

*Heron Isles
Community Development District*

August 20, 2024

AGENDA

Heron Isles Community Development District

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

August 13, 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, August 20, 2024 at 5:00 p.m. at Florida State College at Jacksonville, Nassau Center, Room A114 (David Yulee 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 May 21, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget
 - A. Consideration of Resolution 2024-02, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 - B. Consideration of Resolution 2024-03, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- V. Consideration of Resolution 2024-04, Declaring Vacancies in Seats 1 and 5 as of November 19, 2024
- VI. Discussion of Pond Bank Repair

- VII. Staff Reports
 - A. Landscape
 - B. District Counsel
 - C. District Engineer – Bi-Annual Stormwater Inspection Report
 - D. District Manager
 - 1. Consideration of Resolution 2024-05, Designating a Regular Meeting Schedule for Fiscal Year 2025
 - 2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025
 - E. Field Operations Manager – Report
- VIII. Supervisors’ Requests and Public Comment
- IX. Next Scheduled Meeting – November 19, 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, May 21, 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 <i>by phone</i>	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Field Operations Manager
Mary Grace Henley	Kilinski Van Wyk
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussion and actions taken at the May 21, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 5:00 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 February 20, 2024 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 \$79,219.72.

On MOTION by Ms. Reams seconded by Ms. Emanuelson with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption

Mr. Laughlin presented the budget for Fiscal Year 2025, provided an overview of any line items that are increasing, and noted there is no increase in assessments being proposed.

On MOTION by Ms. Emanuelson seconded by Mr. Watson, with all in favor, Resolution 2024-01 (option 2), approving the proposed budget for Fiscal Year 2025 and setting a public hearing for August 20, 2024 at 5:00 p.m. at Florida State College at Jacksonville was approved.

FIFTH ORDER OF BUSINESS

Discussion of Easement Access Issues for Maintenance of Pond Banks

Mr. Laughlin presented a draft form of letter that would simply notify residents of the easements surrounding their properties and that any encroachment may need to be removed should access become necessary.

On MOTION by Ms. Emanuelson seconded by Mr. Coleman with all in favor authorizing staff to disseminate the letter regarding easements to the affected residents was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pond Bank Repairs

Mr. Yuro informed the Board there is a pond that had a washout around the outfall structure. He presented two proposals for the repairs, one totaling \$28,975 and the other totaling \$24,900. He noted both proposals have unknown costs. The proposal from HEB does not include the cost of making any repairs to the bank from the equipment that will need to be brought in, while Aquagenix has stated if they cannot get enough dirt out of the pond, they may have to

bring in additional one or two additional dirt loads at \$1,200 a load, however the total cost would still be cheaper than the proposal from HEB.

Mr. Yuro also stated that the easement to access this pond is blocked by fences. The adjacent resident has stated they are okay with foot traffic, but he recommended getting something in writing to protect the District and contractor if the homeowner is still willing to allow access through their yard.

Mr. Watson added that the homeowner allowing access through her yard will also need to be assured her yard will be restored once the repairs are complete.

Mr. Laughlin stated that he will reach out to the homeowner and will get with counsel on a form of agreement. He also added that he will hold off sending the easement access letters to the two homeowners who have encroached on the easement needed to access the pond.

On MOTION by Mr. Watson seconded by Mr. Martyn with all in favor the proposal from Aquagenix was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Watson stated that he and Mr. Glynn are continuing to work with BrightView on various issues.

B. District Counsel

Ms. Gentry reminded the Board their Form 1 will need to be submitted electronically by July 1st.

Mr. Watson asked if there needs to be signage stating that surveillance is in progress.

Ms. Gentry responded that generally if the cameras are located in a public space and there is no expectation of privacy, in addition to the cameras being visible, no notice should be needed, but she will look into where the cameras are being installed to see if anything needs to be done. She added that signage may be a deterrent, so it may be in the District's best interest to install some signs anyway.

Mr. Laughlin stated that staff would consult Mr. Watson prior to the installation of the signs.

C. District Engineer

Mr. Yuro stated that it has been two years since the last inspection of the District’s stormwater facilities and asked if the Board is interested in him looking into another inspection.

Mr. Laughlin responded that it would be a good idea given what just happened with the pond banks.

Mr. Yuro stated that he would put a proposal together.

D. District Manager

1. Report on the Number of Registered Voters

Mr. Laughlin informed the Board there are 1,263 registered voters reported to be resigning within the District’s boundaries as of April 15th.

2. Reminder of the Qualifying Period for the Election of Supervisors

Mr. Laughlin reminded the Board the qualifying period for the general election runs from noon on June 10th through noon on June 14th through the Supervisor of Elections office. There are two seats up for election this year.

E. Field Operations Manager – Report

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

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Public Comment

Mr. Laughlin went over a proposal to expand the security camera system.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor the proposal from Hi-Tech for additional security cameras in the amount of \$5,850 for installation and \$20 for monthly service was approved.

Mr. Watson stated that he has received a request for the sidewalks to be painted at the intersections.

Mr. Laughlin asked Mr. Dellinger to get proposals for painting and the ADA mats that can be installed.

Ms. Emanuelson requested another trash can be installed at the mailboxes.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – August 20, 2024 at 5:00 p.m. at Florida State College of Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida

Mr. Laughlin noted the August meeting will be held in the David Yulee Room.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Heron Isles
Community Development District

Unaudited Financial Reporting
June 30, 2024



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Heron Isles
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 98,342	\$ -	\$ 119,551	\$ 217,893
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	-	-	-
Due from Capital Fund	-	-	-	-
Investments:				
State Board of Administration (SBA)	2,314	-	2,209	4,523
Custody - Reserve	807	-	-	807
Custody - Excess Funds	455,938	-	-	455,938
Series 2017:				
Reserve A1	-	-	-	-
Reserve A2	-	32,250	-	32,250
Revenue	-	76,518	-	76,518
Prepayment	-	250	-	250
Prepaid Expenses	-	-	-	-
Deposits	1,580	-	-	1,580
Total Assets	\$ 558,982	\$ 109,018	\$ 121,760	\$ 789,760
Liabilities:				
Accounts Payable	\$ 6,772	\$ -	\$ -	\$ 6,772
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Debt Service	-	-	-	-
Total Liabilities	\$ 6,772	\$ -	\$ -	\$ 6,772
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	1,580	-	-	1,580
Restricted for:				
Debt Service	-	109,018	-	109,018
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	121,760	121,760
Capital Reserves	-	-	-	-
Unassigned	550,630	-	-	550,630
Total Fund Balances	\$ 552,210	\$ 109,018	\$ 121,760	\$ 782,988
Total Liabilities & Fund Balance	\$ 558,982	\$ 109,018	\$ 121,760	\$ 789,760

Heron Isles
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 412,343	\$ 412,343	\$ 417,575	\$ 5,232
Interest Income/Miscellaneous Income	2,800	2,100	11,748	9,648
Access Key Cards	100	75	-	(75)
Total Revenues	\$ 415,243	\$ 414,518	\$ 429,323	\$ 14,805
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,000	\$ 3,000	\$ 2,400	\$ 600
PR-FICA	306	230	184	46
Engineering	4,000	3,000	2,918	83
Attorney	18,000	13,500	11,376	2,124
Annual Audit	3,460	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Dissemination Agent	1,590	1,193	1,193	-
Trustee Fees	3,800	-	-	-
Management Fees	53,084	39,813	39,813	-
Information Technology	1,908	1,431	1,431	-
Website Maintenance	1,272	954	954	-
Telephone	200	150	55	95
Postage & Delivery	800	600	64	536
Meeting Room Rental	200	150	292	(142)
Insurance General Liability/Public Officials	21,131	21,131	20,371	760
Printing & Binding	600	450	165	285
Legal Advertising	3,200	2,400	68	2,332
Other Current Charges	7,400	5,550	6,554	(1,004)
Office Supplies	100	75	2	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,176	\$ 101,751	\$ 95,965	\$ 5,786
Utilities				
Electric	\$ 35,750	\$ 26,813	\$ 24,653	\$ (2,159)
Water & Sewer	14,000	10,500	9,890	(610)
Subtotal Utilities	\$ 49,750	\$ 37,313	\$ 34,543	\$ (2,769)
Contract Services				
Landscape Maintenance (Brightview Landscaping)	\$ 87,336	\$ 65,502	\$ 65,502	\$ -
Landscape Contingency	15,000	11,250	7,545	(3,705)
Irrigation Maintenance	5,800	4,350	9,419	5,069
Lake Maintenance (Future Horizons)	9,243	6,933	6,602	(330)
Janitorial Services (Magic Touch)	7,200	5,400	5,517	117
Trash Removal Services	-	-	150	150
Facility Management	13,112	9,834	9,834	-
Pest Control Services (Naders Pest Raiders)	350	263	-	(263)
Holiday Decorations	1,500	-	-	-
Subtotal Contract Services	\$ 139,542	\$ 103,531	\$ 104,569	\$ 1,038

Heron Isles
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<i>Repair and Maintenance</i>				
Facility Repairs	\$ 17,500	\$ 13,125	\$ 7,657	\$ (5,468)
Miscellaneous Repairs & Maintenance	7,500	5,625	5,473	(153)
Road and Drainage Repairs	10,000	7,500	-	(7,500)
Subtotal Repair and Maintenance	\$ 35,000	\$ 26,250	\$ 13,129	\$ (13,121)
<i>Reserves</i>				
Capital Reserve - Transfer Out	\$ 57,776	\$ -	\$ -	\$ -
Subtotal Reserves	\$ 57,776	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 282,067	\$ 167,094	\$ 152,242	\$ (14,852)
Total Expenditures	\$ 415,243	\$ 268,845	\$ 248,207	\$ (9,065)
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 145,673	\$ 181,116	\$ 5,740
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0	\$ 145,673	\$ 181,116	\$ 5,740
Fund Balance - Beginning	\$ -		\$ 371,093	
Fund Balance - Ending	\$ 0		\$ 552,210	

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	\$ 3,683	\$ -	\$ 1,974	\$ -	\$ -	\$ -	\$ 417,575
Interest Income/Miscellaneous Income	125	129	173	1,600	1,930	1,834	1,986	1,947	2,024	-	-	-	11,748
Access Key Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 125	\$ 29,120	\$ 371,305	\$ 4,625	\$ 6,671	\$ 5,864	\$ 5,669	\$ 1,947	\$ 3,998	\$ -	\$ -	\$ -	\$ 429,323

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,400
PR-FICA	-	61	-	-	61	-	-	61	-	-	-	-	184
Engineering	-	203	-	-	203	-	1,553	743	218	-	-	-	2,918
Attorney	620	2,120	1,085	123	2,311	526	1,692	1,844	1,057	-	-	-	11,376
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	133	133	133	133	133	133	133	133	133	-	-	-	1,193
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	39,813
Information Technology	159	159	159	159	159	159	159	159	159	-	-	-	1,431
Website Maintenance	106	106	106	106	106	106	106	106	106	-	-	-	954
Telephone	8	-	-	28	-	-	19	-	-	-	-	-	55
Postage & Delivery	4	5	9	3	4	27	2	-	10	-	-	-	64
Insurance General Liability/Public Officials	20,371	-	-	-	-	-	-	-	-	-	-	-	20,371
Printing & Binding	6	8	58	4	21	29	2	-	39	-	-	-	165
Meeting Room Rental	292	-	-	-	-	-	-	-	-	-	-	-	292
Legal Advertising	-	-	-	-	-	-	-	68	-	-	-	-	68
Other Current Charges	-	6,554	-	-	-	-	-	-	-	-	-	-	6,554
Office Supplies	0	0	0	0	0	0	0	-	1	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 34,248	\$ 14,571	\$ 5,974	\$ 4,979	\$ 8,221	\$ 5,402	\$ 8,089	\$ 8,336	\$ 6,146	\$ -	\$ -	\$ -	\$ 95,965

Utilities

Electric	\$ 2,740	\$ 2,754	\$ 2,720	\$ 2,730	\$ 2,749	\$ 2,763	\$ 2,731	\$ 2,754	\$ 2,713	\$ -	\$ -	\$ -	\$ 24,653
Water & Sewer	634	697	657	990	1,518	1,278	1,275	1,436	1,406	-	-	-	9,890
Subtotal Utilities	\$ 3,373	\$ 3,451	\$ 3,377	\$ 3,720	\$ 4,267	\$ 4,041	\$ 4,006	\$ 4,190	\$ 4,119	\$ -	\$ -	\$ -	\$ 34,543

Contract Services

Landscape Maintenance (Brightview Landscaping)	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ 7,278	\$ -	\$ -	\$ -	\$ 65,502
Landscape Contingency	-	-	-	-	-	7,545	-	-	-	-	-	-	7,545
Irrigation Maintenance	-	6,568	-	-	703	1,471	-	-	676	-	-	-	9,419
Lake Maintenance (Future Horizons)	734	734	734	734	734	734	734	734	734	-	-	-	6,602
Janitorial Services (Magic Touch)	613	613	613	613	613	613	613	613	613	-	-	-	5,517
Trash Removal Services	-	-	-	150	-	-	-	-	-	-	-	-	150
Facility Management	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	1,093	-	-	-	9,834
Pest Control Services (Naders Pest Raiders)	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Contract Services	\$ 9,717	\$ 16,285	\$ 9,717	\$ 9,867	\$ 10,420	\$ 18,734	\$ 9,717	\$ 9,717	\$ 10,394	\$ -	\$ -	\$ -	\$ 104,569

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	\$ 437	\$ 136	\$ 657	\$ -	\$ -	\$ -	\$ 7,657
Miscellaneous Repairs & Maintenance	-	-	-	-	-	45	832	4,596	-	-	-	-	5,473
Road and Drainage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Repair and Maintenance	\$ 244	\$ 1,514	\$ 2,193	\$ 1,309	\$ 863	\$ 349	\$ 1,269	\$ 4,731	\$ 657	\$ -	\$ -	\$ -	\$ 13,129
Total Expenditures	\$ 34,248	\$ 14,571	\$ 5,974	\$ 4,979	\$ 8,221	\$ 5,402	\$ 8,089	\$ 8,336	\$ 6,146	\$ -	\$ -	\$ -	\$ 248,207
Excess (Deficiency) of Revenues over Expenditures	\$ (34,122)	\$ 14,549	\$ 365,331	\$ (354)	\$ (1,550)	\$ 462	\$ (2,420)	\$ (6,389)	\$ (2,148)	\$ -	\$ -	\$ -	\$ 181,116
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	\$ (2,420)	\$ (6,389)	\$ (2,148)	\$ -	\$ -	\$ -	\$ 181,116

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 June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 221,531	\$ 221,531	\$ 223,923	\$ 2,392
Interest Income	1,700	1,275	7,312	6,037
Total Revenues	\$ 223,231	\$ 222,806	\$ 231,235	\$ 8,429
Expenditures:				
Series 2017A-1				
Interest - 11/1	\$ 23,828	\$ 23,828	\$ 23,828	\$ -
Interest - 5/1	23,828	23,828	23,828	-
Principal - 5/1	100,000	100,000	100,000	-
Series 2017A-2				
Interest 11/1	14,875	14,875	14,875	-
Interest - 5/1	14,875	14,875	14,875	-
Principal - 5/1	35,000	35,000	35,000	-
Total Expenditures	\$ 212,406	\$ 212,406	\$ 212,406	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,825	\$ 10,400	\$ 18,829	\$ 8,429
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,825	\$ 10,400	\$ 18,829	\$ 8,429
Fund Balance - Beginning	\$ 56,744		\$ 90,189	
Fund Balance - Ending	\$ 67,569		\$ 109,018	

Heron Isles
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 57,776	\$ -	\$ -	\$ -
Interest	50	38	90	52
Total Revenues	\$ 57,826	\$ 38	\$ 90	\$ 52
Expenditures:				
Capital Outlay	\$ 20,000	\$ 15,000	\$ -	\$ 15,000
Repair and Replacements	-	-	-	-
Other Service Charges	500	375	-	375
Total Expenditures	\$ 20,500	\$ 15,375	\$ -	\$ 15,375
Excess (Deficiency) of Revenues over Expenditures	\$ 37,326		\$ 90	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,326		\$ 90	
Fund Balance - Beginning	\$ 121,668		\$ 121,670	
Fund Balance - Ending	\$ 158,994		\$ 121,760	

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)
Less: May 1, 2024	(\$100,000)
Current Bonds Outstanding	\$1,475,000

(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	\$33,000
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)
Less: May 1, 2024	(\$35,000)
Current Bonds Outstanding	\$560,000

Total Bonds Outstanding	\$2,035,000
--------------------------------	--------------------

C.

Heron Isles
Community Development District

FISCAL YEAR 2024 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	#UNITS ASSESSED	SERIES 2017A-2		TOTAL ASSESSED
		DEBT SERVICE ASSESSED	O&M 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	102.78	191.66	294.44
8	4/4/24	1,974.73	3,682.51	5,657.24
9	6/10/24	960.98	1,792.05	2,753.03
10	6/18/24	97.75	182.30	280.05
		-	-	
TOTAL TAX ROLL RECEIPTS		\$ 223,922.61	\$ 417,575.61	\$ 641,498.22

TOTAL DUE TAX ROLL RECEIPTS		\$ (2,807.22)	\$ (5,235.00)	\$ (8,042.22)
------------------------------------	--	----------------------	----------------------	----------------------

PERCENT COLLECTED	DEBT	O&M	TOTAL
% COLLECTED TAX ROLL	101.27%	101.27%	101.27%

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				
	4/1/24 - 4/30/24	623-639	\$31,840.03	
	5/1/24 - 5/31/25	640-649	12,591.61	
	6/1/24 - 6/30/24	650-654	26,491.37	
TOTAL				\$70,923.01
Autopayments				
	04/03/24	JEA	\$1,274.93	
	04/08/24	FPL	2,730.73	
	05/02/24	JEA	1,435.96	
	05/08/24	FPL	2,754.49	
	05/23/24	IRS TAX PAYMENT	122.40	
	05/31/24	JEA	1,405.65	
	06/06/24	FPL	2,713.16	
TOTAL				\$12,437.32
TOTAL CHECK REGISTER				\$83,360.33

* 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 #
4/04/24	00139	3/01/24	8805419	202403	320	57200	46200		MAR EXTERIOR MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	7,278.00	7,278.00	000655
4/04/24	00139	3/15/24	8833214	202403	320	57200	46210		CUTBACK WOODLINE BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	3,024.00	3,024.00	000656
4/04/24	00139	3/15/24	8833215	202403	320	57200	46210		INSTALL SOIL & BAHIA BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	3,148.95	3,148.95	000657
4/04/24	00139	3/26/24	8854814	202403	320	57200	46210		REMOVE & INSTALL SOD BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,372.36	1,372.36	000658
4/04/24	00139	3/26/24	8854825	202403	320	57200	46250		REPLACE STUCK VALVE BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	874.80	874.80	000659
4/04/24	00139	3/26/24	8854826	202403	320	57200	46250		ROTORS & SPRAYS BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	596.62	596.62	000660
4/04/24	00139	4/01/24	8841069	202404	320	57200	46200		APR EXTERIOR MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	7,278.00	7,278.00	000661
4/04/24	00130	2/29/24	82790	202402	320	57200	46500		FEB LAKE MANAGEMENT FUTURE HORIZONS, INC	*	733.60	733.60	000662
4/04/24	00130	3/26/24	83134	202403	320	57200	46500		MAR LAKE MANAGEMENT FUTURE HORIZONS, INC	*	733.60	733.60	000663
4/04/24	00014	3/19/24	272	202402	320	57200	49700		FEB FACILITY MAINT & SUP	*	863.40		
		4/01/24	270	202404	310	51300	34000		APR MANAGEMENT FEES	*	4,423.67		
		4/01/24	270	202404	310	51300	35110		APR WEBSITE ADMIN	*	106.00		
		4/01/24	270	202404	310	51300	35100		APR INFO TECH	*	159.00		
		4/01/24	270	202404	310	51300	31300		APR DISSEM AGENT SERVICES	*	132.50		

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		270	202404	310-51300-51000			OFFICE SUPPLIES	*	.21		
4/01/24		270	202404	310-51300-42000			POSTAGE	*	1.92		
4/01/24		270	202404	310-51300-42500			COPIES	*	1.50		
4/01/24		270	202404	310-51300-41000			TELEPHONE	*	19.23		
4/01/24		271	202404	320-57200-34100			APR FACILITY MANAGEMENT	*	1,092.67		
GOVERNMENTAL MANAGEMENT SERVICES										6,800.10	000664
5/10/24	00117	4/25/24	12485	202404	320-57200-46000		BACK FLOW TEST	*	652.00		
BOB'S BACKFLOW & PLUMBING										652.00	000665
5/10/24	00130	4/30/24	83630	202404	320-57200-46500		APR LAKE MANAGEMENT	*	733.60		
FUTURE HORIZONS, INC										733.60	000666
5/10/24	00014	4/16/24	273	202403	320-57200-49700		MAR FACILITY MAINT & SUP	*	304.45		
5/01/24		275	202405	310-51300-34000			MAY MANAGEMENT FEES	*	4,423.67		
5/01/24		275	202405	310-51300-35110			MAY WEBSITE ADMIN	*	106.00		
5/01/24		275	202405	310-51300-35100			MAY INFO TECH	*	159.00		
5/01/24		275	202405	310-51300-31300			MAY DISSEM AGENT SERVICES	*	132.50		
5/01/24		276	202405	320-57200-34100			MAY FACILITY MANAGEMENT	*	1,092.67		
GOVERNMENTAL MANAGEMENT SERVICES										6,218.29	000667
5/10/24	00141	4/17/24	9131	202403	310-51300-31500		MAR GENERAL COUNSEL	*	525.50		
KILINSKI VAN WYK PLLC										525.50	000668
5/10/24	00132	4/15/24	31	202404	320-57200-46600		BIWEEKLY ROUTINE CLEANING	*	613.00		
MAGIC TOUCH COMMERCIAL CLEANING CO										613.00	000669
5/10/24	00110	5/09/24	3529	202404	310-51300-31100		APR ENGINEERING SERVICES	*	1,552.50		
YURO AND ASSOCIATES, LLC.										1,552.50	000670
HIC -HERON ISLES - BPEREGRINO											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/31/24	00014	5/14/24	277	202404	320	57200	49700		APR FACIL MAINT & SUPPLY	*	436.72		
GOVERNMENTAL MANAGEMENT SERVICES												436.72	000671
5/31/24	00142	5/16/24	24-00081	202405	310	51300	48000		NTC OF QUAL CANDIDATES	*	68.00		
JACKSONVILLE DAILY RECORD C/O												68.00	000672
5/31/24	00141	5/19/24	9420	202404	310	51300	31500		APR GENERAL COUNSEL	*	1,692.00		
KILINSKI VAN WYK PLLC												1,692.00	000673
5/31/24	00145	5/17/24	4875	202405	320	57200	46000		INSTALL STREET SIGN	*	100.00		
CX3,INC. SUNDANCER SIGN GRAPHICS												100.00	000674
6/11/24	00117	5/31/24	13312	202405	320	57200	46000		BACKFLOW TEST	*	4,495.50		
BOB'S BACKFLOW & PLUMBING												4,495.50	000675
6/11/24	00130	5/31/24	84138	202405	320	57200	46500		MAY LAKE MANAGEMENT	*	733.60		
FUTURE HORIZONS,INC												733.60	000676
6/11/24	00014	6/01/24	278	202406	320	57200	34100		JUN FACILITY MANAGEMENT	*	1,092.67		
6/01/24	279	202406	310	51300	34000			JUN MANAGEMENT FEES	*	4,423.67			
6/01/24	279	202406	310	51300	35110			JUN WEBSITE ADMIN	*	106.00			
6/01/24	279	202406	310	51300	35100			JUN INFO TECH	*	159.00			
6/01/24	279	202406	310	51300	31300			JUN DISSEM AGENT SERVICES	*	132.50			
6/01/24	279	202406	310	51300	51000			OFFICE SUPPLIES	*	.51			
6/01/24	279	202406	310	51300	42000			POSTAGE	*	10.27			
6/01/24	279	202406	310	51300	42500			COPIES	*	39.15			
GOVERNMENTAL MANAGEMENT SERVICES												5,963.77	000677
6/11/24	00110	6/10/24	05-3551	202405	310	51300	31100		MAY ENGINEERING SERVICES	*	742.50		
YURO AND ASSOCIATES, LLC.												742.50	000678

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/12/24	00139	5/01/24 8879110	202405 320-57200-46200	MAY EXTERIOR MAINTENANCE	*	7,278.00	
		6/01/24 8919013	202406 320-57200-46200	JUN EXTERIOR MAINTENANCE	*	7,278.00	
BRIGHTVIEW LANDSCAPE SERVICES, INC.							14,556.00 000679
TOTAL FOR BANK B						70,923.01	
TOTAL FOR REGISTER						70,923.01	

INVOICE



Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8805419
Invoice Date: 3/1/2024
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For March Approved Chip Dellinger, Operations Manager Riverside Management Services On behalf of Heron Isles CDD Date: 4/3/2024 Acct. # 1-320-57200-46200 LANDSCAPE MAINTENANCE	7,278.00
Total invoice amount		7,278.00
Tax amount		
Balance due		7,278.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24245977
Invoice #: 8805419
Invoice Date: 3/1/2024

Amount Due:	\$7,278.00
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Sold To: 24245977
 Heron Isles CDD
 9655 Florida Mining Blvd Bldg 300 Ste305
 Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8833214
Invoice Date: 3/15/2024
Sales Order: 8339710
Cust PO #:

Project Name: Cutback of Woodline to natural edge from entrance to end of Playground area
Project Description: Cutback of Woodline to natural edge from entrance to end of Playground area

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD Cutback of Woodline to natural edge from entrance to end of	40.000	HR	75.60	3,024.00
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 3/21/2024 Acct. # 1-320-57200-46250				
				Total Invoice Amount	3,024.00
				Taxable Amount	
				Tax Amount	
				Balance Due	3,024.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24245977
 Invoice #: 8833214
 Invoice Date: 3/15/2024

Amount Due: \$ 3,024.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Heron Isles CDD
 9655 Florida Mining Blvd Bldg 300 Ste305
 Jacksonville FL 32257

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Exhibit B
Proposal for Extra Work at Heron Isles CDD – Proposal to Cutback
Woodline to Natural Edge at Playground Area, Service Order #8339710



February 14, 2024
Page 1 of 2

Proposal for Extra Work at
Heron Isles CDD

Property Name	Heron Isles CDD	Contact	Chip Dellinger
Property Address	96005 Starlight Ln Yulee, FL 32097	To	Heron Isles CDD
		Billing Address	9655 Florida Mining Blvd Bldg 300 Ste305 Jacksonville, FL 32257

Project Name Cutback of Woodline to natural edge from entrance to end of Playground area
Project Description Cutback of Woodline to natural edge from entrance to end of Playground area

Scope of Work

QTY	UoM/Size	Material/Description
40.00	HOUR	Cutback of Woodline to natural edge from entrance to end of Playground area to height of approximately 10'
Debris will be disposed of within natural area per best practices		

Images

woodline cutback



For internal use only

SOF# 8339710
JOB# 348108392
Service Line 130

Total Price \$3,024.00

THIS IS NOT AN INVOICE
 This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 11530 Dears Creek Court, Jacksonville, FL 32256 PH: (904) 230-0716 fax: (904) 230-1014

**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT
ADDITIONAL SERVICES ORDER**

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”) is presented according to the requirements established within the executed *Landscape & Irrigation Maintenance Services Agreement* dated September 1, 2022 (the “**Agreement**”). This ASO is made and entered into effective this 22nd day of February, 2024, by and between:

Heron Isles Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida, with a mailing address of c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”), and

Brightview Landscape Services, Inc., a Florida corporation, with a mailing address of 1854 West Road, Jacksonville, Florida 32216 (the “**Contractor**” and collectively with the District, the “**Parties**”).

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described in **Exhibit A** and **Exhibit B** to this ASO (the “**Additional Work**”).

2. COMPENSATION.

A. For the Additional Work set forth in **Exhibit A**, the District agrees to compensate Contractor for the Additional Work in a total not-to-exceed amount of **Three Thousand, One Hundred Forty-Eight Dollars and Ninety-Five Cents (\$3,148.95)** according to the unit prices set forth in **Exhibit A**.

B. For the Additional Work set forth in **Exhibit B**, the District agrees to compensate Contractor for the Additional Work in a total not-to-exceed amount of **Three Thousand, Twenty-Four Dollars (\$3,024.00)** according to the unit prices set forth in **Exhibit B**.

D. Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor provided for in **Exhibit A** and **Exhibit B** and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect, including applicable warranties on plant material. To the extent that any other terms provided in **Exhibit A**


or **Exhibit B** conflict with the terms of the executed Agreement, the terms of the Agreement shall control except as specifically modified herein.

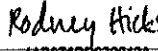
[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

**Heron Isles Community
Development District**

Brightview Landscape Services, Inc.

DocuSigned by:

8852A3BE8558436...
Signature

DocuSigned by:

4A8876D0620040A...
Signature

By: Greg Watson
Print Name

By: Rodney Hicks
Print Name

Chairman
Title

Senior Branch Manager
Title

Exhibit A: Proposal for Extra Work at Heron Isles CDD – Proposal to Repair Erosion Area Along Sidewalk Near Playground, Service Order #8339721

Exhibit B: Proposal for Extra Work at Heron Isles CDD – Proposal to Cutback Woodline to Natural Edge at Playground Area, Service Order #8339710



INVOICE

Sold To: 24245977
 Heron Isles CDD
 9655 Florida Mining Blvd Bldg 300 Ste305
 Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8833215
Invoice Date: 3/15/2024
Sales Order: 8339721
Cust PO #:

Project Name: Repair of erosion area along sidewalk near playground
Project Description: Fix grade and add sod to remove trip hazard

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD				
	Staging, Drive time, site prep, grading	1.000	LS	1374.55	1,374.55
	Soil Install - CY	4.000	CY	108.74	434.95
	Bahia Install - Pallet	3.000	EA	446.48	1,339.45
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 3/21/2024 Acct. # 1-320-57200-46250				
				Total Invoice Amount	3,148.95
				Taxable Amount	
				Tax Amount	
				Balance Due	3,148.95

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24245977
 Invoice #: 8833215
 Invoice Date: 3/15/2024

Amount Due: \$ 3,148.95

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Heron Isles CDD
 9655 Florida Mining Blvd Bldg 300 Ste305
 Jacksonville FL 32257

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Exhibit A
Proposal for Extra Work at Heron Isles CDD – Proposal to Repair Erosion Area
Along Sidewalk Near Playground, Service Order #8339721



February 14, 2024

Page 1 of 2

Proposal for Extra Work at
Heron Isles CDD

Property Name	Heron Isles CDD	Contact	Chip Dellinger
Property Address	98005 Starlight Ln Yulee, FL 32097	To	Heron Isles CDD
		Billing Address	9865 Florida Mining Blvd Bldg 300 Ste305 Jacksonville, FL 32257

Project Name Repair of erosion area along sidewalk near playground
Project Description Fix grade and add sod to remove trip hazard

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Staging, Drive time, site prep, grading
4.00	CUBIC YARD	Soil Install - CY
3.00	EACH	Bahia Install - Pallet

Images

erosion drop-off



For Internal use only

SO# 8339721
JOB# 346108392
Service Line 130

Total Price \$3,148.95

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davy Creek Court, Jacksonville, FL 32256 PH: (904) 232-0716 FAX (904) 232-1014

**LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT
ADDITIONAL SERVICES ORDER**

THIS ADDITIONAL SERVICES ORDER (the "ASO") is presented according to the requirements established within the executed *Landscape & Irrigation Maintenance Services Agreement* dated September 1, 2022 (the "Agreement"). This ASO is made and entered into effective this 22nd day of February, 2024, by and between:

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Brightview Landscape Services, Inc., a Florida corporation, with a mailing address of 1854 West Road, Jacksonville, Florida 32216 (the "Contractor" and collectively with the District, the "Parties").

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described in **Exhibit A** and **Exhibit B** to this ASO (the "Additional Work").

2. COMPENSATION.

A. For the Additional Work set forth in **Exhibit A**, the District agrees to compensate Contractor for the Additional Work in a total not-to-exceed amount of **Three Thousand, One Hundred Forty-Eight Dollars and Ninety-Five Cents (\$3,148.95)** according to the unit prices set forth in **Exhibit A**.

B. For the Additional Work set forth in **Exhibit B**, the District agrees to compensate Contractor for the Additional Work in a total not-to-exceed amount of **Three Thousand, Twenty-Four Dollars (\$3,024.00)** according to the unit prices set forth in **Exhibit B**.

D. Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor provided for in **Exhibit A** and **Exhibit B** and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect, including applicable warranties on plant material. To the extent that any other terms provided in **Exhibit A**

or **Exhibit B** conflict with the terms of the executed Agreement, the terms of the Agreement shall control except as specifically modified herein.

[Signatures on Following Page]

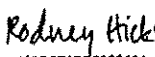
IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

**Heron Isles Community
Development District**

Brightview Landscape Services, Inc.

DocuSigned by:

8052A2DE8669488...
Signature

DocuSigned by:

478878DD0920040A...
Signature

By: Greg Watson
Print Name

By: Rodney Hicks
Print Name

Chairman
Title

Senior Branch Manager
Title

Exhibit A: Proposal for Extra Work at Heron Isles CDD – Proposal to Repair Erosion Area Along Sidewalk Near Playground, Service Order #8339721

Exhibit B: Proposal for Extra Work at Heron Isles CDD – Proposal to Cutback Woodline to Natural Edge at Playground Area, Service Order #8339710

BrightView

Landscape Services

INVOICE

Sold To: 24245977
Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8854814
Invoice Date: 3/26/2024
Sales Order: 8077978
Cust PO #:

Project Name: Mailbox Area

Project Description: Remove podocarpus from mailbox area and install St Augustine sod

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD				
	Removal and disposal of plantmaterial around the mailbox ar	1.000	LS	547.20	547.20
	Install one pallet of sod around the mailbox area where the	400.000	SF	1.49	595.12
	Check and retro fit irrigation once turf is installed to ens	1.000	Z	230.04	230.04
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 4/3/2024 Acct. # 1-320-57200-46250				
				Total Invoice Amount	1,372.36
				Taxable Amount	
				Tax Amount	
				Balance Due	1,372.36

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24245977
Invoice #: 8854814
Invoice Date: 3/26/2024

Amount Due: \$ 1,372.36

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

**Proposal for Extra Work at
Heron Isles CDD**

Property Name Heron Isles CDD
Property Address 96005 Starlight Ln
Yulee, FL 32097

Contact Cheryl Graham
To Heron Isles CDD
Billing Address 9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville, FL 32257

Project Name Mailbox Area

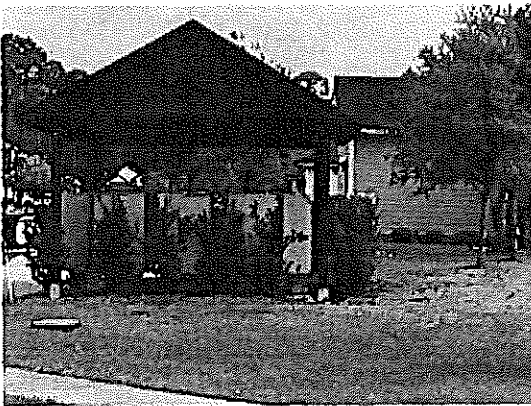
Project Description Remove podocarpus from mailbox area and install St Augustine sod

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Removal and disposal of plant material around the mailbox area	\$547.20	\$547.20
400.00	SQUARE FEET	Install one pallet of sod around the mailbox area where the plant material is being removed	\$1.49	\$595.12
1.00	SET	Check and retro fit irrigation once turf is installed to ensure proper coverage of the new turf	\$230.04	\$230.04

Images

IMG_65471



For internal use only

SO# 8077978
JOB# 346700392
Service Line 130

Total Price \$1,372.36

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
1854 West Road, Jacksonville, FL 32216 ph (904) 725-2552 fax (904) 725-0166

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms. Written specifications and drawings shall contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional, emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related therein, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the other party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves their partners, successors, assigns and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign the Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or near to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete back filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of This Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys fees and if shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 16 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

	Property Manager
Signature	Date
Cheryl Graham	March 30, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Date
Jesse Knusel	March 30, 2023
Printed Name	Date

Job #:	348700392		
BO #:	8077978	Proposed Price:	\$1,372.38

BrightView

Landscape Services

INVOICE

Sold To: 24245977
Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8854825
Invoice Date: 3/26/2024
Sales Order: 8365881
Cust PO #:

Project Name: Heron Isles CDD: Replace valve stuck in open position

Project Description: Replace valve stuck in open position

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD Replace Stuck Valve	1.000	EA	874.80	874.80
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 4/3/2024 Acct. # 1-320-57200-46250				
				Total Invoice Amount	874.80
				Taxable Amount	
				Tax Amount	
				Balance Due	874.80

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24245977
Invoice #: 8854825
Invoice Date: 3/26/2024

Amount Due: \$ 874.80

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



Proposal for Extra Work at Heron Isles CDD

Property Name	Heron Isles CDD	Contact	Chip Dellinger
Property Address	96005 Starlight Ln Yulee, FL 32097	To	Heron Isles CDD
		Billing Address	9655 Florida Mining Blvd Bldg 300 Ste305 Jacksonville, FL 32257

Project Name Heron Isles CDD: Replace valve stuck in open position
 Project Description Replace valve stuck in open position

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Replace Stuck Valve

For Internal use only

SO# 8365881
 JOB# 346108392
 Service Line 150

Total Price \$874.80

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. **The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.**
2. **Work Force** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and price of this Contract within sixty (60) days.
7. **Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.**
8. **Subcontractors** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
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11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination.** This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment.** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer.** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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17. **Waiver of Liability.** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

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Customer

	Manager
Signature	Title
Chip Dellinger	March 21, 2024
Printed Name	Date
BrightView Landscape Services, Inc. "Contractor"	
Branch Manager, Senior	
Signature	Title
Rodney Y. Hicks	March 21, 2024
Printed Name	Date
Job #:	346108392
SO #:	8365881
Proposed Price:	\$874.80

BrightView

Landscape Services

INVOICE

Sold To: 24245977
Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8854826
Invoice Date: 3/26/2024
Sales Order: 8365887
Cust PO #:

Project Name: Heron Isles CDD: Pm repairs
Project Description: Heron Isles CDD: Pm repairs

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD				
	Rotors	5.000	EA	61.00	305.00
	Sprays	7.000	EA	41.66	291.62
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 4/3/2024 Acct. # 1-320-57200-46250				
				Total Invoice Amount	596.62
				Taxable Amount	
				Tax Amount	
				Balance Due	596.62

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24245977
Invoice #: 8854826
Invoice Date: 3/26/2024

Amount Due: \$ 596.62

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



Proposal for Extra Work at Heron Isles CDD

Property Name	Heron Isles CDD	Contact	Chip Dellinger
Property Address	96005 Starlight Ln Yulee, FL 32097	To	Heron Isles CDD
		Billing Address	9655 Florida Mining Blvd Bldg 300 Ste305 Jacksonville, FL 32257
Project Name	Heron Isles CDD: Pm repairs		
Project Description	Heron Isles CDD: Pm repairs		

Scope of Work

QTY	UoM/Size	Material/Description
5.00	EACH	Rotors
7.00	EACH	Sprays

For internal use only

SO# 8365887
JOB# 346108392
Service Line 150

Total Price \$596.62

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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4. Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET) where applicable.
5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the design professional.
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Customer

	Manager
Signature	Title
Chip Dellinger	March 20, 2024
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Senior Branch Manager

Signature	Title
Rodney Hicks	March 20, 2024
Printed Name	Date

Job #:	346108392		
SO #:	8365887	Proposed Price:	\$596.62

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

INVOICE

Invoice Number: 82790
 Invoice Date: Feb 29, 2024
 Page: 1

Bill To:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Ship to:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Heron02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	2/6/24	3/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed February 6, 2024	733.60	733.60
		Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 4/2/2024 Acct. # 1-320-57200-46500		

Subtotal	733.60
Sales Tax	
Freight	
Total Invoice Amount	733.60
Payment/Credit Applied	
TOTAL	733.60

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

INVOICE

Invoice Number: 83134
 Invoice Date: Mar 27, 2024
 Page: 1

Bill To:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Ship to:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Heron02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	3/13/24	4/26/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed March 13, 2024	733.60	733.60
	Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 4/2/2024 Acct. # 1-320-57200-46500			

Subtotal	733.60
Sales Tax	
Freight	
Total Invoice Amount	733.60
Payment/Credit Applied	
TOTAL	733.60

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 272

Invoice Date: 3/19/24

Due Date: 3/19/24

Case:

P.O. Number:

Bill To:

Heron Isles CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 29, 2024		312.85	312.85
Maintenance Supplies		550.55	550.55

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 3/27/2024
Acct. # 1-320-57200-49700

Jerry Lambert
3-28-24

Total	\$863.40
Payments/Credits	\$0.00
Balance Due	\$863.40

**HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF FEBRUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/7/24	5	C.D.	Began stone repair on Heron Isles entrance towers, cut and fit both trim stones and face stones in missing places, used PL-500 landscape adhesive for permanent and weather proof bond, trim stones that are difficult to cut to fit
2/14/24	2	C.D.	Inspected neighborhood and documented all easements with access issues, took all photos and created report for meeting
TOTAL	7		
MILES	73		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HERON ISLES				
	1/19/24	Balance for Covered Box and New Hose Bib Installation	464.50	C.D.
	1/23/24	Door King Control Access	10.29	C.D.
	2/8/24	Loctite PL 500 Landscape Adhesive 28oz (6)	75.76	C.D.
		TOTAL	<u><u>\$550.55</u></u>	

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 270

Invoice Date: 4/1/24

Due Date: 4/1/24

Case:

P.O. Number:

Bill To:Heron Isles CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -April 2024		4,423.67	4,423.67
Website Administration -April 2024	0013105130034000	106.00	106.00
Information Technology -April 2024	0013105130035110	159.00	159.00
Dissemination Agent Services - April 2024	0013105130035100	132.50	132.50
Office Supplies	0013105130031300	0.21	0.21
Postage	0013105130051000	1.92	1.92
Copies	0013105130051000	1.50	1.50
Telephone	0013105130042000	19.23	19.23
	0013105130042500		
	0013105130041000		
Total			\$4,844.03
Payments/Credits			\$0.00
Balance Due			\$4,844.03

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 271
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

Heron Isles CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management- Heron Isles - April 2024		1,092.67	1,092.67
0013205720034100			
<i>Jerry Lambert</i> 4-2-24			
Total			\$1,092.67
Payments/Credits			\$0.00
Balance Due			\$1,092.67

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Invoice

12485

Invoice Date

4/25/2024

Bill To
Heron Isles CDD c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Heron Isles CDD 96320 Starfish Dr Yulee, FL 32097

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	5/25/2024

Serviced	Description	Quantity	Price Each	Amount
4/18/2024	1" Watts 007M1 S#:N/A - Irrigation			
	Labor to replace the existing backflow preventer, clean, flush, test, and certify	2	90.00	180.00
	1" Wilkins 975XL2 Serial # ABA86130	1	392.00	392.00
	Piping & Materials	1	30.00	30.00
	Insulation to protect the device against future freeze damage.	1	50.00	50.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	0.00	0.00
	Normal Business Hrs. M-F 8:00am - 4:00 pm. Overtime rates apply to repairs outside these hrs.			0.00
	Approved Chip Dellinger, Operations Manager Riverside Management Services On behalf of Heron Isles CDD Date: 4/25/2024 Acct. # 1-320-572 46 Miscellaneous repairs and maintenance 0013205720046000 Back Flow Test			

Total	\$652.00
Payments/Credits	\$0.00
Balance Due	\$652.00

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

INVOICE

Invoice Number: 83630
 Invoice Date: Apr 30, 2024
 Page: 1

Bill To:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Ship to:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Heron02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	4/16/24	5/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed April 16, 2024 Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 5/1/2024 Acct. # 1-320-57200-46500 Apr lake Management	733.60	733.60
Subtotal				733.60
Sales Tax				
Freight				
Total Invoice Amount				733.60
Payment/Credit Applied				
TOTAL				733.60

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 273
Invoice Date: 4/18/24
Due Date: 4/18/24
Case:
P.O. Number:

Bill To:
Heron Isles CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2024		280.00	280.00
Maintenance Supplies		24.45	24.45

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 4/18/2024
Acct. # 1-320-57200-49700

Mar Facility Maint & Sup

Jerry Lambert
4-22-24

Total	\$304.45
Payments/Credits	\$0.00
Balance Due	\$304.45

**HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/13/24	5	C.D.	Stone repair at community entrance, cut and fir trim pieces and fit to shape, reused what old trim stones first tower repairs almost complete, need to order two boxes of trim for second tower
3/20/24	2	C.D.	Meeting with Hightech Florida and CDD chair to go over final proposal for security system upgrade
TOTAL	<u>7</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/24

DISTRICT

HERON ISLES

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
2/23/24	Door King Control Access	10.29	C.D.
3/13/24	Composite Shims (3)	7.87	C.D.
3/13/24	Empire Polycast T Square	6.29	C.D.
TOTAL		<u>\$24.45</u>	

Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice**Invoice #:** 275**Invoice Date:** 5/1/24**Due Date:** 5/1/24**Case:****P.O. Number:****Bill To:**

Heron Isles CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -May 2024		4,423.67	4,423.67
Website Administration -May 2024	0013105130034000	106.00	106.00
Information Technology -May 2024	0013105130035110	159.00	159.00
Dissemination Agent Services - May 2024	0013105130035100	132.50	132.50
	0013105130031300		
Total			\$4,821.17
Payments/Credits			\$0.00
Balance Due			\$4,821.17

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 276
Invoice Date: 5/1/24
Due Date: 5/1/24
Case:
P.O. Number:

Bill To:

Heron Isles CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management- Heron Isles - May 2024		1,092.67	1,092.67
0013205270034100 May Facility Management			
<i>Jerry Lambert</i> 5-3-24			

Total \$1,092.67

Payments/Credits \$0.00

Balance Due \$1,092.67



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

HERCDD-01 General

HERON ISLES CDD – 01 GENERAL COUNSEL/MONTHLY MEETING

INVOICE

Invoice # 9131
Date: 04/17/2024
Due On: 05/17/2024

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/07/2024	Prepare restroom access card form.	0.60	\$320.00	\$192.00
Service	LG	03/14/2024	Review and provide comments to February minutes.	0.40	\$320.00	\$128.00
Service	LG	03/22/2024	Confer with Watson regarding Hotwire contract.	0.30	\$320.00	\$96.00
Service	RVW	03/29/2024	Finalize legislative recap of all bills affecting special districts for end of session summary.	0.30	\$365.00	\$109.50

Total **\$525.50**

0013105130031500
Mar General Counsel

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8178	01/14/2024	\$2,119.56	\$0.00	\$2,119.56

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
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9131	05/17/2024	\$525.50	\$0.00	\$525.50
			Outstanding Balance	\$2,645.06
			Total Amount Outstanding	\$2,645.06

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

INVOICE



Service Address

96139 Heron Isles
Parkway
Julee, FL 32097

Bill To

Heron Isles CDD/
Riverside
Management
Services
9655 Florida Mining
Blvd., Building 300,
Suite 305
Jacksonville, Florida
32257
(904) 239-5305

Magic Touch Commercial Cleaning Company

82974 Thompson Lane
Fernandina Beach, FL 32034
Phone: (904) 335-7027
Email: magictouchcompany254@gmail.com
Web: www.magictouchcompany.com

Payment terms 15 Days
Invoice # 0000000031
Date 04/15/2024
Business / Tax # 83-3950208

Description

Total

Bi-weekly Routine Cleaning (Monday&Friday) Trash Pickup (Wednesday)	\$613.00
---	----------

Magic Touch Commercial Cleaning Co. offers top-notch commercial cleaning throughout the Duval and Nassau County area. We are insured. We believe that customer service is the key to our success. Magic Touch Commercial Cleaning Co. only hires the most qualified cleaning professionals to take care of your property. We require background checks and provide extensive training to each of our cleaners to ensure quality services are guaranteed.

Our routine cleaning includes, but not limited to:

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

In addition to our routine cleaning services, we offer:

- Window Care
- Floor Care
- Pressure Washing

Materials include in price

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 4/30/2024
Acct. # 1-320-57200-46600
Biweekly Routine Cleaning

30 Day Notice Agreement

\$0.00

The parties agree either party may terminate this agreement, with or without cause, upon 30 days written notice to the other at the addresses found in this agreement.

Late Fee Agreement

\$0.00

Net15. Invoices are sent on the 15th of each month. Payment due on the 1st of the following month or 15 days after invoice is sent, whichever is later. If payment is not received within that 15 day period, a late fee of \$50 will be added to the total of the next invoice.

Subtotal

\$613.00

Total

\$613.00

Notes:

April Services

By signing this document, the customer agrees to the services and conditions outlined in this document.



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
5/9/24	3529

Bill To	
Heron Isles - CDD Attn: Daniel Laughlin Governmental Management Services	
P.O. No	

Yuro & Assoc. - Job No.
Y19-707

Item	Date	Description	Hours	Rate	Amount
		HERON ISLES - APRIL ENGINEERING			
CDD Engine...	4/12/24	Pond Bank Inspection & report to manager	5	135.00	675.00
CDD Engine...	4/16/24	pond site visit with Chairman & contractor coordination	4	135.00	540.00
CDD Engine...	4/17/24	pond bank sketches & rfp from contractors	2	135.00	270.00
CDD Engine...	4/24/24	contractor coordination re: pond bank	0.5	135.00	67.50
		0013105130031100 Mar Engineering Services			
Total					\$1,552.50

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 277
Invoice Date: 5/14/24
Due Date: 5/14/24
Case:
P.O. Number:

Bill To:
Heron Isles CDD
476 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Gty	Rate	Amount
Facility Maintenance April 1 - April 30, 2024		392.00	392.00
Maintenance Supplies		44.72	44.72
<p>Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 5/16/2024 Acct. # 1-320-57200-49700</p> <p><i>Chip Dellinger</i> 5-17-24</p>			

Total \$436.72

Payments/Credits \$0.00

Balance Due \$436.72

**HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF APRIL 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/17/24	5	C.D.	Completed stone veneer repairs on hotwire side tower, continues repairs on opposite tower, made repairs to gazebo veneer stones, made repairs to bathroom playground falling wall
4/24/24	3	C.D.	Removed information board from mailbox area, took board off of wooden frame, put box in storage room, met with Tammy with HOA and inspected discussed storage room space/usage, helped organize for security system install
TOTAL	8		
MILES	160		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HERON ISLES	3/23/24	Door King Control Access	10.29	C.D.
	5/1/24	1/4"x1-3/4 Tapcons	8.02	C.D.
	5/1/24	24" Stanley Box Level	26.42	C.D.
		TOTAL	<u>\$44.72</u>	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

May 16, 2024

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial #	24-00081N	PO/File #		\$68.00
				Payment Due

Notice of Qualifying Period for Candidates for the Board of Supervisors

\$68.00

Publication Fee

Heron Isles Community Development District

Case Number

Amount Paid

Publication Dates 5/16

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

County Nassau

If your payment is being
mailed, please reference
Serial # 24-00081N on your
check or remittance advice.

*Payment is due before
the Proof of Publication
is released.*

0013105130048000
Ntc of qual candidates

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Heron Isles Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Nassau County Supervisor of Elections located at 96135 Nassau Place, Suite 3, Yulee, Florida 32097, Phone (904) 491-7500. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Nassau County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Heron Isles Community Development District has three (3) seats up for election, specifically seats 1, 3, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Nassau County Supervisor of Elections.

May 16 00 (24-00081N)



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

0013105130031500
Apr General Counsel

INVOICE

Invoice # 9420
Date: 05/19/2024
Due On: 06/18/2024

HERON ISLES CDD – 01 GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	04/03/2024	Respond to supervisor inquiry regarding ethics training.	0.30	\$320.00	\$96.00
Service	MGH	04/10/2024	Prepare agreement for security camera installation and support services with Hi-Tech System Associates Inc.	0.80	\$280.00	\$224.00
Service	LG	04/10/2024	Review and revise security agreement.	0.40	\$320.00	\$128.00
Service	MGH	04/11/2024	Review and analyze correspondence and information related to security system contract and ongoing monthly services	0.20	\$280.00	\$56.00
Service	MGH	04/11/2024	Begin reviewing and analyzing contract documents provided by Hi-Tech related to security system installation and ongoing monthly services	0.40	\$280.00	\$112.00
Service	MGH	04/15/2024	Prepare agreement for emergency pond bank repair work	0.90	\$280.00	\$252.00
Service	LG	04/15/2024	Confer with Laughlin regarding stormwater bank; prepare form of access agreement; research regarding easement rights; review emergency repair agreement.	1.30	\$320.00	\$416.00
Service	LG	04/19/2024	Confer with Laughlin regarding emergency stormwater repairs; security camera cost share.	0.30	\$320.00	\$96.00
Service	LG	04/21/2024	Prepare form of HOA cost-share agreement for security equipment.	0.50	\$320.00	\$160.00
Service	LG	04/22/2024	Update and finalize security cost-share agreement.	0.30	\$320.00	\$96.00

Service	MGH	04/29/2024	Further prepare form of agreement with Hi-Tech for security equipment installation and ongoing services; correspond with District staff regarding same	0.20	\$280.00	\$56.00
Non-billable entries						
Service	MGH	04/22/2024	Further analyze agreement terms with Hi-Tech for security equipment installation and maintenance services	0.40	\$280.00	\$112.00
Service	MGH	04/23/2024	Further review and analyze master agreement documents provided by Hi-Tech and Alarm.com and incorporate necessary terms into District's form of agreement; evaluate risk exposure and terms to exclude	0.70	\$280.00	\$196.00
Service	LG	04/23/2024	Confer with Henley regarding security agreement.	0.20	\$320.00	\$64.00
Total						\$1,692.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8178	01/14/2024	\$2,119.56	\$0.00	\$2,119.56

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9420	06/18/2024	\$1,692.00	\$0.00	\$1,692.00
Outstanding Balance				\$3,811.56
Total Amount Outstanding				\$3,811.56

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
info@sundsg.com

BILL TO
Herons Isles CDD
96005 Starlight Ln, Yulee, FL
32097

SHIP TO
Herons Isles CDD
Heron Isle Pkwy + Albatross Dr

INVOICE 4875

DATE 05/17/2024 TERMS Net 30

DUE DATE 06/16/2024

ACTIVITY	QTY	RATE	AMOUNT
Install - Sign Installation of Street Sign per specs	1	100.00	100.00

SUBTOTAL	100.00
TAX	0.00
TOTAL	100.00
TOTAL DUE	\$100.00

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
5.28.2024
Acct: 1-320-57200-49700 Facility Repairs

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Approved
 Chip Dellinger, Operations Manager
 Riverside Management Services
 On behalf of Heron Isles CDD
 Date: 5/31//2024
 Acct. # 1-320-572 46
 Miscellaneous repairs and maintenance

Invoice

13312

Invoice Date

5/31/2024

Bill To
Heron Isles CDD c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Heron Isle Community Development Various addresses Yulee, FL 32097

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	6/30/2024

Serviced	Description	Quantity	Price Each	Amount
5/29/2024	3/4" Wilkins 350 S#:A691470 - Irrigation 928 Chester Rd. Labor to replace the existing backflow preventer, clean, flush, test, and certify	1.75	90.00	157.50
	1" Wilkins 975XL2 Serial# ABB00543	1	392.00	392.00
	Piping & Materials	1	40.00	40.00
	Insulation to protect the device against future freeze damage.	1	50.00	50.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			639.50
5/29/2024	1-1/2" Febco 850 S#:H43223 - Irrigation 96572 Heron Isles Pkwy. Labor 2 Men to replace the existing backflow preventer, clean, flush, test, and certify	1.75	180.00	315.00
	1.5" Wilkins 975XL2 Serial# ACR4993	1	798.00	798.00
	Piping & Materials	1	75.00	75.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			1,248.00
5/29/2024	1 1/2" Watts S#:N/A 96416 Heron Isles Pkwy. Labor 2 Men replace the existing backflow preventer, clean, flush, test, and certify	1.75	180.00	315.00
	1.5" Wilkins 975XL2 Serial# ACR5002	1	798.00	798.00
	Piping & Materials	1	75.00	75.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			1,248.00

Total
Payments/Credits
Balance Due

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Invoice

13312
Invoice Date
 5/31/2024

Bill To
Heron Isles CDD c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Heron Isle Community Development Various addresses Yulee, FL 32097

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	6/30/2024

Serviced	Description	Quantity	Price Each	Amount
5/29/2024	2" Watts 007M2 S#:A04440 - Irrigation 96259 Heron Isles Pkwy.			
	Labor 2 Men replace the existing backflow preventer, clean, flush, test, and certify	1.75	180.00	315.00
	2' Wilkins 975XL2 Serial# ACQ9762	1	910.00	910.00
	Piping & Materials	1	75.00	75.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			1,360.00
	Normal Business Hrs. M-F 8:00am - 4:00 pm. Overtime rates apply to repairs outside these hrs.			0.00

Total	\$4,495.50
Payments/Credits	\$0.00
Balance Due	\$4,495.50

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

INVOICE

Invoice Number: 84138
 Invoice Date: May 31, 2024
 Page: 1

Bill To:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Ship to:
Heron Isles CDD 475 West Town Place Suite 144- World Golf Village St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Heron02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	5/9/24	6/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed May 9, 2024 May Lake Management Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 5/31/2024 Acct. # 1-320-57200-46500	733.60	733.60
Subtotal				733.60
Sales Tax				
Freight				
Total Invoice Amount				733.60
Payment/Credit Applied				
TOTAL				733.60

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 278
Invoice Date: 6/1/24
Due Date: 6/1/24
Case:
P.O. Number:

Bill To:
Heron Isles CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management- Heron Isles - June 2024		1,092.67	1,092.67
0013205720034100			
<i>Jerry Lambert</i> 6-7-24			

Total \$1,092.67

Payments/Credits \$0.00

Balance Due \$1,092.67

Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 279

Invoice Date: 6/1/24

Due Date: 6/1/24

Case:

P.O. Number:

Bill To:

Heron Isles CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description		Hours/Qty	Rate	Amount
Management Fees -June 2024	0013105130034000		4,423.67	4,423.67
Website Administration -June 2024	0013105130035110		106.00	106.00
Information Technology -June 2024	0013105130035100		159.00	159.00
Dissemination Agent Services - June 2024	0013105130035100		132.50	132.50
Office Supplies	0013105130031300		0.51	0.51
Postage	0013105130051000		10.27	10.27
Copies	0013105130042000		39.15	39.15
	0013105130042500			
Total				\$4,871.10
Payments/Credits				\$0.00
Balance Due				\$4,871.10



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
6/10/24	05-3551

Bill To
Heron Isles - CDD Attn: Daniel Laughlin Governmental Management Services

P.O. No

Yuro & Assoc. - Job No.
Y19-707

Item	Date	Description	Hours	Rate	Amount
HERON ISLES - MAY ENGINEERING SERVICES					
CDD Engine...	5/1/24	contractor coordination re: pond bank	0.5	135.00	67.50
CDD Engine...	5/8/24	contractor proposal coordination	0.5	135.00	67.50
CDD Engine...	5/21/24	pond inspection & CDD meeting	4.5	135.00	607.50
0013105130031100 May Engineering Services					

We appreciate your prompt payment.

Total	\$742.50
--------------	-----------------

INVOICE



Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8879110
Invoice Date: 5/1/2024
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For May Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 6.11.2024 Acct. # 1-320-57200-46250	7,278.00
Total invoice amount		7,278.00
Tax amount		
Balance due		7,278.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24245977
Invoice #: 8879110
Invoice Date: 5/1/2024

Amount Due: \$7,278.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

INVOICE



Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

Customer #: 24245977
Invoice #: 8919013
Invoice Date: 6/1/2024
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For June	7,278.00
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 5.30.2024 Acct. # 1-320-57200-46250	
	Total invoice amount	7,278.00
	Tax amount	
	Balance due	7,278.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24245977
Invoice #: 8919013
Invoice Date: 6/1/2024

Amount Due: \$7,278.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Heron Isles CDD
9655 Florida Mining Blvd Bldg 300 Ste305
Jacksonville FL 32257

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

FOURTH ORDER OF BUSINESS

Heron Isles
Community Development District



Approved Budget
FY 2025

August 20, 2024



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9	<u>Capital Reserve Fund</u>
10	<u>Assessment Schedule</u>

Heron Isles
Community Development District
Approved Budget
General Fund

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

Special Assessments - On Roll	\$412,343	\$417,575	\$0	\$417,576	\$412,343
Interest/Miscellaneous Income	2,800	11,748	5,800	17,548	6,000
Access Key Cards	100	-	100	100	100
TOTAL REVENUES	\$415,243	\$429,323	\$5,900	\$435,224	\$418,443

EXPENDITURES:

Administrative:

Supervisor Fees	\$4,000	\$2,400	\$800	\$3,200	\$4,000
FICA Taxes	306	184	61	245	306
Engineer	4,000	2,918	1,083	4,000	4,000
Attorney	18,000	11,376	6,624	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	1,193	398	1,590	1,685
Trustee Fees	3,800	-	3,717	3,717	3,800
Management Fees	53,084	39,813	13,271	53,084	56,269
Information Technology	1,908	1,431	477	1,908	2,022
Website Maintenance	1,272	954	318	1,272	1,348
Telephone	200	55	95	150	200
Postage & Delivery	800	64	40	104	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	165	50	215	600
Legal Advertising	3,200	68	190	258	3,200
Other Current Charges	7,400	6,554	-	6,554	7,400
Office Supplies	100	2	10	12	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$133,176	\$95,965	\$30,468	\$126,432	\$138,411

Operations & Maintenance

Utility

Electric	\$35,750	\$24,653	\$8,250	\$32,903	\$35,750
Water & Sewer	14,000	9,890	3,825	13,715	14,000
Total Utility	\$49,750	\$34,543	\$12,075	\$46,618	\$49,750

Contract Services

Landscape Maintenance (Brightview Landscaping)	\$87,336	\$65,502	\$21,834	\$87,336	\$87,336
Landscape Contingency	15,000	7,545	3,000	10,545	15,000
Irrigation Maintenance	5,800	9,419	2,250	11,669	8,500
Lake Maintenance (Future Horizons)	9,243	6,602	2,201	8,803	9,243
Janitorial Services (Magic Touch)	7,200	5,517	1,839	7,356	7,400
Trash Removal Services	-	150	-	150	-
Facility Management	13,112	9,834	3,278	13,112	13,899
Pest Control Services (Naders Pest Raiders)	350	-	257	257	350
Holiday Decorations	1,500	-	1,500	1,500	1,500
Total Utility	\$139,541	\$104,569	\$36,159	\$140,728	\$143,228

Heron Isles
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Repair and Maintenance					
Facility Repairs	\$17,500	\$7,657	\$3,000	\$10,657	\$17,500
Miscellaneous Repairs & Maintenance	7,500	5,473	2,028	7,500	7,500
Road and Drainage Repairs	10,000	-	-	-	5,000
Total Repair and Maintenance	\$35,000	\$13,129	\$5,028	\$18,157	\$30,000
TOTAL EXPENDITURES	\$357,467	\$248,207	\$83,729	\$331,936	\$361,389
Other Sources/(Uses)					
Capital Reserve - Transfer Out	\$(57,776)	\$-	\$(57,776)	\$(57,776)	\$(57,054)
TOTAL OTHER SOURCES/(USES)	\$(57,776)	\$-	\$(57,776)	\$(57,776)	\$(57,054)
EXCESS REVENUES (EXPENDITURES)	\$0	\$181,116	\$(135,605)	\$45,512	\$-

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$221,531	\$223,923	\$-	\$223,923	\$221,115
Interest Earnings	1,700	7,312	1,395	8,707	6,000
Carry Forward Surplus ⁽¹⁾	56,744	57,939	-	57,939	78,163
TOTAL REVENUES	\$279,975	\$289,175	\$1,395	\$290,570	\$305,279
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
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	\$212,406	\$-	\$212,406	\$213,406
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$212,406	\$212,406	\$-	\$212,406	\$213,406
EXCESS REVENUES (EXPENDITURES)	\$67,569	\$76,768	\$1,395	\$78,163	\$91,872

⁽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
	<u>\$34,581.25</u>

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 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Interest Income	\$50	\$90	\$27	117	\$100
Carry Forward Balance	121,668	121,670	-	121,670	179,563
TOTAL REVENUES	\$121,718	\$121,760	\$27	\$121,787	\$179,663
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$20,000	\$-	\$-	\$-	\$-
Repair & Maintenance	-	-	-	-	-
Other Current Charges	500	-	-	-	-
TOTAL EXPENDITURES	\$20,500	\$-	\$-	\$-	\$-
Other Sources/(Uses)					
Capital Reserve-Transfer In	\$57,776	\$-	\$57,776	\$57,776	57,054
TOTAL OTHER SOURCES/(USES)	\$57,776	\$-	\$57,776	\$57,776	\$57,054
EXCESS REVENUES (EXPENDITURES)	\$158,994	\$121,760	\$57,803	\$179,563	\$236,717

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.											

A.

RESOLUTION 2024-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Heron Isles Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Heron Isles Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2017 A1 & A2 SPECIAL ASSESSMENT BONDS	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within sixty (60) days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2024.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its: Chairman

Exhibit A: Adopted Budget for Fiscal Year 2025

B.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

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

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

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

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

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

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

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

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

to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2024.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: Chairman

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll

FIFTH ORDER OF BUSINESS

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, in November 2024, three (3) members of the Board of Supervisors (“**Board**”) were to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seats 1 and 5; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare these seats vacant effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to any vacant seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 19, 2024, which is the second Tuesday following the November 5, 2024, election day: Seat #1 (currently held by Robert Martyn), and Seat #5 (currently held by Nicole Reams).

SECTION 2. Pursuant to Section 190.006(3)(b), *Florida Statutes*, and until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisors of each vacant seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2024.

ATTEST

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson

SEVENTH ORDER OF BUSINESS

B.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

To: Heron Isles CDD – Board of Supervisors

From: Michael J. Yuro, P.E.
CDD Engineer

RE: Heron Isles – Stormwater Inspection (O&M Permit #'s 89907-5 & 89907-6)

Date: August 14, 2024

As requested by the Board, Yuro & Associates has completed the inspection of the stormwater facilities within the Heron Isles Community Development District. Attached please find the signed inspection form(s) that verify that the stormwater system appears to be “functioning in substantial conformance with the permit” ***with the exception of Pond C-3, which you already have a proposal to repair the washed out berm on this pond.*** A representative of the CDD should sign page 2 of the form as the “permittee”, and then this form should be retained in the CDD files. My investigation into the permitting of the community uncovered two (2) separate Operation & Maintenance (O&M) permits for Heron Isles, thus I have completed a separate inspection form for each O&M Permit.

In addition to the berm issue on pond C-3, we did note several maintenance and/or access issues that aren't impacting the functioning of the system at this point, but should be addressed as general maintenance items to ensure they don't negatively affect the system in the future, as follows:

- There are numerous obstructed maintenance & drainage easements that run from the street to the stormwater ponds. This situation occurs in various locations throughout the community and could pose an issue should access via these easements be required for maintenance of the stormwater system. See the list below and attached map for locations.
 - Easement blocked in between #96369 & #96373 Commodore Point Drive
 - Easement blocked in between #96126 & #96106 Yellowtail Court
 - Easement blocked in between #96077 & #96087 Out Creek Way
 - Easement partially blocked near pond at #96093 Stoney Glen Court
 - Easement blocked in between #96133 & #96147 Stoney Glen Court
 - Easement blocked in between #96596 & #96590 Commodore Point Drive
 - Easement blocked in between #96634 & #96638 Commodore Point Drive
 - Easement blocked in between #96376 & #96368 Starfish Drive
 - Easement blocked in between #96041 & #96031 Aqua Vista Court
 - Easement blocked in between #96493 & #96507 Starfish Drive
 - Easement blocked in between #96498 & #96506 Starfish Drive
 - Easement blocked in between #96204 & #96196 Coral Reef Road
 - Easement blocked in between #97491 Albatross Drive & #97200 Owl Roost Court
 - Easement blocked in between #97606 & #97582 Albatross Drive
 - Easement blocked in between #95836 & #95820 Graylon Drive
 - Easement blocked in between #97717 & #97711 Albatross Drive



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

2024 Stormwater Inspections

Page 2 of 2

- Easement blocked in between #95899 & #95891 Graylon Drive
- Easement blocked in between #95908 & #95886 Graylon Drive
- Easement blocked in between #96044 & #96058 Graylon Drive
- Easement blocked in between #96134 & #96102 Graylon Drive
- Easement blocked in between #96059 & #96043 Graylon Drive
- Easement blocked in between #84112 & #84094 Swallowtail Drive
- Easement blocked in between #96064 & #96060 Breezeway Court
- In several locations, pond control structures are overgrown with vegetation and tree limbs. These locations need to be cleared to ensure efficient drainage from the pond. (See attached map)
- One MES structure was found to have an eroded foundation. This MES should have fill placed underneath at some point for better stability (Off of Stoney Glen Court, see attached map)
- One pond control structure has its top corners exposed. These corners should have compacted fill and sod placed adjacent to it to match the top of pond bank elevation. (Off of Stoney Glen Court, see attached map)
- One pond has downed tree limbs that should be removed from the pond bank. (Pond near Morton Lane, see attached map)
- One control structure orifice has no “turndown”. To prevent clogging a turndown should be installed as specified on the permitted plans. (Pond near Tidal Bay Court, see attached map)
- One pond control structure should have trash bars installed to prevent trash/debris from clogging pipes downstream. Trash bars should be installed as specified on the permitted plans. (Pond near Last Lane, see attached map)
- One storm inlet was found to have silt fabric installed. This should be removed unless active construction is in the area. (At Graylon Drive & Albatross Drive Intersection)
- One Pond bank is bare and should be grassed to prevent erosion. (off Breezeway Court)

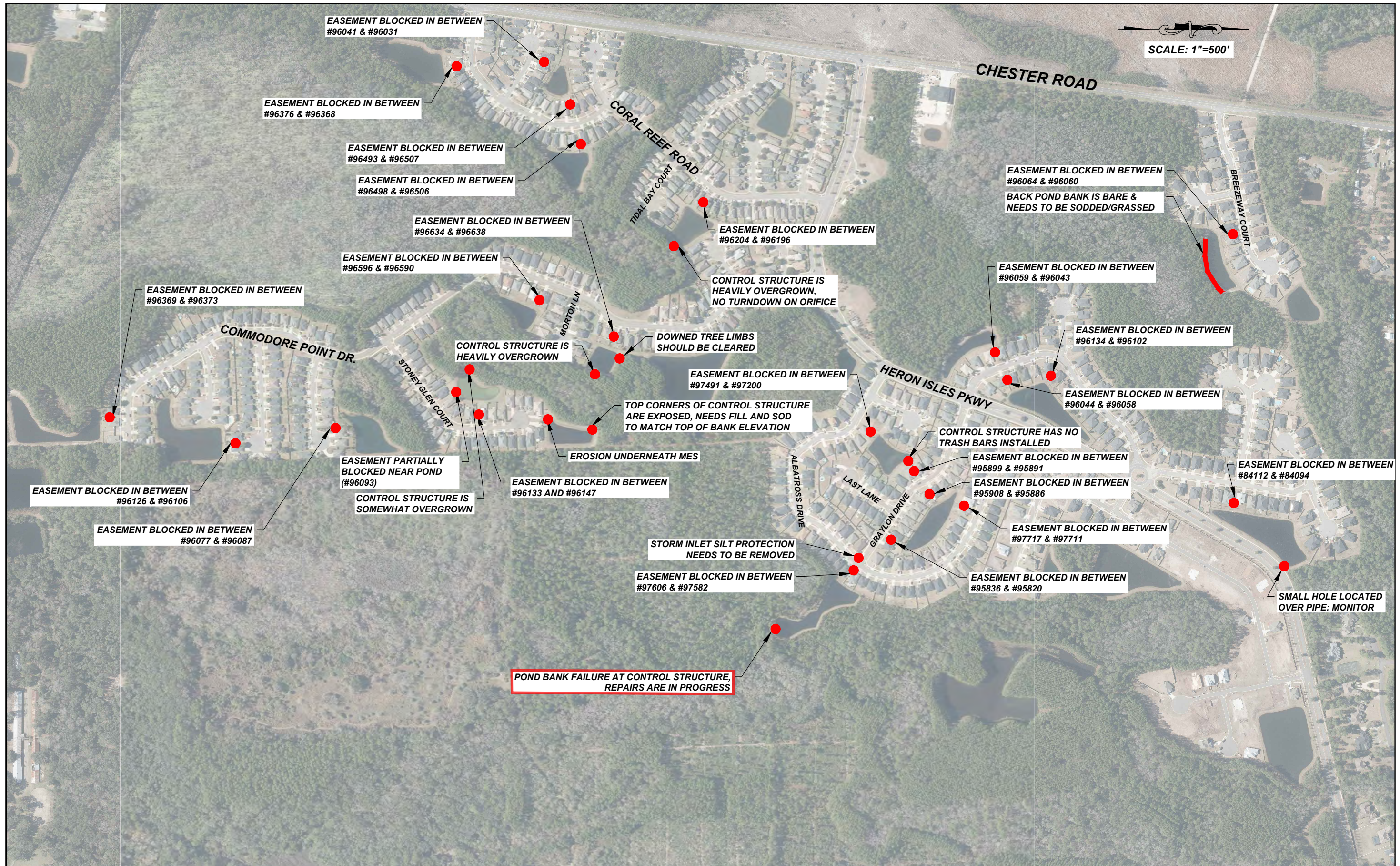
Please feel free to contact me at your convenience if I can answer any questions or be of further service with regard to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Yuro', is written over a faint, larger version of the same signature.

Michael J. Yuro, P.E.

President



SCALE: 1"=500'

EASEMENT BLOCKED IN BETWEEN #96041 & #96031

EASEMENT BLOCKED IN BETWEEN #96376 & #96368

EASEMENT BLOCKED IN BETWEEN #96493 & #96507

EASEMENT BLOCKED IN BETWEEN #96498 & #96506

EASEMENT BLOCKED IN BETWEEN #96634 & #96638

EASEMENT BLOCKED IN BETWEEN #96596 & #96590

EASEMENT BLOCKED IN BETWEEN #96369 & #96373

EASEMENT BLOCKED IN BETWEEN #96204 & #96196

CONTROL STRUCTURE IS HEAVILY OVERGROWN, NO TURNDOWN ON ORIFICE

EASEMENT BLOCKED IN BETWEEN #96064 & #96060

BACK POND BANK IS BARE & NEEDS TO BE SODDED/GRASSED

EASEMENT BLOCKED IN BETWEEN #96634 & #96638

CONTROL STRUCTURE IS HEAVILY OVERGROWN

DOWNED TREE LIMBS SHOULD BE CLEARED

EASEMENT BLOCKED IN BETWEEN #96059 & #96043

EASEMENT BLOCKED IN BETWEEN #96134 & #96102

EASEMENT BLOCKED IN BETWEEN #97491 & #97200

TOP CORNERS OF CONTROL STRUCTURE ARE EXPOSED, NEEDS FILL AND SOD TO MATCH TOP OF BANK ELEVATION

EASEMENT BLOCKED IN BETWEEN #96044 & #96058

CONTROL STRUCTURE IS HEAVILY OVERGROWN

EROSION UNDERNEATH MES

CONTROL STRUCTURE HAS NO TRASH BARS INSTALLED

EASEMENT BLOCKED IN BETWEEN #96126 & #96106

EASEMENT PARTIALLY BLOCKED NEAR POND (#96093)

EASEMENT BLOCKED IN BETWEEN #96133 AND #96147

EASEMENT BLOCKED IN BETWEEN #95899 & #95891

EASEMENT BLOCKED IN BETWEEN #95908 & #95886

EASEMENT BLOCKED IN BETWEEN #84112 & #84094

EASEMENT BLOCKED IN BETWEEN #96077 & #96087

CONTROL STRUCTURE IS SOMEWHAT OVERGROWN

STORM INLET SILT PROTECTION NEEDS TO BE REMOVED

EASEMENT BLOCKED IN BETWEEN #97717 & #97711

EASEMENT BLOCKED IN BETWEEN #97606 & #97582

EASEMENT BLOCKED IN BETWEEN #95836 & #95820

SMALL HOLE LOCATED OVER PIPE: MONITOR

POND BANK FAILURE AT CONTROL STRUCTURE, REPAIRS ARE IN PROGRESS

D.

1.

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August 2024.

ATTEST:

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Heron Isles Community Development District will hold their regular meetings for the Fiscal Year 2024/2025 at Florida State College at Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097, on the third Tuesday of the following months at 5:00 p.m., unless otherwise indicated as follows:

November 19, 2024
February 18, 2025
May 20, 2025
August 19, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

2.



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

E.

HERON ISLES CDD

OPERATIONS REPORT

AUGUST 20, 2024

Prepared by Chip Dellinger

Landscaping

- Pond weir failure was inspected after tropical storm Debbie, minimal impact from storm.
- Brightview made necessary repairs to irrigation pump assembly, proposal to upgrade both pumps.
- Backflow preventers have been inspected and repairs made by Bobs Backflow.
- GMS will be closely monitoring landscaping maintenance as well as weekly communications with crew leads.



Restrooms/Security

- Storage room to house security system was cleaned out by GMS and CDD board.
- Security system has been installed by Hi-tech Florida.
- Graffiti vandalism was covered up with no smoking/vaping sign.
- Restrooms continue to be cleaned and garbage disposed of by Magic Touch cleaning services.
- Requests for access cards are currently being taken and handled by GMS.
- Quotes obtained for AC installation and or exhaust fan replacement.



Community Entrance

- Quote for lighting features on signs to be replaced from Peacock Electrical.
- Two sections of vinyl fencing were repaired and fortified by GMS.



Conclusion

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

