

*Heron Isles
Community Development District*

May 21, 2024

AGENDA

Heron Isles Community Development District

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

May 14, 2024

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, May 21, 2024 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. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 20, 2023 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Consideration of Resolution 2024-01, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- V. Discussion of Easement Access Issues for Maintenance of Pond Banks
- VI. Consideration of Proposals for Pond Bank Repairs
- VII. Staff Reports
 - A. Landscape
 - B. District Counsel

- C. District Engineer
- D. District Manager
 - 1. Report on the Number of Registered Voters (1,263)
 - 2. Reminder of the Qualifying Period for the Election of Supervisors
- E. Field Operations Manager – Report
- VIII. Supervisors’ Requests and Public Comment
- IX. Next Scheduled Meeting – August 20, 2024, at 5:00 p.m. at Florida State College of Jacksonville, Nassau Center, 76346 William Burgess Road, Yulee, Florida
- X. Adjournment

THIRD 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, February 20, 2024 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
Nicole Reams	Vice Chairperson
Robert Martyn	Supervisor
Chase Coleman	Supervisor
Wendy Emanuelson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro <i>by phone</i>	District Engineer
Chip Dellinger	Field Operations Manager
Mary Grace Henley	Kilinski Van Wyk
Royce Peaden	BrightView Landscape
Terry Glynn	GMS

The following is a summary of the discussion and actions taken at the February 20, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 5:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 14, 2023 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 \$115,167.60.

On MOTION by Ms. Reams seconded by Mr. Martyn with all in favor the consent agenda was approved.
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FOURTH ORDER OF BUSINESS

Discussion of Easement Access Issues for Maintenance of Pond Banks

Mr. Laughlin pointed the Board's attention to the documents in the agenda package which show the properties which have fences blocking the District's access easements for the ponds.

Mr. Dellinger stated that Sitex has reported issues with accessing the ponds.

Ms. Gentry stated that it is a requirement of the stormwater permits and of the plat and certain easements are dedicated to the District to allow for access to the stormwater ponds to perform its maintenance obligations. Homeowners are not allowed to encroach upon that easement unless permission is provided by the District and it is her understanding that none of the homeowners have obtained that permission. It is an issue because those access easements are the only legal routes for access to the ponds. The process for correcting this issue is the District would ask the homeowners to move their fence and if they don't, an injunction would be filed against them.

Mr. Watson stated that he is opposed to sending letters asking the homeowners to move their fences as the HOA has likely given those homeowners permission to install the fence and if they were wrongly informed, they should not be responsible for the cost of moving the fence.

Ms. Emanuelson questioned if it would be beneficial to inform the homeowners that they have installed a fence within the easement as it could cause them issues when they try to sell their house.

Ms. Gentry stated that an alternative option to sending a letter asking the homeowners to move their fences is to at least send letters making the homeowners aware of the easements, the fact that the fences are blocking the easements, and that if the District were to ever need to use the easements, the homeowners would be responsible for the cost of moving the fences. She

noted it is not a surefire bet to preserve the District’s rights if they ever have to be enforced in court.

Mr. Watson stated that if a letter is sent and fences have to be moved at some point in time, the District should take care of the cost.

The motion below was made to send a letter informing the affected homeowners of the easements and that they will need to be moved should the District ever require those easements in the future, however the letter will not mention who will be responsible for the cost of moving the fence.

On MOTION by Ms. Emanuelson seconded by Mr. Martyn, with Ms. Emanuelson, Mr. Martyn and Ms. Reams in favor and Mr. Watson and Mr. Coleman opposed, directing staff to send letters to homeowners whose fences are blocking District easements to inform them of the easement and the requirement to move the fence should there be a need in the future was approved 3-2.

Mr. Watson asked if the Board could review the draft letter prior to it being sent to the homeowners.

Mr. Laughlin responded that a draft letter will be included in the agenda package for the next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

1. Quality Site Assessment

Mr. Peaden provided an overview of the quality site assessment report, a copy of which was included in the agenda package. Turf applications and replacements of some Viburnums are on the schedule for the next month.

Mr. Watson stated that the landscape work around the mailboxes needs to get done. The Board previously approved replacing the current vegetation with sod at a fee of \$3,172.36.

2. Proposal for Erosion Repair

A proposal to repair erosion around the sidewalk in the playground area totaling \$3,148.95 was included in the agenda package for the Board’s review.

Mr. Watson asked if any other type of grass can be used instead of Bahia.

Mr. Peaden responded that Bahia is suggested as it matches the surrounding grass.

On MOTION by Ms. Emanuelson seconded by Mr. Watson with all in favor the proposal from BrightView totaling \$3,148.95 for erosion repair was approved.

3. Proposal to Cut Back Woodline

A proposal to cut back the wood line from the entrance at Heron Isles Parkway to the end of the second playground area totaling \$3,024 was included in the agenda package for the Board’s review.

Mr. Dellinger asked what BrightView plans to do with the debris once it is cut back.

Mr. Peaden responded that typically the best course of action is to throw it back in the wooded area so that it becomes fertilizer.

Mr. Dellinger stated that when he did some landscaping work, he placed the debris where the vagrants are hanging out in the woods in the corner past the pavilion to try to block the area they’re using.

Mr. Peaden stated that he is good with that.

On MOTION by Mr. Watson seconded by Mr. Martyn with all in favor the proposal from BrightView totaling \$3,024 for cutting back the wood line was approved.

B. District Counsel – Discussion of Required Ethics Training and Form 1

Ms. Gentry introduced Ms. Henley as an associate of Kilinski | Van Wyk. She also informed the Board of a new requirement for CDD board members complete at least four hours of ethics training that covers the government in the Sunshine Law, Public Records Law and statutory and constitutional ethics provisions by the end of the year. She recommended keeping a log of the courses completed and the topics they cover. This training will be reported on the Form 1 that will be completed in 2025. She also reported that the Form 1 will now need to be submitted electronically.

Ms. Gentry also stated that at the last meeting it was brought up that there was an exclusivity agreement between the HOA and a cable company, and she was asked to see if there was a way to challenge it to allow alternate companies to use District easements. She observed

that the original agreement was very restrictive. After that agreement was executed, the FCC adopted some rules that prohibit exclusivity agreements. Based on preliminary research, the rules could potentially apply to CDDs/HOAs. They are binding on the providers and not the communities, so the HOA could enforce that exclusivity, but the provider could not. She is looking into a case in which a CDD teamed up with the HOA to challenge one of these agreements. She stated that her research was preliminary, and more research would be needed to determine a definite answer. Additionally, some of the documents in the file suggested there may have been a later agreement, but she has not been able to locate that.

Ms. Emanuelson provided Ms. Gentry with the contact information of the HOA's counsel.

Mr. Watson asked Ms. Gentry to email him her findings.

Ms. Gentry asked if the Board would like her to continue to research this matter.

Mr. Watson stated that the Board members can individually work on the matter and bring any information back to the next meeting.

C. District Engineer

There being nothing to report, the next item followed.

D. District Manager

There being nothing to report, the next item followed.

E. Field Operations Manager – Report

Mr. Dellinger gave an overview of the operations report, a copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS Supervisor Requests and Public Comment

Mr. Watson stated that Mr. Dellinger brought it to his attention that only landowners are allowed to receive bathroom keys and he believes that needs to be changed.

Mr. Laughlin stated that it's either the homeowner or the renter that can have a key, not both.

Mr. Dellinger stated a new form needs to be drafted then because the HOA form specifies that the homeowner has to send a letter to the HOA to issue the renter a key.

Mr. Laughlin stated that he can look into it.

SEVENTH ORDER OF BUSINESS

Discussion on Security Matters

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 5:56 p.m. The public portion of the meeting resumed at approximately 6:08 p.m. and the following motion was made.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor a proposal in the amount of \$8,499.98 from Hi-Tech for an access system and camera upgrade was approved subject to an agreement with the Chairman authorized to work with staff on camera locations.

Ms. Gentry asked if the Board is agreeable to a 60-month term to get a \$3,000 discount.

Mr. Watson stated that a trial period would need to be negotiated.

The board also questioned the cancellation policy.

Mr. Laughlin stated that staff and the Chair will get answers from the vendor, and if the cancellation policy is too strict, it will be brought back to the Board.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – May 21, 2024 at 5:00 p.m. at Florida State College of Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Heron Isles
Community Development District

Unaudited Financial Reporting
March 31, 2024



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4-5	<hr/>	Month to Month
6	<hr/>	Debt Service Fund Series 2017
7	<hr/>	Capital Reserve Fund
8	<hr/>	Long Term Debt Report
9	<hr/>	Assessment Receipt Schedule
10	<hr/>	Check Register Summary

Heron Isles
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 182,441	\$ -	\$ 119,551	\$ 301,993
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	-	-	-
Due from Capital Fund	-	-	-	-
Investments:				
State Board of Administration (SBA)	2,283	-	2,179	4,461
Custody - Reserve	797	-	-	797
Custody - Excess Funds	444,366	-	-	444,366
Series 2017				
Reserve A1	-	-	-	-
Reserve A2	-	32,250	-	32,250
Revenue	-	244,279	-	244,279
Prepayment	-	250	-	250
Prepaid Expenses	-	-	-	-
Deposits	1,580	-	-	1,580
Total Assets	\$ 631,467	\$ 276,779	\$ 121,730	\$ 1,029,977
Liabilities:				
Accounts Payable	\$ 19,455	\$ -	\$ -	\$ 19,455
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Debt Service	-	-	-	-
Total Liabilities	\$ 19,455	\$ -	\$ -	\$ 19,455
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	1,580	-	-	1,580
Restricted for:				
Debt Service	-	276,779	-	276,779
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	121,730	121,730
Capital Reserves	-	-	-	-
Unassigned	610,432	-	-	610,432
Total Fund Balances	\$ 612,012	\$ 276,779	\$ 121,730	\$ 1,010,521
Total Liabilities & Fund Balance	\$ 631,467	\$ 276,779	\$ 121,730	\$ 1,029,977

Heron Isles
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 412,343	\$ 412,343	\$ 411,918	\$ (425)
Interest Income/Miscellaneous Income	2,800	1,400	5,791	4,391
Access Key Cards	100	50	-	(50)
Total Revenues	\$ 415,243	\$ 413,793	\$ 417,710	\$ 3,917
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 1,600	\$ 400
PR-FICA	306	153	122	31
Engineering	4,000	2,000	405	1,595
Attorney	18,000	9,000	6,784	2,216
Annual Audit	3,460	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Dissemination Agent	1,590	795	795	-
Trustee Fees	3,800	-	-	-
Management Fees	53,084	26,542	26,542	-
Information Technology	1,908	954	954	-
Website Maintenance	1,272	636	636	-
Telephone	200	100	36	64
Postage & Delivery	800	400	52	348
Meeting Room Rental	200	100	292	(192)
Insurance General Liability/Public Officials	21,131	21,131	20,371	760
Printing & Binding	600	300	125	176
Legal Advertising	3,200	1,600	-	1,600
Other Current Charges	7,400	3,700	6,554	(2,854)
Office Supplies	100	50	2	48
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,176	\$ 77,586	\$ 73,394	\$ 4,192
Utilities				
Electric	\$ 35,750	\$ 17,875	\$ 16,455	\$ (1,420)
Water & Sewer	14,000	7,000	5,774	(1,226)
Subtotal Utilities	\$ 49,750	\$ 24,875	\$ 22,228	\$ (2,647)
Contract Services				
Landscape Maintenance (Brightview Landscaping)	\$ 87,336	\$ 43,668	\$ 43,668	\$ -
Landscape Contingency	15,000	7,500	7,545	45
Irrigation Maintenance	5,800	2,900	8,742	5,842
Lake Maintenance (Future Horizons)	9,243	4,622	4,402	(220)
Janitorial Services (Magic Touch)	7,200	3,600	3,678	78
Trash Removal Services	-	-	150	150
Facility Management	13,112	6,556	6,556	-
Pest Control Services (Naders Pest Raiders)	350	175	-	(175)
Holiday Decorations	1,500	-	-	-
Subtotal Contract Services	\$ 139,542	\$ 69,021	\$ 74,741	\$ 5,720

Heron Isles
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<i>Repair and Maintenance</i>				
Facility Repairs	\$ 17,500	\$ 8,750	\$ 6,427	\$ (2,323)
Miscellaneous Repairs & Maintenance	7,500	3,750	-	(3,750)
Road and Drainage Repairs	10,000	5,000	-	(5,000)
Subtotal Repair and Maintenance	\$ 35,000	\$ 17,500	\$ 6,427	\$ (11,073)
<i>Reserves</i>				
Capital Reserve - Transfer Out	\$ 57,775	\$ -	\$ -	\$ -
Subtotal Reserves	\$ 57,775	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 282,067	\$ 111,396	\$ 103,397	\$ (7,999)
Total Expenditures	\$ 415,243	\$ 188,982	\$ 176,791	\$ (3,807)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 224,811	\$ 240,918	\$ 109
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 224,811	\$ 240,918	\$ 109
Fund Balance - Beginning	\$ -		\$ 371,093	
Fund Balance - Ending	\$ -		\$ 612,012	

Heron Isles
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,990	\$ 371,132	\$ 3,025	\$ 4,741	\$ 4,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 411,918
Interest Income/Miscellaneous Income	125	129	173	1,600	1,930	1,834	-	-	-	-	-	-	5,791
Access Key Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 125	\$ 29,120	\$ 371,305	\$ 4,625	\$ 6,671	\$ 5,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,710

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	-	61	-	-	61	-	-	-	-	-	-	-	122
Engineering	-	203	-	-	203	-	-	-	-	-	-	-	405
Attorney	620	2,120	1,085	123	2,311	526	-	-	-	-	-	-	6,784
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	133	133	133	133	133	133	-	-	-	-	-	-	795
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	-	26,542
Information Technology	159	159	159	159	159	159	-	-	-	-	-	-	954
Website Maintenance	106	106	106	106	106	106	-	-	-	-	-	-	636
Telephone	8	-	-	28	-	-	-	-	-	-	-	-	36
Postage & Delivery	4	5	9	3	4	27	-	-	-	-	-	-	52
Insurance General Liability/Public Officials	20,371	-	-	-	-	-	-	-	-	-	-	-	20,371
Printing & Binding	6	8	58	4	21	29	-	-	-	-	-	-	125
Meeting Room Rental	292	-	-	-	-	-	-	-	-	-	-	-	292
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	6,554	-	-	-	-	-	-	-	-	-	-	6,554
Office Supplies	0	0	0	0	0	0	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 34,248	\$ 14,571	\$ 5,974	\$ 4,979	\$ 8,221	\$ 5,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,394

Utilities

Electric	\$ 2,740	\$ 2,754	\$ 2,720	\$ 2,730	\$ 2,749	\$ 2,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,455
Water & Sewer	634	697	657	990	1,518	1,278	-	-	-	-	-	-	5,774
Subtotal Utilities	\$ 3,373	\$ 3,451	\$ 3,377	\$ 3,720	\$ 4,267	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,228

Contract Services

Landscape Maintenance (Brightview Landscaping)	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,668
Landscape Contingency	-	-	-	-	-	7,545	-	-	-	-	-	-	7,545
Irrigation Maintenance	-	6,568	-	-	703	1,471	-	-	-	-	-	-	8,742
Lake Maintenance (Future Horizons)	734	734	734	734	734	734	-	-	-	-	-	-	4,402
Janitorial Services (Magic Touch)	613	613	613	613	613	613	-	-	-	-	-	-	3,678
Trash Removal Services	-	-	-	150	-	-	-	-	-	-	-	-	150
Facility Management	1,093	1,093	1,093	1,093	1,093	1,093	-	-	-	-	-	-	6,556
Pest Control Services (Naders Pest Raiders)	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Contract Services	\$ 9,717	\$ 16,285	\$ 9,717	\$ 9,867	\$ 10,420	\$ 18,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,741

Heron Isles
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Repair and Maintenance</i>													
Facility Repairs	\$ 244	\$ 1,514	\$ 2,193	\$ 1,309	\$ 863	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,427
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Drainage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Repair and Maintenance	\$ 244	\$ 1,514	\$ 2,193	\$ 1,309	\$ 863	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,427
Total Expenditures	\$ 34,248	\$ 14,571	\$ 5,974	\$ 4,979	\$ 8,221	\$ 5,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,791
Excess (Deficiency) of Revenues over Expenditures	\$ (34,122)	\$ 14,549	\$ 365,331	\$ (354)	\$ (1,550)	\$ 462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,918
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (34,122)	\$ 14,549	\$ 365,331	\$ (354)	\$ (1,550)	\$ 462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,918

Heron Isles
Community Development District
Debt Service Fund Series 2017 A1&A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 221,531	\$ 221,531	\$ 220,890	\$ (642)
Interest Income	1,700	850	4,404	3,554
Total Revenues	\$ 223,231	\$ 222,381	\$ 225,293	\$ 2,912
Expenditures:				
Series 2017A-1				
Interest - 11/1	\$ 23,828	\$ 23,828	\$ 23,828	\$ -
Interest - 5/1	23,828	-	-	-
Principal - 5/1	100,000	-	-	-
Series 2017A-2				
Interest 11/1	14,875	14,875	14,875	-
Interest - 5/1	14,875	-	-	-
Principal - 5/1	35,000	-	-	-
Total Expenditures	\$ 212,406	\$ 38,703	\$ 38,703	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,825	\$ 183,678	\$ 186,590	\$ 2,912
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,825	\$ 183,678	\$ 186,590	\$ 2,912
Fund Balance - Beginning	\$ 56,744		\$ 90,189	
Fund Balance - Ending	\$ 67,569		\$ 276,779	

Heron Isles
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 57,775	\$ -	\$ -	\$ -
Interest	50	25	60	35
Total Revenues	\$ 57,825	\$ 25	\$ 60	\$ 35
Expenditures:				
Capital Outlay	\$ 20,000	\$ -	\$ -	\$ -
Repair and Replacements	-	-	-	-
Other Service Charges	500	250	-	250
Total Expenditures	\$ 20,500	\$ 250	\$ -	\$ 250
Excess (Deficiency) of Revenues over Expenditures	\$ 37,325		\$ 60	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,325		\$ 60	
Fund Balance - Beginning	\$ 121,668		\$ 121,670	
Fund Balance - Ending	\$ 158,993		\$ 121,730	

Heron Isles
Community Development District
Long Term Debt Report

Series 2017A-1 Capital Improvement Revenue Bonds	
Interest Rate:	2.0%-3.375%
Maturity Date:	11/1/2036
Reserve Fund Definition	50% of Maximum Annual Debt Servi
Reserve Fund Requirement	\$81,257.82
Reserve Fund Balance (1)	81,257.82
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)
Less: May 1, 2023	(\$100,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,575,000

(1) Covered by Assured Guaranty Municipal Corp Bond Insurance

Series 2017-A2 Capital Improvement Revenue Bonds	
Interest Rate:	5.00%
Maturity Date:	11/1/2036
Reserve Fund Definition	50% of Maximum Annual Debt Servi
Reserve Fund Requirement	\$34,125
Reserve Fund Balance	32,250
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)
Less: May 1, 2023	(\$30,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$595,000

Total Bonds Outstanding	\$2,170,000
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C.

Heron Isles
Community Development District

FISCAL YEAR 2024 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	#UNITS ASSESSED	SERIES 2017A-2 DEBT SERVICE ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	748	221,115.39	412,340.61	633,456.00
TOTAL NET ASSESSMENTS		221,115.39	412,340.61	633,456.00

SUMMARY OF TAX ROLL RECEIPTS				
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	DEBT SERVICE RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED

1	11/3/23	723.16	1,348.56	2,071.72
2	11/22/23	14,822.77	27,641.81	42,464.58
3	12/5/23	187,746.80	350,114.16	537,860.96
4	12/22/23	11,270.80	21,018.03	32,288.83
5	1/5/24	1,622.04	3,024.81	4,646.85
6	2/7/24	2,542.41	4,741.13	7,283.54
7	3/6/24	2,058.41	3,838.57	5,896.98
INTEREST	3/14/24	103.13	191.31	294.44
8	4/4/24	1,974.73	3,682.51	5,657.24
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		\$ 222,864.23	\$ 415,600.91	\$ 638,465.14

TOTAL DUE TAX ROLL RECEIPTS		\$ (1,748.84)	\$ (3,260.30)	\$ (5,009.14)
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PERCENT COLLECTED	DEBT	O&M	TOTAL
% COLLECTED TAX ROLL	100.79%	100.79%	100.79%

D.

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Amount</i>
General Fund				
	1/1/24 - 1/31/24	623-639	\$37,500.86	
	2/1/24 - 2/29/24	640-649	20,473.05	
	3/1/24 - 3/31/24	650-654	9,095.35	
TOTAL				\$67,069.26
Autopayments				
	01/04/24	JEA	\$990.08	
	01/04/24	FPL	2,730.21	
	02/05/24	JEA	1,517.82	
	02/06/24	FPL	2,749.05	
	02/21/24	IRS TAX PAYMENT	122.40	
	03/05/24	JEA	1,278.34	
	03/07/24	FPL	2,762.56	
TOTAL				\$12,150.46
TOTAL CHECK REGISTER				\$79,219.72

* Fedex Invoices available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/24	00139	1/01/24	8728830	202401	320	57200	46200		JAN EXTERIOR MAINTENANCE	*	7,278.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			7,278.00	000623
1/02/24	00139	12/01/23	8690611	202312	320	57200	46200		DEC EXTERIOR MAINTENANCE	*	7,278.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			7,278.00	000624
1/02/24	00014	12/14/23	263	202311	320	57200	49700		MAINTENACE SUPPLIES	*	42.38		
									GOVERNMENTAL MANAGEMENT SERVICES			42.38	000625
1/02/24	00132	12/15/23	27	202312	320	57200	46600		BIWEEKLY ROUTINE CLEANING	*	613.00		
									MAGIC TOUCH COMMERCIAL CLEANING CO			613.00	000626
1/12/24	00071	11/08/23	INV-15	202309	320	57200	49700		ALEVIATE CLOGGED TOILET	*	186.00		
									CROWN PLUMBING SERVICES, INC.			186.00	000627
1/12/24	00130	11/30/23	81472	202311	320	57200	46500		NOV LAKE MANAGEMENT	*	733.60		
									FUTURE HORIZONS, INC			733.60	000628
1/12/24	00130	12/29/23	81919	202312	320	57200	46500		DEC LAKE MANAGEMENT	*	733.60		
									FUTURE HORIZONS, INC			733.60	000629
1/12/24	00014	1/01/24	264	202401	310	51300	34000		JAN MANAGEMENT FEES	*	4,423.67		
		1/01/24	264	202401	310	51300	35110		JAN WEBSITE ADMIN	*	106.00		
		1/01/24	264	202401	310	51300	35100		JAN INFO TECH	*	159.00		
		1/01/24	264	202401	310	51300	31300		JAN DISSEM AGENT SERVICES	*	132.50		
		1/01/24	264	202401	310	51300	51000		OFFICE SUPPLIES	*	.12		
		1/01/24	264	202401	310	51300	42000		POSTAGE	*	2.52		
		1/01/24	264	202401	310	51300	42500		COPIES	*	3.75		
		1/01/24	264	202401	310	51300	41000		TELEPHONE	*	28.46		
									GOVERNMENTAL MANAGEMENT SERVICES			4,856.02	000630

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/12/24	00014	12/01/23	262	202312	310-51300-34000			DEC MANAGEMENT FEES	*	4,423.67		
12/01/23		262		202312	310-51300-35110			DEC WEBSITE ADMIN	*	106.00		
12/01/23		262		202312	310-51300-35100			DEC INFO TECH	*	159.00		
12/01/23		262		202312	310-51300-31300			DEC DISSEM AGENT SERVICES	*	132.50		
12/01/23		262		202312	310-51300-51000			OFFICE SUPPLIES	*	.39		
12/01/23		262		202312	310-51300-42000			POSTAGE	*	9.03		
12/01/23		262		202312	310-51300-42500			COPIES	*	58.05		
GOVERNMENTAL MANAGEMENT SERVICES											4,888.64	000631
1/12/24	00014	9/14/23	558	202309	320-57200-49700			MAINTENANCE SUPPLIES	*	825.16		
9/14/23		558		202309	320-57200-49700			MAINTENANCE SUPPLIES	*	20.59		
GOVERNMENTAL MANAGEMENT SERVICES											845.75	000632
1/12/24	00132	1/02/24	501104	202401	320-57200-46700			TRASH HAUL OFF	*	150.00		
MAGIC TOUCH COMMERCIAL CLEANING CO											150.00	000633
1/12/24	00065	1/01/24	38	202401	320-57200-34100			JAN FACILITY MANAGEMENT	*	1,092.87		
RIVERSIDE MANAGEMENT SERVICES, INC.											1,092.87	000634
1/12/24	00144	12/20/23	91090833	202312	320-57200-49700			FENCE INSTALLATION	*	1,622.00		
SUPERIOR FENCE & RAIL OF NOFL, LLC											1,622.00	000635
1/17/24	00139	11/20/23	8684919	202311	320-57200-46250			CONTROLLERS 1-5	*	5,088.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.											5,088.00	000636
1/17/24	00139	11/20/23	8684920	202311	320-57200-46250			CONTROLLER 6	*	740.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.											740.00	000637
1/17/24	00139	11/20/23	8684921	202311	320-57200-46250			CONTROLLER 7	*	740.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.											740.00	000638

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/24	00132	1/15/24	28	202401	320	57200	46600		BIWEEKLY ROUTINE CLEANING	*	613.00		
									MAGIC TOUCH COMMERCIAL CLEANING CO			613.00	000639
2/06/24	00139	2/01/24	8762455	202402	320	57200	46250		FEB EXTERIOR MAINTENANCE	*	7,278.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			7,278.00	000640
2/06/24	00130	1/31/24	82331	202401	320	57200	46500		JAN LAKE MANAGEMENT	*	733.60		
									FUTURE HORIZONS, INC			733.60	000641
2/06/24	00014	1/12/24	265	202312	320	57200	49700		FACILITY MAINT & SUPPLIES	*	570.53		
		2/01/24	266	202402	310	51300	34000		FEB MANAGEMENT FEES	*	4,423.67		
		2/01/24	266	202402	310	51300	35110		FEB WEBSITE ADMIN	*	106.00		
		2/01/24	266	202402	310	51300	35100		FEB INFO TECH	*	159.00		
		2/01/24	266	202402	310	51300	31300		FEB DISSEM AGENT SERVICES	*	132.50		
		2/01/24	266	202402	310	51300	51000		OFFICE SUPPLIES	*	.21		
		2/01/24	266	202402	310	51300	42000		POSTAGE	*	4.41		
		2/01/24	266	202402	310	51300	42500		COPIES	*	20.55		
									GOVERNMENTAL MANAGEMENT SERVICES			5,416.87	000642
2/06/24	00141	12/15/23	8178	202311	310	51300	31500		NOV GENERAL COUNSEL	*	2,119.56		
									KILINSKI VAN WYK PLLC			2,119.56	000643
2/06/24	00141	1/18/24	8528	202312	310	51300	31500		DEC GENERAL COUNSEL	*	1,085.00		
									KILINSKI VAN WYK PLLC			1,085.00	000644
2/28/24	00139	2/19/24	8796654	202402	320	57200	46250		LATERAL LINES & REPAIR	*	702.78		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			702.78	000645
2/28/24	00014	2/19/24	268	202401	320	57200	49700		FACILITY MAINT & SUPPLIES	*	1,308.57		
									GOVERNMENTAL MANAGEMENT SERVICES			1,308.57	000646

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/24	00141	2/20/24	8804	202401	310	51300	31500		JAN GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	123.00	123.00	000647
2/28/24	00132	2/15/24	29	202402	320	57200	46600		BIWEEKLY ROUTINE CLEANING MAGIC TOUCH COMMERCIAL CLEANING CO	*	613.00	613.00	000648
2/28/24	00065	2/01/24	39	202402	320	57200	34100		FEB FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES, INC.	*	1,092.67	1,092.67	000649
3/21/24	00014	3/01/24	269	202403	310	51300	34000		MAR MANAGEMENT FEES	*	4,423.67		
		3/01/24	269	202403	310	51300	35110		MAR WEBSITE ADMIN	*	106.00		
		3/01/24	269	202403	310	51300	35100		MAR INFO TECH	*	159.00		
		3/01/24	269	202403	310	51300	31300		MAR DISSEM AGENT SERVICES	*	132.50		
		3/01/24	269	202403	310	51300	51000		OFFICE SUPPLIES	*	.27		
		3/01/24	269	202403	310	51300	42000		POSTAGE	*	26.67		
		3/01/24	269	202403	310	51300	42500		COPIES	*	28.50		
									GOVERNMENTAL MANAGEMENT SERVICES			4,876.61	000650
3/21/24	00141	3/18/24	9041	202402	310	51300	31500		FEB GENERAL SERVICES KILINSKI VAN WYK PLLC	*	2,310.57	2,310.57	000651
3/21/24	00132	3/15/24	30	202403	320	57200	46600		BIWEEKLY ROUTINE CLEANING MAGIC TOUCH COMMERCIAL CLEANING CO	*	613.00	613.00	000652
3/21/24	00065	3/01/24	40	202403	320	57200	34100		MAR FACILITY MANAGEMENT RIVERSIDE MANAGEMENT SERVICES, INC.	*	1,092.67	1,092.67	000653
3/21/24	00110	3/13/24	3482	202402	310	51300	31100		FEB ENGINEERING SERVICES YURO AND ASSOCIATES, LLC.	*	202.50	202.50	000654
TOTAL FOR BANK B											67,069.26		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							67,069.26	

HIC -HERON ISLES - BPEREGRINO

FOURTH ORDER OF BUSINESS

**OPTION 1:
ASSESSMENT INCREASE**

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Heron Isles Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office,**" 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Nassau County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 20, 2024
HOUR: 5:00 p.m.
LOCATION: Florida State College at Jacksonville, Nassau Center
76346 William Burgess Boulevard
Yulee, Florida 32097

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least 45 days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2024.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

**OPTION 2:
NO ASSESSMENT INCREASE**

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Heron Isles Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 20, 2024

HOUR: 5:00 p.m.

LOCATION: Florida State College at Jacksonville, Nassau Center
76346 William Burgess Boulevard
Yulee, Florida 32097

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

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

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

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2024.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Heron Isles
Community Development District



Proposed Budget
FY 2025

May 21, 2024



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6	<u>Debt Service Fund Series 2017</u>
7-8	<u>Series 2017 A1/A2 Amortization Schedule</u>
9	<u>Capital Reserve Fund</u>
10	<u>Assessment Schedule</u>

Heron Isles
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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REVENUES:

Special Assessments - On Roll	\$412,343	\$411,918	\$422	\$412,341	\$412,343
Interest/Miscellaneous Income	2,800	5,791	6,000	11,791	6,000
Access Key Cards	100	-	100	100	100
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$415,243	\$417,710	\$6,522	\$424,232	\$418,443

EXPENDITURES:

Administrative:

Supervisor Fees	\$4,000	\$1,600	\$2,000	\$3,600	\$4,000
FICA Taxes	306	122	153	275	306
Engineer	4,000	405	3,595	4,000	4,000
Attorney	18,000	6,784	11,216	18,000	18,000
Annual Audit	3,460	-	3,335	3,335	3,460
Assessment Administration	7,950	7,950	-	7,950	7,950
Dissemination Agent	1,590	795	795	1,590	1,685
Trustee Fees	3,800	-	3,800	3,800	3,800
Management Fees	53,084	26,542	26,542	53,084	56,269
Information Technology	1,908	954	954	1,908	2,022
Website Maintenance	1,272	636	636	1,272	1,348
Telephone	200	36	114	150	200
Postage & Delivery	800	52	123	175	800
Meeting Room Rental	200	292	-	292	300
General Liability and Public Officials Insurance	21,131	20,371	-	20,371	22,795
Printing & Binding	600	125	276	400	600
Legal Advertising	3,200	-	400	400	3,200
Other Current Charges	7,400	6,554	-	6,554	7,400
Office Supplies	100	2	48	50	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$133,176	\$73,394	\$53,987	\$127,381	\$138,411

Operations & Maintenance

Utility

Electric	\$35,750	\$16,455	\$16,500	\$32,955	\$35,750
Water & Sewer	14,000	5,774	7,650	13,424	14,000
Total Utility	\$49,750	\$22,228	\$24,150	\$46,378	\$49,750

Contract Services

Landscape Maintenance (Brightview Landscaping)	\$87,336	\$43,668	\$43,668	\$87,336	\$87,336
Landscape Contingency	15,000	7,545	2,000	9,545	15,000
Irrigation Maintenance	5,800	8,742	-	8,742	8,500
Lake Maintenance (Future Horizons)	9,243	4,402	4,398	8,800	9,243
Janitorial Services (Magic Touch)	7,200	3,678	3,678	7,356	7,400
Trash Removal Services	-	150	-	150	-
Facility Management	13,112	6,556	6,556	13,112	13,899
Pest Control Services (Naders Pest Raiders)	350	-	350	350	350
Holiday Decorations	1,500	-	1,500	1,500	1,500
Total Utility	\$139,542	\$74,741	\$62,150	\$136,891	\$143,228

Heron Isles
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Repair and Maintenance					
Facility Repairs	\$17,500	\$6,427	\$11,073	\$17,500	\$17,500
Miscellaneous Repairs & Maintenance	7,500	-	7,500	7,500	7,500
Road and Drainage Repairs	10,000	-	-	-	5,000
Total Repair and Maintenance	\$35,000	\$6,427	\$18,573	\$25,000	\$30,000
TOTAL EXPENDITURES	\$357,468	\$176,791	\$158,860	\$335,651	\$361,389
Other Sources/(Uses)					
Capital Reserve - Transfer Out	\$(57,775)	\$-	\$(57,775)	\$(57,775)	\$(57,054)
TOTAL OTHER SOURCES/(USES)	\$(57,775)	\$-	\$(57,775)	\$(57,775)	\$(57,054)
EXCESS REVENUES (EXPENDITURES)	\$0	\$240,918	\$(210,113)	\$30,805	\$-

Heron Isles
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest/Miscellaneous Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Access Key Card

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

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.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Telephone

Internet, phone and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Meeting Room Rental

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

Heron Isles
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

General Liability and Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based on estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Operations 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	\$2,430	\$29,160
96139 Heron Isles Pkwy	89411-73059	\$80	\$960
96116 Heron Isles Pkwy	15371-18034	\$55	\$660
96103 Heron Isles Pkwy	79367-06030	\$30	\$360
96443 Heron Isles Pkwy #IRR	62356-51129	\$30	\$360
96638 Heron Isles Pkwy #IRR	62602-83129	\$30	\$360
96148 Heron Isles Pkwy	59739-27030	\$30	\$360
96331 Starfish Dr entwall	39110-92496	\$30	\$360
961164 Heron Isles Pkwy #IRR	17007-82129	\$30	\$360
928 Chester Rd # Entrance	62761-04061	\$30	\$360
Contingency		\$204	\$2,450
Total Electric		\$2,979	\$35,750

Water & Sewer

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

Location	Account #	Monthly	Annual
928 Chester Rd Apt IR01	83714954	\$130	\$1,560
96059 Heron Isles PY-Sewer	82505651	\$120	\$1,440
96059 Heron Isles PY-Water	82505651	\$70	\$840
96259 Heron Isles PY	83582184	\$70	\$840
96320 Starfish Dr	67059090	\$140	\$1,680
96416 Heron Isles PY	67133229	\$135	\$1,620
96572 Heron Isles PY	67133293	\$70	\$840
Contingency		\$432	\$5,180
Total Water & Sewer		\$1,167	\$14,000

Heron Isles
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Operations Contract Services

Landscape Maintenance

Landscape services are to maintain the common areas within the District. The District has contracted with Brightview Landscape Services, Inc to provide these services. The contract provides for a 30-day termination.

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 Brightview Landscape for these services. The contract provides for a 30 day termination.

Lake Maintenance

The District has a contract with Future Horizons, Inc. who provide monthly water management services to all the lakes throughout the District.

Janitorial Services

The District has a contract with Magic Touch Commercial Cleaning Co for the District janitorial services and for trash removal services.

Facility Management

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

Pest Control

The District has a contract with Naders Pest Raiders for termite warranty.

Holiday Decorations:

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

Expenditures – Repair and Maintenance

Facility Repairs

Repairs and maintenance for the District’s common areas.

Miscellaneous Repairs and Maintenance

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

Road and Drainage Repairs

Estimate for repairs and maintenance of the roadway and drainage system.

Expenditures – Reserves

Capital Reserve

Represents any Capital expenditures the District may need outside of the regular maintenance. The funds are transferred to Capital Reserve Account and 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

Proposed Budget Debt Service Series 2017A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$221,531	\$220,890	\$642	\$221,531	\$221,115
Interest Earnings	1,700	4,404	4,900	9,304	5,000
Carry Forward Surplus ⁽¹⁾	56,744	57,939	-	57,939	76,368
TOTAL REVENUES	\$279,975	\$283,232	\$5,542	\$288,774	\$302,483
EXPENDITURES:					
Series 2017A1					
Interest 11/1	\$23,828	\$23,828	\$-	\$23,828	\$22,703
Interest 5/1	23,828	-	23,828	23,828	22,703
Principal 5/1	100,000	-	100,000	100,000	105,000
Prepayment 5/1	-	-	-	-	-
Series 2017A2					
Interest 11/1	14,875	14,875	-	14,875	14,000
Interest 5/1	14,875	-	14,875	14,875	14,000
Principal 5/1	35,000	-	35,000	35,000	35,000
TOTAL EXPENDITURES	\$212,406	\$38,703	\$173,703	\$212,406	\$213,406
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES / (USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$212,406	\$38,703	\$173,703	\$212,406	\$213,406
EXCESS REVENUES (EXPENDITURES)	\$67,569	\$244,529	\$(168,161)	\$76,368	\$89,077

⁽¹⁾ Carry Forward is Net of Reserve Requirement

A-1 Interest Due 11/1/25	\$21,456.25
A-2 Interest Due 11/1/25	\$13,125.00
	\$34,581.25

Heron Isles

Community Development District

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

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	1,475,000.00		-	22,703.13	22,703.13
05/01/25	1,475,000.00		105,000.00	22,703.13	
11/01/25	1,370,000.00		-	21,456.25	149,159.38
05/01/26	1,370,000.00		105,000.00	21,456.25	
11/01/26	1,265,000.00		-	20,143.75	146,600.00
05/01/27	1,265,000.00		105,000.00	20,143.75	
11/01/27	1,160,000.00		-	18,765.63	143,909.38
05/01/28	1,160,000.00		115,000.00	18,765.63	
11/01/28	1,045,000.00		-	17,184.38	150,950.01
05/01/29	1,045,000.00		115,000.00	17,184.38	
11/01/29	930,000.00		-	15,387.50	147,571.88
05/01/30	930,000.00		120,000.00	15,387.50	
11/01/30	810,000.00		-	13,512.50	148,900.00
05/01/31	810,000.00		125,000.00	13,512.50	
11/01/31	685,000.00		-	11,559.38	150,071.88
05/01/32	685,000.00		130,000.00	11,559.38	
11/01/32	555,000.00		-	9,365.63	150,925.01
05/01/33	555,000.00		135,000.00	9,365.63	
11/01/33	420,000.00		-	7,087.50	151,453.13
05/01/34	420,000.00		135,000.00	7,087.50	
11/01/34	285,000.00		-	4,809.38	146,896.88
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
Total			\$1,475,000	\$328,844	\$1,803,844

Heron Isles

Community Development District

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

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	560,000.00	5.000%	-	14,000.00	-
05/01/25	560,000.00	5.000%	35,000.00	14,000.00	63,000.00
11/01/25	525,000.00	5.000%	-	13,125.00	-
05/01/26	525,000.00	5.000%	35,000.00	13,125.00	61,250.00
11/01/26	490,000.00	5.000%	-	12,250.00	-
05/01/27	490,000.00	5.000%	40,000.00	12,250.00	64,500.00
11/01/27	450,000.00	5.000%	-	11,250.00	-
05/01/28	450,000.00	5.000%	40,000.00	11,250.00	62,500.00
11/01/28	410,000.00	5.000%	-	10,250.00	-
05/01/29	410,000.00	5.000%	45,000.00	10,250.00	65,500.00
11/01/29	365,000.00	5.000%	-	9,125.00	-
05/01/30	365,000.00	5.000%	45,000.00	9,125.00	63,250.00
11/01/30	320,000.00	5.000%	-	8,000.00	-
05/01/31	320,000.00	5.000%	45,000.00	8,000.00	61,000.00
11/01/31	275,000.00	5.000%	-	6,875.00	-
05/01/32	275,000.00	5.000%	50,000.00	6,875.00	63,750.00
11/01/32	225,000.00	5.000%	-	5,625.00	-
05/01/33	225,000.00	5.000%	50,000.00	5,625.00	61,250.00
11/01/33	175,000.00	5.000%	-	4,375.00	-
05/01/34	175,000.00	5.000%	55,000.00	4,375.00	63,750.00
11/01/34	120,000.00	5.000%	-	3,000.00	-
05/01/35	120,000.00	5.000%	60,000.00	3,000.00	66,000.00
11/01/35	60,000.00	5.000%	-	1,500.00	-
05/01/36	60,000.00	5.000%	60,000.00	1,500.00	63,000.00
Total			\$560,000	\$198,750	\$758,750

Heron Isles
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Interest Income	\$50	\$60	\$60	120	\$100
Carry Forward Balance	121,668	121,670	-	121,670	179,565
TOTAL REVENUES	\$121,718	\$121,730	\$60	\$121,790	\$179,665
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$20,000	\$-	\$-	\$-	\$-
Repair & Maintenance	-	-	-	-	-
Other Current Charges	500	-	-	-	-
TOTAL EXPENDITURES	\$20,500	\$-	\$-	\$-	\$-
Other Sources/(Uses)					
Capital Reserve-Transfer In	57,775	-	57,775	57,775	57,054
TOTAL OTHER SOURCES/(USES)	\$57,775	\$-	\$57,775	\$57,775	\$57,054
EXCESS REVENUES (EXPENDITURES)	\$158,993	\$121,730	\$57,835	\$179,565	\$236,719

Heron Isles
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2017 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
Single Family	748	531	\$593	\$593	\$0	\$447	\$447	\$0	\$1,040	\$1,040	\$0
Single Family*	0	1	\$593	\$593	\$0	\$242	\$242	\$0	\$835	\$835	\$0
Total	748	532									
*Single Family unit for 2017 has a partial paydown.											

FIFTH ORDER OF BUSINESS

[DISTRICT LETTERHEAD]

[REDACTED], 2024

Via U.S. Mail

[HOMEOWNER NAME/ADDRESS]

Re: *Heron Isles Community Development District
Courtesy Notice (No Action Required)*

Dear Mr./Mrs. [REDACTED]:

I serve as the District Manager for the Heron Isles Community Development District (the “District”), and I am writing at the request of the District’s Board of Supervisors. As you may be aware, the District is a unit of local, special purpose government serving lands in the community. You are receiving this letter because the District recently became aware that certain landscaping, fencing, and/or other improvements on your lot encroach upon District easement areas, which is causing difficulties in accessing and maintaining the stormwater pond(s) or other District improvements near your property. **Nonetheless, the District is not requiring you to remove the encroachments at this time.**

As a courtesy, the District is providing the below information regarding easements on and near your lot.

What is an easement?

An easement is a legal right that allows a particular party to use land in a particular manner. Within the District, there are easements along the edges of certain lots that allow the District or other entities to use the property to access and maintain drainage, stormwater, landscaping, or other improvements for the benefit of the community and important community improvements. These easements are indicated on plats of the property or in other legal documents recorded in the Official Records of Nassau County, Florida. In some cases, the easements are governed by a permit from the St. Johns River Water Management District, and obstructions may result in fines, maintenance delays, or drainage problems throughout the community.

What does this mean for me?

Generally, you may not install any improvements within the easement areas that may interfere with an entity’s (including the District’s) ability to use the easements for their intended purpose. This includes installing pools, fences, landscaping, patios, or other features that may block access or drainage. If you install an encroachment without permission, you may be subject to fines, injunctions, or other legal action. Please note that because the homeowner’s association does not hold the legal easement rights, they cannot grant permission for encroachment into the District’s easement areas.

Again, no action is needed at this time. However, please be aware that no other landscaping, fencing, or other improvements may be placed on property owned by the District or in a District easement. Please also be aware that it may become necessary for you to remove the encroachment in the future if it interferes with the District’s drainage/stormwater management system or other maintenance responsibilities.

If you have any questions you may contact me at dlaughlin@gmsnf.com¹ or (904) 940-5850.
Thank you for your attention.

Sincerely,

Daniel Laughlin
District Manager

cc: Board of Supervisors
District Counsel
District Engineer

¹ Note that any correspondence to District staff may constitute a public record. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or by mail.

SIXTH ORDER OF BUSINESS

HEB Services, Inc.

P.O. Box 8430

CUC 1225170 Phone (904) 333-8064

Fleming Island, FL 32006

DBE/MBE Certified hollybucci@yahoo.com

April 24, 2024

Heron Isles HOA
c/o Mike Yuro, P.E.

RE: Outfall Repair in Heron Isles.

1. Remove tree and stump hanging over outfall, we will just cut and throw into back of woods, we will not haul off.
2. Install a small dirt berm to stop the flow of water from the pond.
3. Install bags of flow fill/fast set concrete along the bottom to mix in with the water and seep into any holes along the bottom and pack in good.
4. Begin to backfill the void with clean fill and compact.
5. Grade area and install bahia sod at the outfall structure.

TOTAL PRICE: \$28,975.00

Exclusions:

This does not include bank repairs along pond.

Thank You,
Holly Bucci

ALL MATERIALS IS GUARANTEED TO BE SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS 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.

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. .DATE OF ACCEPTANCE:

SIGNATURE: _____



A q u a g e n i x
A DCS Company

Welcome to the DeAngelo Contract Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DCS Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat
- * Post Treatment Reports providing details of work we performed.

Additional service available from DCS:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas.
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with DCS:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you. Respectfully yours, The team at DCS.



Aquagenix

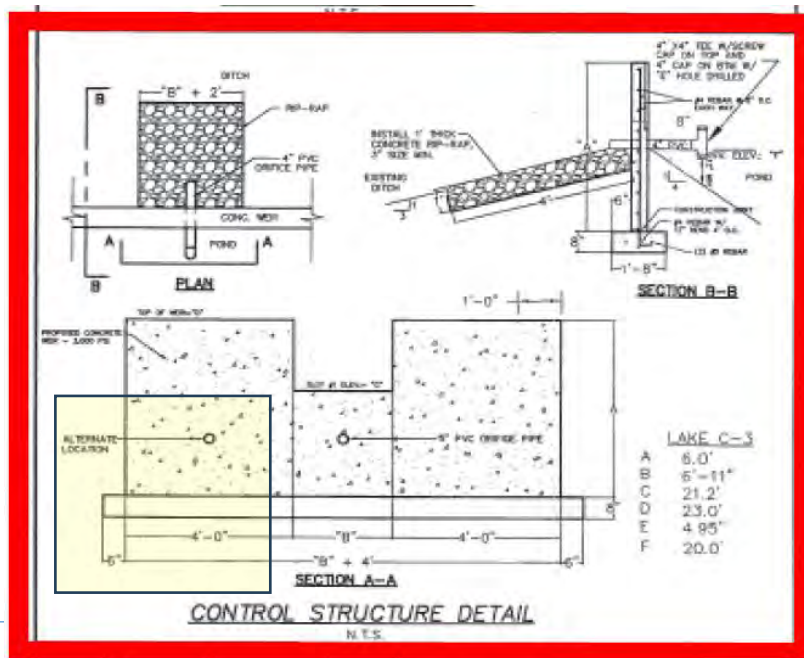
A DCS Company

DeAngelo Contracting Services SPECIAL SERVICES AGREEMENT

This agreement, dated 5/7//2024, is made between DeAngelo Contracting Services and Heron Isles as described as follows:

Re: Solution to fix issue at Heron Isles

As Built Design:



Damage area to fix:





Aquagenix

A DCS Company

Scope of work: Aquagenix will mobilize this repair with a mid-size excavator to be walked back carefully to the site of repair. A marine treated wooden ledger will be attached to the left side of the concrete head wall that will allow us to drive sheeting starting about 16" to the left of the center overflow pipe and extend 4' past the end of the concrete structure sealing off the bottom of the structure from water movement. Approximately 30/40 sandbags will be installed in front of the vinyl and immediately behind the vinyl as it extends past the existing concrete. Then existing sand from the pond will rebuild the left side that will be compacted and new Bahia sod in the area of construction. Concrete rip-rap will be placed on filter fabric behind the left side wall. This will provide additional support for the berm and control erosion on the back side.

1. Materials: ESP Vinyl 6.5 or greater 7' lengths. (Total vinyl driven will be 7' to 8' out from the structure.)
2. Sandbags 50 lbs. sizing filled with clean drainable sand.
3. Pulling sand from the existing pond for the bank repair.
4. Rip-rap / concrete type / matching existing size / approximately 1.5 yards. Placed on woven filter fabric.
5. Sod- Bahia to repair and attach to the bank in the area of construction.
6. Customer is responsible for watering the new sod. We recommend watering every day for two weeks for the roots to get established.

Pricing for all material labor, equipment and insurance including both liability and workers compressive coverage to complete the work described above: ***\$24,900.00. ***** 50% deposit required prior to start of project*******

* If more clean fill dirt is needed and cannot be recovered from the lake, we will need one – two loads of clean drainable fill. This cost of dirt, transport with smaller equipment back approximately 800' from the street would be billed at **\$1,200.00 per load.**

Julie Clements
DeAngelo Contracting Services

CUSTOMER

Julie Clements
PRINT NAME

PRINT NAME

5/7/2024
DATE

DATE

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.



CONTRACT TERMS

The terms of this Agreement shall be continuous without interruption until the project is completed or this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

1. Safety:

DeAngelo Contracting Services agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

2. Insurance:

DeAngelo Contracting Services agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

3. Address Change:

If DeAngelo Contracting Services or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

4. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DeAngelo Contracting Services of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

5. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced upon completion of the special service agreement and agrees to pay DeAngelo Contracting Services within thirty (30) days after date of invoice at the DCS home office at 100 N. Conahan Drive, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and will result in customer becoming responsible for all charges that are necessary to collect the full amount of the invoice plus said necessary collection charges.

6. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies:

- a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- b. Filing of a mechanics lien on property for all monies due plus interest, DeAngelo Contracting Services costs and attorney's fees incurred by DeAngelo Contracting Services.

7. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DeAngelo Contracting Services, 100 N. Conahan Drive, Hazleton, PA 18201. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DeAngelo Contracting Services in accordance with paragraph 10

- a. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DCS.



A q u a g e n i x
A DCS Company

- b. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in section 10 of this contract.

8. OTHER ITEMS:

- a. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- b. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of any products.
- c. Customer agrees to notify and locate for company any private in ground utilities or structures. If customer does not notify and locate for company private in ground utilities or structures, company is not responsible for damages to said utilities or structures. Company will have public in ground utilities located through 811.
- d. DeAngelo Contracting Services will make every attempt to protect all work areas from excess damage and wear and tear. Minor cosmetic damage may occur that given time will return to pre work condition.

9. Contract Documents:


This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DeAngelo Contracting Services and CUSTOMER.


SEVENTH ORDER OF BUSINESS

D.

1.



 904.491.7500

 96135 Nassau Place, Suite 3
Yulee, FL 32097

 info@votenassaufl.gov
www.VoteNassaufl.gov

April 15, 2024

Mr. Daniel Laughlin
District Manager
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Heron Isles Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2024, there are 1,263 registered voters within Heron Isles Community Development District's boundaries.

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

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500

E.

HERON ISLES CDD

OPERATIONS REPORT

MAY 21 2024

Prepared by Chip Dellinger

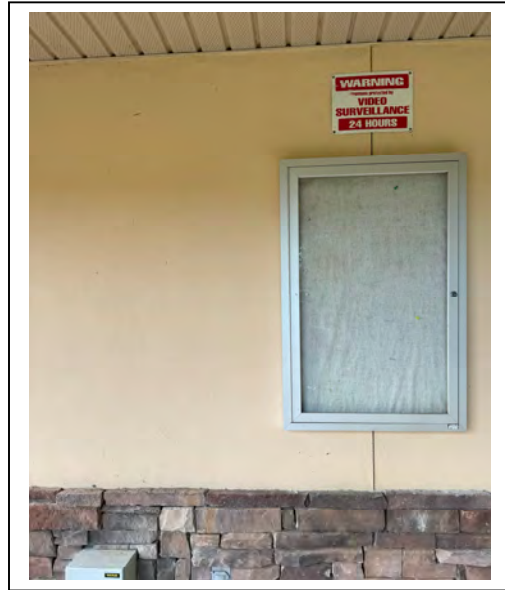
Landscaping

- Cut back along park wood line to entrance has been completed by Brightview.
- Erosion repairs along sidewalk/second park have been completed by Brightview.
- Irrigation repairs have been made throughout the community by Brightview.
- GMS will be closely monitoring landscaping maintenance as we continue through growing season.



Restrooms/Security

- Security system is ready to be scheduled for installation.
- The message board has been recycled and mounted at restrooms by GMS.
- Restrooms continue to be cleaned and garbage disposed of by Magic Touch cleaning services.
- Requests for access cards are currently being tabled until new security system is installed.



Community Entrance

- North entry tower stacked stone repairs have been completed by GMS.
- More veneer stone needs to be ordered to complete the southern tower accent pieces.



Conclusion

- If there are any additional concerns or comments, please contact me at cdellinger@gmsnf.com or at 904 631 5135.

