

*Heron Isles
Community Development District*

May 6, 2021

AGENDA

Heron Isles Community Development District

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

April 29, 2021

Board of Supervisors
Heron Isles Community Development District
Call In #: 1-800-264-8432; Passcode: 433354

Dear Board Members:

The Heron Isles Community Development District Board of Supervisors Meeting is scheduled for **Thursday, May 6, 2021 at 10:30 a.m. at Florida State College at Jacksonville Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.**

Zoom Join Link:

<https://zoom.us/j/95621937478?pwd=UzBkMjBsbzk2S1VIRDlla25pWW1qZz09>

Call-In Number: 1-646-876-9923

Meeting ID: 956 2193 7478

Passcode: 335555

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Update on Underwriting Opinion on Refinancing
- IV. Discussion on Resident Request for a Basketball Court
- V. Discussion on Hog Issues
- VI. Update on Water Utilities
- VII. Consideration of Resolution 2021-05, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption
- VIII. Selection of Audit Committee
- IX. Approval of Consent Agenda

- A. Approval of the Minutes of the February 3, 2021 Meeting
- B. Financial Statements
- C. Assessment Receipts Schedule
- D. Check Register
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Report on the Number of Registered Voters (1,422)
 - D. Field Operations Manager
 - 1. Report
 - 2. Proposals for Consideration
- XI. Supervisors' Requests and Public Comment
- XII. Next Scheduled Meeting – Wednesday, August 4, 2021 at 6:00 p.m. at the Story & Song Bookstore Bistro, 1430 Park Avenue, Fernandina beach, Florida
- XIII. Adjournment

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

SEVENTH ORDER OF BUSINESS

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Heron Isles Community Development District (**“District”**) prior to June 15, 2021, proposed budgets (**“Proposed Budget”**) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (**“Fiscal Year 2021/2022”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 4, 2021
HOUR:	6:00 p.m.
LOCATION:	Story & Song Neighborhood Bookstore Bistro 1430 Park Avenue Fernandina Beach, FL 32034

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF MAY, 2021.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

***Proposed Budget
Fiscal Year 2022***

***Heron Isles Community
Development District***

May 6, 2021



**Heron Isles
Community Development District**

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Heron Isles

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments - On Roll	\$412,343	\$411,915	\$425	\$412,341	\$412,343
Interest IncomeMiscellaneous Income	\$400	\$5	\$6	\$11	\$10
Access Key Cards	\$100	\$0	\$50	\$50	\$100
Carryforward Surplus	\$0	\$0	\$13,461	\$13,461	\$0
TOTAL REVENUES	\$412,843	\$411,920	\$13,942	\$425,862	\$412,453
Expenditures					
Administrative					
Supervisor Fees	\$6,000	\$1,600	\$3,000	\$4,600	\$6,000
FICA Expense	\$459	\$122	\$230	\$352	\$459
Engineering	\$4,000	\$910	\$2,090	\$3,000	\$4,000
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Dissemination	\$1,500	\$750	\$750	\$1,500	\$1,500
Attorney	\$15,000	\$9,025	\$9,000	\$18,025	\$18,000
Annual Audit	\$3,250	\$0	\$3,250	\$3,250	\$3,250
Trustee Fees	\$3,800	\$0	\$3,717	\$3,717	\$3,800
Management Fees	\$45,423	\$22,712	\$22,712	\$45,423	\$47,694
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,800
Website Compliance	\$1,700	\$250	\$250	\$500	\$1,200
Telephone	\$200	\$58	\$142	\$200	\$200
Postage	\$800	\$292	\$308	\$600	\$800
Printing & Binding	\$1,500	\$265	\$435	\$700	\$1,500
Rental & Leases	\$120	\$0	\$0	\$0	\$120
Meeting Room Rental	\$1,000	\$325	\$215	\$540	\$1,000
Insurance	\$13,629	\$13,321	\$0	\$13,321	\$14,653
Legal Advertising	\$5,350	\$645	\$4,705	\$5,350	\$5,350
Other Current Charges	\$7,000	\$6,891	\$241	\$7,132	\$7,200
Office Supplies	\$100	\$30	\$70	\$100	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE EXPENDITURES	\$119,506	\$65,372	\$51,613	\$116,985	\$126,301
UTILITIES:					
Electric	\$31,740	\$12,179	\$13,200	\$25,379	\$31,740
Water & Sewer	\$64,000	\$24,694	\$36,506	\$61,200	\$64,000
SUBTOTAL UTILITIES	\$95,740	\$36,873	\$49,706	\$86,579	\$95,740
CONTRACT SERVICES					
Landscape Maintenance	\$60,852	\$30,426	\$30,426	\$60,852	\$60,852
Landscape Contingency	\$15,000	\$648	\$5,000	\$5,648	\$15,000
Irrigation Maintenance	\$3,000	\$1,578	\$1,422	\$3,000	\$3,000
Lake Maintenance	\$12,900	\$6,450	\$6,450	\$12,900	\$12,900
Janitorial Services	\$7,200	\$3,600	\$3,600	\$7,200	\$7,200
Trash Removal Services	\$7,440	\$3,720	\$3,720	\$7,440	\$7,440
Management Company	\$11,220	\$5,111	\$5,610	\$10,721	\$11,220
Pest Control Services	\$250	\$0	\$241	\$241	\$250
Holiday Decorations	\$1,500	\$0	\$1,500	\$1,500	\$1,500
SUBTOTAL CONTRACT SERVICES	\$119,362	\$51,533	\$57,969	\$109,502	\$119,362
REPAIRS & MAINTENANCE					
Facility Repairs	\$15,000	\$395	\$4,605	\$5,000	\$7,500
Miscellaneous Repairs & Maintenance	\$0	\$2,602	\$2,398	\$5,000	\$7,500
SUBTOTAL REPAIRS & MAINTENANCE	\$15,000	\$2,997	\$7,003	\$10,000	\$15,000
RESERVES					
Capital Reserve - Transfer Out	\$43,236	\$43,236	\$0	\$43,236	\$36,050
Capital Project Improvements	\$20,000	\$59,560	\$0	\$59,560	\$20,000
SUBTOTAL RESERVES	\$63,236	\$102,796	\$0	\$102,796	\$56,050
TOTAL FIELD EXPENDITURES	\$293,338	\$194,199	\$114,678	\$308,877	\$286,152
TOTAL EXPENDITURES	\$412,843	\$259,572	\$166,290	\$425,862	\$412,453
Excess Revenues	\$0	\$152,348	(\$152,348)	\$0	\$0

FY 2020

FY 2021

FY 2022

NET ASSESSMENTS	\$412,343	\$412,343	\$412,343
PLUS COLLECTION FEES (7%)	\$31,037	\$31,037	\$31,037
GROSS ASSESSMENTS	\$443,380	\$443,380	\$443,380
NO. OF UNITS	748	748	748
PER UNIT ASSESSMENT	\$593	\$593	\$593

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested with U.S. Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

Access Key Card

The District will collect fees for replacement of access cards at \$10 each.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,000 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 4 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues provided by Governmental Management Services.

Attorney

The District's legal counsel, Hopping Green & Sams, will be contracted to provide general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

Trustee Fees

The District issued Series 2017 Capital Improvement Revenue Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Computer Time

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
GMS	\$100	\$1,200

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rental & Leases

Record storage fees to maintain district files by McCranie & Associates Inc at \$10/month.

Meeting Room Rental

This item includes the cost to rent a boardroom for the Heron Isles Community Development District monthly supervisor meetings. The rental fees are based on the quarterly meetings.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

Other Current Charges

Bank charges, Property appraisal fees, and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Meeting Room Rental

This item includes the cost to rent a boardroom for the Heron Isles Community Development District monthly supervisor meetings. The rental fees are based on the quarterly meetings.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Utilities:

Electric

This item includes the cost of electricity for Heron Isles CDD that will be provided by FPL.

Location	Account #	Monthly	Annual
100 Heron Isles Pkwy	55251-34119	\$2,204	\$26,448
96103 Heron Isles Pkwy	79367-06030	\$20	\$240
96116 Heron Isles Pkwy	15371-18034	\$61	\$732
961164 Heron Isles Pkwy #IRR	17007-82129	\$15	\$180
96139 Heron Isles Pkwy	89411-73059	\$38	\$456
96148 Heron Isles Pkwy	59739-27030	\$20	\$240
96443 Heron Isles Pkwy #IRR	62356-51129	\$20	\$240
96638 Heron Isles Pkwy #IRR	62602-83129	\$20	\$240
96331 Starfish Dr entwall	39110-92496	\$20	\$240
928 Chester Rd # Entrance	62761-04061	\$20	\$240
		\$207	\$2,484
Total Electric		\$2,645.00	\$31,740.00

Water & Sewer

This item includes the cost of water and/or sewer from JEA.

Location	Account #	Monthly	Annual
928 Chester Rd Apt IR01	83714954	\$80	\$960
96059 Heron Isles PY-Sewer	82505651	\$1,000	\$12,000
96059 Heron Isles PY-Water	82505651	\$400	\$4,800
96259 Heron Isles PY	83582184	\$800	\$9,600
96320 Starfish Dr	67059090	\$88	\$1,056
96416 Heron Isles PY	67133229	\$800	\$9,600
96572 Heron Isles PY	67133293	\$800	\$9,600
Contingency		\$1,365	\$16,384
Total Water & Sewer		\$5,333	\$64,000

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2022

Contract Services:

Landscape Maintenance

Landscape services are to maintain the common areas within the District. The District has contracted with Martex Services for these services pertaining to entryway maintenance. The contract provides for a 30 day termination.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Martex	\$5,071	\$60,852

Landscape Contingency

Other Landscape service cost such as tree trimmings, tree and plant disposal and replacements.

Irrigation Maintenance

Irrigation services are to maintain the common areas within the District. The District has contracted with Martex Services for these services pertaining to entryway maintenance. The contract provides for a 30 day termination.

Lake Maintenance

The District has a contract with The Lake Doctors who provide monthly water management services to all the lakes throughout the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
The Lake Doctors	\$1,075	\$12,900

Janitorial Services

The District has a contract with All Repairs & Maintenance for Janitorial services for the District.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
All Repairs & Maintenance	\$600	\$7,200

Trash Removal Service

The District has a contract with All Repairs & Maintenance for Trash Removal Services.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
All Repairs & Maintenance	\$620	\$7,440

Facility Management

Management Fees include managing, supervising and coordinating the management, operation and maintenance. The District has a contract with Riverside Management Service to provide these services.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management Services	\$935	\$11,220

Pest Control

The District has a contract with Bug out Services for termite warranty.

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET

FISCAL YEAR 2022

Holiday Decorations:

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

REPAIRS & MAINTENANCE:

Facility Repairs

Repairs and maintenance for the District's amenity center.

Miscellaneous Repairs and Maintenance

Repairs and maintenance for the District's common ground areas.

RESERVES:

Capital Reserve:

Represents any Capital expenditures the District may need outside of the regular maintenance. Funds transferred to Capital Reserve Account.

Capital Project Improvements:

Used to fund minor construction or improvements to District property. This includes renovations, repairs, parking lot expansion, or road repairs.

Heron Isles

Community Development District

Debt Service Fund

Series 2017A1-A2

Description	Adopted Budget FY 2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
⁽¹⁾ Special Assessments - On Roll	\$233,370	\$216,192	\$6,778	\$222,970	\$222,970
Prepayments	\$0	\$9,048	\$0	\$9,048	\$0
Interest Income	\$0	\$4	\$5	\$9	\$0
⁽²⁾ Carry Forward Surplus	\$60,264	\$65,377	\$0	\$65,377	\$52,235
TOTAL REVENUES	\$293,633	\$290,621	\$6,783	\$297,404	\$275,206
Expenditures					
Series 2017A1					
Interest - 11/1	\$27,247	\$27,247	\$0	\$27,247	\$26,041
Special Call - 11/1	\$0	\$15,000	\$0	\$15,000	\$0
Interest - 5/1	\$27,247	\$0	\$27,047	\$27,047	\$26,041
Principal - 5/1	\$100,000	\$0	\$95,000	\$95,000	\$100,000
Special Call - 5/1	\$0	\$0	\$5,000	\$5,000	\$0
Series 2017A2					
Interest - 11/1	\$18,000	\$18,000	\$0	\$18,000	\$17,000
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$18,000	\$0	\$17,875	\$17,875	\$17,000
Principal - 5/1	\$30,000	\$0	\$30,000	\$30,000	\$30,000
Special Call - 5/1	\$0	\$0	\$5,000	\$5,000	\$0
TOTAL EXPENDITURES	\$220,494	\$65,247	\$179,922	\$245,169	\$216,081
⁽³⁾ EXCESS REVENUES	\$73,139	\$225,374	(\$173,139)	\$52,235	\$59,124
11/1/2022 Debt Service \$ 41,290.63					
⁽¹⁾ Maximum Annual Debt Service					
⁽²⁾ Carry forward surplus is net of the reserve requirement					
⁽³⁾ Represents excess funds in DS after Nov. 1 payments					
					FY 2022
NET ASSESSMENTS					\$222,970
PLUS COLLECTION FEES (7%)					\$16,783
GROSS ASSESSMENTS					\$239,753
NO. OF UNITS					543
PER UNIT ASSESSMENT:					\$447

Heron Isles

Community Development District

Series 2017A-1 Capital Improvement Revenue Refunding Bonds (Senior Bonds)

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 1,790,000.00	\$ -	\$ 26,040.63	\$ 26,040.63
05/01/22	\$ 1,790,000.00	\$ 100,000.00	\$ 26,040.63	
11/01/22	\$ 1,690,000.00	\$ -	\$ 25,040.63	\$ 151,081.26
05/01/23	\$ 1,690,000.00	\$ 100,000.00	\$ 25,040.63	
11/01/23	\$ 1,590,000.00	\$ -	\$ 24,040.63	\$ 149,081.26
05/01/24	\$ 1,590,000.00	\$ 100,000.00	\$ 24,040.63	
11/01/24	\$ 1,490,000.00	\$ -	\$ 22,915.63	\$ 146,956.26
05/01/25	\$ 1,490,000.00	\$ 105,000.00	\$ 22,915.63	
11/01/25	\$ 1,385,000.00	\$ -	\$ 21,668.75	\$ 149,584.38
05/01/26	\$ 1,385,000.00	\$ 110,000.00	\$ 21,668.75	
11/01/26	\$ 1,275,000.00	\$ -	\$ 20,293.75	\$ 151,962.50
05/01/27	\$ 1,275,000.00	\$ 110,000.00	\$ 20,293.75	
11/01/27	\$ 1,165,000.00	\$ -	\$ 18,850.00	\$ 149,143.75
05/01/28	\$ 1,165,000.00	\$ 115,000.00	\$ 18,850.00	
11/01/28	\$ 1,050,000.00	\$ -	\$ 17,268.75	\$ 151,118.75
05/01/29	\$ 1,050,000.00	\$ 115,000.00	\$ 17,268.75	
11/01/29	\$ 935,000.00	\$ -	\$ 15,471.88	\$ 147,740.63
05/01/30	\$ 935,000.00	\$ 120,000.00	\$ 15,471.88	
11/01/30	\$ 815,000.00	\$ -	\$ 13,596.88	\$ 149,068.76
05/01/31	\$ 815,000.00	\$ 125,000.00	\$ 13,596.88	
11/01/31	\$ 690,000.00	\$ -	\$ 11,643.75	\$ 150,240.63
05/01/32	\$ 690,000.00	\$ 130,000.00	\$ 11,643.75	
11/01/32	\$ 560,000.00	\$ -	\$ 9,450.00	\$ 151,093.75
05/01/33	\$ 560,000.00	\$ 135,000.00	\$ 9,450.00	
11/01/33	\$ 425,000.00	\$ -	\$ 7,171.88	\$ 151,621.88
05/01/34	\$ 425,000.00	\$ 140,000.00	\$ 7,171.88	
11/01/34	\$ 285,000.00	\$ -	\$ 4,809.38	\$ 151,981.26
05/01/35	\$ 285,000.00	\$ 140,000.00	\$ 4,809.38	
11/01/35	\$ 145,000.00	\$ -	\$ 2,446.88	\$ 147,256.26
05/01/36	\$ 145,000.00	\$ 145,000.00	\$ 2,446.88	\$ 147,446.88
		\$ 1,790,000.00	\$ 481,418.84	\$ 2,271,418.84

Heron Isles

Community Development District

Series 2017A-2 Capital Improvement Revenue Refunding Bonds (Subordinate Bonds)

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$ 680,000.00	5.000%	\$ -	\$ 17,000.00	\$ -
05/01/22	\$ 680,000.00	5.000%	\$ 30,000.00	\$ 17,000.00	\$ 64,000.00
11/01/22	\$ 650,000.00	5.000%	\$ -	\$ 16,250.00	\$ -
05/01/23	\$ 650,000.00	5.000%	\$ 35,000.00	\$ 16,250.00	\$ 67,500.00
11/01/23	\$ 615,000.00	5.000%	\$ -	\$ 15,375.00	\$ -
05/01/24	\$ 615,000.00	5.000%	\$ 35,000.00	\$ 15,375.00	\$ 65,750.00
11/01/24	\$ 580,000.00	5.000%	\$ -	\$ 14,500.00	\$ -
05/01/25	\$ 580,000.00	5.000%	\$ 35,000.00	\$ 14,500.00	\$ 64,000.00
11/01/25	\$ 545,000.00	5.000%	\$ -	\$ 13,625.00	\$ -
05/01/26	\$ 545,000.00	5.000%	\$ 40,000.00	\$ 13,625.00	\$ 67,250.00
11/01/26	\$ 505,000.00	5.000%	\$ -	\$ 12,625.00	\$ -
05/01/27	\$ 505,000.00	5.000%	\$ 40,000.00	\$ 12,625.00	\$ 65,250.00
11/01/27	\$ 465,000.00	5.000%	\$ -	\$ 11,625.00	\$ -
05/01/28	\$ 465,000.00	5.000%	\$ 40,000.00	\$ 11,625.00	\$ 63,250.00
11/01/28	\$ 425,000.00	5.000%	\$ -	\$ 10,625.00	\$ -
05/01/29	\$ 425,000.00	5.000%	\$ 45,000.00	\$ 10,625.00	\$ 66,250.00
11/01/29	\$ 380,000.00	5.000%	\$ -	\$ 9,500.00	\$ -
05/01/30	\$ 380,000.00	5.000%	\$ 45,000.00	\$ 9,500.00	\$ 64,000.00
11/01/30	\$ 335,000.00	5.000%	\$ -	\$ 8,375.00	\$ -
05/01/31	\$ 335,000.00	5.000%	\$ 50,000.00	\$ 8,375.00	\$ 66,750.00
11/01/31	\$ 285,000.00	5.000%	\$ -	\$ 7,125.00	\$ -
05/01/32	\$ 285,000.00	5.000%	\$ 50,000.00	\$ 7,125.00	\$ 64,250.00
11/01/32	\$ 235,000.00	5.000%	\$ -	\$ 5,875.00	\$ -
05/01/33	\$ 235,000.00	5.000%	\$ 55,000.00	\$ 5,875.00	\$ 66,750.00
11/01/33	\$ 180,000.00	5.000%	\$ -	\$ 4,500.00	\$ -
05/01/34	\$ 180,000.00	5.000%	\$ 55,000.00	\$ 4,500.00	\$ 64,000.00
11/01/34	\$ 125,000.00	5.000%	\$ -	\$ 3,125.00	\$ -
05/01/35	\$ 125,000.00	5.000%	\$ 60,000.00	\$ 3,125.00	\$ 66,250.00
11/01/35	\$ 65,000.00	5.000%	\$ -	\$ 1,625.00	\$ -
05/01/36	\$ 65,000.00	5.000%	\$ 65,000.00	\$ 1,625.00	\$ 68,250.00
			\$ 680,000.00	\$ 303,500.00	\$ 983,500.00

Heron Isles

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Capital Reserve Transfer In	\$43,236	\$43,236	\$0	\$43,236	\$36,050
Interest Income	\$50	\$1	\$1	\$2	\$0
Carry Forward Surplus	\$35,552	\$27,670	\$0	\$27,670	\$67,031
TOTAL REVENUES	\$78,838	\$70,907	\$1	\$70,908	\$103,081
Expenditures					
Capital Outlay	\$20,000	\$0	\$0	\$0	\$20,000
Repair & Maintenance	\$0	\$3,469	\$0	\$3,469	\$0
Other Current Charges	\$500	\$198	\$210	\$408	\$500
TOTAL EXPENDITURES	\$20,500	\$3,667	\$210	\$3,877	\$20,500
EXCESS REVENUES	\$58,338	\$67,240	(\$209)	\$67,031	\$82,581

NINTH ORDER OF BUSINESS

A.

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, February 3, 2021 at 6:00 p.m. at the Story and Song Bookstore Bistro, 1430 Park Avenue, Fernandina Beach, Florida.

Present and constituting a quorum were:

Greg Watson	Chairman
Kathy Blessing	Vice Chairman
Robert Martyn	Supervisor
Nicole Reams	Supervisor
Wayne Couch	Supervisor

Also present were:

Ernesto Torres	District Manager
Sarah Warren	District Counsel by telephone
Cheryl Graham	Facilities Manager
Luanne Smith	Associa Community Management Services
Erick Wilson	Wood Development

The following is a summary of the discussion and actions taken at the February 3, 2021 meeting. An audio 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 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. George Terwilliger, Commodore Point Drive, stated we are here because of the consideration of the utility easement, which is going to run through our backyard. There's been a lot of conversation and I'm shocked that there aren't more residents here that live on Albatross and Commodore that were promised that the land would never be developed, and it was a preserve area. We spent the money that we did to get that piece of property and now to have a 30-foot-wide easement coming through there that is going to tear down trees, we're not in favor of that at all.

A resident stated we second that.

Mr. Mike Velasquez, a resident on Albatross Drive, stated we're right where the X marks the spot.

A resident stated I live on Albatross. It took me five years to figure out where I was going to retire, and I just cannot believe we're in this situation now. I came from an overpopulated area up north and I saw what all of that did to where we lived up there, so I wanted to get away from that and come here and retire where I thought they used the word preservation, and they also said I had a wide upland buffer behind my property and the homes that went along Albatross Drive. This has left such a bitter taste in my mouth about what's important and I am very surprised that my neighbors are not here. My one neighbor can't leave the house and my other neighbor is a caretaker and she can't leave the house as well. There really is a need for outreach because having talked to these people, they basically feel the same way. People are getting ready to leave because they feel they're being chased out from over development. I understand when they first started building that it was shocking to the people that had been living here for 70 years but it's just overkill now and this is really going to hurt us in many ways because of our love for the land and it's going to ecologically change the environment and us as well.

Mr. Torres stated as far as the buffer and preserve, this would be permitted through the St Johns Water Management District, so this is not something that someone is just going to go out there and move. The developer can explain those steps. It's going to go through the permit process if the Board decides to proceed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Torres stated Greg Watson has already taken his oath through the Supervisor of Elections.

B. Consideration of Appointing a New Supervisor to Fill Seat 5 Vacancy

Mr. Torres stated in your agenda package is one resume received for the resume from Ms. Nicole Reams. Also, there is a letter on the table from a previous supervisor we had on the Board, Mr. Don Lyons.

The Board discussed the two candidates and a motion to appoint Ms. Reams followed.

On MOTION by Mr. Watson seconded by Mr. Couch with Ms. Blessing in favor and Mr. Martyn opposed appointing Nicole Reams to fill the seat 5 vacancy was approved.

The following items were taken out of order.

D. General Information for New Supervisors

E. Consideration of Resolution 2021-03, Designating Officers

Mr. Torres stated we need a Chair and Vice Chair; the rest of the Board members will become Assistant Secretaries and we will keep GMS staff as officers for check and document signing purposes.

On MOTION by Mr. Couch seconded by Ms. Blessing with all in favor Mr. Watson serving as Chairman was approved.

On MOTION by Mr. Martyn seconded by Mr. Couch with all in favor Ms. Blessing serving as Vice Chairperson was approved.

Mr. Torres stated the remaining supervisors will serve as Assistant Secretaries.

C. Oath of Office for Newly Appointed Supervisor

Mr. Torres being a notary public of the State of Florida administered an oath of office to Ms. Reams.

FOURTH ORDER OF BUSINESS

**Consideration of Proposed Utility Easement
to Accommodate Blackrock Cove**

Mr. Torres stated in your agenda package is a proposal from Blackrock which gives you a concept of what they're proposing. At the end is the monetary compensation if you were to agree to provide the easement, which is \$30,000 for the force main and then another \$30,000 for the water main.

Mr. Rick Wood gave an overview of the easement request noting it would impact some wetlands and would also go through some uplands. The easement would be 150-feet from the rear of the first lot on Albatross and would have very little impact on the Albatross residents.

The Board discussed the request and made the following motion opting not to approve the request.

On MOTION by Mr. Watson seconded by Mr. Martyn with all in favor Blackrock's request for an easement was not approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-04,
Changing the Designating Registered Agent**

Mr. Torres stated the representative from Hopping Green and Sams that will serve as the registered agent will be Roy Van Wyk.

On MOTION by Ms. Blessing seconded by Mr. Martyn with all in favor Resolution 2021-04, changing the designated agent was approved.

SIXTH ORDER OF BUSINESS**Consideration of Addendum to Amenity
Rental Agreement**

Ms. Graham stated the members of the community have the ability to reserve exclusive use of the playground areas for hosting events. We can't not allow other owners to come to the park and use the restrooms, but you can have parties there with proper notification through the association and making the District aware of it for liability purposes. The District hasn't charged a fee. In consideration of the COVID virus, we've added some additional verbiage to the rental agreement to make sure those renting the facilities are aware of the social distancing requirements and the maximum capacity of 50 people.

On MOTION by Ms. Blessing seconded by Mr. Watson with all in favor the amenity rental agreement addendum was approved.

SEVENTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the November 5, 2020 Meeting**

There were no comments on the minutes.

B. Financial Statements

Mr. Torres gave an overview of the financial statements, copies of which were included in the agenda package.

C. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District is 96.96% collected was enclosed in the agenda package.

Mr. Couch asked if the bonds could be refinanced.

Mr. Torres responded that he would speak with the underwriters to see if refinancing is an option.

D. Check Register

A copy of the check register totaling \$161,425.41 was enclosed in the agenda package.

E. Ratification of Agreement with Riverside Management Services for Facility Maintenance Services

Mr. Torres stated Riverside Management was approved to provide operations management services to the District at the November meeting.

F. Ratification of E-Verify Memorandum of Understanding

Mr. Torres stated there is a new requirement that we must register the District with E-Verify. Going forward any agreements with contractors providing services for the District will need to include language requiring them to be in compliance with E-Verify. E-Verify is used to verify I-9 forms through the Department of Homeland Security. I've already signed the memorandum on your behalf.

On MOTION by Mr. Watson seconded by Ms. Blessing with all in favor the consent agenda was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Consideration of Hopping Green & Sams Rate Increase Letter

Ms. Warren introduced herself to the Board and stated we are gearing up for the start of Florida's legislative session and as we do each year, we will be monitoring any legislation that may impact the District's operations or you in your role as board members going forward and will keep you up to date on anything you should be aware of.

Ms. Warren gave an overview of her firm's rates that are being proposed to increase. A copy of the letter was enclosed in the agenda package.

Mr. Torres noted the District is under budget for district counsel services.

On MOTION by Ms. Blessing seconded by Mr. Martyn with all in favor Hopping Green & Sam's rate increases were approved.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Consideration of Revision to Meeting Schedule

Mr. Torres stated obviously I had a conflict which required moving the meeting to today and I also have a conflict in August. There is another gentleman in my office that could handle the meeting on the original date, or we could move the meeting.

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor the meeting schedule revisions were approved.

D. Property Manager

1. Report

2. Consideration of Proposal for Meeting and Coronavirus Awareness Signs

Ms. Graham gave an overview of her report, a copy of which was included in the agenda package.

Ms. Graham stated the plan in 2020 was to add an additional two wells, which will then complete the overall plan. Enclosed is a proposal for your consideration for those wells. I don't think it will be voted on until we look at the budget.

We've had some areas of depression in the roadways that have been addressed. There are still some other areas of concern, one being at the corner of Coral Reef and Heron Isles Parkway. We have a contractor that is inspecting these and will give the District Manager his recommendation on what we need to do to get those taken care of.

Mr. Torres stated for the contractor to do the site visit it's \$2,500. I don't have a clear understanding if the \$2,500 is then applied to the repair so I'm waiting to hear back on that. I would like to at least get it repaired if the \$2,500 is applied to the repair and then set up a meeting with the contractor and Greg onsite.

On MOTION by Mr. Watson seconded by Mr. Couch with all in favor D Armstrong Contracting LLC's quote of \$2,500 for a site visit was approved subject to the \$2,500 being applied towards any future repairs.

Ms. Graham noted Lake Doctors is checking the lake levels and concerns with wildlife deaths.

Ms. Graham informed the Board the community signs at the entrances need to be repaired and repainted and noted she has requested bids for the refurbishment.

Ms. Graham informed the Board many of the casings of the entrance lights are cracked and various other repairs and additions are needed. A quote was included in the agenda package at a total of \$5,095 and Ms. Graham is working on obtaining additional quotes.

Ms. Graham informed the Board she was asked to obtain quotes for adding two additional parking spaces at the mailbox kiosk and received one for \$3,000.

Mr. Watson asked if the fence on Heron Isles Parkway discussed in Ms. Graham's report is on CDD property.

Mr. Torres responded I need to read the agreement that was entered into between the District and the County before we spend any money on the fence.

Mr. Martyn stated right now we're also doing the landscaping right there. Somebody else needs to take that responsibility.

Mr. Torres stated let me do some digging and I will come back to the next meeting with my findings.

NINTH ORDER OF BUSINESS Public Comments

Supervisor's Requests and Public Comment

Ms. Stephanie Lisle, 97543 Albatross asked if the HOA needs the CDD's approval to update the camera system since the HOA is paying the monthly costs and managing the system.

The Board did not express any objections to the HOA upgrading the system.

A resident stated that he felt the cost should remain with the CDD due to the area of coverage being the CDD's property.

Supervisors' Requests

Mr. Martyn asked who handles the streetlights? I had someone ask me about putting one in at the end of Commodore.

Ms. Graham responded FP&L. I can give them a call and ask them to put one in.

Mr. Torres stated it would need to come back to the Board for approval.

Ms. Blessing stated I'd like to get some nicer flowers in the front. Hickory Village has a beautiful array of red plants. I'll send you a picture. Before the next budget adoption, I'd like to get some kind of road estimates and timeline on when they're going to deteriorate. We don't have any idea what they're going to cost and that's a huge expense.

Mr. Torres stated I will get with Mike Yuro on that.

A resident stated the parking lines at the playground are very faded. I also talked to Cheryl about there being a lot of trampled plants around the playground and I think some of them have even been removed. Also, pressure washing around the playground area and the signage around the playground is really faded.

Ms. Graham noted she would run the proposal through the District Manager once a quote is received to refurbish or replace the playground signs.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 6, 2021 at
10:30 a.m. Location to be determined.**

Mr. Torres informed the Board the budget will be approved at the May meeting and noted there may need to be a budget line created for stormwater line and road repairs.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Watson seconded by Ms. Blessing with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

HERON ISLES
Community Development District
Unaudited Financial Statements
as of
March 31, 2021

Meeting Date
May 6, 2021

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Total Governmental Funds</u>
ASSETS:				
Cash - Wells Fargo	\$56,488	---	\$65,239	\$121,727
State Board	\$213	---	\$2,001	\$2,214
Custody-Reserves	\$753	---	---	\$753
Custody-Excess Funds	\$287,935	---	---	\$287,935
Investments:				
Series 2017A-1				
Revenue	---	\$221,875	---	\$221,875
Excess Revenue	---	\$999	---	\$999
Series 2017A-2				
Reserve	---	\$33,875	---	\$33,875
Prepayment	---	\$2,500	---	\$2,500
Electric Deposits	\$1,580	---	---	\$1,580
TOTAL ASSETS	<u><u>\$346,969</u></u>	<u><u>\$259,249</u></u>	<u><u>\$67,240</u></u>	<u><u>\$673,459</u></u>
LIABILITIES:				
Accounts Payable	\$6,060	---	\$0	\$6,060
Accrued Expenses	\$4,370	---	---	\$4,370
FUND BALANCES:				
Restricted for Debt Service	---	\$259,249	---	\$259,249
Restricted for Capital Reserve	---	---	\$67,240	\$67,240
Nonspendable	\$1,580	---	---	\$1,580
Assigned	\$0	---	---	\$0
Unassigned	\$334,959	---	---	\$334,959
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u><u>\$346,969</u></u>	<u><u>\$259,249</u></u>	<u><u>\$67,240</u></u>	<u><u>\$673,459</u></u>

HERON ISLES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 03/31/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 03/31/21	ACTUAL Thru 03/31/21	VARIANCE
<u>Revenues</u>				
Assessments - On Roll	\$412,343	\$411,915	\$411,915	\$0
Interest/Misc Revenue	\$400	\$200	\$5	(\$196)
Access Key Cards	\$100	\$50	\$0	(\$50)
<i>Total Revenues</i>	\$412,843	\$412,166	\$411,920	(\$246)
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$6,000	\$3,000	\$1,600	\$1,400
FICA Expense	\$459	\$230	\$122	\$107
Engineering	\$4,000	\$2,000	\$910	\$1,090
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Dissemination	\$1,500	\$750	\$750	\$0
Attorney	\$15,000	\$7,500	\$9,025	(\$1,525)
Annual Audit	\$3,250	\$0	\$0	\$0
Trustee Fees	\$3,800	\$0	\$0	\$0
Management Fees	\$45,423	\$22,712	\$22,712	\$0
Computer Time	\$1,000	\$500	\$500	\$0
Website Compliance	\$1,700	\$850	\$250	\$600
Telephone	\$200	\$100	\$58	\$42
Postage	\$800	\$400	\$292	\$108
Printing & Binding	\$1,500	\$750	\$265	\$485
Rental & Leases	\$120	\$60	\$0	\$60
Meeting Room Rental	\$1,000	\$500	\$325	\$175
Insurance	\$13,629	\$13,629	\$13,321	\$308
Legal Advertising	\$5,350	\$2,675	\$645	\$2,030
Other Current Charges	\$7,000	\$6,891	\$6,891	\$0
Office Supplies	\$100	\$50	\$30	\$20
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<i>Total Administrative Expenditures</i>	\$119,506	\$70,271	\$65,372	\$4,899
<u>Utilities</u>				
Electric	\$31,740	\$15,870	\$12,179	\$3,691
Water & Sewer	\$64,000	\$32,000	\$24,694	\$7,306
<i>Total Utilities</i>	\$95,740	\$47,870	\$36,873	\$10,997

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 03/31/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 03/31/21	ACTUAL Thru 03/31/21	VARIANCE
Expenditures				
<u>Contract Services</u>				
Landscape Maintenance	\$60,852	\$30,426	\$30,426	\$0
Landscape Contingency	\$15,000	\$7,500	\$648	\$6,853
Irrigation Maintenance	\$3,000	\$1,500	\$1,578	(\$78)
Lake Maintenance	\$12,900	\$6,450	\$6,450	\$0
Janitorial Services	\$7,200	\$3,600	\$3,600	\$0
Trash Removal Services	\$7,440	\$3,720	\$3,720	\$0
Management Company	\$11,220	\$5,610	\$5,111	\$499
Pest Control Services	\$250	\$125	\$0	\$125
Holiday Decorations	\$1,500	\$0	\$0	\$0
Total Contract Services	\$119,362	\$58,931	\$51,533	\$7,398
<u>Repairs & Maintenance</u>				
Facility Repairs	\$15,000	\$7,500	\$395	\$7,105
Misc Repairs & Maintenance	\$0	\$0	\$2,602	(\$2,602)
Total Repairs & Maintenance	\$15,000	\$7,500	\$2,997	\$4,503
<u>Reserves</u>				
Capital Reserve - Transfer Out	\$43,236	\$43,236	\$43,236	\$0
Capital Project Improvements	\$20,000	\$20,000	\$59,560	(\$39,560)
Total Reserves	\$63,236	\$63,236	\$102,796	(\$39,560)
TOTAL EXPENDITURES	\$412,843	\$247,808	\$259,572	(\$11,764)
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$152,348	
FUND BALANCE - Beginning	\$0		\$184,191	
FUND BALANCE - Ending	(\$0)		\$336,539	

Heron Isles COMMUNITY DEVELOPMENT DISTRICT

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Total</u>
<u>REVENUES:</u>													
Maintenance Assessments	\$1,606	\$22,143	\$376,058	\$2,277	\$6,183	\$3,648	\$0	\$0	\$0	\$0	\$0	\$0	\$411,915
Interest Income	\$1	\$0	\$0	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,606	\$22,143	\$376,058	\$2,279	\$6,185	\$3,649	\$0	\$0	\$0	\$0	\$0	\$0	\$411,920
<u>EXPENDITURES:</u>													
<u>Administrative:</u>													
Supervisors	\$0	\$800	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA Expense	\$0	\$61	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$0	\$0	\$0	\$390	\$520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$910
Attorney	\$0	\$2,307	\$1,862	\$1,707	\$2,730	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$9,025
Dissemination	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$750
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	\$3,785	\$3,785	\$3,785	\$0	\$0	\$0	\$0	\$0	\$0	\$22,712
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Website Administration	\$42	\$42	\$42	\$42	\$42	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$0	\$0	\$0	\$0	\$0	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$58
Postage	\$75	\$6	\$29	\$168	\$4	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$292
Printing & Binding	\$7	\$65	\$37	\$4	\$126	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$265
Rental & Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$13,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,321
Legal Advertising	\$318	\$0	\$0	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$645
Other Current Charges	\$39	\$6,572	\$34	\$45	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$6,891
Meeting Room Rental	\$0	\$150	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
Office Supplies	\$1	\$13	\$0	\$0	\$15	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$25,471	\$14,009	\$5,998	\$6,677	\$8,467	\$4,751	\$0	\$0	\$0	\$0	\$0	\$0	\$65,372
<u>Maintenance:</u>													
Electric	\$2,001	\$2,002	\$2,003	\$2,003	\$2,017	\$2,152	\$0	\$0	\$0	\$0	\$0	\$0	\$12,179
Water & Sewer	\$5,438	\$5,306	\$4,522	\$4,379	\$3,378	\$1,671	\$0	\$0	\$0	\$0	\$0	\$0	\$24,694
Landscape Maintenance	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$0	\$0	\$0	\$0	\$0	\$0	\$30,426
Landscape Contingency	\$0	\$648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$648
Irrigation Repairs	\$290	\$0	\$474	\$288	\$257	\$269	\$0	\$0	\$0	\$0	\$0	\$0	\$1,578
Lake Maintenance	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$0	\$0	\$0	\$0	\$0	\$0	\$6,450
Janitorial	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Trash Removal Services	\$620	\$620	\$620	\$620	\$620	\$620	\$0	\$0	\$0	\$0	\$0	\$0	\$3,720
Management Company	\$935	\$436	\$935	\$935	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$5,111
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Repairs	\$0	\$0	\$0	\$0	\$395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395
Misc Repairs & Maintenance	\$0	\$0	\$2,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,602
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$16,030	\$15,758	\$17,903	\$14,971	\$14,348	\$12,394	\$0	\$0	\$0	\$0	\$0	\$0	\$91,403
Total Expenditures	\$41,501	\$29,767	\$23,901	\$21,647	\$22,815	\$17,145	\$0	\$0	\$0	\$0	\$0	\$0	\$156,776
<u>TOTAL OTHER SOURCES AND USES</u>													
Capital Reserve	\$0	\$0	\$43,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,236
Capital Project Improvements	\$33,960	\$0	\$25,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,560
Total Other Sources and Uses	\$33,960	\$0	\$68,836	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,796
Excess Revenues (Expenditures)	(\$5,934)	(\$7,624)	\$420,993	(\$19,369)	(\$16,630)	(\$13,496)	\$0	\$0	\$0	\$0	\$0	\$0	\$152,348

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 03/31/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 03/31/21	ACTUAL Thru 03/31/21	VARIANCE
<u>Revenues</u>				
Special Assessments - On Roll	\$233,370	\$222,740	\$222,740	\$0
Prepayments	\$0	\$0	\$2,500	\$2,500
Interest Income	\$0	\$0	\$4	\$4
<i>Total Revenues</i>	\$233,370	\$222,740	\$225,244	\$2,504
<u>Expenditures</u>				
<u>Series 2017A1</u>				
Interest - 11/1	\$27,247	\$27,247	\$27,247	\$0
Special Call - 11/1	\$0	\$0	\$15,000	(\$15,000)
Interest - 5/1	\$27,247	\$0	\$0	\$0
Principal - 5/1	\$100,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
<u>Series 2017A2</u>				
Interest - 11/1	\$18,000	\$18,000	\$18,000	\$0
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/1	\$18,000	\$0	\$0	\$0
Principal - 5/1	\$30,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$220,494	\$45,247	\$65,247	(\$20,000)
<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)	\$12,876		\$159,997	
FUND BALANCE - Beginning	\$60,264		\$99,252	
FUND BALANCE - Ending	\$73,139		\$259,249	

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 03/31/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 03/31/21	ACTUAL Thru 03/31/21	VARIANCE
<u>Revenues</u>				
Capital Reserve Transfer In	\$43,236	\$43,236	\$43,236	\$0
Interest Income	\$50	\$25	\$1	(\$24)
<i>Total Revenues</i>	<u>\$43,286</u>	<u>\$43,261</u>	<u>\$43,237</u>	<u>(\$24)</u>
<u>Total Revenues</u>				
Capital Outlay	\$20,000	\$10,000	\$0	\$10,000
Repair & Maintenance	\$0	\$0	\$3,469	(\$3,469)
Other Current Charges	\$500	\$0	\$198	(\$198)
<i>Total Expenditures</i>	<u>\$20,500</u>	<u>\$10,000</u>	<u>\$3,667</u>	<u>\$6,333</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$22,786</u>		<u>\$39,570</u>	
FUND BALANCE - Beginning	\$35,552		\$27,670	
FUND BALANCE - Ending	<u><u>\$58,338</u></u>		<u><u>\$67,240</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)
Less: May 1, 2020	(\$100,000)
Less: May 1, 2020 (Prepayment)	(\$10,000)
Less: November 1, 2020 (Prepayment)	(\$15,000)

Current Bonds Outstanding	\$1,890,000
---------------------------	-------------

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)
Less: May 1, 2020	(\$30,000)
Less: May 1, 2020 (Prepayment)	(\$5,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)

Current Bonds Outstanding	\$715,000
---------------------------	-----------

C.

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	# UNITS ASSESSED	SERIES 2017A1-2 DEBT SERVICE ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET REVENUE TAX ROLL	748	222,970.10	412,340.61	635,310.71
TOTAL NET ASSESSMENTS		222,970.10	412,340.61	635,310.71

SUMMARY OF TAX ROLL RECEIPTS				
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	DEBT SERVICE RECEIPTS	O&M RECEIPTS
1	10/29/20	2,474.32	868.39	1,605.93
2	11/19/20	34,089.38	11,964.09	22,125.29
3	12/04/20	551,595.18	193,589.11	358,006.07
4	12/21/20	27,439.43	9,630.21	17,809.22
INSTALLMENTS	12/30/20	400.60	140.60	260.00
5	01/06/21	3,508.94	1,231.51	2,277.43
6	02/04/21	9,527.10	3,343.65	6,183.45
7	03/04/21	5,620.37	1,972.54	3,647.83
8	04/08/21	5,594.30	1,963.39	3,630.91
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		640,249.62	224,703.49	415,546.13

TOTAL DUE TAX ROLL RECEIPTS	(4,938.91)	(1,733.39)	(3,205.52)
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PERCENT COLLECTED	TOTAL	DEBT	O&M
% COLLECTED TAX ROLL	100.78%	100.78%	100.78%

D.

HERON ISLES
Community Development District

Check Register Summary- General Fund

1/01/2021 - 3/31/2021

<i>Check Date</i>	<i>Check #'s</i>	<i>Total</i>	<i>Total Amount</i>
General Fund			
1/1/21 - 1/31/21	284-293	\$47,394.09	
2/1/21 - 2/28/21	294-301	\$12,724.25	
3/1/21 - 3/31/21	302-314	\$14,075.22	
Total			\$74,193.56

Autopayments			
1/4/21	JEA Online Payment	\$4,378.69	
1/5/21	FPL Online Payment	\$2,003.43	
2/4/21	JEA Online Payment	\$3,378.45	
2/4/21	FPL Online Payment	\$2,016.98	
3/5/21	JEA Online Payment	\$1,671.42	
3/8/21	FPL Online Payment	\$2,152.23	
Total			\$15,601.20

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
1/08/21	00014	1/01/21	202	202101	310	51300	34000			*	3,785.25		
			JAN MANAGEMENT FEES										
		1/01/21	202	202101	310	51300	35110			*	41.67		
			JAN WEBSITE ADMIN										
		1/01/21	202	202101	310	51300	35100			*	83.33		
			JAN INFORM TECHNOLOGY										
		1/01/21	202	202101	310	51300	31300			*	125.00		
			JAN DISSEMINATION SERVICE										
		1/01/21	202	202101	310	51300	51000			*	.33		
			OFFICE SUPPLIES										
		1/01/21	202	202101	310	51300	42000			*	5.50		
			POSTAGE										
		1/01/21	202	202101	310	51300	42500			*	3.90		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			4,044.98	000284
1/08/21	00123	12/17/20	22082	202012	320	57200	46000			*	1,000.00		
			TOWING TRUCK FROM POND										
									SELDOMRIDGE TOWING & RECOVERY			1,000.00	000285
1/15/21	00045	12/31/20	419	202012	320	57200	46600			*	500.00		
			DEC TRASH PICK UP										
		12/31/20	419	202012	320	57200	46700			*	120.00		
			DEC DEBRIS CLEANUP										
		12/31/20	419	202012	320	57200	46000			*	600.00		
			DEC JANITORIAL SERVICES										
									ALL REPAIRS & MAINTENANCE			1,220.00	000286
1/15/21	00065	1/01/21	4	202101	320	57200	34100			*	935.00		
			JAN FACILITY MANAGEMENT										
									RIVERSIDE MANAGEMENT SERVICES, INC.			935.00	000287
1/15/21	00119	9/25/20	3219A	202010	320	57200	60000			*	33,960.10		
			BAL WATER WELL INSTALLED										
									DUANE L TAYLOR DBA WATERCARE			33,960.10	000288
1/25/21	00102	12/30/20	42982281	202012	320	57200	46000			*	360.00		
			DOG WASTE BAGS										
									GREAT AMERICAN BUSINESS PRODUCTS			360.00	000289
1/25/21	00082	1/11/21	13556	202101	320	57200	46200			*	5,071.00		
			JAN LANDSCAPE MAINTENANCE										
									MARTEX SERVICES			5,071.00	000290
1/25/21	00082	1/15/21	13579	202101	320	57200	46250			*	287.50		
			JAN IRRIGATION REPAIR										
									MARTEX SERVICES			287.50	000291
									HIC -HERON ISLES - BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/21	00082	12/31/20 13563	202012 320-57200-46250	DEC IRRIGATION REPAIR	*	188.51	
				MARTEX SERVICES			188.51 000292
1/25/21	00058	1/19/21 620105	202101 310-51300-48000	NOTICE OF MEETING 1/22	*	327.00	
				NEWS LEADER			327.00 000293
2/02/21	00120	2/01/21 02012021	202102 310-51300-44500	ROOM RENTAL 2/3/21	*	175.00	
				STORY & SONG BOOKSTORE BISTRO			175.00 000294
2/10/21	00121	12/16/20 ESTIMATE	202012 320-57200-46000	D/S MEETING SIGNAGE (29)	*	834.93	
				FASTSIGNS			834.93 000295
2/10/21	00014	2/01/21 203	202102 310-51300-34000	FEB MANAGEMENT FEES	*	3,785.25	
		2/01/21 203	202102 310-51300-35110	FEB WEBSITE ADMINISTRATIO	*	41.67	
		2/01/21 203	202102 310-51300-35100	FEB INFORMATION TECHNOLOG	*	83.33	
		2/01/21 203	202102 310-51300-31300	FEB DISSEMINATION AGENTS	*	125.00	
		2/01/21 203	202102 310-51300-51000	OFFICE SUPPLIES	*	15.24	
		2/01/21 203	202102 310-51300-42000	POSTAGE	*	4.06	
		2/01/21 203	202102 310-51300-42500	COPIES	*	125.85	
				GOVERNMENTAL MANAGEMENT SERVICES			4,180.40 000296
2/10/21	00006	1/31/21 120026	202012 310-51300-31500	DEC GENERAL COUNSEL	*	145.00	
				HOPPING GREEN & SAMS			145.00 000297
2/10/21	00065	2/01/21 5	202102 320-57200-34100	FEB FACILITY MANAGEMENT	*	935.00	
				RIVERSIDE MANAGEMENT SERVICES, INC.			935.00 000298
2/22/21	00045	1/31/21 480	202101 320-57200-46600	1/31/21 TRASH PICKUP	*	500.00	
		1/31/21 480	202101 320-57200-46700	1/31/21 DEBRIS PICKUP	*	120.00	
		1/31/21 480	202101 320-57200-46000	1/31/21 JANITORIAL SERVIC	*	600.00	
				ALL REPAIRS & MAINTENANCE			1,220.00 000299

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/22/21	00003	2/02/21 7-263-97	202101 310-51300-42000	JAN FEDEX POSTAGE	*	162.92	
			FEDEX				162.92 000300
2/22/21	00082	2/01/21 13717	202102 320-57200-46200	FEB LANDSCAPE MAINTENANCE	*	5,071.00	
			MARTEX SERVICES				5,071.00 000301
3/05/21	00093	9/28/20 9A	202009 310-51300-49000	HERON ISLES DISSEMINATION	*	100.00	
			DISCLOSURE SERVICES, LLC				100.00 000302
3/05/21	00006	10/27/20 117951	202010 310-51300-31500	OCT GENERAL COUNSEL	*	1,717.00	
			HOPPING GREEN & SAMS				1,717.00 000303
3/05/21	00082	2/23/21 13909	202102 320-57200-46250	FEB IRRIGATION REPAIR	*	256.63	
			MARTEX SERVICES				256.63 000304
3/05/21	00124	2/17/21 02172021	202102 320-57200-49700	REPAIR/REPLACE	*	275.00	
			RINECK PAINTING AND CARPENTRY, LLC				275.00 000305
3/05/21	00087	2/08/21 21129	202102 320-57200-49700	REMOVE STREET SIGNS	*	120.00	
			SG MAINTENANCE SERVICES INC				120.00 000306
3/05/21	00015	2/01/21 555240	202102 320-57200-46500	FEB LAKE MAINTENANCE	*	1,075.00	
			THE LAKE DOCTORS, INC.				1,075.00 000307
3/05/21	00110	2/10/21 2810	202101 310-51300-31100	JAN ENGINEERING SERVICES	*	390.00	
			YURO AND ASSOCIATES, LLC.				390.00 000308
3/15/21	00045	3/01/21 521	202102 320-57200-46600	JANITORIAL SERV & SUPPLIE	*	600.00	
		3/01/21 521	202102 320-57200-46700	TRASH AND DEBRIS CLEANUP&	*	620.00	
			ALL REPAIRS & MAINTENANCE				1,220.00 000309
3/15/21	00006	2/28/21 120735	202101 310-51300-31500	JAN GENERAL COUNSEL	*	1,706.50	
			HOPPING GREEN & SAMS				1,706.50 000310

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/15/21	00065	3/01/21 2A	202103 320-57200-34100		*	935.00	
			MAR FACILITY MANAGEMENT				
				RIVERSIDE MANAGEMENT SERVICES, INC.			935.00 000311
3/15/21	00015	3/01/21 561076	202103 320-57200-46500		*	1,075.00	
			MAR LAKE MAINTENANCE				
				THE LAKE DOCTORS, INC.			1,075.00 000312
3/30/21	00014	3/01/21 204	202103 310-51300-34000		*	3,785.25	
			MAR MANAGEMENET FEES				
		3/01/21 204	202103 310-51300-35110		*	41.67	
			MAR WEBSITE ADMINISTRATIO				
		3/01/21 204	202103 310-51300-35100		*	83.33	
			MAR INFORMATION TECHNOLO				
		3/01/21 204	202103 310-51300-31300		*	125.00	
			MAR DISSEMINATION AGENT A				
		3/01/21 204	202103 310-51300-51000		*	.63	
			OFFICE SUPPLIES				
		3/01/21 204	202103 310-51300-42000		*	9.43	
			POSTAGE				
		3/01/21 204	202103 310-51300-42500		*	27.30	
			COPIES				
		3/01/21 204	202103 310-51300-41000		*	58.28	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			4,130.89 000313
3/30/21	00015	1/01/21 549385	202101 320-57200-46500		*	1,075.00	
			JAN LAKE MAINTENANCE				
				THE LAKE DOCTORS, INC.			1,075.00 000314
TOTAL FOR BANK B						74,194.36	
TOTAL FOR REGISTER						74,194.36	

TENTH ORDER OF BUSINESS

C.



904.491.7500

96135 Nassau Place, Suite 3
Yulee, FL 32097

info@votenassau.com
www.VoteNassau.com

April 21, 2021

Ms. Courtney Hogge
Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Heron Isles Community Development District

Dear Ms. Hogge,

In response to your letter received on April 21, 2021, please be advised that as of April 15, 2021, there are 1,422 registered voters within Heron Isles Community Development District's boundaries.

Should you have questions, please do not hesitate to contact us.

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

D.

1.

**Heron Isles Community Development District
Operations Report
April 2021**

Landscaping:

The landscaping is maintained by Martex Services. As of April 1st, the “peak” season for landscaping service began. Martex is now mowing on a weekly basis and the number of crew members has increased.

WaterCare Irrigation has provided a proposal for two (2) additional wells to be considered for the 2021-2022 budget. This would complete the transfer to have all irrigation provided by well water. Then only potable water would be used at the restroom facility.

Martex will be providing proposals for pine straw (or mulch) to be placed in the landscape beds.

Martex will also provide a proposal for additional plant material (low shrubs) to be placed in the bed at the corner of Heron Isles Parkway and Chester Road to minimize the size of the landscape bed for flowers.

Note: For the June meeting there will be proposals from other landscape contractors that are interested in providing service to the Heron Isles Community.

Restroom Facility:

All Service & Repair continues to maintain the restroom facility and has been consistent with the cleaning 2x per week along with the removal of the trash. (Private party debris excluded)

Note: For the June meeting there will be proposals from other janitorial service providers that are interested in providing service to the Heron Isles Community. Contracting someone specifically for the removal of debris in all of the ponds will be difficult.

Roof Leak – There was a leak around the exhaust vent on the north side of the building. This area is over the storage room. The area was sealed and is no longer leaking.

Roads and Right-of-Ways:

During September/October the review of the depressions (aka sink holes) reported in various areas of the community were performed by Mike Yuro, District Engineer. Following the District Engineer’s review, Dennis Armstrong, Contractor performed the necessary repairs.

A review of the community was performed in January and potential concerns were listed and provided in the meeting package for January. These areas listed below were reviewed Greg Watson, CDD Board member and Rich Hall of Absolute Land and Pond and also by Dennis Armstrong, contractor who was asked to review these areas and advise on what needs to be done to correct.

There was a deep hole at the corner of Coral Reef Road and Heron Isles Parkway that was a great concern. Upon reviews performed by Rich Hall and by Dennis Armstrong, it was determined that this required extensive repair to the drainage pipes. The work was recently completed by Dennis Armstrong for a cost of \$21,229.00.

Note: The areas below have also been reviewed and a determination to cover each area with dirt and are monitored routinely. The District Manager will be notified of any changes or concerns that appear. At that time further investigations would take place and addressed accordingly by the contractor.

1. Front yard between the curb and the sidewalk of 96196 Coral Reef Road -
2. 96376 Starfish Lane
3. 96493 Starfish Lane
4. 96537 Starfish Lane – Corner of Coral Reef Road
5. 96534 Starfish Lane – Corner of Coral Reef Road
6. 96140 Sunfish Lane
7. 96107 Gray Heron – Corner on Commodore Pointe Drive

Ponds:

Lake Doctors has continued to review and treat all ponds in the community as needed. Due to the number of ponds in the community, there are two (2) technicians that service Heron Isles. There is a monthly report regarding their findings and the treatment provided. (A copy of the most recent reports has been provided for your review.)

Note: For the June meeting there will be proposals from other aquatic maintenance service providers that are interested in providing service for the Heron Isles Community.

Alligator Sighting - An owner on Commodore Pointe Drive contacted me regarding an alligator in the pond behind his home. Generally the State does not issue a permit for the harvesting of an alligator that is less than 6 feet in length – unless it is aggressive. This allegation was “maybe” 5 feet. Due to the owners concern, the Florida Alligator Nuisance Department was contacted.

Community Signs:

It was noticed that several of the community signs have cracks that are appearing on the surface of the sign. The signs are made of concrete block and are structurally sound however moisture has apparently formed in areas under the paint and need to be re-sealed.

Proposals have been provided from the following contractors to clean, seal and repaint the signs.

1. HuGus Painting
2. Krystal Klean Pressure Washing & Maintenance (They did the repairs and painting of the tops to the fence columns.)
3. Rineck Painting

Lighting - Community Signs and Towers

A review was performed on the landscape lights that are located in front of each community sign, and the towers. As previously discussed, the shrubs interfere with the light illuminating the community signs properly and many have been broken. As discussed during the January CDD meeting, it was asked to have the electrical contractors to submit proposals for lighting that would be positioned between the community signs and the landscaping. This would illuminate the sign and eliminate or minimize damage to the lights.

Proposals have been provided from the following electrical contractors to replace all lights at the community signs and install lights at the towers.

1. DevTech Electrical
2. Johnny's AC and Electric
3. Peacock Electric

Mailbox Kiosk – Expansion of Parking Area:

Met with A-Plus Construction Services to add two (2) parking spaces to the existing parking area. In reviewing the existing parking space, an additional two spaces measuring 20' x 7'8" including driveway skirts will fit.

- An application was submitted to the Heron Isles Architectural Review Board and was denied.
- A modified application has been submitted and is waiting for their response.

Additional Note: Tile replacements for the large Pavilion, Small towers (2) and Community signs are on the schedule to get pricing. This information including quotes will be completed for consideration during the Heron Isles CDD Board meeting scheduled in May.

Updates:

Fence Issues:

Tri State Hany Help – Irving Soriano has provided a proposal to repair/replace the panels that have fallen out on Heron Isles Parkway between the round-a-bout and Blackrock Road. There are two (2) sections.

Playground:

Main playground:

1. Slide at playground is cracked. I had contacted Southern Recreation for a replacement slide. They were not provider for the original equipment – only the swings on the second playground. I have reached out to the manufacturer and am trying to locate the local distributor for the replacement part. I am also looking for a suitable slide from other providers that will fit the existing equipment properly. .
2. There are other parts that have broken off and were disposed of due to the damage. Once I can locate the local distributor, I am hopeful in getting the other parts replaced in addition to the slide. .

Secondary playground:

1. Fitness Center at secondary park is missing the top pull up bar. I am currently in communication with the manufacturer to help locate the local distributor that would be able to provide the replacement parts needed.



Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Customer HERON ISLES CDD Account # 711057
Biologist ~~HH~~ E Cell # (914) 616-0018 Date 4/14/21 Time P.m

Pond #	18	17	16	15	14	19	20	21	2	22	23	3
Algae	X	X			X	X	X	X	X	X	X	X
Emergent	X	X	X	X	X	X			X			X
Underwater	X						X	X				
Floating												
Terrestrial		X	X	X	X	X	X		X			X
Dye					X					X	X	X
Outfall Insp.	X	X	X	X	X	X	X	X	X	X	X	X
Trash												
Restricted # of Days		120	120	120	120	120	120	5	120	0	0	120

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	O2 _____
AirBoat	High	Turbid	Barriers Inspected	
ATV		Planktonic		

Alligator Otter Snakes Coats Osprey Nutria
Beaver Bass Carp Catfish Turtles Tilapia

Pickeralweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	Spikerush	Canna
Other				

Comments Treated As indicated Above. Noticed grass clippings floating in some ponds, this ~~was~~ could contribute to Algae blooms.
Thank You! -EW

Jacksonville Office (904) 262-5500 jacksonville@lakedoctors.com



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer HERON ISLES CDD

Account # 711057

Biologist MATT

Cell # 904-318-0783 Date 4/21/2021 Time AM

Pond #	9	10	5	1	4	6	7	8	11	12	13								
Algae		X	X			X			X										
Emergent	X		X	X	X		X	X		X	X								
Underwater			X							X	X								
Floating			X																
Terrestrial	X		X	X	X		X	X		X	X								
Dye		X	X			X		X		X	X								
Outfall Insp.						X			X										
Trash																			
Restricted # of Days	120		120	120	120		120	120		120	120								

Method

Boat
Backpack
AirBoat
ATV

Water Level

Low
Normal
High

Clarity

Tannic
Clear
Turbid
Planktonic

Carp Program

Introduce Carp
Re-Stock Recom
Barriers Inspected

Water Testing

Chemistry
O2 _____

Fish/Wildlife Observed

Alligator

Otter

Snakes

Coots

Osprey

Nutria

Bream

Bass

Carp

Catfish

Turtles

Tilapia

Native/Beneficial Vegetation

Pickeralweed

Naiad

Bulrush

Blue Flag Iris

Lily

Arrowhead

Bacopa

Chara

Spikerush

Canna

Other _____

Comments Thanks, Matt

Jacksonville Office (904) 262-5500 jacksonville@lakedoctors.com

2.

**Heron Isles CDD
Comparison Worksheet - April 2021**

Painting - Community Signs	<u>Contractor</u>	<u>One Side</u>	<u>Both Sides</u>
1	HuGus Painting	\$10,800.00	\$13,500.00
2	Krystal Klean P/W & Maint.	\$ 12,986.70	\$ 16,976.70
3	Rineck Painting (no letters)	\$ 3,685.28	

Painting - Parking Lot Lines	<u>Contractor</u>	<u>Amount</u>	
1	HuGus Painting	\$350.00	
2	Krystal Klean P/W & Maint.		requested
3	Rineck Painting	N/A	

Lighting - Pole Light at Mailbox Kiosk	<u>Supplier</u>	<u>Amount</u>	
1	DevTec Electrical	\$ 9,399.00	
2	Johnny's AC & Electrical	\$ 4,012.50	
3	Peacock Electrical	\$ 26,150.00	

Lighting - Mailbox Kiosk	<u>Supplier</u>	<u>Amount</u>	
1	DevTec Electrical	\$ -	Requested
2	Johnny's AC & Electrical	\$ -	Requested
3	Peacock Electrical	\$ 3,840.00	

Note: I had to remind the contractors of the additional quote they were to provide.
I will have this before the meeting next week.



Exterior Repaint of Heron Isles Signs

96139 Heron Isles Pwky, Yulee, FL

Submitted by;

**Betsy Castro
Account Representative**

(904)312-0597

betsyc@huguspaint.com



HuGus, Inc. is an organization that has been in business since February 2005 and services new and existing construction (Interior and Exterior) for commercial, industrial and residential projects and members of the CAI (Community Association Institute). Our services include, but are not limited to:

- ✓ **Painting - Interior and Exterior**
- ✓ **Pressure Wash.**
- ✓ **Stucco Repairs**
- ✓ **Drywall**

Our mission is to be identified as an organization that works by the measure of the highest excellence and quality. Our employees always perform our work, to assure it is done with the excellence that we stand out for. It is our pleasure to establish exceptional relationships with our clients, to meet their needs and provide them with satisfaction for the project at hand. That is our promise.

Affiliations and Certifications:

- **JSEB:** Jacksonville Small Emerging Business.
- **MEB:** Minority Business Enterprise.
- **DBE:** Disadvantaged Business Enterprise.
- **UCP:** Unified Certification Program.

For more information about our company, please check out our web-site www.HuGuspaint.com or contact us at (904) 641-3970.

Best Regards,

Betsy Castro

Account Representative

betsyc@HuGuspaint.com



March 15, 2021

ESTIMATE #21-1060

Customer: Cheryl Graham
Operation Manager
cgraham@msnf.com

Job Address: 96139 Heron Isles Pkwy, Yulee, FL 32097

Per our conversation, we are pleased to submit the following paint proposal for the above referenced project, consisting of:

Prep and paint the 18 Signs following the specifications from Sherwin Williams.

Prices include labor, equipment, and materials to prep and paint, 18 Signs. for a total of **\$10,800.00 (to paint both sides of the signs will be a total of \$13,500.00)**

To paint stripes at the parking lot **\$350.00**

EXTERIOR RE-PAINT SCOPE:

A. Pressure Washing Cleaning:

- Pressure washing all the areas before prep and paint using approximately 3,000 psi of pressure to clean and remove oil, grease, dirt, loose mill scale and loose paint. *HuGus Inc.* will mix a solution of 3 parts water to 1 part chlorine. Add the chlorine to water only. *NOTE: The pressure washing will be only for the areas that we will prep and paint only in this process, dirty water will run down on walls and floors. HuGus Inc. will rinse the water on those areas just to remove the dust and some leftovers of old paint*

B. Sealing, Chalk, and Efflorescence

- After pressure washing, mildew treatment, crack and joint repair; check several areas of each surface for chalk and efflorescence.
- Apply surface conditioner solution concentration and application method for walls and ceiling appropriate to degree of chalk remaining. For heavy chalk, work surface conditioner thoroughly into surface with brush.
- Allow to dry according to conditioner label directions before proceeding and recheck for chalk after surface conditioner is dry.



C. Caulk and Sealant

- Caulk shall be applied as needed using **Sherwin-Williams Sher-MAX Ultra Urethaneized Elastomeric Sealant**.
- Hairline cracks should be coated with stucco patch applied with brush during normal priming and painting.

D. Preparation

1. Stucco

- Deteriorating stucco area less than 1 square foot size and 1/4" deep:
- Sound out and remove loose stucco and repair
- Seal with surface conditioner

E. Material Schedule

1. Stucco Signs

- Primer: Prime as needed for caulking surfaces using **Sherwin-Williams Loxon Conditioner Clear** sprayed/rolled on.
- Finish: One coat **Sherwin-Williams Loxon Self-Cleaning Acrylic Coating** sprayed/rolled on and back rolled to achieve an even uniform finish.

Note: Mandatory requirements: pricing for this project based on using the materials specifications provided on March 10, 2021 from Sherwin Williams by Owen Dixon.

- *Our crew has the professional experience to replace or repair wood or do stucco repair job, if required, at an additional cost (Change Order) and subject to approval.*



REQUIREMENTS AND EXCLUSIONS:

- An initial walkthrough with a Management's representative.
- Colors reference numbers are required and must be submitted before to start the project.
- HuGus Inc., will appropriately notify management before beginning work.
- All areas must be clear of obstacles.
- Irrigation system must be turned off while work is in progress.

General Information

Change Orders:

- This document is a Proposal *only* and will become a contract once both parties agreed on the specified Scope of Work and price.
- Any additional work NOT specified on this proposal will be considered a Change Order, therefore, subject to additional cost and written authorization.

Insurance:

Our company carries all insurance applicable to this job and certificates or endorsements will be provided upon request.

Payments:

- 20% to start the project and we will invoice periodically as we are finishing with the signs.

Warranty:

- Materials warranty will be provided by the manufacturer and according to their specifications provided with this proposal will be 2 years.
- Labor warranty 2 years.
- Work will be in limited areas to reduce inconvenience.



ALTERNATE UNIT & LUMP SUM PRICING

Maintenance Over Five-year period:

We will visit the fifteen bldgs. We will inspect areas, and if we see some affected places we will clean by hand, sand and scrape as needed, spot primer and finish coat of paint. This maintenance service will cost \$5,500 per one visit a year. And will cover materials and labor

NOTES:

- This quote, scope, and prices will be valid for 60 days unless otherwise noted.
- The complete job could be done between three and four weeks (weather permitting)

Thank you in advance for the opportunity to quote this work for you.

Betsy Castro
Account Representative

ACCEPTANCE OF PROPOSAL AND AGREEMENT

The above prices, specifications are satisfactory and are hereby accepted.

Riverside Management Service hereby authorize HuGus, Inc. to perform the work as specified herein.

Accepted by: _____

Please print Name: _____

Date: _____

Please provide billing and contact information: _____



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

Estimate

ESTIMATE #	52941411
DATE	04/29/2021
PO #	

CUSTOMER
Heron Isles HOA c/o Riverside Management Services Cheryl Graham 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 813-4393 cgraham@rmsnf.com

SERVICE LOCATION
Heron Isles HOA c/o Riverside Management Services 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 813-4393 cgraham@rmsnf.com

DESCRIPTION	painting and stucco repair FRONT SIDE ONLY
--------------------	--

Description	Qty	Rate	Total
Commercial Sign Cleaning Clean front, top cap and rear of sign, prepping for repair and painting.	18.00	\$45.00	\$810.00
Painting Painting front side and top cap of all 18 signs in the neighborhood. Prep all cracks, grind out a groove in the the cracked areas, working around the letters in the sign. Re-surface the groove with stucco repair. Prime all repaired areas. Do not remove the screws on the sides of the lettering, they are used for hanging Christmas decorations. Krystal Klean can not guarantee the stucco repairs will not prevent further cracking due to unknown ground settling/shifting. Lead Testing Policy: 1.Is the building built in 1978 or before? No	18.00	\$590.00	\$10,620.00
Materials Colors to match. white for the cap and we will match the column caps on the yellow from the previous job. Stucco repair kit: \$245 1Gallon Primer: \$35 5 gallons of white paint for caps \$235 23 gallons of Duration for body: \$985 option: 50 gallons of Loxon self cleaning for body, more durability than standard paint. (\$2,145)	1.00	\$1,500.00	\$1,500.00
Nassau		7.00%	\$56.70

Estimate Total: \$12,986.70

CUSTOMER MESSAGE

Thank you for the opportunity to serve you!

Krystal Klean upholds the highest industry standards for glass cleaning tools and methods but must inform and educate its customers about the inherent risk of scratches when cleaning glass. Given the facts below, Krystal Klean cannot be held liable for glass scratches. Minuscule glass particles (or "glass fines") may exist on the pane surface. This flaw is common for tempered or hurricane-proof glass often installed in Florida. During a normal cleaning process, these glass fines can break off and cause hairline scratches. Removal of paint, adhesives, calcium deposits, or construction debris may require the use of scrubbing pads or scrapers, which increases the risk of scratched glass, and is a separate service from standard window cleaning. When cleaning glass to remove calcium deposits, some brands of tinted or soft glass may be micro-scratched with vinyl buffing pads. Preexisting scratches may be visible or apparent after the glass is cleaned.

Terms of payment: The total amount stated is due upon completion. Where applicable, credit cards will be charged for the total amount upon completion based on the credit card information provided in advance. All late payments (over 30 days) may bear interest at the highest rate permissible under Florida law calculated daily and compounded monthly. Customer shall also be responsible for paying all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees.



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

Estimate

ESTIMATE #	47476289
DATE	
PO #	

CUSTOMER
Heron Isles HOA c/o Riverside Management Services Cheryl Graham 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 813-4393 cgraham@rmsnf.com

SERVICE LOCATION
Heron Isles HOA c/o Riverside Management Services 96139 Heron Isles Parkway Yulee, FL, 32097 (904) 813-4393 cgraham@rmsnf.com

DESCRIPTION	painting and stucco repair
-------------	----------------------------

Description	Qty	Rate	Total
Commercial Sign Cleaning Clean front, top cap and rear of sign, prepping for repair and painting.	18.00	\$45.00	\$810.00
Painting Painting both sides and cap of all 18 signs in the neighborhood. Prep all cracks, grind out a groove in the the cracked areas, working around the letters in the sign. Re-surface the groove with stucco repair. Prime all repaired areas. Do not remove the screws on the sides of the lettering, they are used for hanging Christmas decorations. Krystal Klean can not guarantee the stucco repairs will not prevent further cracking due to unknown ground settling/shifting. Lead Testing Policy: 1.Is the building built in 1978 or before? No	18.00	\$795.00	\$14,310.00
Materials Colors to match. white for the cap and we will match the column caps on the yellow from the previous job. Stucco repair kit: \$245 1Gallon Primer: \$35 5 gallons of white paint for caps \$235 30 gallons of Duration for body: \$1,285 option: 50 gallons of Loxon self cleaning for body, more durability than standard paint. (\$2,145)	1.00	\$1,800.00	\$1,800.00
Nassau		7.00%	\$56.70

Estimate Total: \$16,976.70

CUSTOMER MESSAGE

Thank you for the opportunity to serve you!

Krystal Klean upholds the highest industry standards for glass cleaning tools and methods but must inform and educate its customers about the inherent risk of scratches when cleaning glass. Given the facts below, Krystal Klean cannot be held liable for glass scratches. Minuscule glass particles (or "glass fines") may exist on the pane surface. This flaw is common for tempered or hurricane-proof glass often installed in Florida. During a normal cleaning process, these glass fines can break off and cause hairline scratches. Removal of paint, adhesives, calcium deposits, or construction debris may require the use of scrubbing pads or scrapers, which increases the risk of scratched glass, and is a separate service from standard window cleaning. When cleaning glass to remove calcium deposits, some brands of tinted or soft glass may be micro-scratched with vinyl buffing pads. Preexisting scratches may be visible or apparent after the glass is cleaned.

Terms of payment: The total amount stated is due upon completion. Where applicable, credit cards will be charged for the total amount upon completion based on the credit card information provided in advance. All late payments (over 30 days) may bear interest at the highest rate permissible under Florida law calculated daily and compounded monthly. Customer shall also be responsible for paying all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees.



Cheryl Graham <cgraham@rmsnf.com>

Proposal

Rineck Painting Carpentry LLC <member@pep-cloud.com>

Tue, Feb 2, 2021 at 10:13 AM

Reply-To: mikerineck51@gmail.com

To: cgraham@rmsnf.com

Here you go Cheryl. We currently have immediate availability! Let me know as soon as possible!

Rineck Painting & Carpentry LLC

86063 Denton Dr

Yulee, FL 32097

United States

Tel 904-530-0371

Cell 239-231-9830

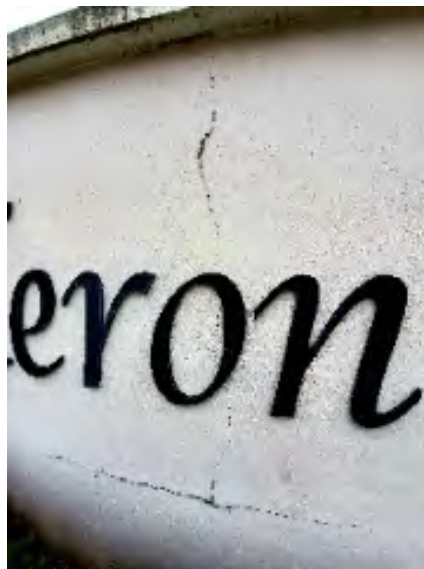
mikerineck51@gmail.com



PROPOSAL

Client	Cheryl Graham	Job#	248
Address	Heron Isles CDD	Job	475 West Town Place Suite 114
	475 West Town Place Suite 114	Address	World Golf Village
	World Golf Village		Saint Augustine, FL 32092
	Saint Augustine, FL 32092	Tel	904-572-4342
Tel	904-572-4342	Email	cgraham@rmsnf.com
Email	cgraham@rmsnf.com	Descr	Commercial Exterior
Submitted	2/2/2021 10:12 AM	Type	COMMERCIAL EXTERIOR

Signs



	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95

Materials:

SWP Flex Lox:

Notes:

First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint 2 coats of Sherwin Williams Elastomeric Flex Lox. Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$61.01
			SIGNS SUBTOTAL \$186.58

Pressure wash

	NEW COLOR	UNITS/QTY	#COATS	COST
Pressure wash 16 signs		1.00	1	\$700.00
Materials				\$0.00
			PRESSURE WASH SUBTOTAL \$700.00	

Sign 2

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
			SIGN 2 SUBTOTAL \$186.58	

3

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
			3 SUBTOTAL \$186.58	

4

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
4 SUBTOTAL				\$186.58

5

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
5 SUBTOTAL				\$186.58

6

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
6 SUBTOTAL				\$186.58

7

	NEW COLOR	UNITS/QTY	#COATS	COST
--	-----------	-----------	--------	------

Stucco	120.00	2	\$115.95
--------	--------	---	----------

Materials:
SWP Flex Lox:
Notes:

First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.

Prep	1.00	1	\$9.62
------	------	---	--------

Materials			\$61.01
-----------	--	--	---------

7 SUBTOTAL \$186.58

8

	NEW COLOR	UNITS/QTY	#COATS	COST
--	-----------	-----------	--------	------

Stucco	120.00	2	\$115.95
--------	--------	---	----------

Materials:
SWP Flex Lox:
Notes:

First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.

Prep	1.00	1	\$9.62
------	------	---	--------

Materials			\$61.01
-----------	--	--	---------

8 SUBTOTAL \$186.58

9

	NEW COLOR	UNITS/QTY	#COATS	COST
--	-----------	-----------	--------	------

Stucco	120.00	2	\$115.95
--------	--------	---	----------

Materials:
SWP Flex Lox:
Notes:

First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.

Prep	1.00	1	\$9.62
------	------	---	--------

Materials			\$61.01
-----------	--	--	---------

9 SUBTOTAL \$186.58

10

	NEW COLOR	UNITS/QTY	#COATS	COST
--	-----------	-----------	--------	------

Stucco	120.00	2	\$115.95
--------	--------	---	----------

Materials:
SWP Flex Lox:

Notes:

First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.

Prep	1.00	1	\$9.62
Materials			\$61.01
			10 SUBTOTAL \$186.58

11

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
			11 SUBTOTAL \$186.58	

12

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
			12 SUBTOTAL \$186.58	

13

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				

Prep	1.00	1	\$9.62
Materials			\$61.01
			13 SUBTOTAL \$186.58

14

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
			14 SUBTOTAL \$186.58	

15

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62
Materials				\$61.01
			15 SUBTOTAL \$186.58	

16

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		120.00	2	\$115.95
Materials:				
SWP Flex Lox:				
Notes:				
First pressure wash then fill in cracks with Sherwin Williams PowerHouse exterior caulk then paint.				
Prep		1.00	1	\$9.62

Materials		\$61.01
<hr/>		
16 SUBTOTAL		\$186.58
<hr/>		
	LABOR	\$2,709.12
	TAX	\$0.00
LABOR SUBTOTAL		\$2,709.12
<hr/>		
	MATERIALS	\$976.16
	TAX	\$0.00
MATERIALS SUBTOTAL		\$976.16
<hr/>		
GRAND TOTAL		\$3,685.28
<hr/>		
<hr/>		

If you no longer wish to receive these emails you may [unsubscribe](#) at any time.
Rineck Painting & Carpentry LLC - [86063 Denton Dr, Yulee, FL 32097](#)

DEVTEC ELECTRICAL SERVICES INC.

2131 Mindanao Drive, Jacksonville FL, 32246

(941)-539-5258

Submitted To: Heron Isles CDD c/o

Date: 3/23/2021

Proposal

Devtec Inc. proposes to install 2 new lights on each of the 2 towers on Heron Isles parkway.

Also, a new gfci and light on every sign in Heron isles community.

- Each sign will be fitted with an in ground durable brass/reinforced PVC, watertight well light with an adjustable angle bulb and lifetime warranty fixture.
- Install a new weather resistant GFCI with adjustable low profile watertight cover on each existing power pole as well as remove old light and plug knock out hole. Current GFCI's are beyond repair/use.

Material

Qauntity-item

12-GFCI @\$20.00 each

12-GFCI covers @\$20.00 each

12-KO seals @\$4.00 each

12-25' rolls of direct burial UF cable @\$35.00 each

12-digital Transformers 120v/12v @\$130.00 each

12-In ground Well lights 12v @\$116.00 each

4-Nonadjustable 120v well lights for towers @\$256.00 each

5-Sets of solar well lights @\$45.00 each

12-photo cells @\$20.00 each

NOTE 120VOLT signs: As requested we did our best to find a quality (120v well light with adjustable spread), but unfortunately, we did not find any that are quality and meet our parameters of job. Also, they are extremely expensive and I can get (1) extremely nice 12volt well light with transformer and wire for about the price of one low quality 120v

light. That being said we will simply mount a 12volt transformer on the back of each sign out of sight which will be fed from existing power poles and feed the new 12volt light off that.

Note: I believe the existing power poles may be on a timer or photo cell already and if so and new photo cells are not needed price will be adjusted accordingly.

50% deposit is required to begin work.

Material cost-----	\$5,399.00
Labor cost-----	\$4,000.00
Total Job Cost-----	\$9,399.00

Authorized Signature: _____

Date: _____



PO Box 16573
Fernandina Beach, FL 32035
(904) 430-7524
johnnys.ac.fb@gmail.com

Estimate

ESTIMATE#

51648147

DATE

04/07/2021

PO#

CUSTOMER

Cheryl Graham
Jobsite/Heron Isles
96139 Heron Isle Parkway
Yulee FL 32097
(904) 813-4393

SERVICE LOCATION

Jobsite/Heron Isles
96139 Heron Isle Parkway
Yulee.FL.32097

DESCRIPTION

Electrical repairs/ renovations

Estimate

Description

Rate

Total

Electrical Renovations
THIS ESTIMATE IS FOR THE FOLLOWING

SUPPLY/ INSTALL

(5) Solar Powered lights \$995.00

4,012.50

INSTALL/ SUPPLY

(4) Well lights \$975.00

INSTALL/ SUPPLY

(12) Low Voltage lights to replace existing lights \$2042.50

CUSTOMER MESSAGE

This estimate is good for 30 days.

Estimate Total:

\$4,012.50

PRE-WORK SIGNATURE

Signed By:

PROPOSAL TERMS

We propose to furnish material and labor in accordance with above specifications. All material is guaranteed to be as specified and work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from the above involving extra costs or labor will become an extra charge over and above the estimate. All Agreements contingent upon weather, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. It is agreed and understood by the parties that all equipment and parts which are sold pursuant hereto shall NOT become fixtures or part of real estate where they are placed and shall at all times remain personal property and the title thereto shall remain in the seller's name until payment in full has been received. Buyer hereby agrees that all parts and equipment may be repossessed in the event of non-payment.

ACCEPTANCE OF PROPOSAL - the above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I have the authority to order the above work and do so order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final & complete payment is made, and if settlement is not made as agreed, the seller shall have the right to remove same and the seller will be held harmless for any damages resulting from the removal thereof. If Client fails to make any payment in accordance with this proposal, I agree to be assessed interest at eighteen percent (18%) per annum. In the event that any payment is returned for insufficient funds ("NSF") or stops payment, I agree to pay a fee of US FORTY 00/100 DOLLARS (\$40.00). Any and all costs, including but not limited to attorneys' fees and court costs, which may be incurred by Johnny's AC in the enforcement of any of the provisions of this proposal, whether or not suit is brought, whether incurred before or at trial, on appeal, in bankruptcy, in post-judgment collection, or in any dispute resolution proceeding, may be assessed against Client.

CUSTOMER SIGNATURE:

DATE OF ACCEPTANCE:

Peacock Electric Inc
474362 State Road 200
Fernandina Beach FL 32034

Proposal

DATE	PROPOSAL #
4/27/2021	3304

(904) 261-0661	peacockelectric@bellsouth.net
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NAME / ADDRESS
Heron Isles CCD

DESCRIPTION	
<p>Sign Lighting Chester and Starfish Chester and Heron Isles Heron Isles and Commodore Heron Isles and Graylon Round about East and West</p> <p>- all have 2 signs with 1 existing flood light each - remove existing flood lights, relocate existing post and gfi outlet, to be used for Christmas lights - install conduit, wire, and 2 Kichler 15295AZ inground well lights, with rock guard and LED Par38 bulb (12 Signs, 24 new fixtures)</p> <p>- replace existing flood lights on 2 towers (4 fixtures), with Kichler 15295 AZ inground well light, with rock guard and LED Par38 bulb</p> <p>Chester and Breezeway Heron Isles and Albatross Heron Isles and Graylon South</p> <p>- all have 2 signs and no existing power - install 2 LED solar powered flood lights on each sign (6 signs, 12 fixtures) ** solar flood lights have remote mounted solar panel, and will be mounted on back side of signs ** no labor warranty on solar powered flood lights, manufacturers warranty only</p> <p>\$26,150.00</p> <p>** 50% deposit required before material is ordered</p>	
<p>PAYMENT DUE UPON COMPLETION OF JOB.</p> <p>THIS PROPOSAL GOOD FOR 30 DAYS.</p> <p>Proposal accepted by: _____ Date: _____</p>	
If acceptable, please sign and re turn proposal.	TOTAL \$26,150.00

Peacock Electric Inc
474362 State Road 200
Fernandina Beach FL 32034

Proposal

DATE	PROPOSAL #
4/28/2021	3306

(904) 261-0661

peacockelectric@bellsouth.net

NAME / ADDRESS

Heron Isles CCD

DESCRIPTION

- install new 4" 20' fiberglass pole at mail boxes at the corner of Swallowtail
- install new LED lamp head on pole
- install conduit and wire from existing sign light at corner, to feed new pole

** proposal includes proposal

** 50% deposit required before material is ordered

PAYMENT DUE UPON COMPLETION OF JOB.

THIS PROPOSAL GOOD FOR 30 DAYS.

Proposal accepted by: _____

Date: _____

If acceptable, please sign and re turn proposal.

TOTAL

\$3,840.00

KICHLER®

In-ground Well Light



PROJECT:

TYPE:

ORDERING # :

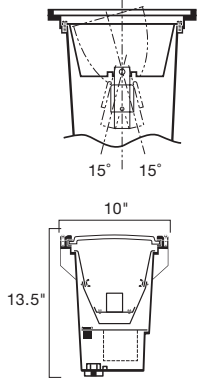




COMMENTS:

FEATURES

- Durable Thermoplastic Composite Resin Housing w/ Textured Bronze Finish
- For In-Ground Usage Only
- Tempered Convex Glass Lens Fully Sealed For Watertight Outdoor Usage
- Can be Installed in Concrete
- Fully Adjustable Aim Assembly For Precision Aiming
- 4000V (4KV) Pulse Rated Medium Base Porcelain Socket
- 3000 lbs Drive Over Capability
- Incandescent Lamp Not Included
- ANSI / UL Listed Wet Location
- Housing Includes a 1-Year Warranty From Date of Purchase
- HID Ballasts Include a 2-Year Warranty From Date of Purchase

ORDERING INFORMATION

EXAMPLE: 15295AZT (Product # & Finish)

PRODUCT	FINISH	FIXTURE SPECS	LAMP/BALLAST INFO	OPTIONS/ACCESSORIES
15295	AZT - Architectural Textured Bronze - Made Out of Durable Thermo- Plastic Resin	N150 - 150W PAR 38 Incandescent In-Ground Light - Adjustable to a 15° Angle - Rotatable up to 358° w/ Wing-Nut Locking Mechanism 	Lamp (Not Included) - 150W PAR38 Incandescent Maximum Wattage - 4000V (4KV) Pulse-Rated Medium Base Porcelain Socket w/ Re-Enterable Encapsulant	Accessories 15608AZ - Injection-Molded Concrete Pouring Kit (Dimensions 7" Deep x 5.19" H)  15616WH10 - Gel Encapsulant 10 Pack - For In-Ground Installations. Two-Part Field Mixable Material in One Convenient Package  Lens Accessories 15626BL - Well Light Blue Lens Filter - Glass Filter w/ Rubber Gasket. Glass is Tempered to Resist Heat & Impact  15688AZ - Rock Guard / Glare Shield 

NOTES

For Warranty Information,
please visit www.landscapelighting.com

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

