

*Heron Isles
Community Development District*

August 4, 2021

AGENDA

Heron Isles Community Development District

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

July 28, 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 **Wednesday, August 4, 2021 at 6:00 p.m. at Florida State College at Jacksonville Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.**

Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Call to Order
- II. Reviewing and Ranking Proposals for Audit Services
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Consideration of Retaining Hopping Green & Sams for Client Matters
- IV. Acceptance of the Audit Committee's Recommendation
- V. Discussion Regarding Heron Isles Parkway Fence
- VI. Update on Future Storm Drain Repairs

- VII. Consideration of Proposals
 - A. Painting of Community Sign
 - B. Park Bench Replacement
 - C. Pond Maintenance
 - D. Janitorial Service
 - E. Landscape Maintenance Services
 - F. Roadway / Storm Drain Repair
- VIII. Acceptance of the Fiscal Year 2020 Audit Report
- IX. Public Hearing to Adopt the Budget for Fiscal Year 2022
 - A. Consideration of Resolution 2021-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying the Assessment Roll for Fiscal Year 2022
- X. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022
- XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 6, 2021 Board of Supervisors and Audit Committee Meetings
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- XII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Operations Manager – Report
- XIII. Supervisors' Requests and Public Comment
- XIV. Next Scheduled Meeting – TBD

XV. Adjournment

THIRD ORDER OF BUSINESS

Hopping Green & Sams

Attorneys and Counselors

July 21, 2021

VIA ELECTRONIC MAIL

Heron Isles CDD
c/o Jim Perry
Governmental Management Services – North Florida
475 West Towne Place, Suite 114
St. Augustine, Florida 32092
jperry@govmgtsvc.com

RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC

Dear Jim,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski (“Attorneys”) will be withdrawing as Attorneys from Hopping Green & Sams, P.A. (“HGS”) and will be working for KE Law Group, PLLC (“KE Law”). Attorneys have provided services in connection with this Firm’s representation of the Client on the above referenced matter(s) (the “Client Matters”). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients’ legal counsel with respect to the Client Matters, it is the Client’s choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS’s legal representation of the Client will cease on the date of HGS’s receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

**(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)**

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients’ legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

**(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)**

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: July 21, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

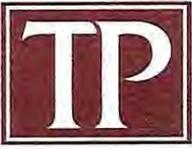
Date: July 21, 2021

FOURTH ORDER OF BUSINESS

Heron Isles Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Grau & Associates						
Berger, Toombs, Elam, Gaines & Frank						

FIFTH ORDER OF BUSINESS



Law Office of

TOMASSETTI & PRINCE

May 25, 2021

Teresa L. Prince, Esq.
A. Jeffrey Tomassetti, of Counsel

**VIA EMAIL & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Heron Isles Community Development District
c/o Ernesto Torres, District Manager
475 West Town Place, Ste 114
St. Augustine, FL 32092
etorres@gmsnf.com

CEASE AND DESIST

RE: Cease and Desist from Removing Vinyl Fence on Heron Isles Parkway

Dear Mr. Torres:

My office has the pleasure of representing Blackrock Hammock Homeowners Association, Inc. ("Blackrock"). The President of Blackrock, Ray Rasmussen, forwarded your letter dated May 18, 2021 to my office.

Please cease and desist from removing the fence referenced in your letter until July 16, 2021 to allow my office to investigate matters. Blackrock Hammock homeowners who were present at the time the agreements were presented to the Nassau County Board of County Commissioners (the "BOCC") have stated that Greg Matovina made representations about the vinyl fence and how it would be maintained. My office is investigating these claims and will report our findings regarding the commitments made to the BOCC, if any, as to who is responsible for the maintenance and repair of the fence.

My office will review all records that are received from Nassau County and provide our findings on or before July 16, 2021. In the meantime, please cease and desist from taking any action to remove the fence. Please direct all future correspondence to my office in writing.

PLEASE BE GOVERNED ACCORDINGLY.

Sincerely,
TOMASSETTI & PRINCE

A handwritten signature in blue ink that reads 'Teresa L. Prince'.

Teresa L. Prince, for the firm

cc: Blackrock Hammock Homeowners Association, Inc.





















SIXTH ORDER OF BUSINESS









SEVENTH ORDER OF BUSINESS

Heron Isles CDD
Comparison Worksheet - July 2021

Painting - Community Signs		Contractor	One Side		
1		HuGus Painting		\$10,800.00	
2		Krystal Klean P/W & Maint.	\$	12,986.70	
3		Rineck Painting (no letters) Withdrawn	\$	3,685.28	
		Rineck Painting - no letters) Revised 7/15/21	\$	5,744.32	
4		Tri State Handy Help	\$	10,361.00	

Playground Equipment (Parts)		Supplier	Amount		
Park Bench replacement Seats & Backs Three (3) 8' seats and backs - green		Southern Recreation	\$	2,889.00	

Aquatic Maintenance - Ponds		Contractor	Monthly Amount	Annual Cost	Additional Services/Costs Triploid Grass Carp
1		Florida Waterways, Inc.	\$ 1,145.00	\$ 13,740.00	\$7.30/fish + barrier costs
2		Future Horizons	\$ 733.60	\$ 8,803.20	
3		Lake & Wetland Management	\$ 1,092.00	\$ 13,104.00	
4		The Lake Doctors (Current Contractor)	\$ 1,075.00	\$ 12,900.00	250 @ \$8 each = \$2,000.00

Janitorial Service		Contractor	Monthly Amount	Annual Cost	Additional Services/Cost Monthly trash removal from Ponds \$500.00 x 12 months \$ 6000.00
1		All Repairs & Maintenance (Current Contractor)	\$ 720.00	\$ 8,640.00	
2		Amelia Cleaning	\$ 563.33	\$ 6,760.00	
3		Magic Touch	\$ 573.00	\$ 6,876.00	

Landscaping Service		Contractor	Monthly Amount	Annual Cost	Additional Services detailed on separate sheet
1		BrightView Landscaping Service	\$ 573.00	\$ 6,876.00	
2		Martex (The Greenery) Services	\$ 5,071.00	\$ 60,852.00	
3		Yellowstone Landscape	\$ 5,644.00	\$ 67,728.00	

Roadway / Storm Drain Repair		Contractor	Monthly	
Corner of Heron Isles Pkwy. and Coral Reef Road		D. Armstrong Contracting, LLC	\$ 4,500.00	

	BrightView		Martex Services		Yellowstone	
	Monthly	Annually	Monthly	Annually	Monthly	Annually
Routine Landscape Maintenance Service						
Landscape Maintenance	\$ 5,120.00	\$ 61,440.00	\$ 4,310.10	\$ 51,725.00	\$ 10,291.00	\$ 123,492.00
Fertilizer/Pest Control/Weed Control	\$ 577.00	\$ 6,924.00	\$ 670.60	\$ 8,047.00	\$ 916.00	\$ 10,992.00
Irrigation Inspection Service	\$ 385.00	\$ 4,620.00	\$ 90.00	\$ 1,080.00	\$ 459.00	\$ 5,508.00
Total Cost for Routine Landscape Maintenance	\$ 6,082.00	\$ 72,984.00	\$ 5,071.00	\$ 60,852.00	\$ 11,666.00	\$ 139,992.00
Additional Services Available but Not Included in Contract						
Annual Flower Rotation	\$ 150.00	\$ 1,800.00	\$ 647.50	\$ 2,000.00	\$ 200.00	\$ 2,400.00
Mulch Installation (Flower Beds)	\$ 260.00	\$ 3,120.00		\$ 6,550.50	\$ 108.33	\$ 1,300.00
Playground Mulch				\$ 1,663.98		
Pine Straw Installation (Shrubs)	\$ 567.00	\$ 6,804.00			\$ 93.75	\$ 1,125.00
Total Cost for Additional Services	\$ 977.00	\$ 11,724.00			\$ 402.08	\$ 4,825.00
Total Cost for Landscape Maintenance & Additional Services	\$ 7,059.00	\$ 84,708.00			\$ 12,068.08	\$ 144,817.00

A.



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 Urethaned 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.



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

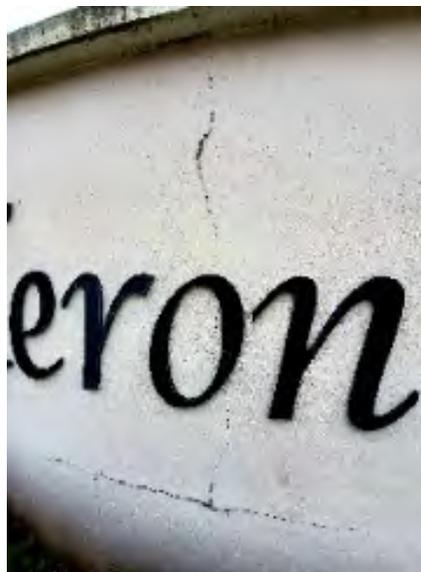
mikerineck51@gmail.com



PROPOSAL

Client	Cheryl Graham	Job#	248
Address	Heron Isles CDD 475 West Town Place Suite 114 World Golf Village Saint Augustine, FL 32092	Job	475 West Town Place Suite 114
		Address	World Golf Village Saint Augustine, FL 32092
Tel	904-572-4342	Tel	904-572-4342
Email	cgraham@rmsnf.com	Email	cgraham@rmsnf.com
Submitted	2/2/2021 10:12 AM	Descr	Commercial Exterior
		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
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Stucco	120.00	2	\$115.95
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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
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Materials			\$61.01
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7 SUBTOTAL \$186.58

8

	NEW COLOR	UNITS/QTY	#COATS	COST
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Stucco	120.00	2	\$115.95
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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
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Materials			\$61.01
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8 SUBTOTAL \$186.58

9

	NEW COLOR	UNITS/QTY	#COATS	COST
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Stucco	120.00	2	\$115.95
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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
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Materials			\$61.01
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9 SUBTOTAL \$186.58

10

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

16 SUBTOTAL \$186.58

LABOR \$2,709.12

TAX \$0.00

LABOR SUBTOTAL \$2,709.12

MATERIALS \$976.16

TAX \$0.00

MATERIALS SUBTOTAL \$976.16

GRAND TOTAL \$3,685.28

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

*Approved & Accepted by
Jean Sales Board of Segovian
5-6-21*

*Cheryl Graham
Operations Manager
Riverside Management Services*

Proposal

1 message

Rineck Painting Carpentry LLC <member@pep-cloud.com>
 Reply-To: mikerineck51@gmail.com
 To: cgraham@rmsnf.com

Thu, Jul 15, 2021 at 7:00 AM

Rineck Painting & Carpentry LLC

86063 Denton Dr
 Yulee, FL 32097
 United States
 Tel 904-530-0371
 Cell 904-335-0806
mikerineck51@gmail.com



PROPOSAL

Client	Cheryl Graham	Job#	248
Address	Heron Isles CDD 475 West Town Place Suite 114 World Golf Village Saint Augustine, FL 32092	Job Address	475 West Town Place Suite 114 World Golf Village Saint Augustine, FL 32092
Tel	904-813-4393	Tel	904-572-4342
Email	cgraham@rmsnf.com	Email	cgraham@rmsnf.com
Submitted	7/15/2021 6:55 AM	Descr	Commercial Exterior
		Type	COMMERCIAL EXTERIOR

Signs



	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39
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 on all sides; front, back, top and two sides. Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26
<hr/>			
SIGNS SUBTOTAL			\$315.27

Pressure wash

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

2

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides. Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26
<hr/>			
2 SUBTOTAL			\$315.27

3

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides. Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26
3 SUBTOTAL			\$315.27

4

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39
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 on all sides; front, back, top and two sides.Body only, nol letters.				

Prep	1.00	1	\$9.62
Materials			\$116.26
4 SUBTOTAL			\$315.27

5

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39
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 on all sides; front, back, top and two sides.Body only, nol letters.				

Prep	1.00	1	\$9.62
Materials			\$116.26
5 SUBTOTAL			\$315.27

6

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39
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 on all sides; front, back, top				

and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26
			6 SUBTOTAL \$315.27

7

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26
			7 SUBTOTAL \$315.27

Signs Copy Copy Copy Copy Copy Copy Copy Copy

	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26
			SIGNS COPY COPY COPY COPY COPY COPY COPY COPY SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

Materials:
SWP Flex Lox:
Notes:

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Prep	1.00	1	\$9.62
Materials			\$116.26

SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

Materials:
SWP Flex Lox:
Notes:

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Prep	1.00	1	\$9.62
Materials			\$116.26

SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY COP SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26

SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY COP SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26

SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY COP SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
Materials			\$116.26

SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY COP SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
Stucco		196.00	2	\$189.39

Materials:
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Notes:

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Materials			\$116.26

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	NEW COLOR	UNITS/QTY	#COATS	COST
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Stucco	196.00	2	\$189.39
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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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
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Materials			\$116.26
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SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY COP SUBTOTAL \$315.27

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	NEW COLOR	UNITS/QTY	#COATS	COST
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Stucco	196.00	2		\$189.39
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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 on all sides; front, back, top and two sides.Body only, nol letters.

Prep	1.00	1	\$9.62
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Materials			\$116.26
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SIGNS COPY COPY COPY COPY COPY COPY COPY COPY COPY COP SUBTOTAL \$315.27

LABOR	\$3,884.16
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TAX	\$0.00
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LABOR SUBTOTAL	\$3,884.16
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MATERIALS	\$1,860.16
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TAX	\$0.00
------------	---------------

MATERIALS SUBTOTAL	\$1,860.16
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GRAND TOTAL	\$5,744.32
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RFP/Huron Isles Community Signage-Tri State Handy Help

Irving Soriano <tristatehandyhelp@gmail.com>
 To: Cheryl Graham <cgraham@rmsnf.com>

Sat, Jul 24, 2021 at 11:15 AM

Tri State Handy help

1417 Sadler Road # 191

Fernandina Beach, FL 32034

904-477-0665

tristatehandyhelp@gmail.com

Invoice 072421

Heron Isles CDD c/o
Riverside Management Services

Phone: 904-239-5305
Email: cgraham@rmsnf.com
Date: July 25, 2021

Work Order	Item
Material (Cleaning, Painting & Repairing)	\$2,170
Signage cleaning \$65 x 17	\$1,105
Prep and repair stucco \$223 x 17	\$3,791
Signage and lettering painting \$195 x 17	\$3,315
50% of monies are required upon estimate acceptance	
Balance due upon job completion	
All Quotes are Valid for 15 days	
Subtotal	\$10,381.00
Tax 7%	\$0.00
Total	\$10,381.00

B.



Proposed Date	JUNE 16, 2021
Expiration Date	JULY 17, 2021

Southern Recreation

Play for all ages

4060 Edison Avenue
 Jacksonville, Florida 32254
 Phone 904-387-4390 Fax 904-387-4391
terry@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Heron Isles

PROPOSED TO **Cheryl Graham 904-239-5305**
Riverside Management Services
 9655 Florida Mining Rd.
 Building 300 Suite 305
 Jacksonville, FL 32257
cgraham@rmsnf.com

BILL TO **Same**

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
3ea.	B8WBRCs	8' Park Benches w/ backs-In Ground Mount	630.00	1,890.00
		Note-Install cost includes removal and disposal of three existing benches		

Subtotal	1,890.00
Tax Rate	.07
Tax	141.75
Freight	499.00
Installation	500.00
Total Due	3,030.75

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless

\$2,889.75

specifically noted on the proposal.

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage
Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. SR WILL NOT INSTALL any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by _____ Date _____

Billing Name and Address: _____ Billing Email: _____

Please sign and fill in the information where the project invoice will be billed to.



AMENITIES COLOR SELECTIONS + APPROVAL

Please look over the following color options for your amenities. Make your selections on the last page for each applicable item, sign and send back to terry@southernrecreation.com.

Posts, Steel, and Frame Color Options

Gloss



Matte Textured & Metallic



Amenities Planking Color Options (tables, benches, waste receptacles)





AMENITIES COLOR SELECTIONS + APPROVAL

Project Name _____

Amenities Colors

Frame Color

Planking Color



Signature _____

Date _____

SUBMIT

C.



WATERWAY MANAGEMENT SERVICE AGREEMENT

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

Heron Isles Community Development District
 c/o Riverside Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 904.239.5305

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of twelve (12) months from the date of receipt in the following location:

Twelve (12) annual treatments and/or inspections of twenty-two (22) approximately 18.08± acre stormwater system as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ <u>1,145.00</u>
Shoreline Grass Control	\$ <u>INCLUDED</u>
Debris Removal	\$ <u>INCLUDED</u>
Management Reporting	\$ <u>INCLUDED</u>
Triploid Grass Carp Stocking & Permitting*	\$ <u>7.50/fish + barrier costs</u>
Water Quality & Chemistry Monitoring *	\$ <u>INCLUDED</u>
Florida Waterways 100% Control Guarantee (Free Callback Service & Additional Treatments, if required)	\$ <u>INCLUDED</u>
Total Recurring Service Charges	\$ 1,145.00

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
 FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz
 Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: July 20, 2021

Dated: _____

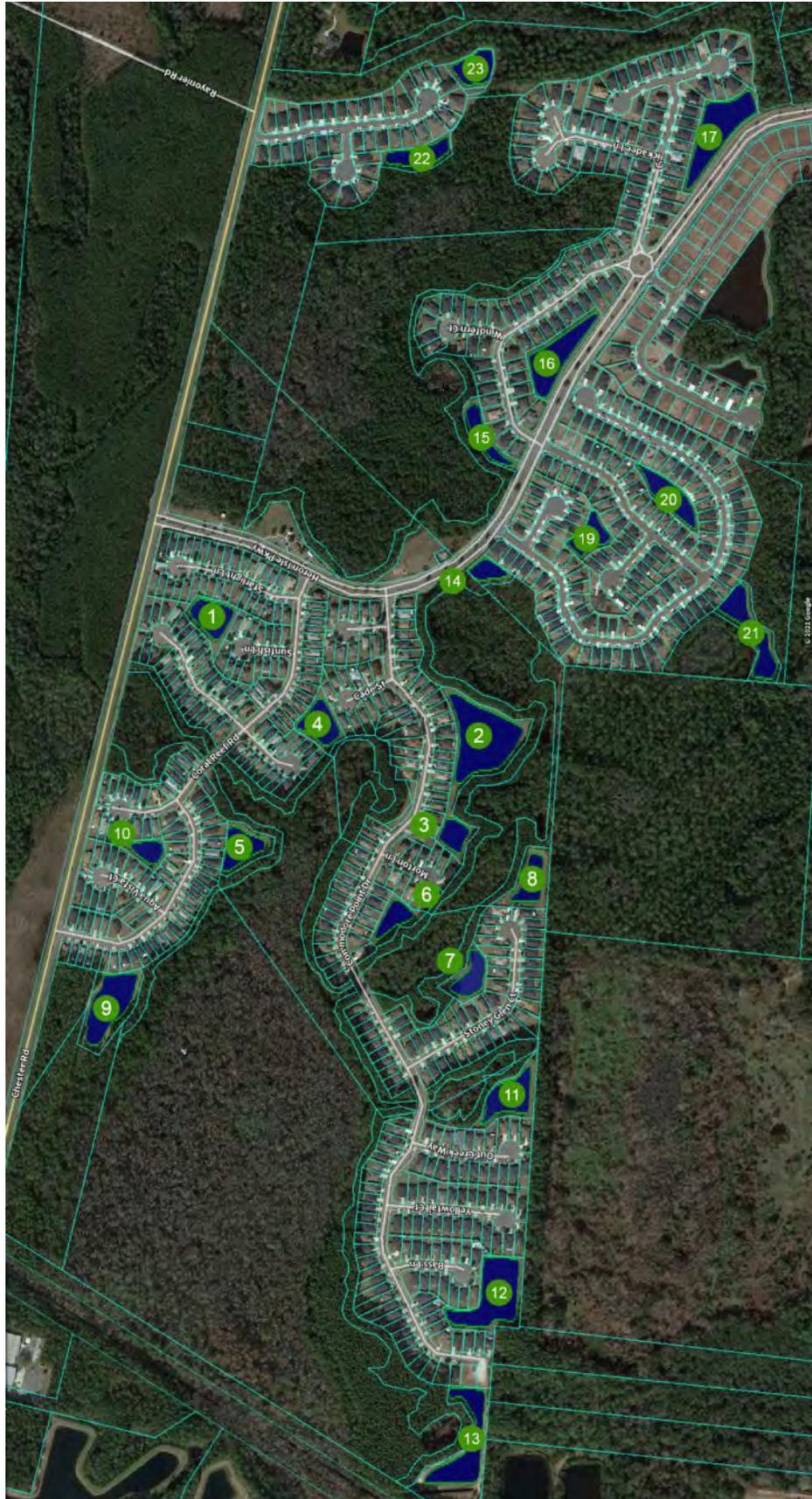
The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

TERMS & CONDITIONS

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$35.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedogras, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands, that, for convenience, the annual service charge has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) If at any time during the term of this Agreement, CUSTOMER feels FLORIDA WATERWAYS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform FLORIDA WATERWAYS, by certified mail, return-receipt requested, stating with particularity, the reasons for CUSTOMER'S dissatisfaction. FLORIDA WATERWAYS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel FLORIDA WATERWAYS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to FLORIDA WATERWAYS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by FLORIDA WATERWAYS.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

WATERWAY MAP



FUTURE HORIZONS, INC.
 "Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO	Heron Isles CDD	PHONE	904-239-5305	DATE	07/09/2021
STREET	475 West Town Place, Ste 114	JOB NAME	Aquatic Weed Control		
CITY, STATE and ZIP CODE	St. Augustine, FL 32092	JOB LOCATION			
ARCHITECT	Cheryl Graham	DATE OF PLANS	August, 2021	JOB PHONE	cgraham@rmsnf.com

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Eight Thousand Eight Hundred Three and .20/100----- dollars (\$ 8,803.20).

Payment to be made as follows:

Monthly payments of \$733.60; invoiced at the completion of treatment for each month and payable within thirty days

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

[Handwritten Signature]

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly Aquatic Plant management program for Twenty Two ponds (approximately 18.34 surface acres) located within Heron Isles CDD in Yulee, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control of algae, torpedograss, pennywort, alligatorweed, cattails, needlerush, bladderwort, and naiad in the designated areas. Price includes trash pickup.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once a month to control and prevent the vegetation from reestablishing in the designated areas.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated areas.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This on going contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal und retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

*Credit Card Transactions over \$1,000.00 will incur a 3% Administrative Fee

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



MAINTENANCE AGREEMENT

This Agreement is made between *Lake & Wetland Management*, and:

June 22, 2021

Heron Isles CDD
c/o Riverside Management Services
9655 Florida Mining Blvd., Bldg. 300, Ste. 305
Jacksonville, FL 32257

Both *Heron Isles CDD (CUSTOMER)* and *Lake & Wetland Management. (LWM)* agree to these terms and conditions:

Description of Service

- A. **Lake management service** including algae, border grass, and invasive exotic plant control for twenty two (22) lakes totaling 19,272 linear feet / 18.48 acres.
1. LWM shall provide all supervision, labor, herbicide, equipment, materials and incidentals necessary for the maintenance treatment.
 2. LWM will visit the site monthly with treatments as necessary to control undesirable growth. A minimum of twenty-four (24) visits will be performed annually. Additional visits performed at no additional charge.
 3. All Florida Exotic Pest Plant Council (FLEPPC) listed invasive exotic species, as well as any other nuisance native plants, will be treated in place with EPA-certified herbicides. No vegetation or algae will be removed from the waterway unless otherwise requested.
 4. Debris will be removed during scheduled visits. Debris is defined as as cups, bottles, bags, wrappers and other items not natural to the shoreline. This does not include large items, or items that may pose a threat to our workers.
 5. Native vegetation will be left for the benefit of fish and wildlife, unless otherwise requested.
 6. A comprehensive management report will be submitted detailing work performed upon completion of each service visit.

Investment Schedule

- A. LWM agrees to perform the **lake management service** stated above on a **monthly** basis for the total sum of **\$1,092.00 per month.**

Conditions:

1. Ownership of property is implied by **CUSTOMER** with acceptance of this Agreement. In the event that **CUSTOMER** does not expressly own the areas where the above stated services are to be provided, **CUSTOMER** represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, **CUSTOMER** agrees to hold harmless **LWM** for the consequences of such services.

2. **LWM** shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, zombie apocalypse, theft, or third party actions. **CUSTOMER** further states the neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.

3. Any activity not explicitly mentioned in this proposal is excluded from the scope of work.

4. **CUSTOMER** must provide reasonable access to enter and exit from the work area. Without reasonable access, **LWM** may be limited in performing its duties presenting a situation beyond our control.

5. This proposal shall be valid for 30 days. Either party may cancel this contract with 30-day written notice. This Agreement automatically renews upon anniversary of execution date, unless notice is given by either party with at least 30 days written notice.

6. If **LWM** is required to enroll in any third-party compliance programs, invoicing or payment plans that assess fees in order to perform work for **CUSTOMER**, those charges will be invoiced back to **CUSTOMER** as invoiced to **LWM**.

7. **LWM** will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense. If **LWM** is required to add Additional Insured, Waiver of Subrogation, or any language that result in assessed fees in order to perform work for **CUSTOMER**, those charges will be invoiced back to **CUSTOMER** as invoiced to **LWM**.

8. **CUSTOMER** shall pay interest to **LWM** on any past-due payments at the rate of 1.5% per month (18% per annum) or the maximum amount permitted by law, whichever is less, from the applicable due date for such fees until paid.

9. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both **LWM** and the **CUSTOMER**.

Customer acceptance – The above investments and conditions are hereby accepted;



Adam Grayson
Lake & Wetland Management
North Florida, Inc

Authorized signature
Heron Isles CDD

Date

Printed name & Title



Water Management Agreement

JB/JX 711057 R

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty three (23) ponds associated with **Heron Isles CDD**, Yulee, FL

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. **Service will cease effective October 1, 2021 if the signed Agreement is not returned. Note - #11 on Terms & Conditions does not apply.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>1,075.00 monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Additional Treatments, if Required	\$	<u>INCLUDED</u>
4. Free Callback Service	\$	<u>INCLUDED</u>
5. Monthly Written Service Reports	\$	<u>INCLUDED</u>
6. Stocking of two hundred fifty (250) Triploid Grass Carp @ \$8.00 each	\$	<u>2,000.00</u>
7. 7% Florida Sales Tax	\$	<u>140.00</u>
Total of Services Accepted	\$	<u>3,215.00</u>

\$3,215.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$1,075.00**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **September 15, 2021**.
- F. **The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof.** Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Jason Brown
Jason Brown, Aquatic Consultant

Signed _____ Dated _____

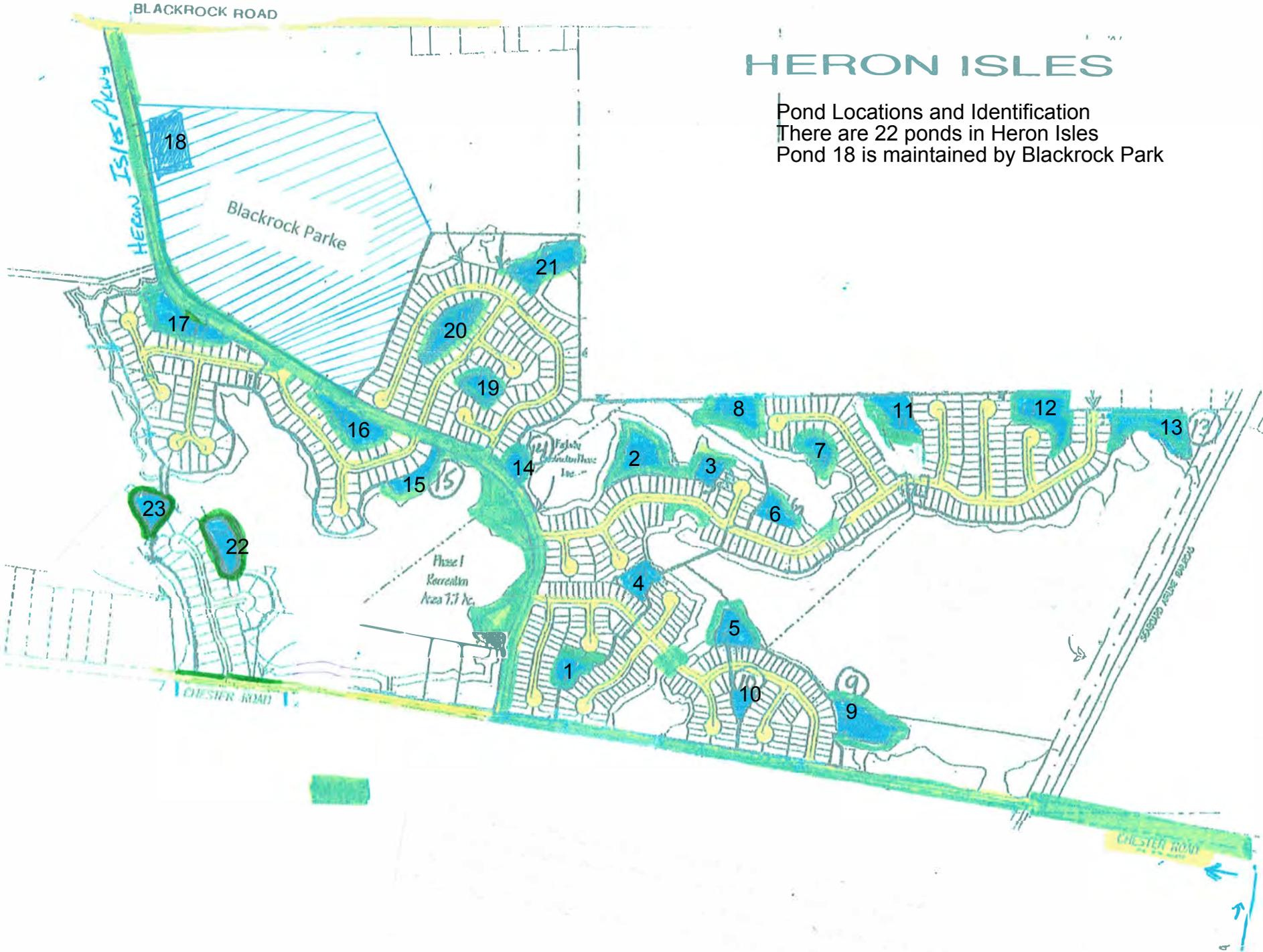
Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

HERON ISLES

Pond Locations and Identification
There are 22 ponds in Heron Isles
Pond 18 is maintained by Blackrock Park



D.

Proposal for Janitorial Services and Debris Cleanup for Heron Isles CDD for the year 2021

All Repairs and Maintenance INC.

March 28, 2021

2807 Scott Mill Place
Jacksonville FL, 32223

-Monthly janitorial services for the bathrooms including supplies	\$600.00
-Monthly trash pickup for 18 lake banks	\$500.00
-Monthly debris cleanup and replacement trash bags for two parks	\$120.00
	\$1,220.00

Thanks,
Vladimir Ronda

Amelia Cleaning Co.

463063 State Road 200

Unit 616

Yulee, FL 32041

(904) 904-742-8713

contact@ameliacleaningco.com

**Heron Isles Community Common Areas Cleaning
June 13, 2021****Quoted To:**

Ms. Cheryl Graham

Riverside Management Services

SCOPE OF WORK:**Proposal:**

1. Detailed cleaning of Ladies and Men's restroom twice a week: Monday and Friday
 - Washing sinks
 - Washing commodes
 - Cleaning mirrors (ladies' room)
 - Wiping down stall doors and walls
 - Emptying waste containers
 - Mopping floors
 - Wiping down baseboards
 - Wiping down interior side of door
2. Empty waste containers by two playgrounds twice a week: Monday and Friday
3. All cleaning supplies, soap, paper supplies and trash bags are to be provided by Amelia Cleaning Co.
4. The waste will be removed from the property by Amelia Cleaning Co. since there is not a dumpster on the property.

TOTAL PRICE: \$ 130 per week (two services per week)

NOTES:

Amelia Cleaning Co. is Insured

Authorizing Authorities Signature: _____

Printed Name: _____

Date: _____

ESTIMATE



Cheryl Graham
9655 Florida Mining Blvd., Building 300,
Suite 305
Jacksonville , Florida 32257
(904) 239-5305

Magic Touch Commercial Cleaning Company

Yulee, Florida 32097

Phone: (904) 335-7027

Email: magictouchcompany254@gmail.com

Web: www.magictouchcompany.com

Estimate # 000006

Date 06/09/2021

Business / Tax # 83-3950208

Description

Total

Bi-weekly Routine Cleaning (Monday&Friday)	\$573.00
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Magic Touch Commercial Cleaning Co. offers top-notch commercial cleaning throughout the Duval and Nassau County area. We are licensed, insured and bonded. We believe that customer service is the key to our success. Magic Touch Commercial Cleaning Co. only hires the most qualified cleaning professionals to take care of your property. We require background checks and provide extensive training to each of our cleaners to ensure quality services are guaranteed.

Our Routine cleaning includes, but not limited to:

- (2)Bathrooms (Sanitize and disinfect toilet, sink, bathroom mirrors, sweep/mop floors, fill all dispensers, wipe down baseboards, and interior side of doors)
- (2)Park trash cans (empty trash cans and wipe the tops)

In addition to our routine cleaning set of services, we offer:

- Covid-19 Spraying
- Antibacterial Cleanings

Materials include in price

60 Day Notice Agreement	\$0.00
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Payment due 1st of each month and or 7 days upon receipt. If payment is not received within that 7 period a late fee of \$50 with be added to the total.

60 day notice agreement.

The parties agree either party may terminate this agreement, with or without cause, upon 60 days written notice to the other at the addresses found in this agreement.

Subtotal	\$573.00
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Total	\$573.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

Cheryl Graham

E.



Heron Isles

2021 Landscaping RFP

July 21, 2021

Ms. Cheryl Graham
Riverside Mgmt Services
475 West Town Place, Suite 114
World Golf Village
St. Augustine, FL 32092

RE: 2021 Landscape Maintenance Proposal

Dear Cheryl:

BrightView is pleased to submit a professional landscape proposal for your property. Thank you for taking the time to discuss some of the issues and challenges you have had on the property. The enclosed proposal was developed based on your feedback and will demonstrate how our experienced and skilled team will achieve your landscape goals and keep your property looking its best. Within the first 30 days on the job and throughout our service commitment, you will see a noticeable difference in the following areas that you indicated are high priority:

- **Communication – We Hear You**

A good communication system can give us greater flexibility, shorter reaction time and faster response. It all starts with the Account Manager, who will deliver a schedule detailing all upcoming landscape events for the month. This will include detail schedule, chemical applications, and any other events for the month. Your Account Manager is trained to be proactive in the continuous improvement of your landscape, offering solutions to challenging areas of the site before the issue becomes your headache. Property walks, weekly service visit communication reports, and partnerships with our clients produce great results.

- **Consistency – You expect it We deliver it**

Consistency in Landscaping brings out the best your property has to offer and maximizes it for the benefit of your guests and members. People who are health conscious are aware of their appearance and will take notice of the appearance of your landscape. BrightView performs some of the highest standards of work in the industry setting the bar for quality landscaping service. Furthermore, BrightView has developed a production system that will allow an Account Manager to facilitate any changes for the crew. Your Account Manager will map out the production cycle for the entire site while showing the path of motion for every piece of equipment. This delivers consistent products, site performance, and scheduling.

- **Teamwork – We are in it to win it**

You gain the benefit of nearly 150 combined years of Landscaping knowledge, problem solving and creativity. Our team ranks at top in the world in Safety, Employee Training, and client retention. Your crews will arrive on site in full uniform, including a high visibility safety vest, steel-toe boots, Eye protection and hearing protection. The team will deploy from a service vehicle and immediately cone off the work area surrounding the vehicle. As they start the service visit, each team member conducts themselves according to their assigned task for the visit, executing the assignment with a driven sense of purpose, born from 40+ hours of training per year per employee. At the end of the service visit, the Crew Leader will make one last sweep of the area of operation to insure no tasks have been missed, followed by dropping off a communication report or discussing the visit with a member of your staff on site. We hire only professional landscapers and to join our team you must pass a background check, drug screening, and verification of employment eligibility for this country before being hired.

As an experienced partner delivering both local expertise and national resources, we understand how a well-maintained landscape attracts people, adds to your property value and contributes to your success. When you partner with BrightView, you will have a team of local professionals dedicated to the careful stewardship of your landscape and its enduring beauty and value. Additionally, we do not use third parties for agronomics or irrigation. By keeping these services under one umbrella, we can ensure your property is getting the service required to have it looking its best.

Thank you for the opportunity to submit this proposal. I will follow up with you in the next few days to answer any questions you may have. Feel free to contact me at (904) 699-8153 or by email at George.Rugen@brightview.com. I would be happy to speak with you and the Board again, and possibly introduce our Account Manager who would be handling Villages of Northwood's landscape maintenance.

Sincerely,



Business Developer

A Landscape Plan Designed for Your Property

Every property is different and thus has a unique set of maintenance needs. We evaluated Heron Isles and took into consideration the issues you identified to create the maintenance plan below designed to keep your property looking its best year-round.

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Mow	●	●	●	●	●	●	●	●	●	●	●	●	
String Trim	●	●	●	●	●	●	●	●	●	●	●	●	
Edge	●	●	●	●	●	●	●	●	●	●	●	●	
Backpack blowing	●	●	●	●	●	●	●	●	●	●	●	●	
Fertilizer with Arena			●		●		●		●		●		
Post-emergent Weed control	●	●	●	●	●	●	●	●	●	●	●	●	
Disease Control (As Needed)	●	●	●	●	●	●	●	●	●	●	●	●	
Insect Control (As Needed)	●	●	●	●	●	●	●	●	●	●	●	●	
SHRUBS AND BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Weed control	●	●	●	●	●	●	●	●	●	●	●	●	
Pre-emergent weed control			●							●			
Post-emergent Weed control	●	●	●	●	●	●	●	●	●	●	●	●	
Fertilization			●						●				
Prune			●	●	●	●	●	●	●	●			
Disease Control (As Needed)	●	●	●	●	●	●	●	●	●	●	●	●	
Insect Control (As Needed)	●	●	●	●	●	●	●	●	●	●	●	●	
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Round up Tree Rings	●	●	●	●	●	●	●	●	●	●	●	●	
Pruning up to 10' hgt.											●		
Leaf Removal													●
Palm Pruning													●
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Check and Adjust (Monthly)	●	●	●	●	●	●	●	●	●	●	●	●	
SEASONAL COLOR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Change Out													●
Bed Preparation													●
Fertilization													●
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Debris/ Litter Removal	●	●	●	●	●	●	●	●	●	●	●	●	
MULCH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	OPTIONAL
Install Mulch/Pinestraw													●

Results in the First 30 Days

Our goal is to show a noticeable difference within the first 30 days on the job. Through our onsite inspections, property reviews and conversations with you and your team, together we will construct service, communication and action plans best suited for Heron Isles. Listed below are tasks we will fulfill in the first 30 days based on priorities you have already identified.

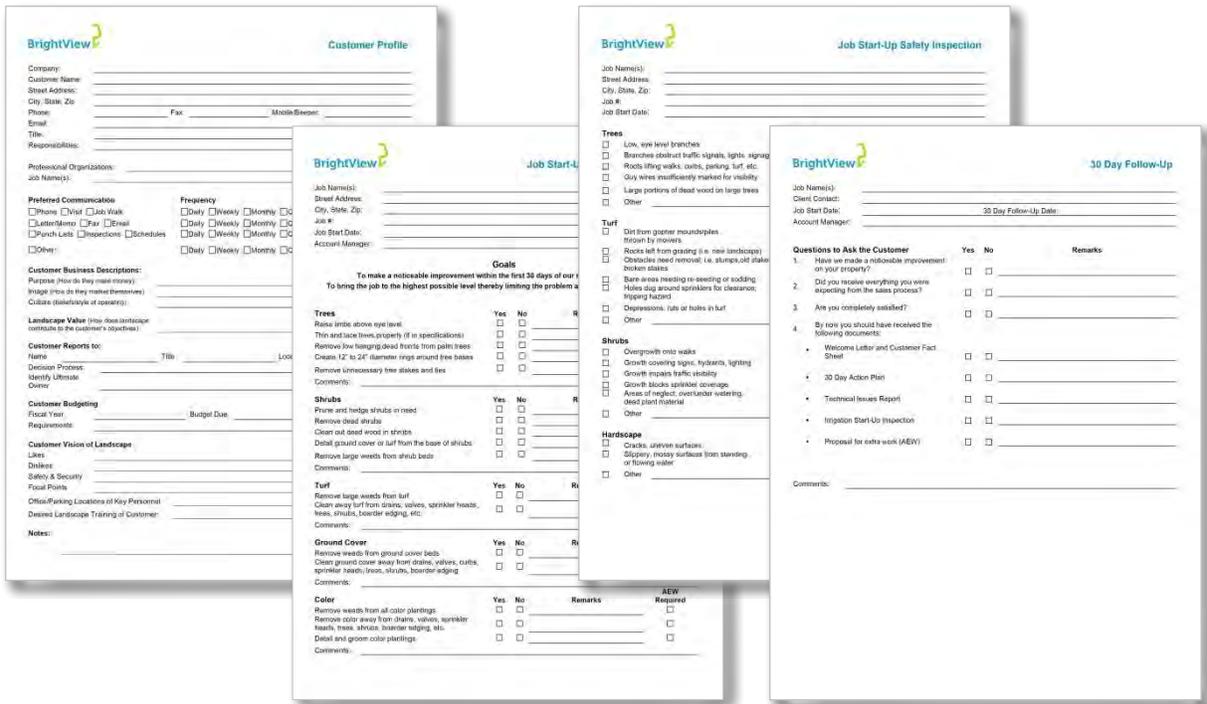
<p>Irrigation</p> <ul style="list-style-type: none"> • Perform a thorough inspection of the systems and components. • Map the system showing locations of major components and zone coverage. • Sample the soil and adjust watering schedule for desired moisture. • Recommend necessary repairs and upgrade • Identify water shutoffs in event of emergency 	<p>Shrubs and Beds</p> <ul style="list-style-type: none"> • Remove weeds • Prune all shrubs • Remove all dead plant material • Eliminate sucker growth and volunteer plantings from beds. • Apply insect and disease control practices to plant material • Propose solutions for dead plant replacements 	<p>Safety</p> <ul style="list-style-type: none"> • Trim plant material blocking line of sight to buildings and facilities • Identify obstacles in the path of motion for production teams • Identify trip hazards created by plant or tree growth • Ensure tree canopies are above the height of vehicles in parking areas • Identify drainage problem and propose solutions
<p>Communication</p> <ul style="list-style-type: none"> • Introduce Account Manager and key staff • Walk site with Property Manager and BrightView team • Determine your preferred communication methods • Schedule key production cycles • Deliver all key contact information for the team 	<p>Turf</p> <ul style="list-style-type: none"> • Apply Broadleaf Weed Control • Develop customized fertilization program • Apply blanket coverage of chinch bug suppression agent • Apply Pre-emergent weed control to inhibit new growth. 	<p>Trees</p> <ul style="list-style-type: none"> • Elevated Canopies to mandated heights • Repair tree wells as needed • Replace or repair improperly installed or damaged tree stakes • Provide an extensive plan for preserving and maintaining legacy trees

Communication Catered to Your Style

To ensure a successful partnership, effective communication is one of our top priorities. We have found the best way to keep our customers highly satisfied is to always make sure we understand your current needs and priorities. We believe strongly in being proactive in our communication and have designed several forms and checklists our customers find valuable for staying apprised of their landscape status and maintenance activity. Additionally, we are equipped to respond quickly to new and unexpected needs as they arise.

Proactive Communication

- Walk your property with you to continually be aware of your priorities
- Report our daily maintenance activities as often as you prefer
- Provide digital photos to verify technical issues, damage and plant and tree health
- Digital Design studio to provide state of the art imaging for your enhancement projects



Consistency in Quality Efficiently Delivered

Our goal is to consistently offer the best value in the marketplace by providing unmatched service, a customized approach focused on your specific priorities and a well maintained landscape you and the community are proud of – all while meeting your predetermined budget parameters. Doing this requires operational excellence. The operational practices that allow us to consistently meet our customers' expectations include:

- **The industry's top talent** – When selecting teams for each property, we match the specific landscape needs with our most appropriately experienced talent. At BrightView, we have a deep pool of talent. We recruit from the top horticultural and landscape schools in the country and have an all-encompassing training program that ensures our crews perform at their peak year round.
- **State-of-the-art equipment** – Our crews operate high quality and well-maintained equipment and are trained to use the most effective tool for each task on your property. The result – a better end product achieved with greater efficiency and fewer injuries.
- **Horticultural excellence** – Plant material looks and performs its best when maintained properly. Our horticultural experts understand the science of landscape maintenance and will ensure the plant material on your property receives the proper care for each season and as unexpected circumstances arise.
- **Innovation** – Lead or follow; we choose to lead. BrightView seeks out and tests the latest technology so we can help our customers reduce operating costs, benefit from greater efficiencies and have all around healthier and higher performing plant material.
- **Systematic operations** – We deploy to ensure our crews focus on your priorities and important details are not overlooked. Our approach is to design the most effective path of motion for the work to be performed, specify the equipment to be used and supply our crew with detailed site plans that show their daily, weekly and monthly activities.
- **Continuous improvement** – We routinely evaluate for safety, quality and effectiveness in a persistent effort to be better today than we were yesterday.

Training Your Team to Exceed Your Expectations

We understand that well trained and tenured team members provide outstanding quality and customer service. Every Gardener on your team is required to complete our certification program, which prepares your crew with the skills to perform quality work, safely and to your complete satisfaction.

Gardeners are offered training to progress along a career track within BrightView. We have found that our career progression opportunities and training motivates our team members to perform at their peak and remain committed to our company and our customers.

A Safe Community and Workplace is Our Priority

The safety and well being of our customers, your property visitors, the general public, and our employees is of paramount importance to our operation. Below are measures we employ to maintain a safe working environment on and off your property.

Preserving a safe environment

- Criminal background checks
- Initial and random driving record checks
- Initial and random drug/alcohol screenings
- Fully uniformed crews with safety vests
- BrightView logo clearly displayed on vehicles
- “How’s my driving?” stickers on vehicles
- Required use of cones to demark safety zone

Crew Safety

- Extensive driver safety certification program
- New hire safety orientation
- Certification required to use all power equipment
- Reward system for safety compliance
- Mandatory weekly field crew safety meetings
- Weekly management safety calls

Preserving the Value of Your Asset

The leader in innovative landscape maintenance solutions, we seek out ways to help our customers save money through more efficient and healthier landscapes. Our integrated practice allows us to offer our customers additional services that protect the landscape and add value to the asset. This provides you with the ease of working with your one trusted service provider, BrightView, and frees you up from having to manage multiple third-party consultants saving you time and money. Value-added services we offer that could benefit your property include:

- Highest percentage of Best Management Practices Certified Personnel in the industry
- Multiple Certified and Licensed Irrigation Managers
- 24 Hour Emergency Response
- Licensed Pest Control Services provider
- Digital Design Studio
- In-house nationally certified Tree Arborists



Emergency Response Team Ready When You Need Us

With hundreds of locations, we can dispatch faster than other landscape service providers in the event of a catastrophic situation, including but not limited to hurricanes, tornadoes / water spouts, and severe weather.

When a catastrophe occurs, your local Branch Manager, John Borland, will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly and safely serviced.

Resources from branch offices will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly.



Your Full Service Landscape Expert

BrightView takes pride in providing the highest-quality landscape and snow services with a worry-free, dependable service commitment. As the nation's leading landscape services company, we consistently bring excellent landscapes to life at thousands of clients' properties, fostering collaborative relationships to drive clients' success.

A full service landscape company, BrightView can mobilize quickly to respond to special requests that may fall outside of the scope of landscape maintenance. In addition to landscape maintenance, our expertise extends to:

At every stage of your property's lifecycle, BrightView is here to take care of your landscape.



Design	Develop	Maintain	Enhance
<ul style="list-style-type: none"> • Landscape Architecture & Planning • Design Build • Program Management 	<ul style="list-style-type: none"> • Planting • Hardscaped • Pools & Water Features • Compliance • Tree Growing & Moving 	<ul style="list-style-type: none"> • Landscape • Tree Care • Snow & Ice • Specialty Turf • Exterior Maintenance 	<ul style="list-style-type: none"> • Enhancements • Sustainability • Water Management

Our Eye Is Always on Quality and Continuous Improvement

Our team management will review your property periodically to ensure our crew is meeting quality standards and your expectations. This internal review process is an important element of our quality assurance and continuous improvement programs. The crew takes these reports very seriously as they impact their compensation.



Your Complete Satisfaction is Our #1 Goal

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unmatched responsiveness. To meet this goal, we continually collect feedback through a comprehensive customer satisfaction program. We use the valuable insight gained through our survey program to determine system improvements and guide the content of our employee training program

AVAILABLE BUT NOT INCLUDED IN THE CONTRACT

Annual Flower Rotation Monthly Price	\$ 150.00
Annual Flower Rotation Yearly Fee	\$ 1,800.00

Annual Flower Rotation Management pricing includes:

- Contract Grown Flowers with 50 units X3 change outs per year
- Total flower count is 150 per year
- Fertilizer
- Weed Control

Mulch Installation Service Monthly Price	\$ 260.00
Mulch Installation Service Yearly Fee	\$ 3,120.00

Mulch Installation Management pricing includes:

- Pinebark mulch is \$52.00 per cubic yard
- Furnish and install 60 cy of Pinebark mulch
- Equipment and Material
- Note: (Pricing based on one application of mulch)

Pine straw Installation Service Monthly Price	\$ 567.00
Pine straw Installation Service Yearly Fee	\$ 6,804.00

Mulch Installation Management pricing includes:

- Pine straw mulch is \$8.00 per bale
- Furnish and install 850 bales of pine straw
- Equipment and Material
- Note: (Pricing based on one application of pinestraw)

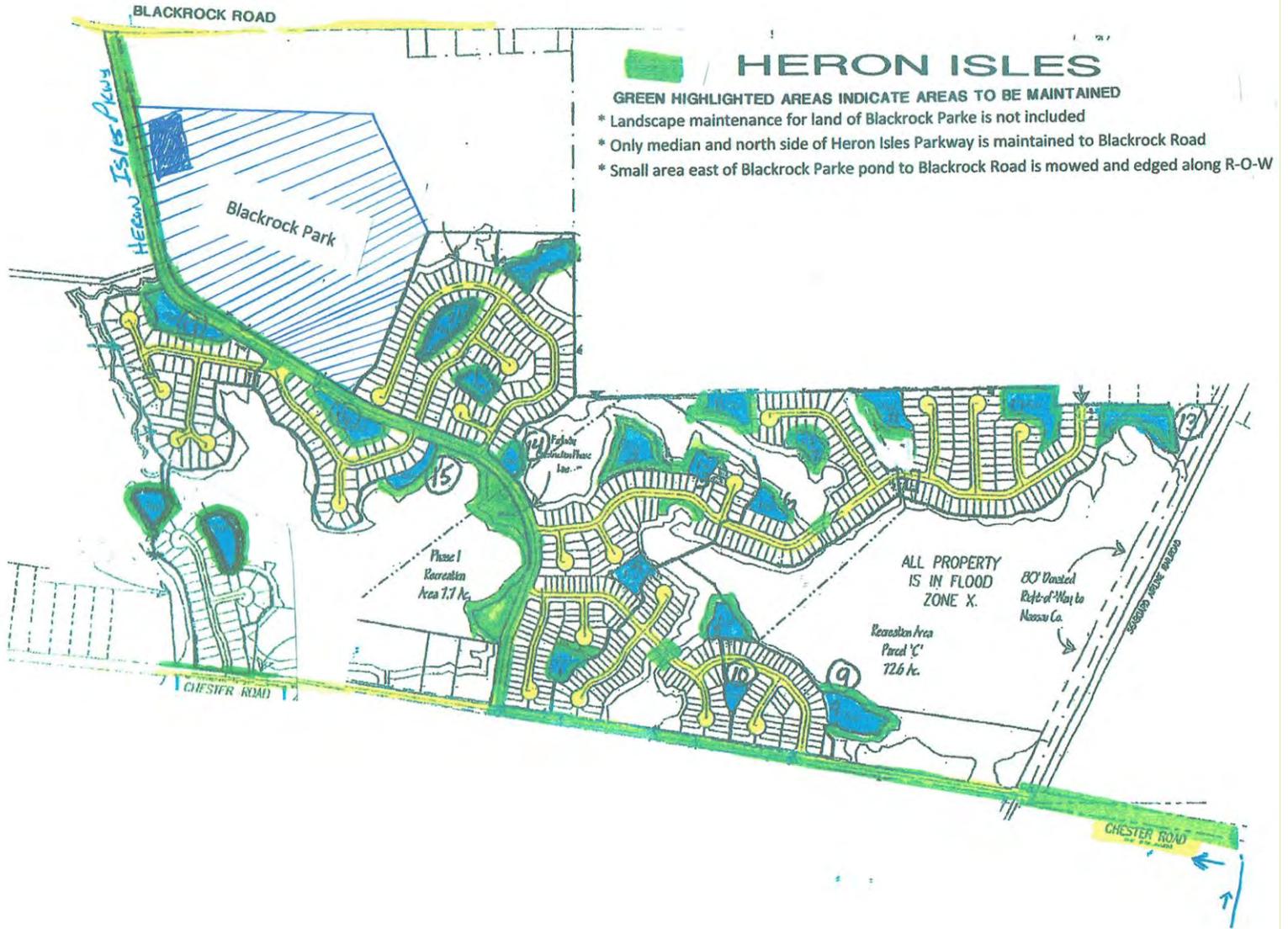
NOTE:

1. The cost to replace flowers or shrubbery in landscape beds in median on Heron Isles Parkway would be approximately \$65.00 per 7 gallon Viburnum.
2. The cost to replace plant material in landscape bed at mailbox kiosk would be \$20.00 per (standard variety) 3 gallon plant/grass.

BrightView will be happy to provide free renderings and pricing for all plant material needed for these areas.

PRICING SPECIFICATIONS

Services	Annual Price	Monthly Price	Unit Price
Landscaping Maintenance (Items 1-7 & 11)	\$61,440.00	\$ 5,120.00	
Irrigation (Item 8)	\$ 4,620.00	\$ 385.00	
Fertilization and Pest Control (Items 9-10)	\$ 6,924.00	\$ 577.00	
Annuals Installation (per rotation)	\$1,800.00	\$ 150.00	\$ 2.00 per flower
Pine Straw or Mulch Replacement "Mini Pine Bark Nuggets" (per application)	Mulch: \$ 3,120.00 Straw: \$ 6,804.00	Mulch: \$ 260.00 Straw: \$ 567.00	Mulch: \$52.00 per cy Straw: \$ 8.00 per bale





CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
09/30/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Northeast, Inc. New York NY office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:														
INSURED BrightView Landscape Services, Inc 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Endurance American Insurance Company</td> <td>10641</td> </tr> <tr> <td>INSURER B: ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER C: American Guarantee & Liability Ins Co</td> <td>26247</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Endurance American Insurance Company	10641	INSURER B: ACE American Insurance Company	22667	INSURER C: American Guarantee & Liability Ins Co	26247	INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

Holder Identifier:

COVERAGES CERTIFICATE NUMBER: 570084218989 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSTR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability <input checked="" type="checkbox"/> XCU Hazard GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			XSLG1080961 SIR applies per policy terms & conditions	10/01/2020	10/01/2021	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/OP AGG \$5,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			ISA H25260119	10/01/2020	10/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION			AUC508596816	10/01/2020	10/01/2021	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WLRC50803867 WC - AOS SCFC50803880 WC - WI	10/01/2020	10/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-EA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of Insurance.							

Certificate No : 570084218989

CERTIFICATE HOLDER
CANCELLATION

BrightView Landscape Services, Inc 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: center; margin-top: 20px;">  </div>
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STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
August 25, 2020	JB3741	August 31, 2021

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: August 31, 2021

AT

1854 WEST ROAD
JACKSONVILLE, FL 32216

BRIGHTVIEW LANDSCAPE SERVICES, INC Lawn and Ornamental
1854 WEST ROAD
JACKSONVILLE, FL 32216

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER



April 25, 2018
 Heron Isles CDD

Contract No. - 1347

2019 Bid Proposal

MN - Weekly Service Standard 52

Shrub fert

Irrigation System Inspection

MN - Roadway Mowing

Turf App St. Augustine

Hardwood mulch installed

Seasonal flowers installed

CONTRACT SUMMARY

SERVICES	OCCURS	PRICE EACH	EXT PRICE	SALES TAX	TOTAL PRICE
Shrub fert	3	\$162.51	\$487.53	\$0.00	\$487.53
MN - Weekly Service Standard 52	42	\$960.02	\$40,320.84	\$0.00	\$40,320.84
Irrigation System Inspection	12	\$90.00	\$1,080.00	\$0.00	\$1,080.00
MN - Roadway Mowing	38	\$300.01	\$11,400.38	\$0.00	\$11,400.38
Turf App St. Augustine	6	\$1,260.00	\$7,560.00	\$0.00	\$7,560.00
Hardwood mulch installed	2	\$721.10	\$1,442.20	\$0.00	\$1,442.20
Seasonal flowers installed	3	\$647.50	\$1,942.50	\$0.00	\$1,942.50
			\$64,233.45	\$0.00	\$64,233.45

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
January	\$5,071.00	\$0.00	\$5,071.00
February	\$5,071.00	\$0.00	\$5,071.00
March	\$5,071.00	\$0.00	\$5,071.00
April	\$5,071.00	\$0.00	\$5,071.00
May	\$5,071.00	\$0.00	\$5,071.00
June	\$5,071.00	\$0.00	\$5,071.00
July	\$5,071.00	\$0.00	\$5,071.00
August	\$5,071.00	\$0.00	\$5,071.00
September	\$5,071.00	\$0.00	\$5,071.00
October	\$5,071.00	\$0.00	\$5,071.00
November	\$5,071.00	\$0.00	\$5,071.00
December	\$5,071.00	\$0.00	\$5,071.00
	\$60,852.00	\$0.00	\$60,852.00

By _____
Daniel Todd

Date 4/25/2018

Martex

By _____

Date _____

Heron Isles CDD



August 3, 2017

Heron Isles Community Development District
c/o Cheryl Graham, Property Manager
Leland Management
1027 South 8th Street
Fernandina Beach, FL 32034

Dear Cheryl:

Martex Services would like to submit our request for a 3% increase as you prepare budgets for landscape maintenance at Heron Isles. The increase is being requested to help offset the rising cost of labor, insurance, and equipment. Additionally, to compensate for the three extra ponds and the frontage to Breezeway Court, an additional \$500.00 per month would be needed.

The per month price increase is broken out as follows:

- Landscape Maintenance from \$3,145.00 per month to \$3,239.00
- Irrigation from \$125.00 per month to \$129.00
- Fertilization and Pest Control from \$694.00 per month to \$715.00
- Annual from \$168.00 per month to \$173.00
- 3 additional ponds and Breezeway Ct. frontage = \$500.00
- Overall combined would be from \$4,132.00 per month to \$4,756.00

We appreciate the opportunity Heron Isles and Leland Management have given us and hope to continue to earn your business in the coming year.

Best regards,

A handwritten signature in black ink, appearing to read "Thomas Livingston", is written over a horizontal line.

Thomas Livingston
President

Exhibit A

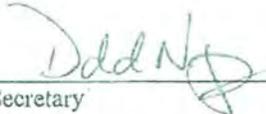
participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

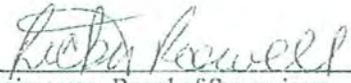
30. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this agreement as of the day and year first written above.

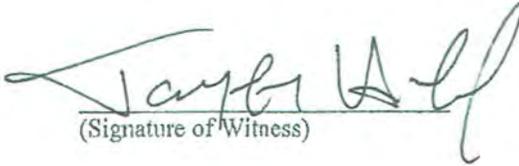
Attest:

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT


Secretary


Chairperson, Board of Supervisors

SERVICES
MARTEX SYSTEMS, INC.


(Signature of Witness)

By: 
Print: TOM LIVINGSTON
Its: PRESIDENT

Exhibit A: Scope of Services

B. If to Contractor: Martex Services, Inc.
1417 Avery Road
Suite 200
Amelia Island, Florida 32034
Attn: Thomas Livingston

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. EFFECTIVE DATE. This Agreement shall be on the date first written above and shall remain in effect for a term of one (1) year unless terminated by either of the District or Contractor.

27. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor

Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District:	Heron Isles Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
With a copy to:	Hopping Green & Sams, P.A. 119 South Monroe Street Suite 300 Tallahassee, Florida 32301 Attn: Jason M. Walters

immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION. The District agrees that Contractor may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

16. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise.

- C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgements, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective

include such supporting information as the District may reasonably require Contractor to provide.

6. **TERM.** This Agreement is effective as of the date first written above and shall continue for a period of twelve (12) months unless terminated. This contract may be renewed upon the end of the initial twelve (12) month term for no more than six (6) additional 12 month terms.

7. **INSURANCE.**

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(I) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION.

- A. In exchange for providing the Scope of Services identified in this Agreement, the District shall make twelve (12) monthly payments of Four Thousand Seven Hundred Sixty Five Dollars (\$4,765.00) totaling Fifty Seven Thousand Seventy Two Dollars (\$57,072.00) for 12 months (the "Contract Price"). The Contract Price may be adjusted up to 3% annually. Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his designee in accordance with the detailed and/or spec pricing provided in Contractors proposal to the District. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month.
- B. If the District should desire additional work or services, or to add additional lands to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services.
- C. The District may require, as a condition precedent to making any payment to Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing. These monthly invoices are due and payable within thirty (30) days of receipt by the District. Each monthly invoice will

assure completion of the services.

- C. Contractor shall provide the specific professional services as identified in Paragraph Three (3) of this Agreement.

3. SCOPE OF LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES. DUTIES. The duties, obligations, and responsibilities of Contractor are described in the Scope of Services, attached hereto as Exhibit A, within the Maintenance Area. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.
- B. Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such work.
- C. The District Manager will initially act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services.
 - (1) If requested by the District Manager, Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.
- D. In the event that time is lost due to heavy rains ("Rain Days"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days.

**AGREEMENT BETWEEN THE HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT AND MARTEX SERVICES INC. REGARDING
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

This Agreement is made and entered into this 1st day of October, 2017, by and between:

Heron Isles Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Nassau County, Florida, and whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“the District”), and

Martex Services, Inc. whose address is 1417 Avery Road, Suite 200, Amelia Island, Florida 32034 (hereinafter “Contractor”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, potable water distribution and wastewater collection facilities, roadways, landscaping, and recreational facilities; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for the Maintenance Area within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a lawn maintenance contractor and has agreed to provide to the District those services identified in Exhibit A attached hereto and incorporated by reference herein (“Scope of Services”); and

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that Contractor provide lawn and landscape maintenance services within professionally accepted standards. Upon all parties signing this Agreement, Contractor shall provide the District with the specific services identified in the Scope of Services.

B. While providing the services identified in the Scope of Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to



Landscape Maintenance Services Proposal
prepared for

HERON ISLES CDD

INSERT
CLIENT LOGO

Cheryl Graham
District Manager
Riverside Management Services

Cheryl Graham
District Manager

Riverside Management Services

9655 Florida Mining Blvd W
Jacksonville, Florida 32257

Re: Landscape Maintenance Services Proposal for **Riverside Management Services**

Thank you for considering a partnership with **Yellowstone Landscape** as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for **Heron Isles CDD**. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

Within your Plan for Success please make special note of the following sections:

- **Summary of Observations:** This section documents the current condition of your landscape, identifying issues we've observed and areas where we see opportunities for improvement.
- **Startup Plan:** Our transition plan includes the actions we will take in the first 30, 60, and 90 days of service to improve both your specific areas of concern and your landscape's overall appearance.
- **Scope of Services Summary:** This section outlines our proposed scope of services, detailing the Best Practices we've developed to provide a consistent appearance across your landscape.
- **Agreement & Your Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,
Kyle Stoudenmire, Business Development Manager
Yellowstone Landscape

kstoudenmire@yellowstonelandscape.com
904-424-6054

CURRENT OBSERVATIONS

This section includes photos taken during our initial observations of your property's landscape. They represent some of the areas and issues that would be an immediate focus for our service teams as a part of our Startup Plan.



IMAGE 1

Tree hanging over sign needs to be cut back.



IMAGE 2

Shrubs in front of sign need to be pruned and dollar weed in turf needs to be sprayed.



IMAGE 3

Shrubs in front of sign need to be pruned. There is a vine growing in left corner that needs to be pulled. Sidewalk edging has not been done in a couple of weeks.



IMAGE 4

Weeds in shrubs need to be sprayed with selective herbicide. Two treatments of fusilade should work.



IMAGE 5

Weeds in bed at new phase need to be pulled and sprayed. Spent agapanthus blooms need to be pruned.



IMAGE 6

Dead shrubs at new phase need to be replaced. Weeds in beds need to be sprayed.



IMAGE 7

Broken irrigation in median needs to be repaired.



IMAGE 8

Weeds in bed need to be sprayed.



IMAGE 9

Trees are blocking speed limit sign on north end of parkway.

OUR STARTUP PLAN

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. **Together, we will check off the tasks as they are completed over the first 30, 60, and 90 days** of service, as a way for you to measure our team's performance.

FIRST 30 DAYS

- Meet with Property Manager to review 30 – 60 – 90 Day Plan
- Discuss with Property Manager our “Approach to Services” and “Service Map”
- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing and edging
- Spend significant amount of time cleaning up the areas that have been neglected (sidewalk mowing & edging, weeding beds and entrance features)
- Spot treat weeds in turf areas to be reclaimed
- Discuss options for turf areas beyond reclamation
- Continue weed control in planting beds
- Begin bed separation trimming in all planting beds
- Apply fertilizer to struggling shrubs throughout the property
- Begin insect and disease program on all plant material
- Discuss removing severely declining plant material
- Prepare proposals for replacing missing and dead shrub material throughout property
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern

DAYS 30-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our “Approach to Services” and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing and edging
- Continue bed separation in all planting beds
- Retreat turf weeds
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve “curb appeal” in high profile areas



DAYS 60-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing and edging



Fertilization & Pest Control Schedule



The following annual summary of your applied treatments and schedule is provided for your information. The application schedule is subject to change, pending environmental factors. Yellowstone Landscape is committed to safely applying the right supplemental nutrients and pest control products to enhance the beauty and enjoyment of your landscape. All products will always be applied by licensed technicians, utilizing our industry's Best Practices.

For Turf:

- 6 Turf Fertilizations
- 2 Pre-emergent Weed Applications
- 2 Blanket Post-emergent Weed Applications
- 2 Blanket Pesticide Applications for Turf
- 4 Spot Treatment Applications for Weeds in Turf
- As Needed Treatment of Fungus in Turf

For Pest Management:

- Crew will treat ant mounds as they become visible with an ant bait that targets the queen ant.

For Plants & Trees:

- 3 Plant & Tree Fertilizations
- 2 Blanket Pesticide Applications for All Plants & Trees
- 4 Spot Treatment Applications for Pest/Disease/Nutrient Deficiency for Plants, Palms, & Trees

Staffing & Reporting:

- Experienced Technician on Property 1 Week per Month
- Weekly Inspections by Account Manager
- 24-48 Hour Response Time to All Work Orders
- Monthly Reports

Fertilization & Pest Control Schedule



Monthly Service Schedule

February - March

- Turf Fertilization & Pre-M Weed App: 16-2-16/PreM @ 6.25lbs per 1000 = 1 lb N
- Tree/shrub Fertilization: 8-10-10 slow release granular fertilizer
- Spot Treat for Pests in Plants & Turf
- Fire Ants will be Treated on an as needed basis

April

- Turf Fertilization: 20-0-0 @ 42oz per 1000 = .75 lbs N w/ Arena Insecticide
- Plant, & Shrub Fertilization with Systemic Pesticide Application
- Fire Ants will be Treated on an as needed basis

May

- Blanket Pesticide Application
- Spot Treatment of Weeds in Turf
- Spot Treatment of Pests in Plants and Turf

June

- Turf Fertilization: 20-0-0 @ 42oz per 1000 = .75 lbs N
- Blanket Application for Post-emergent Weeds
- Plant & Shrub Fertilization with Foliar App: 10-20-20 liquid
- Spot Treatment of Pests in Plants and Shrubs

July

- Spot Treatment of Pests in Plants and Shrubs

August

- Turf Fertilization: 9-0-24 @ 5 lbs per 1000
- Blanket Pesticide Application (Arena Insecticide)
- Spot Treatment of Weeds in Turf
- Tree Fertilization
- Spot Treatment of Pests in Plants and Turf

September

- Spot Treatment of Weeds in Turf
- Plant, & Shrub Fertilization with Systemic Pesticide Application
- Fire Ant Treatment As Needed

Fertilization & Pest Control Schedule



October

- Turf Fertilization & Pre-emergent Weed Application
- Tree/Shrub Fertilization: 8-10-10 slow release granular
- Spot Treat for Pests in Plants & Turf

November

- Ferris Sulfate or 0-0-18 & Pre-emergent Weed Application
- Spot Treatment of Pests in Plants and Turf

Insecticide/Fungicide and additional fertilizations applications as needed per shrub/tree varieties

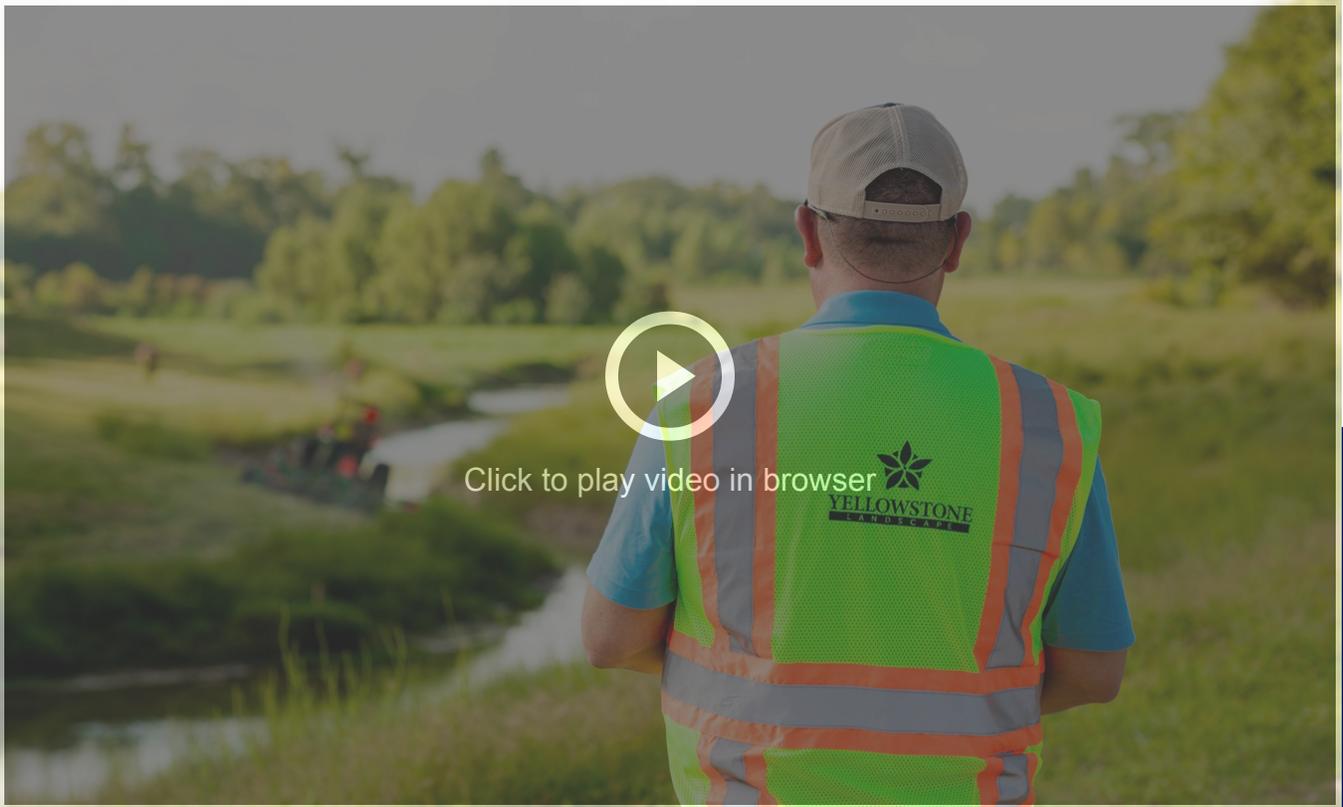
Azaleas – Additional specific programs to include pest and disease

Annuals to be fertilized every 2-4 weeks with specific analysis

ALL PROGRAMS ARE SUBJECT TO CHANGE AFTER ONGOING SOIL TESTING AND PLANT TISSUE SAMPLING

ABOUT YELLOWSTONE LANDSCAPE

Your property's appearance means a lot. It has the power to delight visitors, tenants, residents, customers, and more. Your choice of landscape service partner can mean reduced liability, better profits, and lasting impressions. There's a lot on the line. This is serious business. You have people to answer to and it's our job to make you and your property look its absolute best. We're in this together.



To look your best, it takes a strong team of commercial landscaping experts. Since 2008, our company has grown because of our team's commitment to excellence. Thousands of companies and organizations across the country have trusted us. We don't take that lightly. They deserve the best and so do you. We wouldn't offer anything less.

Your choice in the best commercial landscaping company could be the difference between a property that reflects excellence or one that falls short of your expectations and needs. When you're investing in professional services, you deserve to get the best. By making the wise choice, that's exactly what you can count on.

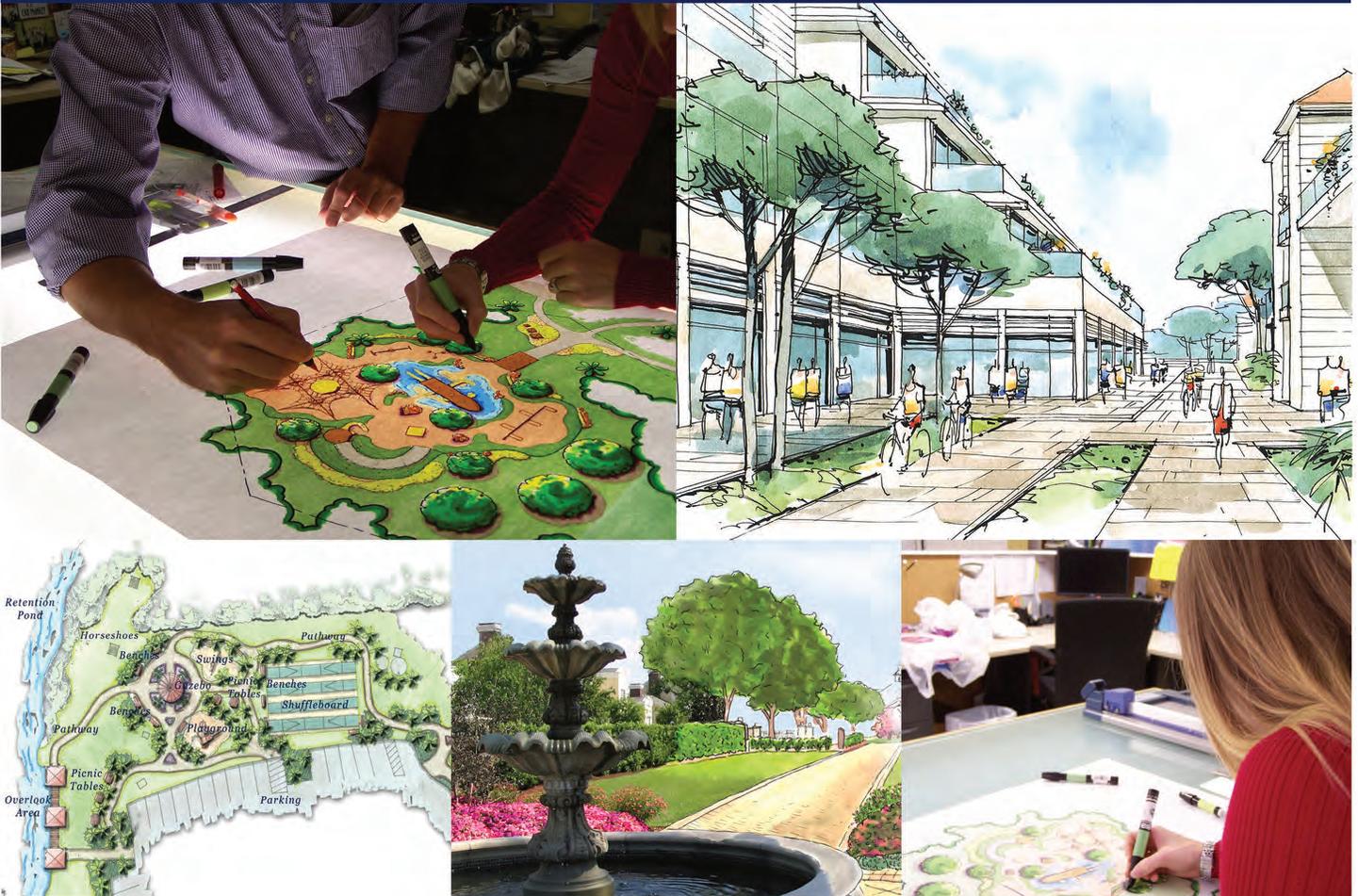
“ You will be hard-pressed to find a better landscape maintenance company than Yellowstone Landscape. Being a relatively new community, we were in need of a reliable, trusting, "one-stop shop" company that could handle our turf, flower beds, trees, and irrigation maintenance needs; and we found that in Yellowstone.

Mike Vaccaro
President/Secretary
Clover Creek Community

Landscape Design



YELLOWSTONE
LANDSCAPE



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.

Seasonal Color Installations



If you want to make a big impact and create dramatic curb appeal for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “bring the wow” to your entrances and feature areas with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a custom design proposal tailored to your preferences, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with tighter spacing to create more vibrant color and instant impact. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.

Landscape Installation



YELLOWSTONE
LANDSCAPE



You need your landscape installation project completed safely, on time and on budget.

Our Landscape Installation Teams will do everything we can to make sure your project stays on schedule (or gets back on schedule), with experience and capabilities scalable to handle any project and any time line.

All Landscape Installation projects start with a meeting to thoroughly review your site and your design plans, verifying that the plant material selected is suitable for your project's environment. With experts on staff in Landscape Design and Landscape Maintenance, we'll offer recommendations to preserve the

long term health and appearance of the project after installation. We can also suggest alternate, native plant materials and trees to help conserve water usage, while preserving the project's intended visual appeal.

We offer extended warranties on all plant materials that we install, when you allow us to provide ongoing landscape maintenance services. We offer this to our clients because we install every landscape with the goal to become your lifetime landscape service partner, growing with you as your landscape matures.

Landscape Maintenance



YELLOWSTONE
LANDSCAPE



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into your **Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Tree Care Services



YELLOWSTONE
LANDSCAPE



Your trees add beauty and value to your property. In the case of mature trees, they are an **absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

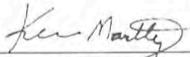
- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST™

Kyle Jordan Stoudenmire

Having successfully completed the requirements set by the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®




Kevin Martlage
Director of Credentialing
International Society of Arboriculture


Caitlyn Pollihan
Executive Director
International Society of Arboriculture

FL-9365A
Certification Number

5 May 2018
Certified Since

30 Jun 2021
Expiration Date



#0847
ISO/IEC 17024
Personnel Certification Program
ISA Certified Arborist®

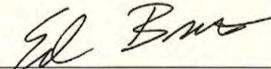


The Florida Nursery, Growers & Landscape Association
Confers on

Kyle Stoudenmire H62 12196

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 6/30/2022
Certified Since: 6/19/2019



Ed Bravo, FNGLA President



Merry Mott, FNGLA Certification Director

State of



Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

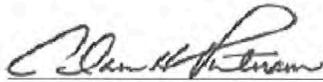
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KYLE JORDAN SToudenMIRE

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

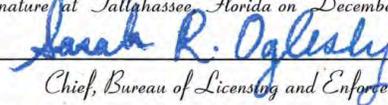
Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.



Adam H. Putnam
Commissioner of Agriculture

In Testimony Whereof, Witness this signature at Tallahassee, Florida on December 18, 2018



Chief, Bureau of Licensing and Enforcement

FDACS 13618.06/01



GV18093-1

Certificate #
GV18093

Trainee ID #

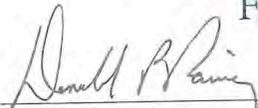


Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Kyle J. Stoudenmire

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.



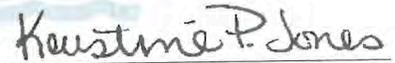
Issuer

J. Zemball

Instructor

4/26/2012

Date of Class



DEP Program Administrator

Not valid without seal



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2022

7/7/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C. No. Ext): E-MAIL ADDRESS:	FAX (A/C. No):	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED YLG Holdings, Inc. 1472881 3235 N State Street P.O. Box 849 Bunnell FL 32110	INSURER A: Starr Indemnity & Liability Company		38318
	INSURER B: Great American Insurance Company		16691
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES MAIN CERTIFICATE NUMBER: 17687657 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR: \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	1000100115211	4/1/2021	4/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	1000639302211	4/1/2021	4/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ \$0	N	N	TUU 2545544 03	4/1/2021	4/1/2022	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input checked="" type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	100 0004098 (TX) 100 0004099 (FL) 100 0004100 (AZ, NC) 100 0004101 (GA, NM, NV, SC)	4/1/2021	4/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

17687657
FOR INFORMATION ONLY

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

POLLUTION LIABILITY:

Policy Number: G71797685 002

EFFECTIVE DATES: 4/1/2021 – 4/30/2022

CARRIER: ILLINOIS UNION INSURANCE COMPANY

EACH OCCURRENCE: \$1,000,000

SERVICE MAP

The image below depicts the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.





LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

TREE MAINTENANCE

- Trees will be cleared of sprouts from trunk. “Lifting” of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client’s property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- “Weedeating” type edging will not be used around trees.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client’s approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead (“deadheading”) to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- “Flower Saver Plus®” (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

PRICING SPECIFICATIONS

Services	Annual Price	Monthly Price	Unit Price
Landscaping Maintenance (Items 1-7 & 11)	\$123,492.00	\$10,291.00	
Irrigation (Item 8)	\$5,508.00	\$459.00	
Fertilization and Pest Control (Items 9-10)	\$10,992.00	\$916.00	
Annuals Installation (per rotation)	\$600.00/rotation \$2,400.00 Total	\$50.00 \$200.00	\$1.45 annual/installed
Pine Straw or Mulch Replacement "Mini Pine Bark Nuggets" (per application)	Straw - \$1,125.00/app Mulch - \$1,300.00	\$93.75 \$108.33	Straw - \$9.00/bale Mulch - \$52.00/yd

EXHIBIT "B"
PERFORMANCE STANDARDS

HERON ISLES CDD

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

SERVICE	VISITS
Mowing	42
Detailing	21
IPM - Fertilization & Pest Control	6 - turf, 3 - ornamental
Irrigation Inspections	12
Mulch	Per Request
Annual Flowers	Per Request
Tree Pruning (suckers and lifting up to 10')	1

CLIENT NAME: Riverside Management Services

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

PROPERTY CONTACT: Cheryl Graham

PROPERTY CONTACT EMAIL: cgraham@rmsnf.com

PROPERTY CONTACT PHONE: 904-239-5305

CONTRACT EFFECTIVE DATE: TBD

CONTRACT EXPIRATION DATE: TBD

INITIAL TERM: One Year

PROPERTY NAME: Heron Isles CDD

PROPERTY ADDRESS:

CONTRACTOR: Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

YELLOWSTONE CONTACT: Business Development Manager

YELLOWSTONE CONTACT EMAIL: kstoudenmire@yellowstonelandscape.com

YELLOWSTONE CONTACT PHONE: 904-424-6054

YELLOWSTONE SCOPE OF SERVICES: The Client agrees to engage Yellowstone Landscape to provide the services and work as described.

AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape **\$139,992.00** annually, in equal monthly installments billed in the amount of **\$11,666.00** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: Riverside Management Services



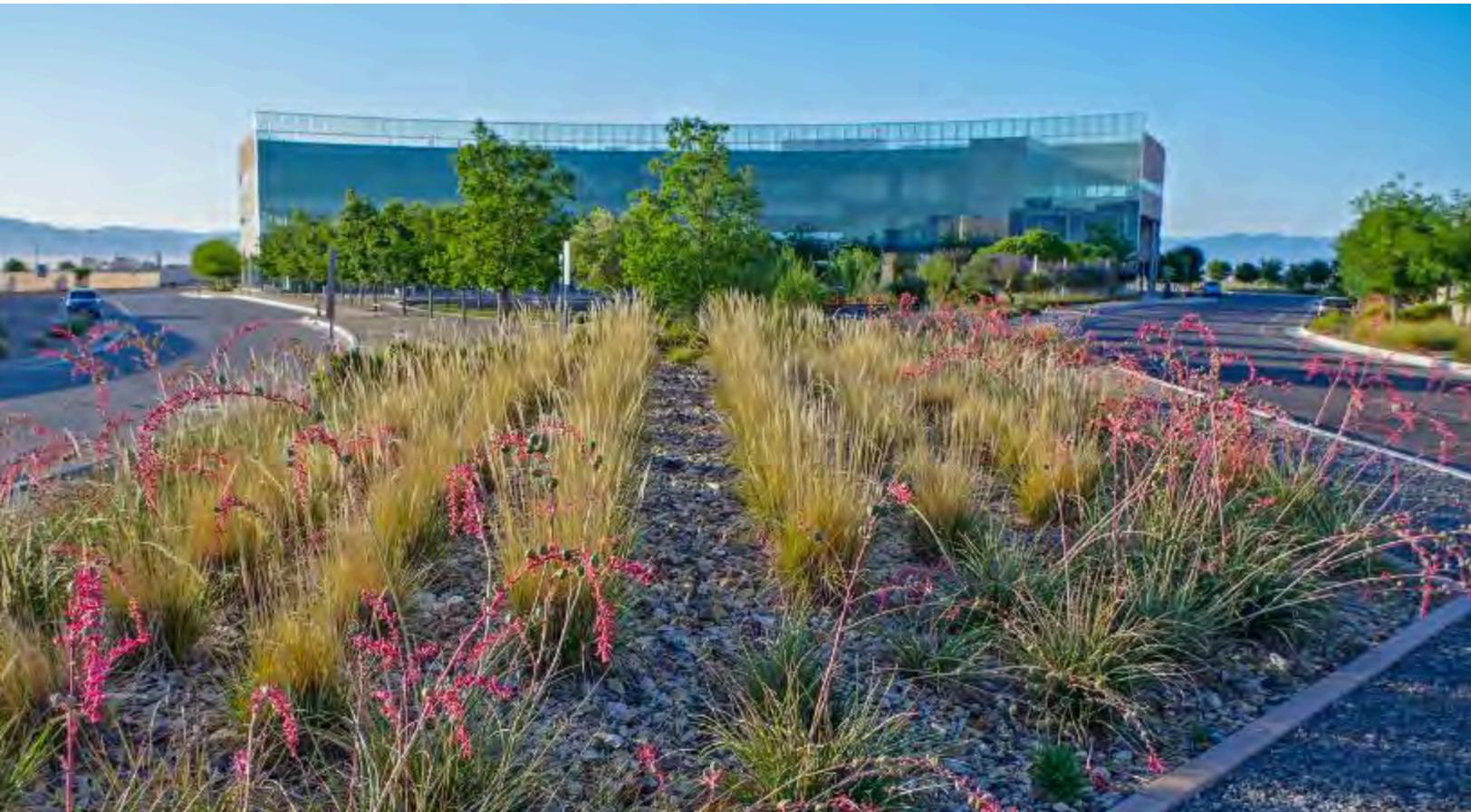
 SIGNATURE
Cheryl Graham

Printed Name: Christopher Adornetti, Officer

Date: Not yet accepted

Printed Name: Cheryl Graham

Date: Not yet accepted



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination: This agreement may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. In the event this agreement is terminated early by either party, Yellowstone shall be entitled to payment for all services satisfactorily completed through the date of termination. [For the sole convenience of Client, the monthly charge under this Agreement is an average of the annual charge for all the work to be performed under the contract divided by twelve (12) months. In the event this Agreement is terminated by either party, Yellowstone shall be entitled to recover costs for services performed which are in excess of the monthly charges paid by the Client through the date of termination. This is because substantial portions of the work for the year may be performed in the early months of each year of the Agreement, including potentially significant mobilization costs in start-up, and the cost of the work will not be fully recovered by Yellowstone until all monthly payments under the Agreement have been made by Client.]

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM

F.



D ARMSTRONG CONTRACTING LLC

9957 Moorings Drive, Ste. 405
Jacksonville, FL 32257

Estimate

Date	Estimate #
6/21/2021	13373

Name / Address
Governmental Management Services LLC Ernesto Torres 475 West Town Place, Suite 114 World Golf Village St Augustine, FL 32092

Project Location
Heron Isles - Sinkhole (Behind Curb Inlet Heron Isle Pkwy & Coral Reff Rd Yulee, FL 32097

Requested By:	P.O. No.	Terms	Rep	Project				
Cheryl Graham		Due on receipt	DA	Coral Reef Rd & Heron Isle PKWY @ CI				
Description					Qty	U/M	Unit Cost	Total
Sinkhole Investigation in the grass area behind the curb Inlet and Curb on the Southwest corner of Heron Isle Pkwy and Coral Reef Road. Discovery of cause, mobilization and Erosion control = \$3,500.00. Repair cost to be additional and estimated to be \$500.00-\$1,000.00 based on assumption of minor repair at this time. Scope of Work: Excavation of the sinkhole by hand / machine. - In the event the sewer or storm pipe is beyond a simple repair, repair by pressure grout and/or flowable fill may be necessary. It is also possible the cause could be from substandard work from originally installation of the storm system... Site Remediation, Landscape, SOD, Irrigation, etc... and import of lost fill dirt as well as cleaning out storm inlet and pipe(s) may be recommended and is not included in the discovery cost. Note: This is a different location than last repair which was approximately 20 feet to the south.					1	LS	4,500.00	4,500.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

TERMS: As listed above and agreed upon. Any past due amounts are subject to an interest rate of 1-1/2 % per month. All cost of collections will be assessed to the purchaser including all attorney's fees and court costs.

This proposal may be withdrawn by us if not accepted within 30 days.

Please call Dennis Armstrong @ (904) 400-1750 if you have any questions	Total	\$4,500.00
---	--------------	------------

(904) 351-6411	Dennis@DArmstrong.Net
www.darmstrong.net	

Customer Signature _____

EIGHTH ORDER OF BUSINESS

**Heron Isles
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

Heron Isles Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Heron Isles Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the Heron Isles Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements that collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors
Heron Isles Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 28, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Heron Isles Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2021

**Heron Isles Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of Heron Isles Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Heron Isles Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets by \$(847,442) (net position). Unrestricted net position for Governmental Activities was \$(33,907). Restricted net position-debt service was \$73,709. Net investment in capital assets was \$(887,244).
- ◆ Governmental activities revenues totaled \$703,368 while governmental activities expenses totaled \$490,361.

**Heron Isles Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 221,917	\$ 106,522
Prepaid bond insurance	67,296	71,592
Restricted assets	99,252	100,994
Capital assets	1,399,424	1,450,451
Total Assets	1,787,889	1,729,559
Current liabilities	177,762	189,803
Non-current liabilities	2,457,569	2,600,205
Total Liabilities	2,635,331	2,790,008
Net position - net investment in capital assets	(887,244)	(812,724)
Net position - restricted	73,709	99,931
Net position - unrestricted	(33,907)	(347,656)
Total Net Position	\$ (847,442)	\$ (1,060,449)

The increase in current assets is primarily related to establishing a capital reserve in the current year.

The decrease in total liabilities is related primarily to the current year principal payments in the current year.

The decrease in capital assets is primarily related to current year depreciation.

The increase in net position is related to revenues exceeding expenses.

**Heron Isles Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 673,621	\$ 566,002
Grants and contributions	-	7,892
General Revenues		
Miscellaneous revenues	29,445	185
Investment earnings	302	983
Total Revenues	<u>703,368</u>	<u>575,062</u>
Expenses		
General government	110,049	109,323
Physical environment	280,802	285,604
Interest and other charges	99,510	103,633
Total Expenses	<u>490,361</u>	<u>498,560</u>
Change in Net Position	213,007	76,502
Net Position - Beginning of Year	<u>(1,060,449)</u>	<u>(1,136,951)</u>
Net Position - End of Year	<u><u>\$ (847,442)</u></u>	<u><u>\$ (1,060,449)</u></u>

The increase in charges for services is related to a budgeted increase in special assessments in the current year.

The increase in miscellaneous revenues is related to a landscape enhancement project.

**Heron Isles Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2020 and 2019:

Description	Governmental Activities	
	2020	2019
Land and improvements	\$ 46,653	\$ 46,653
Construction in progress	12,583	-
Infrastructure	2,227,432	2,216,522
Accumulated depreciation	(887,244)	(812,724)
Capital assets, net	<u>\$ 1,399,424</u>	<u>\$ 1,450,451</u>

Depreciation was \$74,250 in the current year and additions to construction in progress and infrastructure were \$12,583 and \$10,910, respectively.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower landscaping, facility repairs and legal fee expenditures than were anticipated.

The September 30, 2020 budget was amended for capital reserves.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2017, the District issued \$2,315,000 Series 2017A-1 Senior Capital Improvement Revenue Refunding Bonds and \$850,000 Series 2017A-2 Subordinate Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the Series 2005 Capital Improvement Revenue Bonds. The balance of the Series 2017A-1 and Series 2017A-2 Bonds were \$1,905,000 and \$720,000, respectively.

Economic Factors and Next Year's Budget

Heron Isles Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Heron Isles Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Heron Isles Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Heron Isles Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Heron Isles Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 80,035
Investment	124,246
Assessments receivable	2,735
Prepaid expenses	13,321
Deposits	1,580
Total Current Assets	221,917
Non-current Assets:	
Prepaid bond insurance	67,296
Restricted assets:	
Investments	99,252
Capital assets not being depreciated	
Land and improvements	46,653
Construction in progress	12,583
Capital assets being depreciated	
Infrastructure	2,227,432
Accumulated depreciation	(887,244)
Total Non-current Assets	1,565,972
Total Assets	1,787,889
 LIABILITIES	
Current Liabilities:	
Accounts payable	10,056
Accrued interest payable	37,706
Bonds payable	130,000
Total Current Liabilities	177,762
Non-current Liabilities:	
Bonds payable, net	2,457,569
Total Liabilities	2,635,331
 NET POSITION	
Net investment in capital assets	(887,244)
Restricted-debt service	73,709
Unrestricted	(33,907)
Total Net Position	\$ (847,442)

See accompanying notes to financial statements.

**Heron Isles Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020**

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Governmental Activities
Primary government			
Governmental Activities			
General government	\$ (110,049)	\$ 146,754	\$ 36,705
Physical environment	(280,802)	275,084	(5,718)
Interest and other charges	(99,510)	251,783	152,273
Total Governmental Activities	\$ (490,361)	\$ 673,621	183,260
 General revenues:			
			29,445
			302
			29,747
			213,007
			(1,060,449)
			\$ (847,442)

See accompanying notes to financial statements.

Heron Isles Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

ASSETS	General	Debt Service	Total Governmental Funds
Cash and cash equivalents	\$ 80,035	\$ -	\$ 80,035
Investment	124,246	-	124,246
Assessments receivable	2,735	-	2,735
Prepaid expenses	13,321	-	13,321
Deposits	1,580	-	1,580
Restricted assets:			
Restricted investments	-	99,252	99,252
Total Assets	\$ 221,917	\$ 99,252	\$ 321,169
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 10,056	\$ -	\$ 10,056
FUND BALANCES			
Nonspendable-prepays/deposits	14,901	-	14,901
Restricted for:			
Debt Service	-	99,252	99,252
Assigned for capital reserves	124,034	-	124,034
Unassigned	72,926	-	72,926
Total Fund Balances	211,861	99,252	311,113
Total Liabilities and Fund Balances	\$ 221,917	\$ 99,252	\$ 321,169

See accompanying notes to financial statements.

Heron Isles Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$	311,113
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements, \$46,653, construction in progress, \$12,583, and infrastructure, \$2,227,432, net of accumulated depreciation, (\$887,244) used in governmental activities are not current financial resources; and therefore, are not reported at the fund level.		1,399,424
Prepaid bond insurance was recognized as an other debt service cost at the fund level in the year the debt was issued, however, at the government-wide level it is recognized as an asset and amortized over the life of the bonds.		67,296
Long-term liabilities, including bonds payable, \$(2,625,000), net of net bond discount, \$37,431, are not due and payable in the current period; therefore, are not reported at the governmental fund level.		(2,587,569)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.		<u>(37,706)</u>
Net Position of Governmental Activities	\$	<u><u>(847,442)</u></u>

See accompanying notes to financial statements.

Heron Isles Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 421,838	\$ 251,783	\$ 673,621
Miscellaneous revenues	29,445	-	29,445
Investment earnings	153	149	302
Total Revenues	<u>451,436</u>	<u>251,932</u>	<u>703,368</u>
Expenditures			
Current			
General government	110,049	-	110,049
Physical environment	206,282	-	206,282
Capital outlay	23,493	-	23,493
Debt service			
Principal	-	160,000	160,000
Interest	-	94,706	94,706
Total Expenditures	<u>339,824</u>	<u>254,706</u>	<u>594,530</u>
Net Change in Fund Balances	111,612	(2,774)	108,838
Fund Balances - October 1, 2019	<u>100,249</u>	<u>102,026</u>	<u>202,275</u>
Fund Balances - September 30, 2020	<u><u>\$ 211,861</u></u>	<u><u>\$ 99,252</u></u>	<u><u>\$ 311,113</u></u>

See accompanying notes to financial statements.

Heron Isles Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds \$ 108,838

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(74,520) exceeded capital outlay, \$23,493, in the current year. (51,027)

Payment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce long-term liabilities in the Statement of Net Position. 160,000

Prepaid bond insurance was recognized as an expenditure at the fund level the year the bond was issued, at the government-wide level it was recorded as an asset and is amortized over the life of the bond. This is the current year amortization. (4,296)

Amortization expense of bond discounts does not require the use of current resources and therefore is not reported at the governmental funds level. This governmental funds level. This is the amount of amortization in the current period. (2,364)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at governmental funds level, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 1,856

Change in Net Position of Governmental Activities \$ 213,007

See accompanying notes to financial statements.

Heron Isles Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2020

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 412,344	\$ 412,344	\$ 421,838	\$ 9,494
Miscellaneous revenues	100	100	29,445	29,345
Interest earnings	400	400	153	(247)
Total Revenues	<u>412,844</u>	<u>412,844</u>	<u>451,436</u>	<u>38,592</u>
Expenditures				
Current				
General government	118,073	118,073	110,049	8,024
Physical environment	207,921	209,696	206,282	3,414
Capital outlay	87,500	87,500	23,493	64,007
Total Expenditures	<u>413,494</u>	<u>415,269</u>	<u>339,824</u>	<u>75,445</u>
Revenues over/(under) expenditures	<u>(650)</u>	<u>(2,425)</u>	<u>111,612</u>	<u>114,037</u>
Other Financing Sources/(Uses)				
Transfers in	<u>-</u>	<u>29,445</u>	<u>-</u>	<u>(29,445)</u>
Net Change in Fund Balances	(650)	27,020	111,612	84,592
Fund Balances - October 1, 2019	<u>750</u>	<u>750</u>	<u>100,249</u>	<u>99,499</u>
Fund Balances - September 30, 2020	<u>\$ 100</u>	<u>\$ 27,770</u>	<u>\$ 211,861</u>	<u>\$ 184,091</u>

See accompanying notes to financial statements.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on September 1, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and Nassau County, Florida Ordinance 2004-41. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Heron Isles Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by landowners within the District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Heron Isles Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land improvements, construction in progress and infrastructure, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives ranging from 10 to 30 years.

d. Bond Discounts

Bond discounts are amortized over the life of the bonds.

e. Prepaid Bond Insurance

Prepaid bond insurance associated with the issuance of refunding bonds are presented on the financial statements as a non-current asset and amortized over the life of the bonds using the straight-line method.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

g. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net investment in capital assets, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

**Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net position

“Total fund balances” of the District’s governmental funds, \$311,113, differs from “net position” of governmental activities, \$(847,442), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 46,653
Construction in progress	12,583
Infrastructure	2,227,432
Accumulated depreciation	<u>(887,244)</u>
Net Capital Assets	<u>\$ 1,399,424</u>

Prepaid bond insurance

Prepaid bond insurance is recognized as an asset at the government-wide level and amortized over the life of the long-term debt.

Prepaid bond insurance	<u>\$ 67,296</u>
------------------------	------------------

Long-term debt transactions

Long-term liabilities and the deferred amount on refunding applicable to the District’s governmental activities are not current uses or resources and accordingly are not reported at the fund level. All uses and resources (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (2,625,000)
Bond discount, net	<u>37,431</u>
Total	<u>\$ (2,587,569)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (37,706)</u>
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**Heron Isles Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2020**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$108,838, differs from the “change in net position” for governmental activities, \$213,007, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The loss on disposal of capital assets is recognized at the government-wide level. The following is the amount of depreciation in the current year.

Depreciation	\$	(74,520)
Capital outlay		<u>23,493</u>
Total	\$	<u><u>(51,027)</u></u>

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures at the fund level but such repayments reduce liabilities at the government-wide level.

Debt principal payments	\$	<u>160,000</u>
-------------------------	----	----------------

Amortization of the bond discount and prepaid bond insurance does not require the use of current resources and therefore is not reported at the fund level.

Bond discount	\$	<u>(2,364)</u>
Prepaid bond insurance	\$	<u>(4,296)</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	\$	<u>1,856</u>
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**Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depository, so that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. As of September 30, 2020, the District's bank balance was \$88,417 and the carrying value was \$80,035.

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Local Government Surplus Funds, Florida PRIME	48 Days*	\$ 212
U S Bank Money Market	N/A	223,286
Total		<u>\$ 223,498</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District has no investment in the U S Bank Money Market is a level one asset.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Fund Florida Prime and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investment in SBA Local Government Surplus Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in U S Bank Money Market represent 99% and the investments in Local Government Surplus Fund, Florida PRIME represents 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted general fund budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the Nassau County Tax Collector on November 1 and due on or before March 31 of each year.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	<u>Balance October 1, 2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2020</u>
<u>Governmental Activities:</u>				
Capital assets, not depreciated				
Land and improvements	\$ 46,653	\$ -	\$ -	\$ 46,653
Construction in progress	-	12,583	-	12,583
Total Capital assets, not depreciated	<u>46,653</u>	<u>12,583</u>	<u>-</u>	<u>59,236</u>
Capital assets, being depreciated:				
Infrastructure	<u>2,216,522</u>	<u>10,910</u>	<u>-</u>	<u>2,227,432</u>
Less accumulated depreciation for:				
Infrastructure	<u>(812,724)</u>	<u>(74,520)</u>	<u>-</u>	<u>(887,244)</u>
Total Capital Assets Depreciated, Net	<u>1,403,798</u>	<u>(63,610)</u>	<u>-</u>	<u>1,340,188</u>
Governmental Activities, Capital Assets	<u>\$ 1,450,451</u>	<u>\$ (51,027)</u>	<u>\$ -</u>	<u>\$ 1,399,424</u>

Depreciation of \$74,520 was charged to physical environment.

**Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 2,785,000
Principal payments	<u>(160,000)</u>
Long-term debt at September 30, 2020	\$ 2,625,000
Less: bond discount, net	<u>(37,431)</u>
Total long-term debt, September 30, 2020	<u>\$ 2,587,569</u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

<p>\$2,315,000 Series 2017A-1 Senior Capital Improvement Revenue Refunding Bonds due in annual principal installments maturing May 2036. Interest is due semi-annually on May 1 and November 1, at various rates between 2% and 3.375%. Current portion is \$100,000.</p>	\$ 1,905,000
<p>\$850,000 Series 2017A-2 Subordinate Capital Improvement Revenue Refunding Bonds due in annual principal installments maturing May 2036. Interest is due semi-annually on May 1 and November 1 with a fixed interest rate of 5%. Current portion is \$30,000.</p>	<u>720,000</u>
Bond payable	2,625,000
Bond Discount, net	<u>(37,431)</u>
Bonds Payable, Net	<u>\$ 2,587,569</u>

**Heron Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 130,000	\$ 90,494	\$ 220,494
2022	130,000	86,994	216,994
2023	135,000	83,494	218,494
2024	140,000	79,744	219,744
2025	140,000	75,631	215,631
2026-2030	790,000	306,214	1,096,214
2031-2035	945,000	153,189	1,098,189
2036	215,000	8,313	223,313
Totals	<u>\$ 2,625,000</u>	<u>\$ 884,073</u>	<u>\$ 3,509,073</u>

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Refunding Bonds

Significant Bond Provisions

The Series 2017 Senior and Subordinate Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price equal to the principal amount of the Series 2017 Senior and Subordinate Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017 Senior and Subordinate Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Heron Isles Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017A-1 and Series 2017A-2 Reserve Account requirements are equal to 50 percent of the maximum annual debt outstanding for Series 2017A-1 and Series 2017A-2 Bonds. The Series 2017A-1 Bonds Reserves are satisfied by the Reserve Insurance Policy which will terminate on the final maturity date or upon earlier, in full, payment of the Series 2017A-1 Bonds. The Series 2017A-2 Bonds were funded from the proceeds of the Series 2017A-2 Bonds in amounts. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2020:

<u>Capital Improvement Revenue Refunding</u>	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Senior Series 2017A-1	\$ 81,258	\$ 81,258
Subordinate Series 2017A-2	\$ 34,250	\$ 33,875

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.

NOTE H – SUBSEQUENT EVENT

In November 2020, the District made prepayments on the Series 2017A-1 and 2017A-2 Capital Improvement Revenue Refunding Bonds of \$15,000 and \$5,000, respectively. In May 2021, the District made prepayments on the Series 2017A-1 and 2017A-2 Capital Improvement Revenue Refunding Bonds of \$5,000 and \$5,000, respectively.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heron Isles Community Development District
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Heron Isles Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 28, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Heron Isles Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Heron Isles Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Heron Isles Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Board of Supervisors
Heron Isles Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Heron Isles Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Heron Isles Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the financial statements of the Heron Isles Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 28, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Heron Isles Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Heron Isles Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
Heron Isles Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Heron Isles Community Development District. It is management's responsibility to monitor the Heron Isles Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2021



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Heron Isles Community Development District
Nassau County, Florida

We have examined Heron Isles Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Heron Isles Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Heron Isles Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Heron Isles Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Heron Isles Community Development District's compliance with the specified requirements.

In our opinion, Heron Isles Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 28, 2021

NINTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2022***

***Heron Isles Community
Development District***

August 4, 2021



**Heron Isles
Community Development District**

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Heron Isles

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Assessments - On Roll	\$412,343	\$417,715	\$0	\$417,715	\$412,343
Interest Income Miscellaneous Income	\$400	\$8	\$3	\$11	\$10
Access Key Cards	\$100	\$0	\$0	\$0	\$100
Carryforward Surplus	\$0	\$0	\$3,342	\$3,342	\$0
TOTAL REVENUES	\$412,843	\$417,724	\$3,345	\$421,068	\$412,453
Expenditures					
Administrative					
Supervisor Fees	\$6,000	\$2,200	\$600	\$2,800	\$6,000
FICA Expense	\$459	\$168	\$46	\$214	\$459
Engineering	\$4,000	\$1,495	\$1,505	\$3,000	\$4,000
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Dissemination	\$1,500	\$1,125	\$375	\$1,500	\$1,500
Attorney	\$15,000	\$11,302	\$6,723	\$18,025	\$18,000
Annual Audit	\$3,250	\$3,250	\$0	\$3,250	\$3,250
Trustee Fees	\$3,800	\$0	\$3,717	\$3,717	\$3,800
Management Fees	\$45,423	\$34,067	\$11,356	\$45,423	\$47,694
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,800
Website Compliance	\$1,700	\$375	\$125	\$500	\$1,200
Telephone	\$200	\$58	\$142	\$200	\$200
Postage	\$800	\$311	\$30	\$341	\$800
Printing & Binding	\$1,500	\$384	\$316	\$700	\$1,500
Rental & Leases	\$120	\$0	\$0	\$0	\$120
Meeting Room Rental	\$1,000	\$365	\$175	\$540	\$1,000
Insurance	\$13,629	\$13,321	\$0	\$13,321	\$14,653
Legal Advertising	\$5,350	\$1,325	\$4,025	\$5,350	\$5,350
Other Current Charges	\$7,000	\$7,057	\$150	\$7,207	\$7,200
Office Supplies	\$100	\$31	\$20	\$51	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE EXPENDITURES	\$119,506	\$85,260	\$29,554	\$114,813	\$126,301
UTILITIES:					
Electric	\$31,740	\$18,694	\$20,700	\$39,394	\$31,740
Water & Sewer	\$64,000	\$29,462	\$12,000	\$41,462	\$64,000
SUBTOTAL UTILITIES	\$95,740	\$48,156	\$32,700	\$80,856	\$95,740
CONTRACT SERVICES					
Landscape Maintenance	\$60,852	\$45,639	\$15,213	\$60,852	\$60,852
Landscape Contingency	\$15,000	\$1,758	\$5,000	\$6,758	\$15,000
Irrigation Maintenance	\$3,000	\$3,984	\$1,000	\$4,984	\$3,000
Lake Maintenance	\$12,900	\$9,675	\$3,225	\$12,900	\$12,900
Janitorial Services	\$7,200	\$5,400	\$1,800	\$7,200	\$7,200
Trash Removal Services	\$7,440	\$5,580	\$1,860	\$7,440	\$7,440
Facility Management	\$11,220	\$7,916	\$2,805	\$10,721	\$11,781
Pest Control Services	\$250	\$248	\$0	\$248	\$250
Holiday Decorations	\$1,500	\$0	\$1,500	\$1,500	\$1,500
SUBTOTAL CONTRACT SERVICES	\$119,362	\$80,200	\$32,403	\$112,603	\$119,923
REPAIRS & MAINTENANCE					
Facility Repairs	\$15,000	\$1,189	\$3,811	\$5,000	\$7,500
Miscellaneous Repairs & Maintenance	\$0	\$2,602	\$2,398	\$5,000	\$7,500
SUBTOTAL REPAIRS & MAINTENANCE	\$15,000	\$3,791	\$6,209	\$10,000	\$15,000
RESERVES					
Capital Reserve - Transfer Out	\$43,236	\$43,236	\$0	\$43,236	\$35,489
Capital Project Improvements	\$20,000	\$59,560	\$0	\$59,560	\$20,000
SUBTOTAL RESERVES	\$63,236	\$102,796	\$0	\$102,796	\$55,489
TOTAL FIELD EXPENDITURES	\$293,338	\$234,943	\$71,312	\$306,255	\$286,152
TOTAL EXPENDITURES	\$412,843	\$320,203	\$100,865	\$421,068	\$412,453
Excess Revenues	\$0	\$97,521	(\$97,521)	\$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 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
(1) Special Assessments - On Roll	\$233,370	\$225,876	\$0	\$225,876	\$222,970
Prepayments	\$0	\$11,947	\$0	\$11,947	\$0
Interest Income	\$0	\$7	\$1	\$8	\$0
(2) Carry Forward Surplus	\$60,264	\$65,127	\$0	\$65,127	\$57,790
TOTAL REVENUES	\$293,633	\$302,958	\$1	\$302,959	\$280,760
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	\$27,047	\$0	\$27,047	\$26,041
Principal - 5/1	\$100,000	\$95,000	\$0	\$95,000	\$100,000
Special Call - 5/1	\$0	\$5,000	\$0	\$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	\$17,875	\$0	\$17,875	\$17,000
Principal - 5/1	\$30,000	\$30,000	\$0	\$30,000	\$30,000
Special Call - 5/1	\$0	\$5,000	\$0	\$5,000	\$0
TOTAL EXPENDITURES	\$220,494	\$245,169	\$0	\$245,169	\$216,081
(3) EXCESS REVENUES	\$73,139	\$57,789	\$1	\$57,790	\$64,679

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 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Capital Reserve Transfer In	\$43,236	\$43,236	\$0	\$43,236	\$35,489
Interest Income	\$50	\$2	\$0	\$2	\$0
Carry Forward Surplus	\$35,552	\$27,670	\$0	\$27,670	\$45,815
TOTAL REVENUES	\$78,838	\$70,908	\$0	\$70,908	\$81,304
Expenditures					
Capital Outlay	\$20,000	\$0	\$0	\$0	\$20,000
Repair & Maintenance	\$0	\$24,698	\$0	\$24,698	\$0
Other Current Charges	\$500	\$290	\$105	\$395	\$500
TOTAL EXPENDITURES	\$20,500	\$24,988	\$105	\$25,093	\$20,500
EXCESS REVENUES	\$58,338	\$45,920	(\$105)	\$45,815	\$60,804

A.

RESOLUTION 2021-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Heron Isles Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Heron Isles Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (Series 2017-A1 / A-2)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2021.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

B.

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heron Isles Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Heron Isles Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 4th day of August, 2021.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

TENTH ORDER OF BUSINESS

Notice of Meetings
Heron Isles
Community Development District

The Board of Supervisors of the Heron Isles Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2022 at Florida State College at Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097 on the first Thursday of the following months (*exceptions noted):

November 4, 2021 at 10:30 a.m.

February 3, 2022 at 6:00 p.m.

May 5, 2022 at 10:30 a.m.

August 4, 2022 at 6:00 p.m.

ELEVENTH 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, May 6, 2021 at 10:30 a.m. at Florida State College Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present and constituting a quorum were:

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

Also present were:

Ernesto Torres	District Manager
Sarah Warren	District Counsel by telephone
Mike Yuro	District Engineer by telephone
Cheryl Graham	Facilities Manager
Luanne Smith	Associa Community Management Services

The following is a summary of the discussion and actions taken at the May 6, 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 10:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Update on Underwriting Opinion on Refinancing

This item was on the agenda in error.

FOURTH ORDER OF BUSINESS**Discussion on Resident Request for a Basketball Court**

Mr. Watson informed the Board that this item came to be by resident request as kids are playing basketball in the street. Ms. Reams stated that she feels the kids are playing in the cul-de-sac because they feel it's a safe space to do so and she does not feel that they're encroaching on anyone. The consensus of the Board was to not consider a community basketball court at this time.

FIFTH ORDER OF BUSINESS**Discussion on Hog Issues**

Mr. Torres informed the Board this item is on the agenda due to resident concerns. Ms. Graham noted in the past an owner volunteered to set up traps, which was successful until the owner moved out of the community. She suggested seeking someone to do the same now and the Board agreed. Ms. Warren advised having an agreement in place with the trapper to provide the District with protection.

SIXTH ORDER OF BUSINESS**Update on Water Utilities**

Mr. Torres directed the Board to page four of the financial statements, which provides the monthly costs for utilities and noted in October and November expenses came in at \$5,000, December and January expenses came in at \$4,000. In March the expenses dropped significantly to \$1,600. He noted he would continue to monitor the numbers and expects it will take a few more months to see the savings from installing the irrigation wells but the numbers are heading in the right direction.

SEVENTH ORDER OF BUSINESS**Discussion on Future Storm Drain Repairs**

Mr. Torres noted there are depressions forming around various storm drains throughout the community and there have been capital funds spent to repair the depressions. He asked for the Board's opinion on how they'd like to handle future repairs. Mr. Watson felt that the contractor previously approved to fix similar areas over billed for the repairs. He walked the community with Rich Hall to look at the areas in need of repair and was advised that all but one of the areas had French drains installed and likely, the areas could be filled in with dirt or sod with exception to the damaged sidewalk, which will require a more extensive repair. Mr. Hall provided Mr. Watson with a quote of \$3,500 for each area in need of repair. Mr. Watson suggested seeking bids for the project. Mr. Yuro recommended the Board allow him to do an

inspection as the engineer of the District to form his own opinion on what needs to be done to repair the issues. Mr. Watson will meet with Mr. Yuro to inspect the areas.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption

Mr. Torres informed the Board the public hearing to adopt the budget will be held August 4, 2021 at 6:00 p.m. The meeting will be held at Florida State College Nassau Center if the meeting room is available on that date and time. If not, the meeting will be held at the Story & Song Bookstore Bistro. There is no increase in assessments with the budget as presented. The Board discussed the possibility of installing the remaining irrigation wells. If the savings are significant enough from the irrigation wells recently installed to use the funds currently allocated for the water and sewer budget line for paying for the installation of the future wells Mr. Torres noted there could be a budget amendment done later for that purpose. Mr. Watson noted the savings on water and sewer charges may also need to be used for repairing the sinkholes depending on the severity.

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor Resolution 2021-05, approving the proposed budget for Fiscal Year 2022 and setting the public hearing for adoption for August 4, 2021 at 6:00 p.m. was approved.

NINTH ORDER OF BUSINESS

Selection of Audit Committee

Mr. Torres recommended the Board Supervisors serve as the audit committee members.

On MOTION by Ms. Blessing seconded by Mr. Watson with all in favor the Board members serving as the audit committee members was approved.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 3, 2021 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 100% collected was enclosed in the agenda package.

D. Check Register

A copy of the check register totaling \$89,794.76 was enclosed in the agenda package.

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

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Warren informed the Board the legislative session has wrapped up and noted there were some bills that were passed that impact CDDs. Her firm is reviewing those now and will circulate information to the Board.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Report on the Number of Registered Voters (1,422)

As required by Florida Statutes, Mr. Torres reported to the Board the number of registered voters within the District boundaries, which is 1,422.

D. Property Manager

1. Report

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

2. Proposals for Consideration

Ms. Graham presented three proposals for cleaning, sealing, and repainting several of the community signs that are cracked. The Board opted to approve Rineck’s proposal for the project. Rineck does not include the letters that attach to the sign in their proposal.

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor Rineck’s proposal for cleaning, sealing and repainting the community signs was approved.

Ms. Graham presented three proposals for painting the parking lot lines. The Board felt this project could be tabled.

Ms. Graham presented three proposals for uplights for the community signs and towers, as well as a pole light for the mailbox kiosk. Peacock’s proposal provides for two lights each for more illumination, while the other proposals provide for one light each. The Board opted to approve Johnny’s AC proposal for the uplights for the community signs and towers. A resident informed the Board that the HOA is planning to install a mailbox kiosk cover and lighting may be included in that installation so the proposals for lighting the mailbox kiosk were tabled until that is confirmed with the HOA.

On MOTION by Ms. Reams seconded by Mr. Watson with all in favor Johnny’s AC proposal for lighting the community signs was approved.

Ms. Graham presented a proposal for repairing or replacing the fence panels that have fallen out on Heron Isles Parkway. The CDD is under no obligation to maintain the fence so Ms. Graham also gave the option of removing the fence, with notice to Blackrock out of courtesy if that is the decision made. Ms. Blessing asked that Ms. Graham obtain a proposal for removal of the fence.

Ms. Graham presented proposals for replacement of playground parts including a pull-up bar, two slides, a half bubble, and an activity board. The total of all the parts needing replacement are \$6,784.36. The proposals include the parts and shipping, but do not include installation. Mr. Torres noted Riverside Management Services could perform the installation.

On MOTION by Mr. Watson seconded by Mr. Couch with all in favor the proposal from Miracle – True North for replacing the playground equipment listed above was approved.

Mr. Couch asked about the mini tower pavers. Ms. Graham responded that she's been working to obtain proposals for the tiles.

TWELFTH ORDER OF BUSINESS
Public Comments

Supervisor's Requests and Public Comment

A resident asked if anyone knows what happened to the second sign at the end of Commodore. Ms. Graham responded that she would look into it. The resident also asked if the sinkhole repair work done by Dennis Armstrong was warrantied. Mr. Torres responded that he believes it was warrantied for at least a year. The resident expressed concern over people driving over and damaging the sidewalk near the park equipment due to the lack of parking and asked if there could be at least a spot or two added. Ms. Blessing responded that a parking area was considered a year ago and the addition would have been very expensive. Mr. Yuro stated he could pull up the sketch he created when the eight parking spaces were being considered and would provide an estimate on what he believes the expense would be to only add a couple of spots. The resident asked if Cheryl has an amount she is allowed to spend without having to wait for approval from the Board. Mr. Torres responded that emergency repairs will be taken care of between meetings, but enhancements wait for Board approval.

Supervisors' Requests

Mr. Watson informed the Board there was a storm drain found about 150-feet going into Coral Reef that is one-foot below the ground. Since it has not caused any problems thus far, the decision was made to cover it back up. Mr. Watson also asked that more bids be provided for each service such as janitorial service and lake maintenance. Mr. Watson asked Ms. Graham to investigate if landscape maintenance of the property west of the roundabout is being charged to the CDD rather than Blackrock.

Mr. Martyn noted there is a message board on Commodore Point on CDD property that could create a safety issue with someone parking to read the sign and asked if the CDD agreed to the signs being placed on the property. Mr. Torres and Ms. Graham responded that they did not authorize placement of the signs that were placed by the HOA. A resident suggested placing a larger sign just before Chester. Ms. Graham noted that property is on the side of a County road

and the County would remove it if it were in violation of their signage ordinance. The Board’s general consensus was that they did not object to the HOA’s signage remaining on District’s property.

Mr. Watson asked what the status is of the paving of the area around the mailboxes. Ms. Graham responded that it was disapproved, but she has sent a modified request to the ARB. Mr. Torres noted ARB approval is not required, it was just requested as a courtesy.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 4, 2021 at 6:00 p.m.

Mr. Torres noted the location of the August meeting is to be determined.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Heron Isles Community Development District was held on Thursday, May 6, 2021 at 10:30 a.m. at Florida State College Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present were:

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

Also present were:

Ernesto Torres	District Manager
Sarah Warren	District Counsel by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at approximately 12:20 p.m.

SECOND ORDER OF BUSINESS

Approval of Auditor Selection Evaluation Criteria

Mr. Torres presented five criteria for consideration: ability of personnel, proposer's experience, understanding of scope of work, ability to furnish the required services, and price. Each criteria are weighted equally at 20 points.

On MOTION by Ms. Blessing seconded by Mr. Martyn with all in favor the auditor selection evaluation criteria were approved as presented.
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THIRD ORDER OF BUSINESS

Other Business

There was no other business.

FOURTH ORDER OF BUSINESS

Adjournment

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

B.

HERON ISLES
Community Development District
Unaudited Financial Statements
as of
June 30, 2021

Meeting Date
August 4, 2021

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Total Governmental Funds</u>
ASSETS:				
Cash - Wells Fargo	\$97,814	---	\$43,918	\$141,732
State Board	\$213	---	\$2,002	\$2,215
Custody-Reserves	\$753	---	---	\$753
Custody-Excess Funds	\$193,739	---	---	\$193,739
Investments:				
Series 2017A-1				
Revenue	---	\$48,779	---	\$48,779
Series 2017A-2				
Reserve	---	\$33,688	---	\$33,688
Prepayment	---	\$9,447	---	\$9,447
Prepaid Expenses	\$40	---	---	\$40
Electric Deposits	\$1,580	---	---	\$1,580
	<u>\$294,139</u>	<u>\$91,914</u>	<u>\$45,920</u>	<u>\$431,972</u>
TOTAL ASSETS				
LIABILITIES:				
Accounts Payable	\$12,427	---	---	\$12,427
FUND BALANCES:				
Restricted for Debt Service	---	\$91,914	---	\$91,914
Restricted for Capital Reserve	---	---	\$45,920	\$45,920
Nonspendable	\$1,620	---	---	\$1,620
Assigned	\$0	---	---	\$0
Unassigned	\$280,091	---	---	\$280,091
	<u>\$294,139</u>	<u>\$91,914</u>	<u>\$45,920</u>	<u>\$431,972</u>
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS				

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 06/30/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/21	ACTUAL Thru 06/30/21	VARIANCE
Revenues				
Assessments - On Roll	\$412,343	\$412,343	\$417,715	\$5,372
Interest/Misc Revenue	\$400	\$300	\$8	(\$292)
Access Key Cards	\$100	\$75	\$0	(\$75)
Total Revenues	\$412,843	\$412,718	\$417,724	\$5,005
Expenditures				
<i>Administrative</i>				
Supervisor Fees	\$6,000	\$4,500	\$2,200	\$2,300
FICA Expense	\$459	\$344	\$168	\$176
Engineering	\$4,000	\$3,000	\$1,495	\$1,505
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Dissemination	\$1,500	\$1,125	\$1,125	\$0
Attorney	\$15,000	\$11,250	\$11,302	(\$52)
Annual Audit	\$3,250	\$3,250	\$3,250	\$0
Trustee Fees	\$3,800	\$0	\$0	\$0
Management Fees	\$45,423	\$34,067	\$34,067	\$0
Computer Time	\$1,000	\$750	\$750	\$0
Website Compliance	\$1,700	\$1,275	\$375	\$900
Telephone	\$200	\$150	\$58	\$92
Postage	\$800	\$600	\$311	\$289
Printing & Binding	\$1,500	\$1,125	\$384	\$741
Rental & Leases	\$120	\$90	\$0	\$90
Meeting Room Rental	\$1,000	\$750	\$365	\$385
Insurance	\$13,629	\$13,629	\$13,321	\$308
Legal Advertising	\$5,350	\$4,013	\$1,325	\$2,687
Other Current Charges	\$7,000	\$7,057	\$7,057	\$0
Office Supplies	\$100	\$75	\$31	\$44
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative Expenditures	\$119,506	\$94,725	\$85,260	\$9,465
<i>Utilities</i>				
Electric	\$31,740	\$23,805	\$18,694	\$5,111
Water & Sewer	\$64,000	\$48,000	\$29,462	\$18,538
Total Utilities	\$95,740	\$71,805	\$48,156	\$23,649

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 06/30/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/21	ACTUAL Thru 06/30/21	VARIANCE
Expenditures				
<i><u>Contract Services</u></i>				
Landscape Maintenance	\$60,852	\$45,639	\$45,639	\$0
Landscape Contingency	\$15,000	\$11,250	\$1,758	\$9,492
Irrigation Maintenance	\$3,000	\$2,250	\$3,984	(\$1,734)
Lake Maintenance	\$12,900	\$9,675	\$9,675	\$0
Janitorial Services	\$7,200	\$5,400	\$5,400	\$0
Trash Removal Services	\$7,440	\$5,580	\$5,580	\$0
Management Company	\$11,220	\$8,415	\$935	\$7,480
Facility Management	\$0	\$0	\$6,981	(\$6,981)
Pest Control Services	\$250	\$188	\$248	(\$61)
Holiday Decorations	\$1,500	\$0	\$0	\$0
Total Contract Services	\$119,362	\$88,397	\$80,200	\$8,196
<i><u>Repairs & Maintenance</u></i>				
Facility Repairs	\$15,000	\$11,250	\$1,189	\$10,061
Misc Repairs & Maintenance	\$0	\$0	\$2,602	(\$2,602)
Total Repairs & Maintenance	\$15,000	\$11,250	\$3,791	\$7,459
<i><u>Reserves</u></i>				
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	\$329,412	\$320,203	\$9,209
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$97,521	
FUND BALANCE - Beginning	\$0		\$184,191	
FUND BALANCE - Ending	(\$0)		\$281,711	

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT

	October	November	December	January	February	March	April	May	June	July	August	September	Total	
<u>REVENUES:</u>														
Maintenance Assessments	\$1,606	\$22,143	\$376,058	\$2,277	\$6,183	\$3,648	\$3,631	\$681	\$1,488	\$0	\$0	\$0	\$417,715	
Interest Income	\$1	\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$8	
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	\$3,632	\$683	\$1,489	\$0	\$0	\$0	\$417,724	
<u>EXPENDITURES:</u>														
<u>Administrative:</u>														
Supervisors	\$0	\$800	\$0	\$0	\$800	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$2,200	
FICA Expense	\$0	\$61	\$0	\$0	\$61	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$168	
Engineering	\$0	\$0	\$0	\$390	\$520	\$0	\$0	\$585	\$0	\$0	\$0	\$0	\$1,495	
Attorney	\$0	\$2,307	\$1,862	\$1,707	\$2,730	\$420	\$897	\$1,380	\$0	\$0	\$0	\$0	\$11,302	
Dissemination	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$1,125	
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	\$3,250	\$0	\$0	\$0	\$3,250	
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	\$3,785	\$3,785	\$3,785	\$0	\$0	\$0	\$34,067	
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750	
Website Administration	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$0	\$0	\$0	\$375	
Telephone	\$0	\$0	\$0	\$0	\$0	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$58	
Postage	\$75	\$6	\$29	\$168	\$4	\$9	\$4	\$8	\$6	\$0	\$0	\$0	\$311	
Printing & Binding	\$7	\$65	\$37	\$4	\$126	\$27	\$18	\$9	\$92	\$0	\$0	\$0	\$384	
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	\$406	\$275	\$0	\$0	\$0	\$0	\$1,325	
Other Current Charges	\$39	\$6,572	\$34	\$45	\$0	\$241	\$36	\$39	\$50	\$0	\$0	\$0	\$7,057	
Meeting Room Rental	\$0	\$150	\$0	\$0	\$175	\$0	\$40	\$0	\$0	\$0	\$0	\$0	\$365	
Office Supplies	\$1	\$13	\$0	\$0	\$15	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$31	
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	\$4,791	\$5,437	\$6,976	\$7,433	\$0	\$0	\$0	\$85,260	
<u>Maintenance:</u>														
Electric	\$2,001	\$2,002	\$2,003	\$2,003	\$2,017	\$2,152	\$2,189	\$2,109	\$2,217	\$0	\$0	\$0	\$18,694	
Water & Sewer	\$5,438	\$5,306	\$4,522	\$4,379	\$3,378	\$1,671	\$1,010	\$893	\$2,865	\$0	\$0	\$0	\$29,462	
Landscape Maintenance	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$5,071	\$0	\$0	\$0	\$45,639	
Landscape Contingency	\$0	\$648	\$463	\$0	\$0	\$648	\$0	\$0	\$0	\$0	\$0	\$0	\$1,758	
Irrigation Repairs	\$1,085	\$0	\$474	\$288	\$257	\$269	\$1,022	\$589	\$0	\$0	\$0	\$0	\$3,984	
Lake Maintenance	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$1,075	\$0	\$0	\$0	\$9,675	
Janitorial	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$5,400	
Trash Removal Services	\$620	\$620	\$620	\$620	\$620	\$620	\$620	\$620	\$620	\$0	\$0	\$0	\$5,580	
Management Company	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$935	
Facility Management	\$0	\$436	\$935	\$935	\$935	\$935	\$935	\$935	\$935	\$0	\$0	\$0	\$6,981	
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248	\$0	\$0	\$0	\$0	\$248	
Facility Repairs	\$464	\$0	\$0	\$0	\$395	\$60	\$0	\$0	\$270	\$0	\$0	\$0	\$1,189	
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	\$17,289	\$15,758	\$18,366	\$14,971	\$14,348	\$13,102	\$12,522	\$12,140	\$13,652	\$0	\$0	\$0	\$132,147	
Total Expenditures	\$42,760	\$29,767	\$24,364	\$21,647	\$22,815	\$17,893	\$17,959	\$19,116	\$21,086	\$0	\$0	\$0	\$217,407	
<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)	(\$7,193)	(\$7,624)	\$420,530	(\$19,369)	(\$16,630)	4	(\$14,244)	(\$14,327)	(\$18,434)	(\$19,597)	\$0	\$0	\$0	\$97,521

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 06/30/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/21	ACTUAL Thru 06/30/21	VARIANCE
Revenues				
Special Assessments - On Roll	\$233,370	\$233,370	\$225,876	(\$7,493)
Prepayments	\$0	\$0	\$11,947	\$11,947
Interest Income	\$0	\$0	\$7	\$7
Total Revenues	\$233,370	\$233,370	\$237,831	\$4,461
Expenditures				
Series 2017A1				
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	\$27,047	\$27,047	\$0
Principal - 5/1	\$100,000	\$95,000	\$95,000	\$0
Special Call - 5/1	\$0	\$0	\$5,000	(\$5,000)
Series 2017A2				
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	\$17,875	(\$17,875)
Principal - 5/1	\$30,000	\$0	\$30,000	(\$30,000)
Special Call - 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$220,494	\$167,294	\$245,169	(\$77,875)
Other Sources/(Uses)				
Interfund Transfer In(Out)	\$0	\$0	\$0	\$0
Total Other Sources/(Uses)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	<u>\$12,876</u>		<u>(\$7,338)</u>	
FUND BALANCE - Beginning	\$60,264		\$99,252	
FUND BALANCE - Ending	<u>\$73,139</u>		<u>\$91,914</u>	

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending 06/30/21

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/21	ACTUAL Thru 06/30/21	VARIANCE
Revenues				
Capital Reserve Transfer In	\$43,236	\$43,236	\$43,236	\$0
Interest Income	\$50	\$38	\$2	(\$36)
Total Revenues	<u>\$43,286</u>	<u>\$43,274</u>	<u>\$43,238</u>	<u>(\$36)</u>
Total Revenues				
Capital Outlay	\$20,000	\$15,000	\$0	\$15,000
Repair & Maintenance	\$0	\$0	\$24,698	(\$24,698)
Other Current Charges	\$500	\$0	\$290	(\$290)
Total Expenditures	<u>\$20,500</u>	<u>\$15,000</u>	<u>\$24,988</u>	<u>(\$9,988)</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$22,786</u>		<u>\$18,250</u>	
FUND BALANCE - Beginning	\$35,552		\$27,670	
FUND BALANCE - Ending	<u><u>\$58,338</u></u>		<u><u>\$45,920</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:	\$75,990.63
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)
Less: May 1, 2021	(\$95,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)

Current Bonds Outstanding	\$1,790,000
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Series 2017A-2 Capital Improvement Revenue Bonds	
Interest Rate:	5.00%
Maturity Date:	11/1/36
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$34,125.00
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)
Less: May 1, 2021	(\$30,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)

Current Bonds Outstanding	\$680,000
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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	27,439.53	9,630.24	17,809.29
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
9	05/06/21	1,049.82	368.45	681.37
10	06/03/21	-	-	-
11	06/03/21	-	-	-
TAX CERTIFICATES	06/09/21	2,292.31	804.51	1,487.80
			-	-
			-	-
			-	-
TOTAL TAX ROLL RECEIPTS		643,591.85	225,876.48	417,715.37

TOTAL DUE TAX ROLL RECEIPTS	(8,281.14)	(2,906.38)	(5,374.76)
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PERCENT COLLECTED	TOTAL	DEBT	O&M
% COLLECTED TAX ROLL	101.30%	101.30%	101.30%

D.

HERON ISLES
Community Development District

Check Register Summary- General Fund

4/01/2021 - 6/30/2021

<i>Check Date</i>	<i>Check #'s</i>	<i>Total</i>	<i>Total Amount</i>
General Fund			
4/1/21 - 4/30/21	315-322	\$6,428.08	
5/1/21 - 5/31/21	323-338	\$25,062.81	
6/1/21 - 6/30/21	339-350	\$8,266.61	
Total			\$39,757.50
Capital Reserve			
5/25/21	6	\$21,229.00	
Total			\$21,229.00
Autopayments			
4/5/21	JEA Online Payment	\$1,009.59	
4/6/21	FPL Online Payment	\$2,189.35	
5/5/21	JEA Online Payment	\$893.38	
5/6/21	FPL Online Payment	\$2,109.10	
6/3/21	JEA Online Payment	\$2,864.80	
6/7/21	FPL Online Payment	\$2,216.53	
Total			\$11,282.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/12/21	00014	4/01/21	205	202104	310-51300-34000		APRIL MANAGEMENT FEES	*	3,785.25		
4/01/21		205	202104	310-51300-35110		APRIL WEBSITE ADMINISTRAT	*	41.67			
4/01/21		205	202104	310-51300-35100		APRIL INFORMATION TECHNOL	*	83.33			
4/01/21		205	202104	310-51300-31300		APRIL DISSEMINATION AGENT	*	125.00			
4/01/21		205	202104	310-51300-51000		OFFICE SUPPLIES	*	.24			
4/01/21		205	202104	310-51300-42000		POSTAGE	*	4.08			
4/01/21		205	202104	310-51300-42500		COPIES	*	18.30			
GOVERNMENTAL MANAGEMENT SERVICES										4,057.87	000315
4/20/21	00093	3/26/21	10	202103	310-51300-49000		SE2017A AMORT SCHED PREPA	*	100.00		
		3/26/21	10	202103	310-51300-49000		SE2017B AMORT SCHED PREPA	*	100.00		
DISCLOSURE SERVICES, LLC										200.00	000316
4/20/21	00082	3/26/21	14233	202103	320-57200-46250		MAR IRRIGATION REPAIR	*	97.20		
MARTEX SERVICES										97.20	000317
4/20/21	00082	3/26/21	14234	202103	320-57200-46250		MAR IRRIGATION REPAIR	*	172.26		
MARTEX SERVICES										172.26	000318
4/20/21	00058	4/23/21	635083	202104	310-51300-48000		NOTICE OF AUDIT 04/23	*	405.75		
NEWS LEADER										405.75	000319
4/20/21	00065	4/01/21	3A	202104	320-57200-34100		APR FACILITY MANAGEMENT	*	935.00		
RIVERSIDE MANAGEMENT SERVICES, INC.										935.00	000320
4/20/21	00110	3/23/21	2835	202102	310-51300-31100		FEB ENGINEERING SERVICES	*	520.00		
YURO AND ASSOCIATES, LLC.										520.00	000321
4/28/21	00115	4/28/21	04282021	202104	310-51300-44500		MEETING ROOM RENTAL	*	40.00		
FLORIDA STATE COLLEGE										40.00	000322

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/03/21	00006	3/30/21	121243	202102	310-51300	31500		MAR GENERAL COUNSEL HOPPING GREEN & SAMS	*	2,730.00	2,730.00	000323
5/03/21	00006	4/21/21	121750	202103	310-51300	31500		MAR GENERAL COUNSEL HOPPING GREEN & SAMS	*	420.00	420.00	000324
5/03/21	00087	3/20/21	21320	202103	320-57200	49700		RESET DOWNED STREET SIGN SG MAINTENANCE SERVICES INC	*	60.00	60.00	000325
5/03/21	00015	4/01/21	567396	202104	320-57200	46500		APR LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	1,075.00	1,075.00	000326
5/13/21	00045	4/01/21	625	202103	320-57200	46600		TRASH PICKUP 3/31 4/01/21 625 202103 320-57200-46700 JANITORIAL SERVICES 3/31 ALL REPAIRS & MAINTENANCE	*	600.00	1,220.00	000327
5/13/21	00045	4/30/21	698	202104	320-57200	46600		TRASH PICK UP 4/30 4/30/21 698 202104 320-57200-46700 JANITORIAL SERVICES 4/30 ALL REPAIRS & MAINTENANCE	*	600.00	1,220.00	000328
5/13/21	00014	5/01/21	206	202105	310-51300	34000		MAY MANAGEMENT FEES	*	3,785.25		
		5/01/21	206	202105	310-51300	35110		MAY WEBSITE ADMIN	*	41.67		
		5/01/21	206	202105	310-51300	35100		MAY INFORMATION TECH	*	83.33		
		5/01/21	206	202105	310-51300	31300		MAY DISSEMINATION AGENT	*	125.00		
		5/01/21	206	202105	310-51300	51000		OFFICE SUPPLIES	*	.12		
		5/01/21	206	202105	310-51300	42000		POSTAGE	*	7.94		
		5/01/21	206	202105	310-51300	42500		COPIES	*	9.00		
								GOVERNMENTAL MANAGEMENT SERVICES			4,052.31	000329
5/13/21	00082	3/29/21	14245	202103	320-57200	46210		INSTALL SEASONAL FLOWERS MARTEX SERVICES	*	647.50	647.50	000330

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/21	00082	4/01/21	14323	202104	320-57200-46200			MARTEX SERVICES	*	5,071.00	5,071.00	000331

5/13/21	00065	5/01/21	6	202105	320-57200-34100			RIVERSIDE MANAGEMENT SERVICES, INC.	*	935.00	935.00	000332

5/13/21	00015	5/01/21	574171	202105	320-57200-46500			THE LAKE DOCTORS, INC.	*	1,075.00	1,075.00	000333

5/25/21	00102	8/13/20	42939954	202010	320-57200-49700			GREAT AMERICAN BUSINESS PRODUCTS	*	463.96	463.96	000334

5/25/21	00082	4/30/21	655042	202104	320-57200-46250			MARTEX SERVICES	*	459.35	459.35	000335

5/25/21	00082	4/30/21	655043	202104	320-57200-46250			MARTEX SERVICES	*	374.74	374.74	000336

5/25/21	00082	4/30/21	655044	202104	320-57200-46250			MARTEX SERVICES	*	188.03	188.03	000337

5/25/21	00082	5/14/21	656561	202105	320-57200-46200			MARTEX SERVICES	*	5,071.00	5,071.00	000338

6/07/21	00014	6/01/21	207	202106	310-51300-34000			JUNE MANAGEMENT FEES	*	3,785.25		
		6/01/21	207	202106	310-51300-35110			JUNE WEBSITE MANAGEMENT	*	41.67		
		6/01/21	207	202106	310-51300-35100			JUNE INFORMATION TECH	*	83.33		
		6/01/21	207	202106	310-51300-31300			JUNE DISSEMINATION AGENT	*	125.00		
		6/01/21	207	202106	310-51300-51000			OFFICE SUPPLIES	*	.33		
		6/01/21	207	202106	310-51300-42000			POSTAGE	*	6.35		
		6/01/21	207	202106	310-51300-42500			COPIES	*	91.65		
											4,133.58	000339

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/21	00082	5/31/21	657423	202105	320	57200	46250		IRRIG REPR RPLCD 3 ROTORS MARTEX SERVICES	*	194.03	194.03	000340
6/07/21	00082	5/31/21	657424	202105	320	57200	46250		IRRIG REPAIR BACKFLOW BRK MARTEX SERVICES	*	394.50	394.50	000341
6/07/21	00058	6/30/21	643937	202105	310	51300	48000		NOTICE OF AUDIT 5/5/21 NEWS LEADER	*	274.50	274.50	000342
6/07/21	00015	6/01/21	580694	202106	320	57200	46500		JUNE LAKE MAINTENANCE THE LAKE DOCTORS, INC.	*	1,075.00	1,075.00	000343
6/14/21	00045	5/31/21	715	202105	320	57200	46600		TRASH PICK UP 5/31/21 5/31/21 715 202105 320-57200-46700 JANITORIAL SRVS 5/31/21 ALL REPAIRS & MAINTENANCE	*	600.00	1,220.00	000344
6/14/21	00115	6/07/21	06072021	202106	300	15500	10000		ROOM RENTAL PREPAY 8/4/21 FLORIDA STATE COLLEGE	*	40.00	40.00	000345
6/14/21	00065	6/01/21	7	202106	320	57200	34100		JUNE FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES, INC.	*	935.00	935.00	000346
6/23/21	00014	6/15/21	208	202106	320	57200	49700		JUNE FACILITY REPAIRS GOVERNMENTAL MANAGEMENT SERVICES	*	269.71	269.71	000347
6/23/21	00006	5/31/21	122940	202104	310	51300	31500		APR GENERAL COUNSEL HOPPING GREEN & SAMS	*	897.00	897.00	000348
6/23/21	00125	6/14/21	659464	202106	320	57200	46200		JUNE LANDSCAPE MAINT THE GREENERY, INC	*	5,071.00	5,071.00	000349
6/23/21	00110	6/15/21	2901	202105	310	51300	31100		MAY ENGINEERING SERVICES YURO AND ASSOCIATES, LLC.	*	585.00	585.00	000350
TOTAL FOR BANK B											46,580.29		

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							46,580.29	

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/25/21	00004	4/24/21 13645	202104 600-58400-61000		SINKHOLE	*	21,229.00	

D. ARMSTRONG CONTRACTING LLC								21,229.00 000006

TOTAL FOR BANK C							21,229.00	
TOTAL FOR REGISTER							21,229.00	

HIC -HERON ISLES - BPEREGRINO

TWELFTH ORDER OF BUSINESS

D.

Heron Isles Community Development District
Operations Report
July 2021

Community Signs:

During the May CDD Board meeting, proposals from paint contractors were provided that would clean, repair and repaint the community signs. 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. The proposals were reviewed and Rineck Painting was selected. The contractor was notified and was to begin working on the signs on July 5th. Upon contact with Mike Rineck at the end of June to confirm the work that would begin as scheduled, we were informed that he would need to withdraw his proposal. Due to the difference in cost from the other proposals, an additional contractor was asked to provide a quote. In addition Mike Rineck has also submitted a revised proposal.

Note: Proposals from contractors that are interested in cleaning, repairing and painting the community signs for Heron Isles are included in the proposal packet.

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 however they are often short crew members than normal due to the affect that Covid has had on their employees. There have been a few calls from owners regarding the pond banks that are in need of mowing. The mowing schedule has been affected by the frequent rainfall however the Martex crew has been proactive in mowing any missed areas within a week, weather permitting.

The landscape beds for the shrubs along Heron Isles Parkway are normally accented with Pine Straw while the landscape beds at the park/playground area usually received mulch. Due to the increase amount of plant material along Heron Isles Parkway, the proposal for the mulch is much higher than budgeted. Martex was asked for a quote using pine straw however this amount has not been provided yet. We anticipate this proposal shortly.

Martex was to 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 and to eliminate the use of flowers. Without the knowledge of the CDD, Martex planted an increased number of annuals in the landscape beds on Chester Road and at the corner of Chester Road and Heron Isles Parkway at the request of the HOA. The flowers were paid for by the HOA. Playground mulch was also placed in the playground that was also purchased by the HOA.

Note: Proposals from Landscape contractors are included in the proposal packet.

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 the treatment provided, condition and marine life visible. (A copy of the July reports is provided for your review.)

Note: Proposals from other aquatic maintenance providers are included in the proposal packet.

Restroom Facility /Janitorial Service:

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: Proposals from other janitorial service providers are included in the proposal packet.

Additional Note: At the request of the Board, the removal of debris in the ponds is to be the responsibility of the pond maintenance contractor.

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.

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. By June, holes were discovered between the sidewalk and the curb near the corner of Coral Reef Road and Heron Isles Parkway. These holes range in depths of 3", 6" and 11: +/- and are near the area that was repaired by Dennis Armstrong. Dennis was contacted and an estimate was provided on June 21st in the amount of \$4,500.00. (Copy attached)

Note: The addresses listed have depressions that are periodically reviewed for changes that would increase a concern:

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

Updates:

Lighting - Community Signs and Towers

During the May CDD Board meeting, proposals from electrical contractors were to replace the landscape lights at each community sign with LED lights. Johnny's AC and Electric was selected. Due to the shrub roots that are along the front of each sign, the re-wiring needed for flush mounted lights would have caused damage to the roots of shrubs and the contractor would not take responsibility for such damage and advised that a single light would not provide the desired look. The contractor has installed LED lights on extension posts. At night, the signs are nicely illuminated. They have special ordered the solar lights to match and expect to have them in soon.

Mailbox Kiosk – Expansion of Parking Area:

A-Plus Construction Services has been asked to provide a larger paved parking area in front of the mailbox kiosk and adjacent to the existing parking space.

An application was submitted to the Heron Isles Architectural Review Board and was approved.

Additional Note: Tile replacements for the large Pavilion, Small towers (2) and Community signs were on the schedule to get pricing. Ted has reviewed each structure but has now been asked to focus on the two towers on each side of Heron Isles Parkway since someone has replaced the missing stones on the Pavilion.

Fence Issues:

Perimeter Fence along Chester Road:

During a storm that took place in mid-July –Ms. Brown of 96002 Coral Reef Road reported that a section of the perimeter fence was down and left her backyard exposed to public view on Chester Road. Irving with Tri-State Handy Help was quick to meet me on site and had the fence repaired by the following day.

Fence along Heron Isles Parkway, behind Blackrock Hammock:

Following notice to the Board President of Blackrock Hammock that Heron Isles would no longer repair the vinyl fence along Heron Isles Parkway from Blackrock Road to Furtherview Drive, the District Manager received a Cease and Desist Notice regarding any activity to remove the fence.

Washout Area – South Towner on Heron Isles Pkwy.

Irving with Tri-State Handy Help reviewed the wash-out area with and offered a solution. A small retaining area has been installed along the sidewalk and back side of the tower which should prevent dirt from washing onto the sidewalk.

Playground:

Main playground:

- Order was placed with Miracle Recreation to replace the single slide (that has cracked even more) the double slide, the half bubble and an activity board. As soon as the merchandise is received, it will be installed.
- As mentioned during the May CDD Board meeting, the condition of the park benches at the main playground is terrible and need to be replaced.
Note: Southern Recreation has provided a quote to replace the existing benches with three 8' benches

Secondary playground:

- Fitness Center at secondary park is missing the top pull up bar. An order was placed with Playmore Recreation to replace the upper pull up bar that is missing from the Energi fitness system.



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 DON **Cell #** _____ **Date** 7/19/21 **Time** 1045

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

Method	Water Level	Clarity	Carp Program	Water Testing
<ul style="list-style-type: none"> <u>Boat</u> <u>Backpack</u> AirBoat ATV 	<ul style="list-style-type: none"> Low <u>Normal</u> High 	<ul style="list-style-type: none"> Tannic <u>Clean</u> Turbid Planktonic 	<ul style="list-style-type: none"> Introduce Carp Re-Stock Recom Barriers Inspected 	<ul style="list-style-type: none"> Chemistry O2 _____

Fish/Wildlife Observed

Alligator	Otter	Snakes	Coots	Osprey	Nutria
<u>Bream</u>	<u>Bass</u>	Carp	Catfish	<u>Turtles</u>	Tilapia

Native/Beneficial Vegetation

Pickerelweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	<u>Spikerush</u>	Canna
Other _____				

Comments _____

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
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SERVICE REPORT

Customer HERON ISLES CDD **Account #** 711057

Biologist MATT **Cell #** 904-318-0783 **Date** 7/20/2021 **Time** AM

Pond #	9	10	5	1	4	6	7	8	11	12	13								
Algae	X			X	X	X	X	X	X	X									
Emergent		X	X								X	X							
Underwater		X	X																
Floating																			
Terrestrial		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							

Method	Water Level	Clarity	Carp Program	Water Testing
<input checked="" type="radio"/> Boat <input checked="" type="radio"/> Backpack <input type="radio"/> AirBoat <input type="radio"/> ATV	<input type="radio"/> Low <input checked="" type="radio"/> Normal <input type="radio"/> High	<input checked="" type="radio"/> Tannic <input checked="" type="radio"/> Clear <input type="radio"/> Turbid <input type="radio"/> Planktonic	<input type="radio"/> Introduce Carp <input type="radio"/> Re-Stock Recom <input type="radio"/> Barriers Inspected	<input type="radio"/> Chemistry <input type="radio"/> O2 _____

Fish/Wildlife Observed

Alligator	Otter	Snakes	Coots	Osprey	Nutria
<input checked="" type="radio"/> Bream	<input checked="" type="radio"/> Bass	<input checked="" type="radio"/> Carp	Catfish	Turtles	Tilapia

Native/Beneficial Vegetation

Pickerelweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	<input checked="" type="radio"/> Bacopa	Chara	<input checked="" type="radio"/> Spikerush	Canna
Other _____				

Comments Thanks Matt

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