HP-S0150001	Active	28775602	2	14609191504	487245	2296338	PT	84148 SWALLOWTAIL DR AT PMTX	LED	AEL	American	74	6746	4,000K
838653123-HP-S0150001	Active	706894012	2	14609192004	487235	2296555	PT	85030 FUTUREVIEW CT AT PMTX	LED	AEL	American	74	6746	4,000K
632326023-HP-S0150001	Active	940634012	2	14609232006	487453	2296539	PT	85015 FUTUREVIEW CT AT PMTX	LED	AEL	American	74	6746	4,000K
430858911-HP-S0150001	Active	754141003	2	14609262908	487669	2296344	NA	6940 HERON ISLES PKWY	LED	AEL	American	74	6746	4,000K
866566021-HP-S0150001	Active	137391308	2	14609412217	488384	2296501	NA	HERON ISLES PKWY 1 LT W/O BLACKROCK RD N/S	LED	AEL	American	74	6746	4,000K
267115121-HP-S0150001	Active	272862709	2	14609622718	489384	2296736	NA	HERON ISLES PKWY C/O BLACKROCK RD S/E/S	LED	AEL	American	74	6746	4,000K
936670301-HP-S0150001	Active	67315448	2	14681025160	486697	2291703	NA	96079 STONEY GLEN CT	LED	AEL	American	74	6746	4,000K



Streetlight- Summary Component Detail Report

044459250-HPS0150001	Active	843791743	2	14681133132	486817	2292184	NA	69177 STONEY GLEN CT	LED	AEL	American	74	6746	4,000K
596393205-HPS0150001	Active	613424515	2	14681399167	486893	2295482	NA	96208 GRAYLON DR	LED	AEL	American	74	6746	4,000K
059665250-HPS0150001	Active	286301504	2	14681428108	486900	2291916	NA	96138 STONEY GLEN CT	LED	AEL	American	74	6746	4,000K

Customer Name (Print):

Customer Signature:

Date:

NINTH ORDER OF BUSINESS

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-01 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Heron Isles Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

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

WHEREAS, on November 7, 2019, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2020-01, setting a public hearing to consider and hear comment on the adoption of Amended and Restated Rules of Procedure for 6:00 p.m. on February 6, 2020, at the Association of Realtors Auditorium, 910 South 14th Street, Fernandina Beach, Florida; and

WHEREAS, the public hearing was not held on that date; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PUBLIC HEARING DATE RESET. Resolution 2020-01 is hereby amended to reflect that the public hearing to adopt the District’s Amended and Restated Rules of Procedure as declared in Resolution 2020-01 is reset to:

Date: May 7, 2020
Time: 10:30 a.m.
Location: Offices of Compass Group
961687 Gateway Boulevard, Suite 201M
Amelia Island, Florida

SECTION 2. RESOLUTION 2020-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2020-01 continue in full force and effect.

SECTION 3. AUTHORIZED TO PUBLISH NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 6th day of February, 2020.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

TENTH ORDER OF BUSINESS

D.

1.

Heron Isles Community Development District

Community Report – February 2020

Community Maintenance

Landscaping:

Martex has been grooming the property accordingly. Occasional reports from owners are received regarding missed areas. Martex is then immediately notified and they send out a technician to take care of the area. We are now entering the “off-peak” season for landscape maintenance. The crews will be mowing on a bi-weekly basis instead of weekly. During this period there will be more trimming of trees and shrubs during this time.

The Board of Directors has been contacted multiple times regarding the payment to the CDD for the landscape enhancement. Community Manager (Cheryl) has physically walked the property and counted the plants in place to confirm all plant material on the Martex invoices were in place. The only difference is in regards to the removal of the Juniper plants - all has been removed except for two spots located on Heron Isles Pkwy. at the round-a-bout. Unless there will be new plants for this area, it would be recommended to leave the juniper in place.

After providing a detailed report to the new Board President – the invoices will be approved for payment to the CDD. The accounting manager for Heron Isles will expedite the processing of the payment.

Janitorial Services:

All Repairs and Maintenance Service has been providing janitorial services and picking up debris around the ponds in an acceptable manner.

Fence Columns – Krystal Klean was approved to repair and replace fence caps. **Note:** This work has not been performed yet. Evaluation is taking place on the number of caps to repair/replace and if there is a change in the cost, it will be provided.

Due to the length of time that had passed since the initial review and proposal. Krystal Klean had to perform an updated review of the caps to be repaired or replaced. The number of caps to be repaired has increased from 37 to 48 and there are six (6) caps to be replaced. Increased cost to clean, paint, repair caps and replace caps has increased by \$460 for a total cost of \$13,700.00

Restroom Repairs:

The magnetic locks have been working well and there are 136 access control cards that have been programmed for owners that submitted their application.

Mailboxes – Community manager (Cheryl) met with George Vargas of the Yulee Post office in August to report that the carrier was opening all of the mailboxes at one time and sorting the mail on site, instead of sorting at the post office. On rainy days, the mail was getting wet.

A discussion continued regarding the inconvenience and dissatisfaction of the owners regarding the mail kiosk. The post office has agreed to allow the mailboxes to be separated and placed closer to the homes that they service. Boxes would need to be placed between the curb and sidewalk on the property lines. This would require 4' x 4' concrete bases for sixteen (16) mailboxes to be strategically placed and mounted in the right-of-way on lot lines between the curb and the sidewalk. Waiting for quote for 16 concrete pads measuring 4' wide x 4' long x 4" deep.

Maintenance:

The playground equipment is in need of improvement. The finish is dull, stained and some pieces are off. Replacement parts or a change in some features would be beneficial. Two (s) strap swings were taken and need to be replaced.

Revised Estimate - 1/7/2020



PO Box 51289
Jacksonville Beach FL 32240
(904) 220-3337
Info@krystalklean.com

Estimate

ESTIMATE #	28445673
DATE	02/14/2019
PO #	

CUSTOMER
Heron Isles HOA c/o Leland Management Cheryl Graham 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 572-4342 cgraham@lelandmanagement.com

SERVICE LOCATION
Heron Isles HOA c/o Leland Management 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 572-4342 cgraham@lelandmanagement.com

DESCRIPTION	Clean, Repair, install new and paint column caps
--------------------	--

Description	Qty	Rate	Total
Commercial Pressure Washing Low pressure wash, chemical clean all stucco caps on columns along Heron Isles community along Chester Rd & Heron Isles Parkway. (Blackrock Park not included) - Low Pressure wash surfaces with moderate heat, regulated pressure, and a balanced anti-microbial solution to remove organic build-up. Some stains may not be fully removable from surfaces being cleaned. Not responsible for foliage wilting behind fences, technicians will rinse areas thoroughly with fresh water, but will not enter home owners backyards.	155.00	\$18.00	\$2,790.00
Construction Services Install 6 new white column caps that are missing off of stone columns along Chester Rd or Heron Isles Parkway. (33 1/2" x 33 1/2" x6" high to pyramid point.	6.00	\$400.00	\$2,400.00
Construction Services ****Price per each to perform stucco repairs on column caps. Quantity is subject to change due to potential future damage. Approximately 37 damaged.****	48.00	\$70.00	\$3,360.00
Painting Paint 155 column caps with Sherwin Williams exterior paint Color to be provided by property manager Lead Testing Policy: 1.Is the building built in 1978 or before? No	1.00	\$4,800.00	\$4,800.00
Materials Exterior Masonry coating tinted to property managers color selection.	1.00	\$350.00	\$350.00

Estimate Total: \$13,700.00



PO Box 51289
Jacksonville Beach FL 32240
(904) 220-3337,
Info@krystalklean.com

Original
Estimate

ESTIMATE #	17956448
DATE	02/14/2019
PO #	

CUSTOMER
Heron Isles HOA c/o Leland Management Cheryl Graham 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 572-4342 cgraham@lelandmanagement.com

SERVICE LOCATION
Heron Isles HOA c/o Leland Management 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 572-4342 cgraham@lelandmanagement.com

DESCRIPTION	Clean, Repair, install new and paint column caps
--------------------	--

Description	Qty	Rate	Total
Commercial Pressure Washing Clean all stucco caps on columns along Heron Isles community along Chester Rd & Heron Isles Parkway. (Blackrock Park not included) -Pressure wash surfaces with moderate heat, regulated pressure, and a balanced anti-microbial solution to remove organic build-up. Some stains may not be fully removable from surfaces being cleaned.	155.00	\$20.00	\$3,100.00
Construction Services Install 6 new white column caps that are missing off of stone columns along Chester Rd or Heron Isles Parkway. (33 1/2" x 33 1/2" x6" high to pyramid point.	6.00	\$400.00	\$2,400.00
Construction Services ****Price per each to perform stucco repairs on column caps. Quantity is subject to change due to potential future damage. Approximately 37 damaged.****	37.00	\$70.00	\$2,590.00
Painting Paint 160 column caps with Sherwin Williams exterior paint. Color to be provided by property manager Lead Testing Policy: 1. Is the building built in 1978 or before? No	1.00	\$4,800.00	\$4,800.00
Materials Exterior Masonry coating tinted to property managers color selection.	1.00	\$350.00	\$350.00

Estimate Total: \$13,240.00









TWELFTH ORDER OF BUSINESS

A.

HERON ISLES
Community Development District
Unaudited Financial Statements
as of
December 31, 2019

Meeting Date
February 6, 2020

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Total Governmental Funds</u>
ASSETS:				
Cash - Wells Fargo	\$91,324	---	---	\$91,324
State Board	\$211	---	---	\$211
Custody-Reserves	\$753	---	---	\$753
Custody-Excess Funds	\$300,066	---	---	\$300,066
Investments:				
Series 2017A-1				
Revenue	---	\$214,763	---	\$214,763
Excess Revenue	---	\$4,196	---	\$4,196
Series 2017A-2				
Reserve	---	\$34,250	---	\$34,250
Prepayment	---	\$5,798	---	\$5,798
Prepaid Expenses	\$0	---	---	\$0
Electric Deposits	\$1,580	---	---	\$1,580
Due from Other	\$6,262	---	---	\$6,262
TOTAL ASSETS	<u><u>\$400,195</u></u>	<u><u>\$259,007</u></u>	<u><u>\$0</u></u>	<u><u>\$659,203</u></u>
LIABILITIES:				
Accounts Payable	\$6,516	---	---	\$6,516
Accrued Expenses	\$2,250	---	---	\$2,250
FUND BALANCES:				
Restricted for Debt Service	---	\$259,007	---	\$259,007
Restricted for Capital Reserve	---	---	\$0	\$0
Nonspendable	\$1,580	---	---	\$1,580
Assigned	\$650	---	---	\$650
Unassigned	\$389,199	---	---	\$389,199
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u><u>\$400,195</u></u>	<u><u>\$259,007</u></u>	<u><u>\$0</u></u>	<u><u>\$659,203</u></u>

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 12/31/19

	ADOPTED BUDGET	PRORATED BUDGET Thru 12/31/19	ACTUAL Thru 12/31/19	VARIANCE
<u>Revenues</u>				
Assessments - On Roll	\$412,343	\$394,982	\$394,982	\$0
Interest/Misc Revenue	\$400	\$100	\$26	(\$74)
Access Key Cards	\$100	\$25	\$0	(\$25)
<i>Total Revenues</i>	\$412,844	\$395,108	\$395,008	(\$99)
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$1,500	\$1,000	\$500
FICA Expense	\$459	\$115	\$77	\$38
Engineering	\$5,000	\$1,250	\$0	\$1,250
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Dissemination	\$1,500	\$375	\$375	\$0
Attorney	\$15,000	\$3,750	\$1,062	\$2,688
Annual Audit	\$3,250	\$0	\$0	\$0
Trustee Fees	\$3,800	\$0	\$0	\$0
Management Fees	\$45,423	\$11,356	\$11,356	\$0
Computer Time	\$1,000	\$250	\$250	\$0
Website Compliance	\$1,700	\$425	\$125	\$300
Telephone	\$200	\$50	\$0	\$50
Postage	\$800	\$200	\$105	\$95
Printing & Binding	\$1,500	\$375	\$187	\$188
Rental & Leases	\$120	\$30	\$0	\$30
Meeting Room Rental	\$1,000	\$250	\$100	\$150
Insurance	\$11,196	\$11,196	\$12,390	(\$1,194)
Legal Advertising	\$5,350	\$1,338	\$1,081	\$256
Other Current Charges	\$7,000	\$6,306	\$6,306	\$0
Property Tax	\$0	\$0	\$3,601	(\$3,601)
Office Supplies	\$100	\$25	\$16	\$9
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<i>Total Administrative Expenditures</i>	\$118,073	\$46,465	\$45,707	\$758
<u>Utilities</u>				
Electric	\$31,740	\$7,935	\$6,148	\$1,787
Water & Sewer	\$44,064	\$11,016	\$22,900	(\$11,884)
<i>Total Utilities</i>	\$75,804	\$18,951	\$29,048	(\$10,097)

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 12/31/19

	ADOPTED BUDGET	PRORATED BUDGET Thru 12/31/19	ACTUAL Thru 12/31/19	VARIANCE
Expenditures				
<u>Contract Services</u>				
Landscape Maintenance	\$60,852	\$15,213	\$15,861	(\$648)
Landscape Contingency	\$15,000	\$3,750	\$0	\$3,750
Irrigation Maintenance	\$3,000	\$750	\$559	\$191
Lake Maintenance	\$12,900	\$3,225	\$3,225	\$0
Janitorial Services	\$7,200	\$1,800	\$1,800	\$0
Trash Removal Services	\$7,440	\$1,860	\$1,500	\$360
Management Company	\$9,000	\$2,250	\$2,250	\$0
Pest Control Services	\$225	\$56	\$0	\$56
Holiday Decorations	\$1,500	\$0	\$0	\$0
Total Contract Services	\$117,117	\$28,904	\$25,194	\$3,710
<u>Repairs & Maintenance</u>				
Facility Repairs	\$15,000	\$3,750	\$7,160	(\$3,410)
Total Repairs & Maintenance	\$15,000	\$3,750	\$7,160	(\$3,410)
<u>Reserves</u>				
Capital Reserve	\$30,000	\$7,500	\$0	\$7,500
Capital Project Improvements	\$57,500	\$14,375	\$0	\$14,375
Total Reserves	\$87,500	\$21,875	\$0	\$21,875
TOTAL EXPENDITURES	\$413,494	\$119,945	\$107,109	\$12,837
EXCESS REVENUES (EXPENDITURES)	(\$650)		\$287,900	
FUND BALANCE - Beginning	\$650		\$103,530	
FUND BALANCE - Ending	\$0		\$391,429	

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>REVENUES:</u>													
Maintenance Assessments	\$1,513	\$321,505	\$71,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394,982
Interest Income	\$9	\$4	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,521	\$321,509	\$71,978	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,008
<u>EXPENDITURES:</u>													
<u>Administrative:</u>													
Supervisors	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$211	\$851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,062
Dissemination	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll Services	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Management Fees	\$3,785	\$3,785	\$3,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,356
Computer Time	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Website Administration	\$42	\$42	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$5	\$91	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105
Printing & Binding	\$7	\$169	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187
Rental & Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$12,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,390
Legal Advertising	\$250	\$0	\$832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,081
Other Current Charges	\$337	\$5,818	\$152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,306
Meeting Room Rental	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Property Tax	\$0	\$3,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,601
Office Supplies	\$0	\$15	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$24,911	\$15,757	\$5,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,707
<u>Maintenance:</u>													
Electric	\$2,064	\$2,064	\$2,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,148
Water & Sewer	\$5,514	\$6,887	\$10,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,900
Landscape Maintenance	\$5,071	\$5,071	\$5,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,861
Irrigation Repairs	\$343	\$216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$559
Lake Maintenance	\$1,075	\$1,075	\$1,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,225
Janitorial	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
Trash Removal Services	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Management Company	\$750	\$750	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Repairs	\$6,920	\$120	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,160
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$22,837	\$17,282	\$21,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,402
Total Expenditures	\$47,747	\$33,039	\$26,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,109
<u>TOTAL OTHER SOURCES AND USES</u>													
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Sources and Uses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$46,226)	\$288,470	\$45,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,900

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2017

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 12/31/19

	ADOPTED BUDGET	PRORATED BUDGET Thru 12/31/19	ACTUAL Thru 12/31/19	VARIANCE
<u>Revenues</u>				
Special Assessments - On Roll	\$233,370	\$215,576	\$215,576	\$0
Prepayments	\$0	\$0	\$4,872	\$4,872
Interest Income	\$0	\$0	\$40	\$40
<i>Total Revenues</i>	\$233,370	\$215,576	\$220,489	\$4,912
<u>Expenditures</u>				
<u>Series 2017A1</u>				
Interest - 11/1	\$28,475	\$28,475	\$28,475	\$0
Special Call - 11/1	\$0	\$0	\$10,000	(\$10,000)
Interest - 5/1	\$28,475	\$0	\$0	\$0
Principal - 5/1	\$100,000	\$0	\$0	\$0
<u>Series 2017A2</u>				
Interest - 11/1	\$19,000	\$19,000	\$19,000	\$0
Special Call - 11/1	\$5,000	\$5,000	\$5,000	\$0
Interest - 5/1	\$19,000	\$0	\$0	\$0
Principal - 5/1	\$30,000	\$0	\$0	\$0
<i>Total Expenditures</i>	\$229,950	\$52,475	\$62,475	(\$10,000)
<u>Other Sources/(Uses)</u>				
Interfund Transfer In(Out)	\$0	\$0	\$0	\$0
<i>Total Other Sources/(Uses)</i>	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,420		\$158,014	
FUND BALANCE - Beginning	\$65,405		\$100,994	
FUND BALANCE - Ending	<u>\$68,825</u>		<u>\$259,007</u>	

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 12/31/19

	ADOPTED BUDGET	PRORATED BUDGET Thru 12/31/19	ACTUAL Thru 12/31/19	VARIANCE
<u>Revenues</u>				
Capital Reserve Transfer In	\$30,000	\$0	\$0	\$0
Interest Income	\$250	\$63	\$0	(\$63)
<i>Total Revenues</i>	<u>\$30,250</u>	<u>\$63</u>	<u>\$0</u>	<u>(\$63)</u>
<u>Total Revenues</u>				
Capital Outlay	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$30,250</u>		<u>\$0</u>	
FUND BALANCE - Beginning	\$5,500		\$0	
FUND BALANCE - Ending	<u><u>\$35,750</u></u>		<u><u>\$0</u></u>	

Heron Isles
Community Development District
Long Term Debt Report

Series 2017A-1 Capital Improvement Revenue Bonds

Interest Rate:	2.0%-3.375%
Maturity Date:	11/1/36
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$78,975.00
Reserve Balance:	---
Bonds outstanding - 9/30/2018	\$2,155,000
Less: November 1, 2018	(\$30,000)
Less: May 1, 2019	(\$100,000)
Less: November 1, 2019	(\$10,000)

Current Bonds Outstanding	\$2,015,000
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Series 2017A-2 Capital Improvement Revenue Bonds

Interest Rate:	5.00%
Maturity Date:	11/1/36
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$34,250.00
Reserve Balance:	\$34,250.00
Bonds outstanding - 9/30/2018	\$800,000
Less: November 1, 2018	(\$15,000)
Less: May 1, 2019	(\$25,000)
Less: November 1, 2019	(\$5,000)

Current Bonds Outstanding	\$755,000
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B.

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	# UNITS ASSESSED	SERIES 2017A1-2 DEBT SERVICE ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET REVENUE TAX ROLL	748	225,050.05	412,340.61	637,390.66
TOTAL NET ASSESSMENTS		225,050.05	412,340.61	637,390.66

SUMMARY OF TAX ROLL RECEIPTS				
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	DEBT SERVICE RECEIPTS	O&M RECEIPTS
1	10/29/19	2,338.40	825.64	1,512.76
2	11/21/19	496,978.31	175,473.22	321,505.09
3	12/06/19	76,280.27	26,933.06	49,347.21
4	12/20/19	34,961.69	12,344.28	22,617.41
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		610,558.67	215,576.20	394,982.47

TOTAL DUE TAX ROLL RECEIPTS	26,831.99	9,473.85	17,358.14
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PERCENT COLLECTED	TOTAL	DEBT	O&M
% COLLECTED TAX ROLL	95.79%	95.79%	95.79%

C.

HERON ISLES
Community Development District

Check Register Summary- General Fund

10/01/2019 - 12/31/2019

<i>Check Date</i>	<i>Check #'s</i>	<i>Total Amount</i>
10/1/19 - 10/31/19	93-102	\$20,262.31
11/1/19 - 11/30/19	103-113	\$19,915.89
12/1/19 - 12/31/19	114-126	\$18,278.40
Total		\$58,456.60

10/7/19	FPL Online Payment	\$2,064.14
10/4/19	JEA Online Payment	\$5,513.55
11/6/19	FPL Online Payment	\$2,064.05
11/1/19	JEA Online Payment	\$6,886.82
12/5/19	FPL Online Payment	\$2,019.58
12/2/19	JEA Online Payment	\$10,499.38
Total		\$29,047.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/25/19	00058	10/25/19 541516	201910 310-51300-48000	NOTICE OF MEETING10/25/19	*	249.60	
				NEWS LEADER			249.60 000100
10/25/19	00087	10/14/19 91014	201910 320-57200-46000	PRESSURE WASH SIDEWALK	*	6,800.00	
		10/14/19 91014	201910 320-57200-46000	PRESSURE WASH SIDEWALK	V	6,800.00-	
				SG MAINTENANCE SERVICES INC			.00 000101
10/31/19	00082	10/01/19 8109	201910 320-57200-46200	OCT LANDSCAPE MAINTENANCE	*	5,071.00	
				MARTEX SERVICES			5,071.00 000102
11/07/19	00005	10/01/19 74176	201910 310-51300-54000	FY20 SPECIAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000103
11/07/19	00006	10/31/19 110904	201909 310-51300-31500	SEP GENERAL COUNSEL	*	46.00	
				HOPPING GREEN & SAMS			46.00 000104
11/18/19	00014	11/01/19 188	201911 310-51300-34000	NOV MANAGEMENT FEES	*	3,785.25	
		11/01/19 188	201911 310-51300-35110	NOV WEBSITE ADMIN	*	41.67	
		11/01/19 188	201911 310-51300-35100	NOV INFORM TECHNOLOGY	*	83.33	
		11/01/19 188	201911 310-51300-31300	NOV DISSEMINATION SERVICE	*	125.00	
		11/01/19 188	201911 310-51300-51000	OFFICE SUPPLIES	*	15.21	
		11/01/19 188	201911 310-51300-42000	POSTAGE	*	3.50	
		11/01/19 188	201911 310-51300-42500	COPIES	*	168.75	
				GOVERNMENTAL MANAGEMENT SERVICES			4,222.71 000105
11/18/19	00030	11/06/19 373N2810	201911 310-51300-49100	1 ALBATROSS PROP TAX 2019	*	16.26	
				JOHN M. DREW			16.26 000106
11/18/19	00030	11/06/19 373N2810	201911 310-51300-49100	ALBATROSS PROP TAX 2019	*	17.81	
				JOHN M. DREW			17.81 000107

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/18/19	00030	11/06/19 373N2810	201911 310-51300-49100	ALBATROSS PROP TAX 2019	*	48.25	
				JOHN M. DREW			48.25 000108
11/18/19	00030	11/06/19 443N2810	201911 310-51300-49100	928 CHESTER PROP TAX 2019	*	122.32	
				JOHN M. DREW			122.32 000109
11/18/19	00030	11/06/19 443N2810	201911 310-51300-49100	CHESTER PROPERTY TAX 2019	*	277.90	
				JOHN M. DREW			277.90 000110
11/18/19	00030	11/06/19 443N2810	201911 310-51300-49100	CHESTER PROPERTY TAX 2019	*	3,118.64	
				JOHN M. DREW			3,118.64 000111
11/18/19	00082	11/01/19 8472	201911 320-57200-46200	NOV LANDSCAPE MAINTENANCE	*	5,071.00	
				MARTEX SERVICES			5,071.00 000112
11/25/19	00087	10/14/19 91014	201910 320-57200-46000	PRESSURE WASHING	*	6,800.00	
				SG MAINTENANCE SERVICES INC			6,800.00 000113
12/05/19	00045	11/30/19 1825	201911 320-57200-46700	NOV TRASH PICK UP	*	500.00	
		11/30/19 1825	201911 320-57200-46600	NOV JANITORIAL SERVICES	*	600.00	
		11/30/19 1825	201911 320-57200-46000	NOV DEBRIS CLEANUP	*	120.00	
				ALL REPAIRS & MAINTENANCE			1,220.00 000114
12/05/19	00003	11/12/19 68358094	201911 310-51300-42000	NOV FEDEX POSTAGE	*	60.91	
				FEDEX			60.91 000115
12/05/19	00009	11/21/19 11212019	201911 310-51300-49000	FY20 PROPERTY APPR FEE	*	5,643.00	
				NASSAU COUNTY PROPERTY APPRAISER			5,643.00 000116
12/05/19	00110	11/26/19 2553	201909 310-51300-31100	SEP ENGINEERING SERVICES	*	195.00	
				YURO AND ASSOCIATES, LLC.			195.00 000117
12/12/19	00004	11/30/19 2082	201911 310-51300-44500	CONFERENCE ROOM 11/7/19	*	100.00	
				COMPASS GROUP, INC.			100.00 000118

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						58,456.60	

HIC -HERON ISLES - BPEREGRINO