

*Heron Isles  
Community Development District*

*February 21, 2023*

# *AGENDA*

# Heron Isles Community Development District

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.HeronIslesCDD.com](http://www.HeronIslesCDD.com)

---

February 14, 2023

Board of Supervisors  
Heron Isles Community Development District  
**Staff Call In #: 1-877-304-9269; Passcode: 4935998**

Dear Board Members:

The Heron Isles Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, February 21, 2023 at 5:00 p.m. at Florida State College at Jacksonville, Nassau Center, Room T126 (Nassau Room), 76346 William Burgess Boulevard, Yulee, Florida 32097.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Organizational Matters
  - A. Consideration of Appointing New Supervisors to Fill Vacancies in Seats 2 and 4
  - B. Oath of Office for Newly Appointed Supervisors
  - C. Consideration of Resolution 2023-01, Designating Officers
- IV. Approval of Consent Agenda
  - A. Approval of the Minutes of the November 15, 2022 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer

- C. District Manager
- D. Field Operations Manager – Report
- VI. Supervisors’ Requests and Public Comment
- VII. Next Scheduled Meeting – May 16, 2023, at 5:00 p.m. at Florida State College of Jacksonville, Nassau Center, Room A114, 76346 William Burgess Road, Yulee, Florida
- VIII. Adjournment

*THIRD ORDER OF BUSINESS*

*C.*

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of Heron Isles Community Development District:

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 21ST DAY OF FEBRUARY, 2023.**

**ATTEST**

**HERON ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FOURTH 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 Tuesday, November 15, 2022 at 5:00 p.m. at Florida State College at Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present and constituting a quorum were:

|                  |            |
|------------------|------------|
| Greg Watson      | Chairman   |
| Robert Martyn    | Supervisor |
| Nicole Reams     | Supervisor |
| Wendy Emanuelson | Supervisor |

Also present were:

|                 |                              |
|-----------------|------------------------------|
| Daniel Laughlin | District Manager             |
| Lauren Gentry   | District Counsel             |
| Mike Yuro       | District Engineer (by phone) |
| Cheryl Graham   | Field Operations Manager     |

The following is a summary of the discussion and actions taken at the November 15, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 5:07 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the August 16, 2022 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Copies of the minutes and financial documents were enclosed in the agenda package for the Board’s review. Mr. Laughlin noted the check register totals \$121,218.58 and approximately \$55,000 of that total is a transfer of surplus funds to the capital reserve account.

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

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement with BrightView Landscape Services, Inc. for Landscape and Irrigation Maintenance Services**

Mr. Laughlin noted BrightView was selected as the landscape contractor at a previous meeting and the agreement has been signed.

On MOTION by Mr. Watson seconded by Mr. Martyn with all in favor the agreement with BrightView Landscape Services, Inc. was ratified.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. Laughlin informed the Board the election results will take effect prior to the next meeting, so there will be a resolution designating officers added to the next agenda.

**D. Field Operations Manager - Report**

Ms. Graham gave an overview of her report, a copy of which was included in the agenda package. She informed the Board there have been some issues in the restroom facilities, including a broken door handle and latch for a stall.

Ms. Emanuelson asked Ms. Graham to check on how often the janitorial crew is working on property.

A resident informed Ms. Graham there is a portion of sidewalk on Commodore near Oak Creek that was missed when new concrete was poured. Ms. Graham stated that she would get with the contractor.

Mr. Watson asked how long it will be until a hole on Heron Isles Parkway will be fixed. Ms. Graham stated that she would get with Jesse to ask about it.

Mr. Laughlin informed the Board that he spoke to the gentleman who is supposed to install a vending machine on property, and he indicated he has been out of town frequently causing a delay in the installation. He also noted the machine would need to be bolted down.

The Board discussed purchasing additional security cameras and made the following motion.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor purchasing additional security cameras at an amount not to exceed \$2,000 was approved.

*Supervisor Reams joined the meeting at this time.*

Ms. Emanuelson asked if something can be done to make the storage room door easier to open.

**SIXTH ORDER OF BUSINESS  
Supervisor Requests**

**Supervisor Requests and Public Comment**

There being none, the next item followed.

**Public Comments**

A resident asked if there are new board members coming on. Mr. Laughlin responded no.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 21, 2023  
at 5:00 p.m. at Florida State College of  
Jacksonville, Nassau Center, 76346 William  
Burgess Boulevard, Yulee, Florida**

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

*B.*

# Heron Isles

## Community Development District

Unaudited Financial Reporting  
December 31, 2022

Meeting Date  
February 21, 2023



**Heron Isles**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**December 1, 2022**

|                                            | General          | Debt<br>Service  | Capital<br>Reserve | Total<br>Governmental<br>Funds |
|--------------------------------------------|------------------|------------------|--------------------|--------------------------------|
| <b>ASSETS:</b>                             |                  |                  |                    |                                |
| Cash - Wells Fargo                         | \$25,883         | ---              | \$92,132           | \$118,016                      |
| State Board                                | \$171,096        | ---              | \$2,039            | \$173,135                      |
| Custody-Reserves                           | \$753            | ---              | ---                | \$753                          |
| Custody-Excess Funds                       | \$402,855        | ---              | ---                | \$402,855                      |
| Investments:                               |                  |                  |                    |                                |
| Series 2017A-1                             |                  |                  |                    |                                |
| Revenue                                    | ---              | \$212,795        | ---                | \$212,795                      |
| Excess Revenue                             | ---              | \$5,626          | ---                | \$5,626                        |
| Series 2017A-2                             |                  |                  |                    |                                |
| Reserve                                    | ---              | \$32,625         | ---                | \$32,625                       |
| Electric Deposits                          | \$1,580          | ---              | ---                | \$1,580                        |
| Assessment Receivable                      | ---              | ---              | ---                | \$0                            |
| <b>TOTAL ASSETS</b>                        | <b>\$602,167</b> | <b>\$251,046</b> | <b>\$94,171</b>    | <b>\$947,384</b>               |
| <b>LIABILITIES:</b>                        |                  |                  |                    |                                |
| Accounts Payable                           | \$5,274          | ---              | ---                | \$5,274                        |
| Accrued Expenses                           | \$1,467          | ---              | ---                | \$1,467                        |
| <b>TOTAL LIABILITIES</b>                   | <b>\$6,741</b>   | <b>\$0</b>       | <b>\$0</b>         | <b>\$6,741</b>                 |
| <b>FUND BALANCES:</b>                      |                  |                  |                    |                                |
| Restricted for Debt Service                | ---              | \$251,046        | ---                | \$251,046                      |
| Restricted for Capital Reserve             | ---              | ---              | \$94,171           | \$94,171                       |
| Nonspendable                               | \$1,580          | ---              | ---                | \$1,580                        |
| Unassigned                                 | \$593,845        | ---              | ---                | \$593,845                      |
| <b>TOTAL FUND BALANCES</b>                 | <b>\$595,425</b> | <b>\$251,046</b> | <b>\$94,171</b>    | <b>\$940,642</b>               |
| <b>TOTAL LIABILITIES &amp; FUND EQUITY</b> | <b>\$602,167</b> | <b>\$251,046</b> | <b>\$94,171</b>    | <b>\$947,384</b>               |



**HERON ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending 12/01/22

|                                          | ADOPTED<br>BUDGET | PRORATED BUDGET<br>12/1/22 | ACTUAL<br>12/1/22 | VARIANCE       |
|------------------------------------------|-------------------|----------------------------|-------------------|----------------|
| <b>Revenues</b>                          |                   |                            |                   |                |
| Assessments - On Roll                    | \$412,343         | \$397,762                  | \$397,762         | \$0            |
| Interest/Misc Revenue                    | \$10              | \$3                        | \$1,527           | \$1,524        |
| Access Key Cards                         | \$100             | \$25                       | \$0               | (\$25)         |
| <b>Total Revenues</b>                    | <b>\$412,453</b>  | <b>\$397,790</b>           | <b>\$399,289</b>  | <b>\$1,499</b> |
| <b>Expenditures</b>                      |                   |                            |                   |                |
| <i>Administrative</i>                    |                   |                            |                   |                |
| Supervisor Fees                          | \$4,000           | \$1,000                    | \$600             | \$400          |
| FICA Expense                             | \$306             | \$77                       | \$46              | \$31           |
| Engineering                              | \$4,000           | \$1,000                    | \$0               | \$1,000        |
| Assessment Roll                          | \$7,500           | \$7,500                    | \$7,500           | \$0            |
| Dissemination                            | \$1,500           | \$375                      | \$375             | \$0            |
| Attorney                                 | \$18,000          | \$4,500                    | \$1,065           | \$3,435        |
| Annual Audit                             | \$3,250           | \$0                        | \$0               | \$0            |
| Trustee Fees                             | \$3,800           | \$0                        | \$0               | \$0            |
| Management Fees                          | \$50,079          | \$12,520                   | \$12,520          | (\$0)          |
| Computer Time                            | \$1,800           | \$450                      | \$450             | \$0            |
| Website Compliance                       | \$1,200           | \$300                      | \$300             | \$0            |
| Telephone                                | \$200             | \$50                       | \$63              | (\$13)         |
| Postage                                  | \$800             | \$200                      | \$36              | \$164          |
| Printing & Binding                       | \$1,500           | \$375                      | \$46              | \$329          |
| Rental & Leases                          | \$0               | \$0                        | \$0               | \$0            |
| Meeting Room Rental                      | \$1,000           | \$250                      | \$40              | \$210          |
| Insurance                                | \$16,543          | \$16,543                   | \$16,017          | \$526          |
| Legal Advertising                        | \$3,200           | \$1,839                    | \$1,839           | \$0            |
| Other Current Charges                    | \$7,400           | \$6,555                    | \$6,555           | \$0            |
| Office Supplies                          | \$100             | \$25                       | \$5               | \$20           |
| Dues, Licenses & Subscriptions           | \$175             | \$175                      | \$175             | \$0            |
| <b>Total Administrative Expenditures</b> | <b>\$126,353</b>  | <b>\$53,733</b>            | <b>\$47,631</b>   | <b>\$6,102</b> |
| <i>Utilities</i>                         |                   |                            |                   |                |
| Electric                                 | \$32,500          | \$8,125                    | \$6,921           | \$1,204        |
| Water & Sewer                            | \$43,051          | \$10,763                   | \$2,705           | \$8,058        |
| <b>Total Utilities</b>                   | <b>\$75,551</b>   | <b>\$18,888</b>            | <b>\$9,626</b>    | <b>\$9,262</b> |

**HERON ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending 12/01/22

|                                        | ADOPTED<br>BUDGET | PRORATED BUDGET<br>12/1/22 | ACTUAL<br>12/1/22 | VARIANCE         |
|----------------------------------------|-------------------|----------------------------|-------------------|------------------|
| <b>Expenditures</b>                    |                   |                            |                   |                  |
| <i>Contract Services</i>               |                   |                            |                   |                  |
| Landscape Maintenance                  | \$87,336          | \$21,834                   | \$21,834          | \$0              |
| Landscape Contingency                  | \$15,000          | \$0                        | \$0               | \$0              |
| Irrigation Maintenance                 | \$5,800           | \$1,450                    | \$3,791           | (\$2,341)        |
| Lake Maintenance                       | \$8,803           | \$2,201                    | \$2,201           | \$0              |
| Janitorial Services                    | \$7,200           | \$1,800                    | \$1,719           | \$81             |
| Trash Removal Services                 | \$0               | \$0                        | \$0               | \$0              |
| Facility Management                    | \$12,370          | \$3,093                    | \$3,092           | \$0              |
| Pest Control Services                  | \$250             | \$0                        | \$0               | \$0              |
| Holiday Decorations                    | \$1,500           | \$521                      | \$521             | \$0              |
| <b>Total Contract Services</b>         | <b>\$138,259</b>  | <b>\$30,898</b>            | <b>\$33,158</b>   | <b>(\$2,260)</b> |
| <i>Repairs &amp; Maintenance</i>       |                   |                            |                   |                  |
| Facility Repairs                       | \$17,500          | \$4,375                    | \$691             | \$3,684          |
| Misc Repairs & Maintenance             | \$7,500           | \$1,875                    | \$0               | \$1,875          |
| <b>Total Repairs &amp; Maintenance</b> | <b>\$25,000</b>   | <b>\$6,250</b>             | <b>\$691</b>      | <b>\$5,559</b>   |
| <i>Reserves</i>                        |                   |                            |                   |                  |
| Capital Reserve - Transfer Out         | \$47,289          | \$0                        | \$0               | \$0              |
| <b>Total Reserves</b>                  | <b>\$47,289</b>   | <b>\$0</b>                 | <b>\$0</b>        | <b>\$0</b>       |
| <b>TOTAL EXPENDITURES</b>              | <b>\$412,453</b>  | <b>\$109,769</b>           | <b>\$91,106</b>   | <b>\$18,663</b>  |
| <b>EXCESS REVENUES (EXPENDITURES)</b>  | <b>\$0</b>        |                            | <b>\$308,183</b>  |                  |
| <b>FUND BALANCE - Beginning</b>        | <b>\$0</b>        |                            | <b>\$287,242</b>  |                  |
| <b>FUND BALANCE - Ending</b>           | <b>\$0</b>        |                            | <b>\$595,425</b>  |                  |

**Heron Isles**  
COMMUNITY DEVELOPMENT DISTRICT

|                                            | OCT             | NOV             | DEC              | JAN        | FEB        | MAR        | APR        | MAY        | JUN        | JUL        | AUG        | SEP        | TOTAL            |
|--------------------------------------------|-----------------|-----------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| <b><u>REVENUES:</u></b>                    |                 |                 |                  |            |            |            |            |            |            |            |            |            |                  |
| Maintenance Assessments                    | \$1,809         | \$29,241        | \$366,712        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$397,762        |
| Interest Income                            | \$251           | \$565           | \$711            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,527          |
| Access Cards                               | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>TOTAL REVENUES</b>                      | <b>\$2,061</b>  | <b>\$29,807</b> | <b>\$367,422</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$399,289</b> |
| <b><u>EXPENDITURES:</u></b>                |                 |                 |                  |            |            |            |            |            |            |            |            |            |                  |
| <b><u>Administrative:</u></b>              |                 |                 |                  |            |            |            |            |            |            |            |            |            |                  |
| Supervisors                                | \$0             | \$600           | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$600            |
| FICA Expense                               | \$0             | \$46            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$46             |
| Engineering                                | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Attorney                                   | \$93            | \$909           | \$63             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,065          |
| Dissemination                              | \$125           | \$125           | \$125            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$375            |
| Trustee Fees                               | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Annual Audit                               | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Assessment Roll Services                   | \$7,500         | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$7,500          |
| Management Fees                            | \$4,173         | \$4,173         | \$4,173          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$12,520         |
| Computer Time                              | \$150           | \$150           | \$150            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$450            |
| Website Administration                     | \$100           | \$100           | \$100            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$300            |
| Telephone                                  | \$63            | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$63             |
| Postage                                    | \$3             | \$6             | \$27             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$36             |
| Printing & Binding                         | \$7             | \$7             | \$33             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$46             |
| Rental & Leases                            | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Insurance                                  | \$16,017        | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$16,017         |
| Legal Advertising                          | \$1,839         | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,839          |
| Other Current Charges                      | \$0             | \$6,555         | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$6,555          |
| Meeting Room Rental                        | \$40            | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$40             |
| Office Supplies                            | \$0             | \$5             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5              |
| Dues, Licenses, Subscriptions              | \$175           | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$175            |
| <b>Total Administrative</b>                | <b>\$30,285</b> | <b>\$12,675</b> | <b>\$4,671</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$47,631</b>  |
| <b><u>Maintenance:</u></b>                 |                 |                 |                  |            |            |            |            |            |            |            |            |            |                  |
| Electric                                   | \$2,293         | \$2,307         | \$2,322          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$6,921          |
| Water & Sewer                              | \$1,266         | \$680           | \$759            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,705          |
| Landscape Maintenance                      | \$7,278         | \$7,278         | \$7,278          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$21,834         |
| Landscape Contingency                      | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Irrigation Repairs                         | \$3,253         | \$0             | \$538            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,791          |
| Lake Maintenance                           | \$734           | \$734           | \$734            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,201          |
| Janitorial                                 | \$573           | \$573           | \$573            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,719          |
| Trash Removal Services                     | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Facility Management                        | \$1,031         | \$1,031         | \$1,031          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$3,092          |
| Pest Control                               | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Facility Repairs                           | \$315           | \$90            | \$286            | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$691            |
| Misc Repairs & Maintenance                 | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| Holiday Decorations                        | \$0             | \$521           | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$521            |
| <b>Total Maintenance</b>                   | <b>\$16,743</b> | <b>\$13,213</b> | <b>\$13,519</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$43,475</b>  |
| <b>Total Expenditures</b>                  | <b>\$47,028</b> | <b>\$25,888</b> | <b>\$18,190</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$91,106</b>  |
| <b><u>TOTAL OTHER SOURCES AND USES</u></b> |                 |                 |                  |            |            |            |            |            |            |            |            |            |                  |
| Capital Reserve                            | \$0             | \$0             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>Total Other Sources and Uses</b>        | <b>\$0</b>      | <b>\$0</b>      | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>       |
| Excess Revenues (Expenditures)             | (\$44,968)      | \$3,919         | \$349,232        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$308,183        |

**HERON ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2017**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending 12/01/22

|                                       | ADOPTED<br>BUDGET | PRORATED BUDGET<br>12/1/22 | ACTUAL<br>12/1/22 | VARIANCE          |
|---------------------------------------|-------------------|----------------------------|-------------------|-------------------|
| <b>Revenues</b>                       |                   |                            |                   |                   |
| Special Assessments - On Roll         | \$221,947         | \$213,699                  | \$213,699         | \$0               |
| Interest Income                       | \$0               | \$0                        | \$308             | \$308             |
| <b>Total Revenues</b>                 | <b>\$221,947</b>  | <b>\$213,699</b>           | <b>\$214,007</b>  | <b>\$308</b>      |
| <b>Expenditures</b>                   |                   |                            |                   |                   |
| <b>Series 2017A1</b>                  |                   |                            |                   |                   |
| Interest - 11/1                       | \$24,975          | \$24,975                   | \$24,975          | \$0               |
| Special Call - 11/1                   | \$0               | \$0                        | \$5,000           | (\$5,000)         |
| Interest - 5/1                        | \$24,975          | \$0                        | \$0               | \$0               |
| Principal - 5/1                       | \$100,000         | \$0                        | \$0               | \$0               |
| <b>Series 2017A2</b>                  |                   |                            |                   |                   |
| Interest - 11/1                       | \$15,875          | \$15,875                   | \$15,875          | \$0               |
| Special Call - 11/1                   | \$0               | \$0                        | \$5,000           | (\$5,000)         |
| Interest - 5/1                        | \$15,875          | \$0                        | \$0               | \$0               |
| Principal - 5/1                       | \$30,000          | \$0                        | \$0               | \$0               |
| <b>Total Expenditures</b>             | <b>\$211,700</b>  | <b>\$40,850</b>            | <b>\$50,850</b>   | <b>(\$10,000)</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$10,247</b>   |                            | <b>\$163,157</b>  |                   |
| <b>FUND BALANCE - Beginning</b>       | <b>\$48,550</b>   |                            | <b>\$87,889</b>   |                   |
| <b>FUND BALANCE - Ending</b>          | <b>\$58,797</b>   |                            | <b>\$251,046</b>  |                   |

**HERON ISLES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL RESERVE**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending 12/01/22

|                                       | ADOPTED<br>BUDGET | PRORATED BUDGET<br>12/1/22 | ACTUAL<br>12/1/22 | VARIANCE       |
|---------------------------------------|-------------------|----------------------------|-------------------|----------------|
| <b>Revenues</b>                       |                   |                            |                   |                |
| Capital Reserve Transfer In           | \$47,289          | \$0                        | \$0               | \$0            |
| Interest Income                       | \$0               | \$0                        | \$19              | \$19           |
| <b>Total Revenues</b>                 | <b>\$47,289</b>   | <b>\$0</b>                 | <b>\$19</b>       | <b>\$19</b>    |
| <b>Expenditures</b>                   |                   |                            |                   |                |
| Capital Outlay                        | \$20,000          | \$5,000                    | \$0               | \$5,000        |
| Repair & Maintenance                  | \$0               | \$0                        | \$0               | \$0            |
| Other Current Charges                 | \$500             | \$125                      | \$0               | \$125          |
| <b>Total Expenditures</b>             | <b>\$20,500</b>   | <b>\$5,125</b>             | <b>\$0</b>        | <b>\$5,125</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$26,789</b>   |                            | <b>\$19</b>       |                |
| <b>FUND BALANCE - Beginning</b>       | <b>\$94,111</b>   |                            | <b>\$94,152</b>   |                |
| <b>FUND BALANCE - Ending</b>          | <b>\$120,900</b>  |                            | <b>\$94,171</b>   |                |

***Heron Isles***  
*Community Development District*  
**Long Term Debt Report**

| <b>Series 2017A-1 Capital Improvement Revenue Bonds</b> |                                |
|---------------------------------------------------------|--------------------------------|
| Interest Rate:                                          | 2.0%-3.375%                    |
| Maturity Date:                                          | 11/1/36                        |
| Reserve Fund Definition:                                | 50% of Max Annual Debt Service |
| Reserve Fund Requirement:                               | \$81,257.82                    |
| Reserve Balance: (1)                                    | \$81,257.82                    |
| <br>                                                    |                                |
| 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)                      |
| Less: November 1, 2021 (Prepayment)                     | (\$5,000)                      |
| Less: May 1, 2022                                       | (\$100,000)                    |
| Less: November 1, 2022 (Prepayment)                     | (\$5,000)                      |

(1) Covered by Assured Guaranty Municipal Corp Bond Insurance

|                           |             |
|---------------------------|-------------|
| Current Bonds Outstanding | \$1,680,000 |
|---------------------------|-------------|

| <b>Series 2017A-2 Capital Improvement Revenue Bonds</b> |                                |
|---------------------------------------------------------|--------------------------------|
| 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                    |
| <br>                                                    |                                |
| 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)                      |
| Less: November 1, 2021 (Prepayment)                     | (\$5,000)                      |
| Less: May 1, 2022                                       | (\$30,000)                     |
| Less: May 1, 2022 (Prepayment)                          | (\$10,000)                     |
| Less: November 1, 2022 (Prepayment)                     | (\$5,000)                      |

|                           |           |
|---------------------------|-----------|
| Current Bonds Outstanding | \$630,000 |
|---------------------------|-----------|

*C.*

**HERON ISLES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023 ASSESSMENT RECEIPTS SUMMARY**

| ASSESSED                     | # UNITS<br>ASSESSED | SERIES 2017A1-2<br>DEBT SERVICE<br>ASSESSED | O&M ASSESSED      | TOTAL<br>ASSESSED |
|------------------------------|---------------------|---------------------------------------------|-------------------|-------------------|
| NET REVENUE TAX ROLL         | 748                 | 221,531.38                                  | 412,340.61        | 633,871.99        |
| <b>TOTAL NET ASSESSMENTS</b> |                     | <b>221,531.38</b>                           | <b>412,340.61</b> | <b>633,871.99</b> |

| SUMMARY OF TAX ROLL RECEIPTS   |                  |                   |                          |                   |
|--------------------------------|------------------|-------------------|--------------------------|-------------------|
| NASSAU COUNTY DISTRIBUTION     | DATE<br>RECEIVED | TOTAL RECEIVED    | DEBT SERVICE<br>RECEIPTS | O&M<br>RECEIPTS   |
| 1                              | 10/28/22         | 2,781.54          | 972.12                   | 1,809.42          |
| 2                              | 11/21/22         | 44,951.19         | 15,709.95                | 29,241.24         |
| 3                              | 12/08/22         | 542,753.33        | 189,686.39               | 353,066.94        |
| 4                              | 12/28/22         | 20,975.65         | 7,330.76                 | 13,644.89         |
| 5                              | 01/09/23         | 4,514.00          | 1,577.59                 | 2,936.41          |
| 6                              | 02/08/23         | 5,521.05          | 1,929.55                 | 3,591.50          |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
|                                |                  |                   | -                        | -                 |
| <b>TOTAL TAX ROLL RECEIPTS</b> |                  | <b>621,496.76</b> | <b>217,206.36</b>        | <b>404,290.40</b> |

|                                    |                  |                 |                 |
|------------------------------------|------------------|-----------------|-----------------|
| <b>TOTAL DUE TAX ROLL RECEIPTS</b> | <b>12,375.23</b> | <b>4,325.02</b> | <b>8,050.21</b> |
|------------------------------------|------------------|-----------------|-----------------|

| PERCENT COLLECTED           | TOTAL         | DEBT          | O&M           |
|-----------------------------|---------------|---------------|---------------|
| <b>% COLLECTED TAX ROLL</b> | <b>98.05%</b> | <b>98.05%</b> | <b>98.05%</b> |



*D.*

**HERON ISLES**  
Community Development District

Check Register Summary

10/01/2022 - 12/31/2022

| <i>Check Date</i>  | <i>Check #'s</i> | <i>Total</i> | <i>Total Amount</i> |
|--------------------|------------------|--------------|---------------------|
| General Fund       |                  |              |                     |
| 10/1/22 - 10/31/22 | 486-499          | \$45,476.98  |                     |
| 11/1/22 - 11/30/22 | 500-510          | \$194,713.92 |                     |
| 12/1/22 - 12/31/22 | 511-518          | \$17,910.29  |                     |

**Total**

**\$258,101.19**

Autopayments

|         |                    |            |
|---------|--------------------|------------|
| 10/5/22 | JEA Online Payment | \$1,266.32 |
| 10/6/22 | FPL Online Payment | \$2,293.09 |
| 11/3/22 | JEA Online Payment | \$679.54   |
| 11/7/22 | FPL Online Payment | \$2,303.41 |
| 12/2/22 | JEA Online Payment | \$758.69   |
| 12/6/22 | FPL Online Payment | \$2,321.85 |

**Total**

**\$9,622.90**

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-------------------------------------|--------|----------|--------------|---------|
| 10/14/22   | 00136 | 8/18/22      | 146796   | 202208           | 320 | 57200 | 46000 |          | IRRIGATION REPAIR                   | *      | 5,285.00 |              |         |
|            |       |              |          |                  |     |       |       |          | ALL WEATHER CONTRACTORS             |        |          | 5,285.00     | 000486  |
| 10/14/22   | 00139 | 10/01/22     | 8094157  | 202210           | 320 | 57200 | 46200 |          | OCT LANDSCAPE MAINTENANCE           | *      | 7,278.00 |              |         |
|            |       |              |          |                  |     |       |       |          | BRIGHTVIEW LANDSCAPE SERVICES, INC. |        |          | 7,278.00     | 000487  |
| 10/14/22   | 00093 | 9/30/22      | 13       | 202209           | 310 | 51300 | 49000 |          | AMORT SE2017A PREPAY \$5K           | *      | 100.00   |              |         |
|            |       |              |          |                  |     |       |       |          | DISCLOSURE SERVICES, LLC            |        |          | 100.00       | 000488  |
| 10/14/22   | 00115 | 10/03/22     | 10032022 | 202210           | 310 | 51300 | 44500 |          | 11/15 MEETING ROOM RENTAL           | *      | 40.00    |              |         |
|            |       |              |          |                  |     |       |       |          | FLORIDA STATE COLLEGE               |        |          | 40.00        | 000489  |
| 10/14/22   | 00130 | 9/30/22      | 75108    | 202209           | 320 | 57200 | 46500 |          | SEPLAKE MANAGEMENT                  | *      | 733.60   |              |         |
|            |       |              |          |                  |     |       |       |          | FUTURE HORIZONS, INC                |        |          | 733.60       | 000490  |
| 10/14/22   | 00014 | 10/01/22     | 236      | 202210           | 310 | 51300 | 34000 |          | OCT MANAGEMENT FEES                 | *      | 4,173.25 |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 35110 |          | OCT WEBSITE ADMIN                   | *      | 100.00   |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 35100 |          | OCT INFORMATION TECH                | *      | 150.00   |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 31300 |          | OCT DISSEM AGENT SERVICES           | *      | 125.00   |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 42000 |          | POSTAGE                             | *      | 3.42     |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 42500 |          | COPIES                              | *      | 6.75     |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 41000 |          | TELEPHONE                           | *      | 62.82    |              |         |
|            |       | 10/01/22     | 236      | 202210           | 310 | 51300 | 48000 |          | COAST NEWSPAPER                     | *      | 1,839.00 |              |         |
|            |       |              |          |                  |     |       |       |          | GOVERNMENTAL MANAGEMENT SERVICES    |        |          | 6,460.24     | 000491  |
| 10/14/22   | 00014 | 9/15/22      | 234      | 202210           | 310 | 51300 | 31400 |          | FY23 ASSESSMENT ROLL CERT           | *      | 7,500.00 |              |         |
|            |       |              |          |                  |     |       |       |          | GOVERNMENTAL MANAGEMENT SERVICES    |        |          | 7,500.00     | 000492  |
| 10/14/22   | 00065 | 10/01/22     | 23       | 202210           | 320 | 57200 | 34100 |          | OCT FAC MANAGEMENT                  | *      | 1,030.83 |              |         |
|            |       |              |          |                  |     |       |       |          | RIVERSIDE MANAGEMENT SERVICES, INC. |        |          | 1,030.83     | 000493  |

HIC -HERON ISLES - BPEREGRINO

| CHECK DATE | VEND# | INVOICE DATE | INVOICE                   | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------------------------|------------------|-----|-------|-------|----------|-------------------------------------|--------|-----------|--------------|---------|
| 10/24/22   | 00040 | 9/02/22      | 16618                     | 202210           | 310 | 51300 | 45000 |          |                                     | *      | 16,017.00 |              |         |
|            |       |              | FY23 INSURANCE RENEWAL    |                  |     |       |       |          | EGIS INSURANCE ADVISORS, LLC        |        |           | 16,017.00    | 000494  |
| 10/24/22   | 00014 | 10/13/22     | 237                       | 202210           | 320 | 57200 | 49700 |          |                                     | *      | 99.31     |              |         |
|            |       |              | OCT FACILITY REPAIRS      |                  |     |       |       |          | GOVERNMENTAL MANAGEMENT SERVICES    |        |           | 99.31        | 000495  |
| 10/24/22   | 00127 | 10/11/22     | 4351                      | 202209           | 310 | 51300 | 31500 |          |                                     | *      | 180.00    |              |         |
|            |       |              | SEP GENERAL COUNSEL/FEMA  |                  |     |       |       |          | KE LAW GROUP PLLC                   |        |           | 180.00       | 000496  |
| 10/24/22   | 00132 | 10/15/22     | 13                        | 202210           | 320 | 57200 | 46600 |          |                                     | *      | 573.00    |              |         |
|            |       |              | BIWEEKLY CLEANING         |                  |     |       |       |          | MAGIC TOUCH COMMERCIAL CLEANING CO  |        |           | 573.00       | 000497  |
| 10/24/22   | 00138 | 10/13/22     | 101322                    | 202210           | 320 | 57200 | 49700 |          |                                     | *      | 60.00     |              |         |
|            |       |              | RPRD ST. SIGN KNOCKED DWN |                  |     |       |       |          | SEAN GRAHAM                         |        |           | 60.00        | 000498  |
| 10/24/22   | 00133 | 10/11/22     | 811224                    | 202210           | 320 | 57200 | 49700 |          |                                     | *      | 120.00    |              |         |
|            |       |              | RPR 2 FENCE PANELS        |                  |     |       |       |          | TRI STATE HANDY HELP                |        |           | 120.00       | 000499  |
| 11/03/22   | 00140 | 9/30/22      | 4924848                   | 202209           | 310 | 51300 | 48000 |          |                                     | *      | 431.88    |              |         |
|            |       |              | ANNL SCHED 9/15;7764749   |                  |     |       |       |          | CA FLORIDA HOLDINGS,LLC             |        |           | 431.88       | 000500  |
| 11/03/22   | 00005 | 10/03/22     | 86783                     | 202210           | 310 | 51300 | 54000 |          |                                     | *      | 175.00    |              |         |
|            |       |              | FY23 SPECIAL DISTRICT FEE |                  |     |       |       |          | DEPARTMENT OF ECONOMIC OPPORTUNITY  |        |           | 175.00       | 000501  |
| 11/14/22   | 00139 | 11/01/22     | 8137280                   | 202211           | 320 | 57200 | 46200 |          |                                     | *      | 7,278.00  |              |         |
|            |       |              | NOV LANDSCAPE MAINTENANCE |                  |     |       |       |          | BRIGHTVIEW LANDSCAPE SERVICES, INC. |        |           | 7,278.00     | 000502  |
| 11/14/22   | 00014 | 11/01/22     | 238                       | 202211           | 310 | 51300 | 34000 |          |                                     | *      | 4,173.25  |              |         |
|            |       |              | NOV MANAGEMENT FEES       |                  |     |       |       |          |                                     |        |           |              |         |
|            |       | 11/01/22     | 238                       | 202211           | 310 | 51300 | 35110 |          |                                     | *      | 100.00    |              |         |
|            |       |              | NOV WEBSITE ADMIN         |                  |     |       |       |          |                                     |        |           |              |         |
|            |       | 11/01/22     | 238                       | 202211           | 310 | 51300 | 35100 |          |                                     | *      | 150.00    |              |         |
|            |       |              | NOV INFO TECHNOLOGY       |                  |     |       |       |          |                                     |        |           |              |         |
|            |       | 11/01/22     | 238                       | 202211           | 310 | 51300 | 31300 |          |                                     | *      | 125.00    |              |         |
|            |       |              | NOV DISSEMINATION         |                  |     |       |       |          |                                     |        |           |              |         |
|            |       | 11/01/22     | 238                       | 202211           | 310 | 51300 | 51000 |          |                                     | *      | 4.80      |              |         |
|            |       |              | OFFICE SUPPLIES           |                  |     |       |       |          |                                     |        |           |              |         |

HIC -HERON ISLES - BPEREGRINO

| CHECK DATE                          | VEND# | INVOICE DATE | INVOICE          | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME               | STATUS | AMOUNT     | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|------------------|------------------|-----|-------|-------|----------|---------------------------|--------|------------|--------------|---------|
| 11/01/22                            |       | 238          | POSTAGE          | 202211           | 310 | 51300 | 42000 |          |                           | *      | 5.70       |              |         |
| 11/01/22                            |       | 238          | COPIES           | 202211           | 310 | 51300 | 42500 |          |                           | *      | 6.75       |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES    |       |              |                  |                  |     |       |       |          |                           |        | 4,565.50   | 000503       |         |
| 11/14/22                            | 00065 | 11/01/22     | 24               | 202211           | 320 | 57200 | 34100 |          | NOV FACILITY MANAGEMENT   | *      | 1,030.83   |              |         |
| RIVERSIDE MANAGEMENT SERVICES, INC. |       |              |                  |                  |     |       |       |          |                           |        | 1,030.83   | 000504       |         |
| 11/14/22                            | 00026 | 11/08/22     | 11082022         | 202211           | 300 | 15100 | 10100 |          | TXF EXCESS FUNDS TO SBA   | *      | 170,000.00 |              |         |
| STATE BOARD OF ADMINISTRATION       |       |              |                  |                  |     |       |       |          |                           |        | 170,000.00 | 000505       |         |
| 11/28/22                            | 00139 | 10/28/22     | 8156392          | 202210           | 320 | 57200 | 46250 |          | OCT IRRIG RPRS INTIAL     | *      | 3,252.61   |              |         |
| BRIGHTVIEW LANDSCAPE SERVICES, INC. |       |              |                  |                  |     |       |       |          |                           |        | 3,252.61   | 000506       |         |
| 11/28/22                            | 00139 | 9/01/22      | 8076274          | 202209           | 320 | 57200 | 46200 |          | SEP LANDSCAPE MAINTENANCE | *      | 7,278.00   |              |         |
| BRIGHTVIEW LANDSCAPE SERVICES, INC. |       |              |                  |                  |     |       |       |          |                           |        | 7,278.00   | 000507       |         |
| 11/28/22                            | 00014 | 11/18/22     | 240              | 202210           | 320 | 57200 | 49700 |          | OCT MAINTENANCE SUPPLIES  | *      | 36.10      |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES    |       |              |                  |                  |     |       |       |          |                           |        | 36.10      | 000508       |         |
| 11/28/22                            | 00127 | 11/13/22     | 4834             | 202210           | 310 | 51300 | 31500 |          | OCT GENERAL COUNSEL/MEET  | *      | 93.00      |              |         |
| KE LAW GROUP PLLC                   |       |              |                  |                  |     |       |       |          |                           |        | 93.00      | 000509       |         |
| 11/28/22                            | 00132 | 11/15/22     | 14               | 202211           | 320 | 57200 | 46600 |          | NOV JANITORIAL MAINT      | *      | 573.00     |              |         |
| MAGIC TOUCH COMMERCIAL CLEANING CO  |       |              |                  |                  |     |       |       |          |                           |        | 573.00     | 000510       |         |
| 12/22/22                            | 00139 | 12/01/22     | 8181229          | 202212           | 320 | 57200 | 46200 |          | DEC LANDSCAPE MAINTENANCE | *      | 7,278.00   |              |         |
| BRIGHTVIEW LANDSCAPE SERVICES, INC. |       |              |                  |                  |     |       |       |          |                           |        | 7,278.00   | 000511       |         |
| 12/22/22                            | 00130 | 11/30/22     | 75974            | 202211           | 320 | 57200 | 46500 |          | NOV LAKE MAINTENANCE      | *      | 733.60     |              |         |
| FUTURE HORIZONS, INC                |       |              |                  |                  |     |       |       |          |                           |        | 733.60     | 000512       |         |
| 12/22/22                            | 00014 | 12/09/22     | 241              | 202211           | 320 | 57200 | 49600 |          | HOLIDAY DECORATIONS       | *      | 520.95     |              |         |
| 12/09/22                            |       | 241          | FACILITY REPAIRS | 202211           | 320 | 57200 | 49700 |          |                           | *      | 90.33      |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES    |       |              |                  |                  |     |       |       |          |                           |        | 611.28     | 000513       |         |

HIC -HERON ISLES - BPEREGRINO

| CHECK DATE         | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                                                    | STATUS | AMOUNT     | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------------------------------------------------|--------|------------|--------------|---------|
| 12/22/22           | 00127 | 12/12/22     | 5053     | 202211           | 310 | 51300 | 31500 |          | NOV GENERAL COUNSEL<br>KE LAW GROUP PLLC                       | *      | 908.58     | 908.58       | 000514  |
| 12/22/22           | 00132 | 12/15/22     | 15       | 202212           | 320 | 57200 | 46600 |          | DEC JANITORIAL MAINT<br>MAGIC TOUCH COMMERCIAL CLEANING CO     | *      | 573.00     | 573.00       | 000515  |
| 12/22/22           | 00009 | 11/15/22     | 11152022 | 202211           | 310 | 51300 | 49000 |          | FY 23 PROPERTY APP FEE<br>NASSAU COUNTY PROPERTY APPRAISER     | *      | 6,555.00   | 6,555.00     | 000516  |
| 12/22/22           | 00065 | 12/01/22     | 25       | 202212           | 320 | 57200 | 34100 |          | DEC FACILITY MANAGEMENT<br>RIVERSIDE MANAGEMENT SERVICES, INC. | *      | 1,030.83   | 1,030.83     | 000517  |
| 12/22/22           | 00133 | 12/13/22     | 1022227  | 202212           | 320 | 57200 | 49700 |          | DOOR KNOBS REPLACED<br>TRI STATE HANDY HELP                    | *      | 220.00     | 220.00       | 000518  |
| TOTAL FOR BANK B   |       |              |          |                  |     |       |       |          |                                                                |        | 258,101.19 |              |         |
| TOTAL FOR REGISTER |       |              |          |                  |     |       |       |          |                                                                |        | 258,101.19 |              |         |

*FIFTH ORDER OF BUSINESS*

*D.*



**Heron Isles Community Development District  
Operations Report  
February 2022**

**Community – Perimeter Fence:** The nails that were sticking out of the vinyl fencing along Heron Isles Parkway, near the cul-de-sac on Albatross Drive were removed. The contractor is seeking new panels to replace the existing panels. Until the new panels are obtained and installed, the existing panels will remain in place.

On January 16<sup>th</sup>, it was noted that the fence had fallen or was damaged – no storms had occurred around this date. On January 17<sup>th</sup> the fence was back in place. The work was done by the homeowner in this area.



**Landscaping:**

The agreement with Martex was terminated effective August 31<sup>st</sup>. During the August Board meeting the proposal from BrightView was accepted. Owners are very pleased with the new landscape contractor. BrightView has improved the appearance of the landscaping. The turf is brown due to the weather but is starting to green up for spring. Damaged areas will be addressed. Shrubs are trimmed and low branches on the trees have been cut. Quote for landscape improvements has been requested.

**Ponds:**

Future Horizons continues with servicing the ponds and is doing a good job. Monthly service reports are provided and are regularly monitored. Mowing of pond banks will take place bi-weekly instead of weekly to ensure all ponds are mowed within a reasonable time frame.

**Restroom Facility /Janitorial Service:**

Magic Touch Cleaning Service began debris removal and janitorial service for the playgrounds and restroom facility on October 1, 2021. The appearance of the facility is good and they have been responsible to address any unexpected issues that arise.

The outdoor latch to the men’s restroom has been broken and replaced twice. The lady’s restroom latch was broken once. Since the passage handle is only needed for opening the door, both doors will be changed to pull handles to *hopefully* prevent any further damage.

**Replacement Stones for Small Towers:** Ted Richardson had reviewed each structure and searched for the stones needed for this job. So far there has been no success in locating the needed stone replacements.

Contact information of the original contractor was obtained and they have expressed an interest in doing the work to install the missing stones. They are busy working on other projects and cannot provide a date when they will be available. .

**Mailbox Kiosk**

The mailboxes on Swallowtail Court have been cleaned and the new numbers are in place.



Before



After

There was a sink hole reported in the front of 96090 Tidal Bay Court. Upon reviewing the site, there was a definite hole and the area around the hole was sloping towards it. All Weather Contracting was contacted to review the site and advise on their recommendation to repair.

Upon the District Manager's receipt of the photos, Mike Yuro, the District Engineer, was asked to review the site and advise on his recommendations on how it should be repaired.



All repairs were performed at the direction of the District Engineer. Total Cost \$6,470.00

## **Sidewalks**

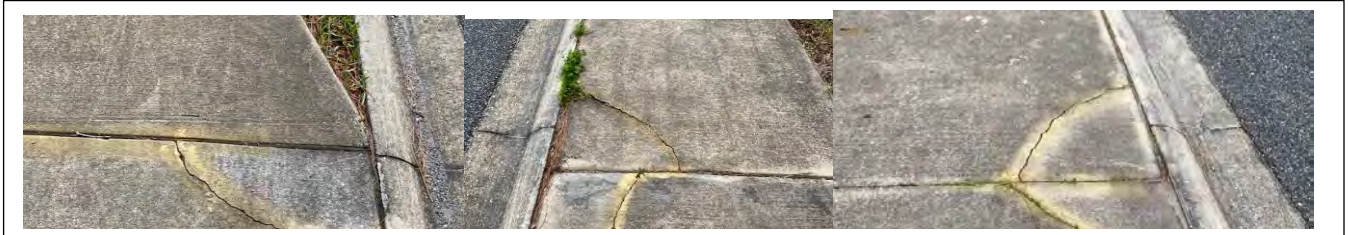
Shortly after the concrete was poured, some children chose to write their names or add a design to the concrete. All Weather Concrete was contacted about these issues as well as a few areas near the end of Commodore Pointe that were missed. They have been asked to grind the surfaces of the sidewalk that now displays the artwork of the children and will repair the sidewalk area that was missed.

Sink Holes

New Sidewalk that was Damaged



Sidewalk area missed – will be repaired



## **Surveillance Equipment**

The contractor that had been used for the upgrades and repairs to the surveillance system as well as the access controls to the restrooms is no longer in Florida, he now resides in Illinois.

Southeastern Surveillance has been asked to provide a quote on adding two additional cameras to the park/playground area. They currently provide the service to the access control system for the HOA.