

*Heron Isles
Community Development District*

February 18, 2025

AGENDA

**Heron Isles
Community Development District**

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

February 11, 2025

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

Dear Board Members:

The Heron Isles Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, February 18, 2025 at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Seat 1
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-03, Designating Officers
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the November 19, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- V. Consideration of Proposals for Lighting Playground Parking Lot
- VI. Staff Reports
 - A. Landscape

- B. District Counsel
 - C. District Engineer – Acceptance of the 2024 Public Facilities Report
 - D. District Manager
 - E. Field Operations Manager – Report
- VII. Supervisors’ Requests and Public Comment
- VIII. Next Scheduled Meeting – May 20, 2025, at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida
- IX. Adjournment

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2025-03

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Daniel Laughlin is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Jim Oliver, Marilee Giles, Darrin Mossing & Matt Biagetti is appointed Assistant Treasurer.

Jim Oliver, Marilee Giles, Darrin Mossing & Matt Biagetti is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY, 2025.

ATTEST

**HERON ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Tuesday, November 19, 2024 at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
Nicole Reams	Vice Chairperson
Chase Coleman	Supervisor
Wendy Emanuelson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Field Operations Manager
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussion and actions taken at the November 19, 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

Organizational Matters

A. Oath of Office for Newly Elected Supervisor

Mr. Laughlin, being a notary public for the State of Florida, administered an oath of office to Mr. Watson.

B. Consideration of Appointing New Supervisors to Seats 1 and 5

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor appointing Nicole Reams to Seat 5 was approved.

The Board directed staff to solicit resumes from interested candidates prior to the next meeting.

C. Oath of Office for Newly Appointed Supervisors

Mr. Laughlin administered an oath of office to Ms. Reams.

D. Consideration of Resolution 2025-02, Designating Officers

The Board made the motion below to keep the slate of officers the same with Mr. Watson as Chair, Ms. Reams as Vice Chair, Mr. Martyn, Ms. Emanuelson and Mr. Coleman as Assistant Secretaries, Mr. Laughlin as Secretary and Treasurer, and from GMS’s office, Jim Oliver, Marilee Giles and Darrin Mossing as Assistant Secretaries and Assistant Treasurers.

On MOTION by Mr. Coleman seconded by Ms. Reams with all in favor, Resolution 2025-02, designating officers with the slate of officers to remain the same was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 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 \$178,153.46, which is higher due to the payments for the property insurance and pond bank repair.

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

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Mr. Laughlin gave an overview of the Fiscal Year 2023 audit report, noting there were no negative findings to report. He also informed the Board that the audit report was submitted late, so he will be looking into when the District is due to request proposals for audit services.

Ms. Henley stated that there is an incorrect ordinance number on page 38 that will need to be corrected.

On MOTION by Mr. Watson seconded by Ms. Emanuelson, with all in favor, the Fiscal Year 2023 audit report was accepted with the revisions from District Counsel to be made.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Dellinger informed the Board that BrightView is working to repair a fence that was hit by one of their mowers.

Mr. Watson asked if BrightView is repairing the damage they caused by the tower. He also stated that he believes a lot of the sprinkler head damage is being caused by them.

Mr. Laughlin stated that staff can inspect the sprinkler heads prior to approving the invoice for payment.

B. District Counsel

1. Consideration of Proposed 2024-2025 Rates

Ms. Gentry presented a proposed rate increase for her firm, noting they would go into effect on January 1st.

On MOTION by Mr. Watson seconded by Mr. Coleman with all in favor the proposed 2024-2025 rates for Kilinski | Van Wyk were approved.

2. Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Ms. Gentry informed the Board that earlier this year the U.S. Supreme Court decided on an issue involving a public official’s use of social media, which involved First Amendment claims. In that case, the Supreme Court said that if he had a disclaimer on his personal page that it is a personal page and opinions expressed are his own, it would create a heavy presumption

that he was posting in a personal capacity rather than in an official capacity and that would protect him from the First Amendment claims. She recommended if a Supervisor uses their personal social media pages to discuss District business, that they post a disclaimer to give themselves some protection.

C. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Yuro reported that the pond bank repairs have been completed. He also presented a proposal to prepare a public facilities report, which is required by Statute to be completed every seven years. The total cost to prepare the report is \$1,950.

On MOTION by Mr. Watson seconded by Mr. Coleman with all in favor the proposal for preparation of a public facilities report was approved.

D. District Manager

Mr. Laughlin informed the Board that he was contact by Comcast, requesting to serve the community. He asked for permission to work with a Board member in communicating with Comcast regarding the request.

On MOTION by Ms. Emanuelson seconded by Ms. Reams with all in favor, authorizing the Chair to work with District staff on the Comcast request to provide services to the community was approved.

Mr. Watson stated that the seed needs to be applied around the pond bank now that the repairs are complete.

Mr. Laughlin stated that staff will get proposals and bring them back to the next meeting.

Mr. Watson requested the bids include options other than Bahia. He also requested the proposals include both ponds affected.

E. Field Operations Manager – Report

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

Mr. Watson asked for an update on additional security cameras approved earlier in the year.

Mr. Dellinger responded that he did not recall them getting approved, so he will work on getting that project completed.

SEVENTH ORDER OF BUSINESS **Supervisor Requests and Public Comment**
There being none, the next item followed.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – February 18, 2025**
at 5:00 p.m. at Blackrock Baptist Church,
96362 Blackrock Road, Yulee, Florida

NINTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Heron Isles
Community Development District

Unaudited Financial Reporting
December 31, 2024



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 66,504	\$ -	\$ 86,151	\$ 152,655
Investments:				
State Board of Administration (SBA)	146,030	-	61,091	207,121
Custody - Reserve	828	-	-	828
Custody - Excess Funds	513,686	-	-	513,686
Series 2017				
Reserve A1	-	-	-	-
Reserve A2	-	32,250	-	32,250
Revenue	-	257,626	-	257,626
Prepayment	-	250	-	250
Prepaid Expenses	-	-	-	-
Deposits	1,580	-	-	1,580
Total Assets	\$ 728,628	\$ 290,126	\$ 147,242	\$ 1,165,995
Liabilities:				
Accounts Payable	\$ 5,754	\$ -	\$ -	\$ 5,754
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Debt Service	-	-	-	-
Total Liabilities	\$ 5,754	\$ -	\$ -	\$ 5,754
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	1,580	-	-	1,580
Restricted for:				
Debt Service	-	290,126	-	290,126
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	147,242	147,242
Capital Reserves	-	-	-	-
Unassigned	721,294	-	-	721,294
Total Fund Balances	\$ 722,874	\$ 290,126	\$ 147,242	\$ 1,160,242
Total Liabilities & Fund Balance	\$ 728,628	\$ 290,126	\$ 147,242	\$ 1,165,995

Heron Isles
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 412,343	\$ 412,343	\$ 399,030	\$ (13,314)
Interest Income/Miscellaneous Income	6,000	1,500	3,783	2,283
Access Key Cards	100	25	-	(25)
Total Revenues	\$ 418,443	\$ 413,868	\$ 402,812	\$ (11,056)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,000	\$ 1,000	\$ 600	\$ 400
PR-FICA	306	77	46	31
Engineering	4,000	1,000	1,595	(595)
Attorney	18,000	4,500	2,690	1,810
Annual Audit	3,460	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Dissemination Agent	1,685	421	421	0
Trustee Fees	3,800	-	-	-
Management Fees	56,269	14,067	14,067	-
Information Technology	2,022	506	506	0
Website Maintenance	1,348	337	337	0
Telephone	200	50	-	50
Postage & Delivery	800	200	143	57
Meeting Room Rental	300	75	-	75
Insurance General Liability/Public Officials	22,795	22,795	16,779	6,016
Printing & Binding	600	150	49	101
Legal Advertising	3,200	800	-	800
Other Current Charges	7,400	1,850	6,552	(4,702)
Office Supplies	100	25	1	24
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,411	\$ 55,978	\$ 51,911	\$ 4,067
Utilities				
Electric	\$ 35,750	\$ 8,938	\$ 8,048	\$ (889)
Water & Sewer	14,000	3,500	2,856	(644)
Subtotal Utilities	\$ 49,750	\$ 12,438	\$ 10,905	\$ (1,533)
Contract Services				
Landscape Maintenance (Brightview Landscaping)	\$ 87,336	\$ 21,834	\$ 21,834	\$ -
Landscape Contingency	15,000	3,750	1,680	2,070
Irrigation Maintenance	8,500	2,125	-	2,125
Lake Maintenance (Future Horizons)	9,243	2,311	2,201	110
Janitorial Services (Magic Touch)	7,400	1,850	1,839	11
Facility Management	13,899	3,475	3,475	-
Security Services	-	-	443	(443)
Pest Control Services (Naders Pest Raiders)	350	88	-	88
Holiday Decorations	1,500	-	-	-
Subtotal Contract Services	\$ 143,228	\$ 35,432	\$ 31,471	\$ 3,961

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Repair and Maintenance</i>				
Facility Repairs	\$ 17,500	\$ 4,375	\$ 4,147	\$ 228
Miscellaneous Repairs & Maintenance	7,500	1,875	-	1,875
Road and Drainage Repairs	5,000	1,250	-	1,250
Subtotal Repair and Maintenance	\$ 30,000	\$ 7,500	\$ 4,147	\$ 3,353
Total Operations & Maintenance	\$ 222,978	\$ 55,370	\$ 46,523	\$ 5,782
Total Expenditures	\$ 361,389	\$ 111,347	\$ 98,433	\$ 9,849
Excess (Deficiency) of Revenues over Expenditures	\$ 57,054		\$ 304,379	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (57,054)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (57,054)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 304,379	
Fund Balance - Beginning	\$ -		\$ 418,495	
Fund Balance - Ending	\$ -		\$ 722,874	

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	\$ -	\$ 35,097	\$ 363,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,030
Interest Income/Miscellaneous Income	1,334	1,270	1,179	-	-	-	-	-	-	-	-	-	3,783
Access Key Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,334	\$ 36,367	\$ 365,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,812
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
PR-FICA	-	46	-	-	-	-	-	-	-	-	-	-	46
Engineering	435	725	435	-	-	-	-	-	-	-	-	-	1,595
Attorney	96	1,920	674	-	-	-	-	-	-	-	-	-	2,690
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	7,950	-	-	-	-	-	-	-	-	-	-	7,950
Dissemination Agent	140	140	140	-	-	-	-	-	-	-	-	-	421
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,689	4,689	4,689	-	-	-	-	-	-	-	-	-	14,067
Information Technology	169	169	169	-	-	-	-	-	-	-	-	-	506
Website Maintenance	112	112	112	-	-	-	-	-	-	-	-	-	337
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	134	2	7	-	-	-	-	-	-	-	-	-	143
Insurance General Liability/Public Officials	16,779	-	-	-	-	-	-	-	-	-	-	-	16,779
Printing & Binding	3	2	44	-	-	-	-	-	-	-	-	-	49
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	6,552	-	-	-	-	-	-	-	-	-	-	6,552
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 22,733	\$ 22,908	\$ 6,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,911
Utilities													
Electric	\$ 2,676	\$ 2,683	\$ 2,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,048
Water & Sewer	1,280	1,218	358	-	-	-	-	-	-	-	-	-	2,856
Subtotal Utilities	\$ 3,956	\$ 3,901	\$ 3,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,905
Contract Services													
Landscape Maintenance (Brightview Landscaping)	\$ 7,278	\$ 7,278	\$ 7,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,834
Landscape Contingency	-	1,680	-	-	-	-	-	-	-	-	-	-	1,680
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance (Future Horizons)	734	734	734	-	-	-	-	-	-	-	-	-	2,201
Janitorial Services (Magic Touch)	613	613	613	-	-	-	-	-	-	-	-	-	1,839
Trash Removal Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Management	1,158	1,158	1,158	-	-	-	-	-	-	-	-	-	3,475
Security Services	100	243	100	-	-	-	-	-	-	-	-	-	443
Pest Control Services (Naders Pest Raiders)	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Contract Services	\$ 9,883	\$ 11,705	\$ 9,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,471

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	\$ 1,703	\$ 1,108	\$ 1,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,147
Miscellaneous Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Drainage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Repair and Maintenance	\$ 1,703	\$ 1,108	\$ 1,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,147
Total Expenditures	\$ 22,733	\$ 22,908	\$ 6,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,433
Excess (Deficiency) of Revenues over Expenditures	\$ (21,399)	\$ 13,460	\$ 358,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,379
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (21,399)	\$ 13,460	\$ 358,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,379

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 December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 221,115	\$ 221,115	\$ 213,977	\$ (7,138)
Interest Income	6,000	1,500	1,209	(291)
Total Revenues	\$ 227,115	\$ 222,615	\$ 215,187	\$ (7,429)
Expenditures:				
Series 2017A-1				
Interest - 11/1	\$ 22,703	\$ 22,703	\$ 22,703	\$ -
Interest - 5/1	22,703	-	-	-
Principal - 5/1	105,000	-	-	-
Series 2017A-2				
Interest 11/1	14,000	14,000	14,000	-
Interest - 5/1	14,000	-	-	-
Principal - 5/1	35,000	-	-	-
Total Expenditures	\$ 213,406	\$ 36,703	\$ 36,703	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,709	\$ 185,912	\$ 178,484	\$ (7,429)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,709	\$ 185,912	\$ 178,484	\$ (7,429)
Fund Balance - Beginning	\$ 78,163		\$ 111,642	
Fund Balance - Ending	\$ 91,872		\$ 290,126	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 57,054	\$ -	\$ -	\$ -
Interest	100	25	744	719
Total Revenues	\$ 57,154	\$ 25	\$ 744	\$ 719
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	-	12,450	(12,450)
Other Service Charges	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 12,450	\$ (12,450)
Excess (Deficiency) of Revenues over Expenditures	\$ 57,154		\$ (11,706)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 57,154		\$ (11,706)	
Fund Balance - Beginning	\$ 179,563		\$ 158,948	
Fund Balance - Ending	\$ 236,717		\$ 147,242	

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	\$32,250
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.

D.

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Amount</i>
General Fund				
	10/1/24 - 10/31/24	715-728	\$23,615.51	
	11/1/24 - 11/30/24	729-738	23,154.19	
	12/1/24 - 12/31/24	739-750	30,961.62	
TOTAL				\$77,731.32
Capital Reserve				
	11/5/24	11	\$12,450.00	
TOTAL				\$12,450.00
Autopayments				
	10/01/24	JEA	\$1,280.19	
	10/08/24	FPL	2,675.90	
	10/31/24	FL Commerce	175.00	
	11/06/24	JEA	1,218.36	
	11/06/24	FPL	2,682.64	
	11/25/24	IRS TAX PAYMENT	91.80	
	12/05/24	JEA	357.79	
	12/05/24	FPL	2,689.87	
TOTAL				\$11,171.55
TOTAL CHECK REGISTER				\$101,352.87

* 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 #
10/01/24	00014	9/15/24	290	202410	310	51300	31400			*	7,950.00		
			FY25 ASSESSMENT ROLL CERT						GOVERNMENTAL MANAGEMENT SERVICES			7,950.00	000715
10/01/24	00014	9/23/24	291	202408	320	57200	49700			*	1,165.70		
			AUG FACILITY MAINT & SUP						GOVERNMENTAL MANAGEMENT SERVICES			1,165.70	000716
10/01/24	00142	9/26/24	24-00169	202409	310	51300	48000			*	86.00		
			FY25 MEETING DATES						JACKSONVILLE DAILY RECORD C/O			86.00	000717
10/01/24	00110	9/27/24	3625	202409	310	51300	31100			*	1,160.00		
			SEP ENGINEERING SERVICES						YURO AND ASSOCIATES LLC			1,160.00	000718
10/08/24	00130	8/31/24	85628	202408	320	57200	46500			*	733.60		
			AUG LAKE MAINTENANCE						FUTURE HORIZONS, INC			733.60	000719
10/08/24	00130	9/30/24	86145	202409	320	57200	46500			*	733.60		
			SEP LAKE MAINTENANCE						FUTURE HORIZONS, INC			733.60	000720
10/08/24	00014	10/01/24	292	202410	320	57200	34100			*	1,158.25		
			OCT FACILITY MANAGEMENT						GOVERNMENTAL MANAGEMENT SERVICES			1,158.25	000721
10/08/24	00014	10/01/24	293	202410	310	51300	34000			*	4,689.08		
			OCT MANAGEMENT FEES							*			
		10/01/24	293	202410	310	51300	35110			*	112.33		
			OCT WEBSITE ADMIN							*			
		10/01/24	293	202410	310	51300	35100			*	168.50		
			OCT INFORMATION TECH							*			
		10/01/24	293	202410	310	51300	31300			*	140.42		
			OCT DISSEMINATION							*			
		10/01/24	293	202410	310	51300	51000			*	.30		
			OFFICE SUPPLIES							*			
		10/01/24	293	202410	310	51300	42000			*	109.22		
			POSTAGE							*			
		10/01/24	293	202410	310	51300	42500			*	3.15		
			COPIES							*			
									GOVERNMENTAL MANAGEMENT SERVICES			5,223.00	000722
10/08/24	00146	10/01/24	412044	202410	320	57200	34500			*	100.00		
			SECURITY - OCT 2024						HI-TECH SYSTEM ASSOCIATES INC			100.00	000723

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/24	00132	10/01/24	37	202410	320	57200	46600		OCT BIWEEKLY CLEANING IAN J ROBINSON	*	613.00	613.00	000724
10/17/24	00141	10/14/24	10582	202409	310	51300	31500		SEP GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	456.00	456.00	000725
10/17/24	00147	9/19/24	18256182	202409	320	57200	49700		REPLACE MOTOR & BLOWER SNYDER COMPANY	*	1,736.11	1,736.11	000726
10/18/24	00130	7/31/24	85114	202407	320	57200	46500		JULY LAKE MAINTENANCE FUTURE HORIZONS, INC	*	733.60	733.60	000727
10/30/24	00014	10/17/24	294	202409	320	57200	49700		SEP FACILITY MAINT & SUPP GOVERNMENTAL MANAGEMENT SERVICES	*	1,766.65	1,766.65	000728
11/06/24	00139	11/01/24	9115308	202411	320	57200	46200		NOV LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES INC	*	7,278.00	7,278.00	000729
11/06/24	00148	9/10/24	1093	202409	320	57200	46000		REMOVAL/REINSTALL FENCE CLASSIC FENCE JAX, LLC	*	1,650.00	1,650.00	000730
11/06/24	00146	11/01/24	413673	202411	320	57200	34500		SECURITY - NOVEMBER 2024 HI-TECH SYSTEM ASSOCIATES INC	*	100.00	100.00	000731
11/06/24	00132	11/01/24	38	202411	320	57200	46600		NOV BIWEEKLY CLEANING IAN J ROBINSON	*	613.00	613.00	000732
11/13/24	00014	11/01/24	295	202411	310	51300	34000		NOV MANANGEMENT FEES	*	4,689.08		
		11/01/24	295	202411	310	51300	35110		NOV WEBSITE ADMIN	*	112.33		
		11/01/24	295	202411	310	51300	35100		NOV INFORMATION TECH	*	168.50		
		11/01/24	295	202411	310	51300	31300		NOV DISSEMINATIN SVCS	*	140.42		
		11/01/24	295	202411	310	51300	51000		OFFICE SUPPLIES	*	.27		

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24		295	POSTAGE	202411	310	51300	42000			*	26.89		
11/01/24		295	COPIES	202411	310	51300	42500			*	1.95		
GOVERNMENTAL MANAGEMENT SERVICES											5,139.44	000733	
11/13/24	00014	11/01/24	296	202411	320	57200	34100		NOV FACILITY MANAGEMENT	*	1,158.25		
GOVERNMENTAL MANAGEMENT SERVICES											1,158.25	000734	
11/13/24	00110	11/07/24	3646	202410	310	51300	31100		OCT ENGINEERING SERVICES	*	435.00		
YURO AND ASSOCIATES LLC											435.00	000735	
11/25/24	00146	11/22/24	75231	202411	320	57200	34500		CONNECTION ISSUES	*	142.50		
HI-TECH SYSTEM ASSOCIATES INC											142.50	000736	
11/25/24	00141	11/11/24	10841	202410	310	51300	31500		OCT GENERAL COUNSEL	*	96.00		
KILINSKI VAN WYK PLLC											96.00	000737	
11/25/24	00009	11/14/24	11142024	202411	310	51300	49000		FY25 PROPTY APPRAISER FEE	*	6,542.00		
NASSAU COUNTY PROPERTY APPRAISER											6,542.00	000738	
12/04/24	00139	11/20/24	9147941	202411	320	57200	46210		DROP 4 DEAD/DAMAGED TREES	*	1,680.00		
BRIGHTVIEW LANDSCAPE SERVICES INC											1,680.00	000739	
12/04/24	00014	11/25/24	297	202410	320	57200	49700		OCT FACILITY MAINT & SUPP	*	1,702.95		
GOVERNMENTAL MANAGEMENT SERVICES											1,702.95	000740	
12/04/24	00146	12/01/24	415359	202412	320	57200	34500		SECURITY - DECEMBER 2024	*	100.00		
HI-TECH SYSTEM ASSOCIATES INC											100.00	000741	
12/04/24	00132	12/01/24	39	202412	320	57200	46600		DEC BIWEEKLY CLEANING	*	613.00		
IAN J ROBINSON											613.00	000742	
12/10/24	00113	9/10/24	368887	202409	310	51300	32200		AUDIT FYE 9/30/23	*	3,335.00		
BERGER TOOMBS ELAM GAINES & FRANK											3,335.00	000743	

HIC -HERON ISLES - BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/10/24	00139	10/01/24	9077538	2024	10	320-57200-46200			OCT LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES INC	*	7,278.00	7,278.00	000744
12/10/24	00014	12/01/24	298	2024	12	310-51300-34000			DEC MANAGEMENT FEES	*	4,689.08		
		12/01/24	298	2024	12	310-51300-35110			DEC WEBSITE ADMIN	*	112.33		
		12/01/24	298	2024	12	310-51300-35100			DEC INFORMATION TECH	*	168.50		
		12/01/24	298	2024	12	310-51300-31300			DEC DISSEMINATION SVCS	*	140.42		
		12/01/24	298	2024	12	310-51300-51000			OFFICE SUPPLIES	*	.30		
		12/01/24	298	2024	12	310-51300-42000			POSTAGE	*	6.90		
		12/01/24	298	2024	12	310-51300-42500			COPIES	*	43.65		
									GOVERNMENTAL MANAGEMENT SERVICES			5,161.18	000745
12/17/24	00139	12/01/24	9153058	2024	12	320-57200-46200			DEC LANDSCAPE MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES INC	*	7,278.00	7,278.00	000746
12/17/24	00149	11/19/24	11192024	2024	11	310-51300-49000			GREG WATSON - OATH FEE DEPARTMENT OF STATE	*	10.00	10.00	000747
12/17/24	00014	12/01/24	299	2024	12	320-57200-34100			DEC FACILITY MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES	*	1,158.25	1,158.25	000748
12/17/24	00110	12/10/24	3665	2024	12	310-51300-31100			NOV ENGINEERING SERVICES YURO AND ASSOCIATES LLC	*	725.00	725.00	000749
12/18/24	00141	12/12/24	11049	2024	12	310-51300-31500			NOV GENERAL COUNSEL KILINSKI VAN WYK PLLC	*	1,920.24	1,920.24	000750
									TOTAL FOR BANK B		77,731.32		
									TOTAL FOR REGISTER		77,731.32		

HIC -HERON ISLES - BPEREGRINO

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 290

Invoice Date: 9/15/24

Due Date: 9/15/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		7,950.00	7,950.00
Total			\$7,950.00
Payments/Credits			\$0.00
Balance Due			\$7,950.00

Governmental Management Services, LLC

1001 Bradford Way
Kingslon, TN 37763

Invoice

Invoice #: 291
Invoice Date: 9/23/24
Due Date: 9/23/24
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 August 1 - August 31, 2024		772.05	772.05
Maintenance Supplies		393.65	393.65
<p>Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 9/26/2024 Acct. # 1-320-57200-49700</p> <p><i>Jerry Lambert</i> 9-27-24</p>			

Total	\$1,165.70
Payments/Credits	\$0.00
Balance Due	\$1,165.70

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/24	3	C.D.	Purchased sign to cover vandalism in bathroom, installed sign to cover, met with Nader's Pest Raiders for annual termite inspection, picked up supplies
8/1/24	1.88	T.M.	Restroom outdoor wall has graffiti mark, covered mark with sign, had meeting with pest control company
8/7/24	2	C.D.	Inspected landscaping throughout community post storm, cleaned up debris from storm
8/9/24	3	C.D.	Repaired and reinforced with galvanized strapping - vinyl fencing along Heron Isles Parkway, self tapping screws added to reinforcement
8/9/24	1	T.M.	Repaired two separate areas of fence that was damaged
8/22/24	3	C.D.	Conducted inspection of outdoor flood lights along Heron Isles Parkway, inventory of existing equipment, inspected breaker boxes, repaired broken fencing section along Chester Road
8/22/24	1.9	T.M.	Inspected all Heron Isle signs in the neighborhood to examine and check if each sign had lighting, repaired broken section of fencing

TOTAL 15.78

MILES 313

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HERON ISLES				
	7/23/24	Door King Control Access	10.29	C.D.
	8/9/24	Galvanze Hanger Strap	11.06	C.D.
	8/28/24	Felt Electric Dusk to Dawn 15 Watt LED 6pk	372.29	C.D.
		TOTAL	<u>\$393.65</u>	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 26, 2024

Date

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

Serial #	24-00169N	PO/File #		\$86.00
				Payment Due

Board of Supervisors Meeting Dates Fiscal Year 2024/2025

\$86.00

Publication Fee

Heron Isles Community Development District

Case Number

Amount Paid

Publication Dates 9/26

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

County Nassau

If your payment is being mailed, please reference Serial # 24-00169N on your check or remittance advice.

Payment is due before the Proof of Publication is released.

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.

**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 Blackrock Baptist Church, 96362 Blackrock Road, 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
Sep. 26 00 (24-00169N)



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
9/27/24	3625

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 CDD - SEPTEMBER ENGINEERING EFFORTS					
CDD Heron ...	9/3/24	contractor coordination for pond repair	0.5	145.00	72.50
CDD Heron ...	9/11/24	84079 Swallowtail flooding issue	1.5	145.00	217.50
CDD Heron ...	9/16/24	research engineering plans for flooding issue at Swallowtail & site visit	1.5	145.00	217.50
CDD Heron ...	9/17/24	research engineering plans for flooding issue at Swallowtail & site visit	2.5	145.00	362.50
CDD Heron ...	9/24/24	coordinate with County to get record engineering plans for community	2	145.00	290.00
Total					\$1,160.00

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
 (904) 342-5199 * myuro@mjyuro.com

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: 85628
 Invoice Date: Aug 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		9/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed August 28, 2024 Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 8/31/2024 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.

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: 86145
 Invoice Date: Sep 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		10/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed September 18, 2024 Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 10/1/2024 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, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 293**Invoice Date:** 10/1/24**Due Date:** 10/1/24**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 -October 2024		4,689.08	4,689.08
Website Administration - October 2024		112.33	112.33
Information Technology -October 2024		168.50	168.50
Dissemination Agent Services - October 2024		140.42	140.42
Office Supplies		0.30	0.30
Postage		109.22	109.22
Copies		3.15	3.15
Total			\$5,223.00
Payments/Credits			\$0.00
Balance Due			\$5,223.00



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 412044
Invoice Date: 10/01/2024
Completed: 10/01/2024
Terms: Due on Aging Date
Bid#:

Bill to:
Heron Isles
96005 Starlight Ln
Yulee, FL 32097

96005 Starlight Ln

[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>3-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$15.00	15.00
Hi-Tech Commercial Video 8	1.00	\$40.00	40.00
HT OVRC Net Pro	1.00	\$25.00	25.00
Sales Tax			0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$100.00
Payments	\$0.00
Balance Due	\$100.00

INVOICE



Service Address

96139 Heron Isles
Parkway
yulee, FL 32097

Bill To

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

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 10/1/2024
Acct. # 1-320-57200-46600

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 30 Days
Invoice # 0000000037
Date 10/01/2024
Business / Tax # 83-3950208

Description

Total

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

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 Net30

\$0.00

Net30. Invoices are sent on the 1st of each month. Payment due on the 30th of the month. If payment is not received within that 30 day period, a late fee of \$50 will be added to the total of the next invoice.

Subtotal \$613.00

Total **\$613.00**

Notes:

October Services.

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



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

INVOICE

Invoice # 10582
Date: 10/14/2024
Due On: 11/13/2024

HERON ISLES CDD – 01 GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	09/09/2024	Review and analyze correspondence from HOA manager regarding use of District park for event; strategize regarding potential license agreement and terms needed.	0.30	\$280.00	\$84.00
Service	MGH	09/10/2024	Review District Manager's update regarding fence removal agreements received from residents.	0.10	\$280.00	\$28.00
Service	MGH	09/11/2024	Review Field Operations Manager report regarding ongoing drainage issues.	0.10	\$280.00	\$28.00
Service	LG	09/12/2024	Review and provide comments to July minutes.	0.30	\$320.00	\$96.00
Service	MGH	09/13/2024	Analyze additional correspondence from Field Operations Manager regarding status of ongoing drainage issues.	0.10	\$280.00	\$28.00
Service	LG	09/25/2024	Prepare license agreement for HOA event.	0.60	\$320.00	\$192.00
Non-billable entries						
Service	LG	09/18/2024	Prepare license agreement for Park event.	0.40	\$320.00	\$128.00
Service	MGH	09/23/2024	Review correspondence from Aquagenix regarding timeline for pond bank repairs.	0.10	\$280.00	\$28.00
					Total	\$456.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10582	11/13/2024	\$456.00	\$0.00	\$456.00
			Outstanding Balance	\$456.00
			Total Amount Outstanding	\$456.00

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

Please pay within 30 days.



AIR CONDITIONING, PLUMBING & ELECTRIC



Snyder Electric
PO BOX 16826
Jacksonville, Florida 32245
(904) 796-1609
#EC13004202

Invoice 182561826
Invoice Date 9/19/2024
Completed Date 9/19/2024
Technician SNY - Sean Driscoll
Customer PO
Payment Term Due Upon Receipt
Due Date 9/19/2024

Billing Address
Heron Isles CDD
96139 Heron Isle Parkway
Yulee, FL 32097 USA

Job Address
Heron Isles CDD
96139 Heron Isle Parkway
Yulee, FL 32097 USA

Description of Work

install new motor and blower wheel in Broan 1500CFM exhaust fan

2 year parts warranty
1 year labor warranty

Table with 5 columns: Task #, Description, Quantity, Your Price, Your Total. Includes summary rows for Potential Savings, Sub-Total, Tax, Total Due, and Balance Due.

Thank you for choosing Snyder

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Handwritten signature: NO ONE TO SIGN

9/19/2024

I find and agree that all work performed by Snyder Electric has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Handwritten signature: NO ONE TO SIGN

9/19/2024

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: 85114
 Invoice Date: Jul 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		8/30/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed July 15, 2024	733.60	733.60
		Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 10/18/2024 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 #: 294
Invoice Date: 10/17/24
Due Date: 10/17/24
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 September 1 - September 30, 2024		1,395.40	1,395.40
Maintenance Supplies		371.25	371.25

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 10/21/2024
Acct. # 1-320-57200-49700

RECEIVED
By Tara Lee at 12:37 pm, Oct 28, 2024

Jerry Landert
10-22-24

Total	\$1,766.65
Payments/Credits	\$0.00
Balance Due	\$1,766.65

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/5/24	3	C.D.	Diagnosed electrical outlets at two roundabouts, purchased posts and electrical components for new lights
9/5/24	3	T.M.	Started outdoor lighting project, located breaker panel for one section of lights and confirmed they had power, next week will begin replacing lights
9/10/24	1.5	C.D.	Inspected and documented flooding in residents back yard, inspected all storm drains down all streets
9/12/24	2	C.D.	Built light posts, installed new 50 watt electric wall floods on posts, installed outlet box on post and prewired, picked up supplies
9/12/24	2.7	T.M.	Used material purchased to build two outdoor light fixtures to be installed
9/18/24	1	C.D.	Electric diagnostic work to try and find breaker box locations for outdoor flood lights
9/18/24	1	T.M.	Located outdoor breaker box for a set of outdoor lights, photo sensor on breaker box was functioning properly and the outdoor lights worked properly, worked on locating power source for set of outdoor lights across from park area
9/19/24	3	C.D.	More diagnostic work to determine breaker locations for the outdoor floods, located breaker for common area point, determine local outlets were on a breaker we could not locate, went to store to try and find underground wire locator and not in store
9/19/24	3.25	T.M.	Attempted to locate the breaker box for the set of outdoor lights advised to work on, unable to locate box was able to locate another breaker box for another set of lights, painted the outdoor lights built black
9/25/24	3.5	C.D.	Picked up concrete and materials, removed old electrical housing, dug hole for new post, ran into issue with brand new light and had to change out for another, installed light post and connected wiring
9/25/24	3.5	T.M.	Started outdoor lighting project, removed all lights from ground and installed new light by using post hole digger to dig hole for new light post, connected the wiring by using conduit and concreted to hold new post in place
9/27/24	2	C.D.	Repaired fence sections along Chester Road, gathered caps from common areas and temporarily put them into storage, assessed damage through community
9/27/24	1.97	T.M.	Storm caused damage on multiple fences and caused fence posts tops to come off in multiple areas, repaired three separate areas of fence and went around neighborhood to assess damage
TOTAL	<u><u>31.42</u></u>		
MILES	<u><u>308</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HERON ISLES				
	9/5/24	1 1/4" Deckmate Screws	12.62	C.D.
	9/5/24	4x4 PT 6'	10.90	C.D.
	9/5/24	Assorted Electrical Screws	11.47	C.D.
	9/5/24	PVC Cement	9.15	C.D.
	9/5/24	1/2" PVC Straps	1.74	C.D.
	9/5/24	Non Metallic Electrical Outlet Cover	3.43	C.D.
	9/5/24	Male Terminal Adapter (3)	1.93	C.D.
	9/5/24	Terminal Box	17.71	C.D.
	9/5/24	1/2" Coupling (2)	0.92	C.D.
	9/5/24	Reducer Bushing	1.59	C.D.
	9/5/24	3/4" Coupling	0.51	C.D.
	9/5/24	90 Degree Elbow	1.13	C.D.
	9/5/24	In Use Gang Cover	12.37	C.D.
	9/5/24	Dewalt Post Hole Digger	68.97	C.D.
	9/5/24	10' 1/2" PVC Conduit	5.64	C.D.
	9/12/24	25' Romex Three Strand Cable	29.24	C.D.
	9/12/24	Non Metallic Gang Cover	3.43	C.D.
	9/12/24	Electric Wing Nuts Assorted	16.65	C.D.
	9/12/24	GFI Outlets (2)	54.14	C.D.
	9/12/24	Couplers	0.64	C.D.
	9/12/24	Non Metallic Gang Box (2)	17.71	C.D.
	9/12/24	In Use Gang Cover with Clear Lid (2)	12.37	C.D.
	9/19/24	Galdden Exterior Paint Black	20.68	C.D.
	9/25/24	Non-Metallic Gang Cover (2)	6.85	C.D.
	9/25/24	Gang Extensions (2)	19.02	C.D.
	9/25/24	1/2" 90 Elbow	1.13	C.D.
	9/25/24	1/2" Coupling (4)	1.84	C.D.
	9/25/24	80lb Concrete	6.88	C.D.
	9/25/24	Bucket	5.15	C.D.
	10/2/24	28 Oz Liquid Nails (2)	15.46	C.D.
		TOTAL	<u>\$371.25</u>	



INVOICE

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

Customer #: 24245977
Invoice #: 9115308
Invoice Date: 11/1/2024
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For November Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 10.29.2024 Acct. # 001.320.57200.46200	7,278.00
Total invoice amount		7,278.00
Tax amount		
Balance due		7,278.00

RECEIVED
By Tara Lee at 4:09 pm, Oct 29, 2024

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 #: 9115308
Invoice Date: 11/1/2024

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 # 1093
CLASSIC FENCE JAX, LLC
91006 FIDDLER DR. FERNANDINA, FL 32034
Phone: 904-564-4061 / 904-261-1894 * Fax: 904-739-1989
classicfencejax@gmail.com
www.classicfencejax.com

We are a fourth generation company serving the Jacksonville area since 1966

BILLED TO: Heron Isles
475 W Town Pl. # 114
St. Augustine, FL 32092

RECEIVED

By Tara Lee at 11:38 am, Nov 01, 2024

DATE: 09/10/2024

JOB: 97682/ 97606 Albatross
Yulee, FL
ATTENTION: Dan

Removal and reinstallation of existing fences for work in right-of-way

TOTAL INSTALLED.....\$ 1,650.00

***IF THERE ARE ANY PROBLEMS WITH YOUR FENCE PLEASE
CALL 730-0656.
IF ALL IS SATISFACTORY, PLEASE TELL OTHERS.***



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 413673
Invoice Date: 11/01/2024
Completed: 11/01/2024
Terms: Due on Aging Date
Bid#:

Bill to:
Heron Isles
96005 Starlight Ln
Yulee, FL 32097

96005 Starlight Ln

[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>3-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$15.00	15.00
Hi-Tech Commercial Video 8	1.00	\$40.00	40.00
HT OVRC Net Pro	1.00	\$25.00	25.00
Sales Tax			0.00

RECEIVED
By Tara Lee at 11:42 am, Nov 01, 2024

Tech Resolution Note:
Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Total	\$100.00
Payments	\$0.00
Balance Due	\$100.00

Support@hitechflorida.com
Office: 850-385-7649

INVOICE



Service Address

96139 Heron Isles
Parkway
yulee, FL 32097

Bill To

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

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 11/1/2024
Acct. # 1-320-57200-46600

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 30 Days
Invoice # 0000000038
Date 11/01/2024
Business / Tax # 83-3950208

Description

Total

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

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 Net30 \$0.00

Net30. Invoices are sent on the 1st of each month. Payment due on the 30th of the month. If payment is not received within that 30 day period, a late fee of \$50 will be added to the total of the next invoice.

Subtotal \$613.00

Total **\$613.00**

Notes:

November Services.

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

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 295**Invoice Date:** 11/1/24**Due Date:** 11/1/24**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 -November 2024		4,689.08	4,689.08
Website Administration - November 2024		112.33	112.33
Information Technology -November 2024		168.50	168.50
Dissemination Agent Services - November 2024		140.42	140.42
Office Supplies		0.27	0.27
Postage		26.89	26.89
Copies		1.95	1.95
Total			\$5,139.44
Payments/Credits			\$0.00
Balance Due			\$5,139.44

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 296

Invoice Date: 11/1/24

Due Date: 11/1/24

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 - November 2024		1,158.25	1,158.25
<i>Jerry Lambert</i> 11-7-24			

RECEIVED
By Tara Lee at 8:40 am, Nov 12, 2024

Total	\$1,158.25
Payments/Credits	\$0.00
Balance Due	\$1,158.25



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
11/7/24	3646

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 CDD - OCTOBER ENGINEERING EFFORTS			
CDD Heron ...	10/11/24	pond bank contractor coordination	0.5	145.00	72.50
CDD Heron ...	10/31/24	pond bank inspection	2.5	145.00	362.50

RECEIVED
 By Tara Lee at 11:19 am, Nov 07, 2024

Total	\$435.00
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Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Bill to:
Heron Isles
96005 Starlight Ln
Yulee, FL 32097

Invoice #: 75231
Invoice Date: 11/22/2024
Completed: 11/22/2024
Terms: Due On Receipt
Bid#:
Service Ticket: 75231
96005 Starlight Ln

[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>3-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL</i>			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	0.50	\$95.00	47.50
Sales Tax			0.00

Tech Resolution Note:

WCT: Arrived to site and met Chip. He explained what he had been running into with the Internet. Went to the head end and power cycled devices but the problem persisted and there was no internet across our P2P. Went to the modem up at the Hotwire building and they were here working. The modem was in red light. Unplugged the P2P and the modem went white light and then laptop was plugged in and tested and there is internet. Plugged P2P back in and it went red light. Removed P2P from pole and plugged in with a short jumper at the modem and the internet restored and after a few minutes all devices came back online. Took the P2P back to the pole and then pulled it out of the pole. There were several hard bends and folds in the extra wire inside the pole. Removed the P2P, it was reworked and then plugged back in. P2P came on line and then all devices.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$142.50
Payments	\$0.00
Balance Due	\$142.50



INVOICE

KILINSKI | VAN WYK

Invoice # 10841
Date: 11/11/2024
Due On: 12/11/2024

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

HERON ISLES CDD – 01 GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	10/14/2024	Research new case law regarding First Amendment, government officials, and social media use.	0.30	\$320.00	\$96.00
					Total	\$96.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
10841	12/11/2024	\$96.00	\$0.00	\$96.00	
				Outstanding Balance	\$96.00
				Total Amount Outstanding	\$96.00

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

Please pay within 30 days.



OFFICE OF THE
NASSAU COUNTY PROPERTY APPRAISER



Honorable A. Michael Hickox

96135 Nassau Place, Suite 4, Yulee, FL 32097

Phone: 904-491-7300 Fax: 904-491-3629

www.nassauffpa.com

November 14, 2024

Heron Isles Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Invoice \$6,542

Dear Board Members:

Pursuant to section 197.3632 (2), Florida Statute, I hereby submit my request for the annual payment covering the budget year 2024-2025, for services rendered by the Nassau County Property Appraiser's office to your district levying non-ad valorem assessments.

The calculated amount for 2024-2025 is 1% of the collection amount from the prior year special assessments levied by your district. Therefore, the Heron Isles CDD invoice amount is:

\$6,542 (six thousand, five hundred forty-two dollars)

Please make check payable to: *Nassau County Property Appraiser*

Thanking you in advance.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Michael Hickox".

A. Michael Hickox, CFA
Nassau County Property Appraiser

AMH/dbc

BrightView

Landscape Services

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

Customer #: 24245977
Invoice #: 9147941
Invoice Date: 11/20/2024
Sales Order: 8546918
Cust PO #:

Project Name: 86026 Windfern Ct
Project Description: Drop 4 dead/damaged trees in the preserve

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD Drop 4 dead/damaged trees from Helene in the preserve.	1.000	LS	1680.00	1,680.00
	Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 11/26/2024 Acct. # 1-320-57200-46210 Landscape contingency				
	RECEIVED By Tara Lee at 11:28 am, Nov 26, 2024				
				Total Invoice Amount	1,680.00
				Taxable Amount	
				Tax Amount	
				Balance Due	1,680.00

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 #: 9147941
 Invoice Date: 11/20/2024

Amount Due: \$ 1,680.00

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

**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 86026 Windfern Ct
Project Description Drop 4 dead/damaged trees in the preserve

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop 4 dead/damaged trees from Helene in the preserve.	\$1,680.00	\$1,680.00

For internal use only

SO# 8546918
JOB# 346108392
Service Line 300

Total Price \$1,680.00

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
Enhancement Manager
Certified Arborist #FL-6354A
Certified Pest Control Operator JF95758

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 limits 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.
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 thereto, 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 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 or 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 next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick 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 for 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 it 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 15 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

Signature	Title
Chip Dellinger <small>Printed Name</small>	Manager November 07, 2024 <small>Date</small>

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature	Title
Jen Mabus <small>Printed Name</small>	November 07, 2024 <small>Date</small>

Job #: 346108392
SO #: 8546918 **Proposed Price: \$1,680.00**

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 297
Invoice Date: 11/25/24
Due Date: 11/25/24
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 October 1 - October 31, 2024		1,332.90	1,332.90
Maintenance Supplies		370.05	370.05
<p>Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 11/27/2024 Acct. # 1-320-57200-49700</p>			

Jerry Lambert
11-27-24

Total	\$1,702.95
Payments/Credits	\$0.00
Balance Due	\$1,702.95

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/3/24	3	C.D.	Repaired fallen vinyl fencing throughout community, located and reattached all fallen comers through out community, liquid nails generously applied to surfaces
10/3/24	3.33	T.M.	Continued to work on repair damage from the storm, additional sections of fence that needed repairs, put fence back together and installed metal brackets to hold it in place, multiple fence post tops that had gotten blown off, used adhesive to glue the topper back onto the fence post
10/16/24	1	T.M.	Fixed fence that was knocked over by storm, installed new brackets to prevent from happening again
10/17/24	4	C.D.	Built post and wired in light, mounted gang box, installed post in concrete, wired post in, re-installed GFCI outlet, picked up supplies
10/17/24	4.13	T.M.	Built and wired up new landscape light and painted to prepare form installation, installed new light by digging out old light then installing new light/post and wiring it up, poured concrete to hold in place, picked up supplies
10/23/24	1.5	C.D.	Picked up more four by four posts and had cuts made
10/24/24	1.5	C.D.	Met with Brightview to inspect issues with dead trees, hedges and damage to fence caused by mower
10/28/24	2	C.D.	Assembled and installed all electrical components and connections on three ground flood light posts, heated and bent conduit to shape for installation
10/29/24	2	T.M.	Removed debris from around four ponds in the neighborhood
10/31/24	4	C.D.	Picked up concrete and supplies, dug around existing outlets, removed old concrete, installed two new GFI and covers, installed light posts and wired in , installed concrete on two posts, tested lights
10/31/24	4.32	T.M.	Assisted installing landscape lights, dug out and removed two landscape lights then installed two new lights and wired them, secure in ground with concrete, disposed of all trash and old lights at dumpster

TOTAL 30.78

MILES 226

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
HERON ISLES	10/17/24	Nut Driver Set	5.78	C.D.
	10/17/24	6' 4x4 Post PT	10.90	C.D.
	10/17/24	60lb Bag Concrete	5.15	C.D.
	10/17/24	Terminal Adapter	4.32	C.D.
	10/17/24	Gang Box	8.86	C.D.
	10/17/24	Black Gang Box	3.43	C.D.
	10/28/24	2 Pack Straight Jaw Pliers	22.97	C.D.
	10/28/24	2 Gang Box Non Metallic	17.71	C.D.
	10/28/24	Metat Blank Covers (4)	6.76	C.D.
	10/28/24	Non Metallic Blank Covers (2)	6.85	C.D.
	10/30/24	SDS Chisle Set Pair	34.47	C.D.
	10/30/24	Dewalt 20V Rotary Hammer Tool	194.35	C.D.
	10/31/24	Utility Knife 3pk	22.97	C.D.
	10/31/24	Bucket Scoop	9.75	C.D.
	10/31/24	50lb Concrete (2)	15.78	C.D.
		TOTAL	<u><u>\$370.05</u></u>	



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 415359
Invoice Date: 12/01/2024
Completed: 12/02/2024
Terms: Due on Aging Date
Bid#:

Bill to:
Heron Isles
96005 Starlight Ln
Yulee, FL 32097

96005 Starlight Ln

[Click Here to Pay Online!](#)

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>3-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL</i>			
Hi-Tech Commercial Access 1	1.00	\$20.00	20.00
Add-on Access 1	1.00	\$15.00	15.00
Hi-Tech Commercial Video 8	1.00	\$40.00	40.00
HT OVRC Net Pro	1.00	\$25.00	25.00
Sales Tax			0.00

Tech Resolution Note:
Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$100.00
Payments	\$0.00
Balance Due	\$100.00

INVOICE



Service Address

96139 Heron Isles
Parkway
yulee, FL 32097

Bill To

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

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 12/3/2024
Acct. # 1-320-57200-46600

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 30 Days
Invoice # 0000000039
Date 12/01/2024
Business / Tax # 83-3950208

Description

Total

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

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 Net30 \$0.00

Net30. Invoices are sent on the 1st of each month. Payment due on the 30th of the month. If payment is not received within that 30 day period, a late fee of \$50 will be added to the total of the next invoice.

Subtotal \$613.00

Total **\$613.00**

Notes:

December Services.

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



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

*HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL MANAGEMENT SERVICES
1408 HAMLIN AVENUE
UNIT E
SAINT CLOUD, FL 34771*

*Invoice No. 368887
Date 09/10/2024
Client No. 21175*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,335.00

RECEIVED
By Tara Lee at 9:49 am, Dec 10, 2024

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



INVOICE

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

Customer #: 24245977
Invoice #: 9077538
Invoice Date: 10/1/2024
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For October Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 11.26.2024 Acct. # 001.320.57200.46200	7,278.00
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED By Tara Lee at 3:22 pm, Dec 03, 2024</p> </div>		
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 #: 9077538
 Invoice Date: 10/1/2024

Amount Due: \$7,278.00

Thank you for allowing us to serve you

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

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

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

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

Invoice

Invoice #: 298
Invoice Date: 12/1/24
Due Date: 12/1/24
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 -December 2024		4,689.08	4,689.08
Website Administration - December 2024		112.33	112.33
Information Technology -December 2024		168.50	168.50
Dissemination Agent Services - December 2024		140.42	140.42
Office Supplies		0.30	0.30
Postage		6.90	6.90
Copies		43.65	43.65
Total			\$5,161.18
Payments/Credits			\$0.00
Balance Due			\$5,161.18

RECEIVED

By Tara Lee at 11:55 am, Dec 04, 2024



INVOICE

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

Customer #: 24245977
Invoice #: 9153058
Invoice Date: 12/1/2024
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For December Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 11.26.2024 Acct. # 001.320.57200.46200	7,278.00
Total invoice amount		7,278.00
Tax amount		
Balance due		7,278.00

RECEIVED
 By Tara Lee at 11:15 am, Nov 26, 2024

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 #: 9153058
 Invoice Date: 12/1/2024

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

Thank you for allowing us to serve you

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

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


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

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

Invoice

Invoice #: 299
Invoice Date: 12/1/24
Due Date: 12/1/24
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 - December 2024		1,158.25	1,158.25
 12-10-24			

Total \$1,158.25

Payments/Credits \$0.00

Balance Due \$1,158.25

RECEIVED

By Tara Lee at 10:56 am, Dec 11, 2024



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

INVOICE

Invoice # 11049
Date: 12/12/2024
Due On: 01/11/2025

HERON ISLES CDD – 01 GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	11/05/2024	Review draft agenda for upcoming November 19 Board meeting.	0.20	\$280.00	\$56.00
Service	LG	11/06/2024	Review draft agenda and send updates.	0.30	\$320.00	\$96.00
Service	MGH	11/12/2024	Prepare updated social media memo for agenda package.	0.10	\$280.00	\$28.00
Service	LG	11/14/2024	Review agenda and prepare for Board meeting.	0.30	\$320.00	\$96.00
Service	MGH	11/17/2024	Review and analyze agenda package and materials for Board consideration, including organizational matters related to recent election, meeting minutes, financial statements, Fiscal Year 2023 Audit Report, staff reports, proposals, and related District documents, in preparation for Board meeting.	1.30	\$280.00	\$364.00
Service	LG	11/19/2024	Travel to and attend board meeting.	2.10	\$320.00	\$672.00
Expense	RB	11/19/2024	Travel: Mileage LG	119.70	\$0.67	\$80.20
Expense	RB	11/19/2024	Travel: Hotel LG	1.00	\$87.26	\$87.26
Expense	RB	11/19/2024	Travel: Meals LG	1.00	\$4.78	\$4.78
Service	LG	11/20/2024	Review proposed Comcast agreements; confer with Laughlin regarding same.	0.30	\$320.00	\$96.00
Service	LG	11/21/2024	Return travel from meeting.	0.70	\$320.00	\$224.00
Service	LG	11/21/2024	Advise regarding finalization of FY 23 audit.	0.10	\$320.00	\$32.00

Service	MGH	11/21/2024	Review additional proposal from Hi-Tech for additional security cameras; review correspondence regarding submission of Fiscal Year 2023 audit report.	0.30	\$280.00	\$84.00
Non-billable entries						
Service	LG	11/17/2024	Review agenda memo for upcoming meeting; confer with Henley regarding same.	0.20	\$320.00	\$64.00
Service	LG	11/18/2024	Prepare for Board meeting.	0.30	\$320.00	\$96.00
Service	MGH	11/19/2024	Prepare for and attend Board meeting.	1.70	\$280.00	\$476.00
Expense	KB	11/19/2024	Travel: Mileage MGH.	27.93	\$0.67	\$18.71
Expense	KB	11/19/2024	Travel: Meals MGH.	1.00	\$5.24	\$5.24
					Total	\$1,920.24

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
11049	01/11/2025	\$1,920.24	\$0.00	\$1,920.24	
				Outstanding Balance	\$1,920.24
				Total Amount Outstanding	\$1,920.24

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

Please pay within 30 days.



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
12/10/24	3665

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 CDD - NOVEMBER ENGINEERING			
CDD Heron ...	11/19/24	CDD Meeting	3	145.00	435.00
CDD Heron ...	11/20/24	Phase 3 record info request & coord with County	2	145.00	290.00

RECEIVED
 By Tara Lee at 10:07 am, Dec 11, 2024

Total	\$725.00
--------------	-----------------

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/05/24	00007	10/25/24	INV-0327 202410 600-58400-61000		POND BANK REPAIR	*	12,450.00	
								DEANGELO CONTRACTING SERVICES
								12,450.00 000011
							TOTAL FOR BANK C	12,450.00
							TOTAL FOR REGISTER	12,450.00



DeAngelo Contracting Services
100 N. Conahan Drive
Hazleton, PA 18201
Phone: 904-262-2001

INVOICE

Date	Invoice #
10/25/2024	INV-032787

SOLD TO
Heron Isles Community Development District c/o Governmental Management Services, LLC 475 West Town Place, Ste 114 St. Augustine, FL 32092

ACCOUNT NO
C02968

TERMS	PAGE
Net 30	1

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED
Aquatic Service	Pond Bank Repair	1	12,450.00	\$12,450.00
			Subtotal	\$12,450.00
			Sales Tax	\$0.00
			Total	\$12,450.00

RECEIVED
By Tara Lee at 2:20 pm, Nov 04, 2024

Make Check payable to Aquagenix
Remit to: 100 N. Conahan Drive, Hazleton, PA 18201

To pay by credit card, go to www.aquagenixaquatics.com - a processing fee will apply

Thank you for your business!

FIFTH ORDER OF BUSINESS



Peacock Electric Incorporated

Heron Isles CDD
475 W Town Pl, suite 114
St. Augustine, FL 32092

☎ (904) 631-5135
✉ CDellinger@gmsnf.com

ESTIMATE

Option #1

Service completed by: Cole Sikes

ESTIMATE	#940
ESTIMATE DATE	Feb 4, 2025
EXPIRATION DATE	Feb 23, 2025

SERVICE ADDRESS

Heron Isles
Yulee, FL 32034

CONTACT US

474362 E State Rd 200
Fernandina Beach, FL 32034

☎ (904) 261-0661
✉ peacockelectric@bellsouth.net

Services

Electric Flat Rate - Electrical - Per Quote

Playground lighting

- install 2- 20ft fiberglass direct burial light poles at north side of parking spaces
- install 2 - 150 watt LED down lights
- install wiring from bath house panel to feed poles

** 50% deposit required before material is ordered

Services

1.0 \$9,220.00 \$9,220.00

Services subtotal: \$9,220.00

Total

\$9,220.00

Option #2

Service completed by: Cole Sikes

Services

Services

Electric Flat Rate - Electrical - Per Quote	1.0	\$7,160.00	\$7,160.00
---	-----	------------	------------

Playground lighting

- install 1 - 20 ft direct burial fiberglass pole on west side of parking area
- install 1 - 250 watt LED down light
- install wiring from bath house panel to feed pole

** 50% deposit required before material is ordered

Services subtotal: \$7,160.00

Total **\$7,160.00**

Thank you for your business!



5810 Macy Ave
 Jacksonville, FL 32211
 (904) 365-7777 / (904) 729-1433
 service@empireelec.com

Estimate

ESTIMATE#	1059628466
DATE	01/29/2025
PO#	

CUSTOMER
Dellinger, Chip 96119 Heron Isles Pkwy Yulee Florida 32097 (904) 631-5135

SERVICE LOCATION
Dellinger, Chip 96119 Heron Isles Pkwy Yulee Florida 32097 (904) 631-5135

DESCRIPTION
Install 2- 25' fiberglass poles at parking lot by playground Install 2 lights on each pole- directional Install power from bathroom panel to light locations Approximately 400' total trenching Includes all parts and labor ***Can not touch existing poles as they are owned by the city***

Estimate			
Description	Qty	Rate	Total
Quoted Price Install 2- 25' fiberglass poles at parking lot by playground Install 2 lights on each pole- directional Install power from bathroom panel to light locations Approximately 400' total trenching Includes all parts and labor ***Can not touch existing poles as they are owned by the city***	1.00	14,688.00	14,688.00

CUSTOMER MESSAGE
Thank you for choosing Empire Electric Inc. Due to market volatility in materials and raw goods this Estimate is subject to change unless accepted within Thirty (30) days of the creation date unless otherwise noted. FL. State License EC13004667

Estimate Total: \$14,688.00

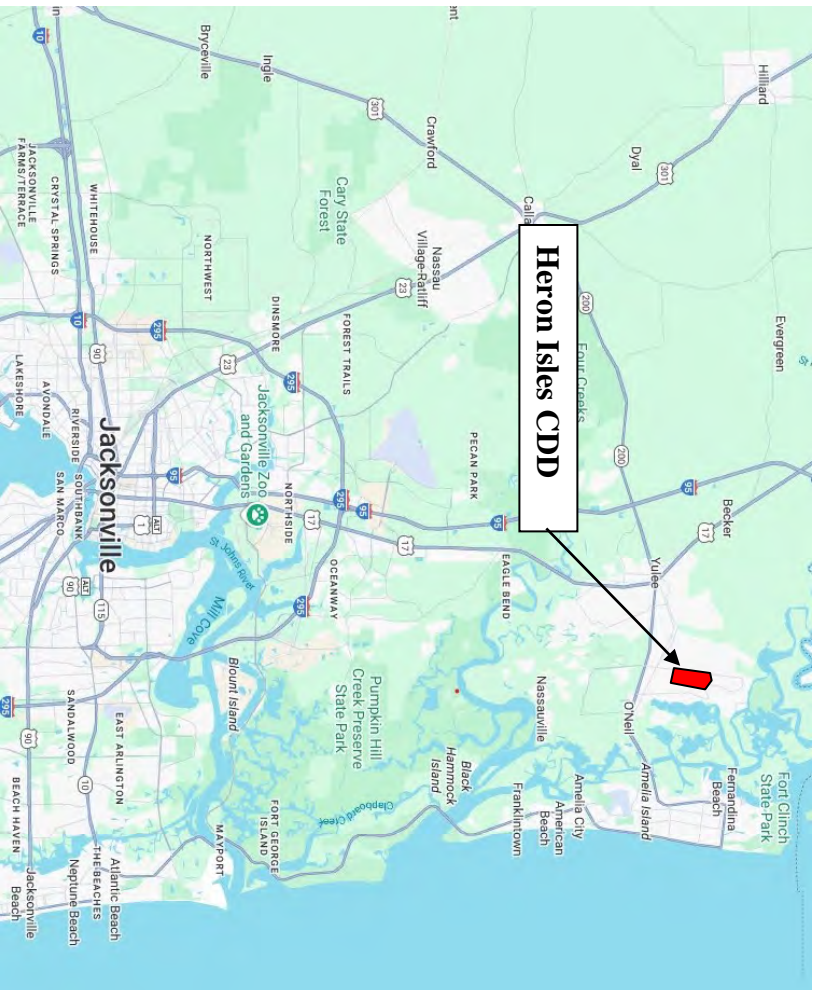
PRE-WORK SIGNATURE

Signed By:

SIXTH ORDER OF BUSINESS

C.

Heron Isles Community Development District Public Facilities Report



Prepared for:

**Heron Isles Community Development
Board of Supervisors**

Prepared By:



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

February 10, 2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

**PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.**





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

TABLE OF CONTENTS

PURPOSE & SCOPE..... 3

GENERAL INFORMATION..... 3

EXISTING PUBLIC FACILITIES.....4

Potable Water..... 4

Wastewater..... 4

Roads & Drainage 5

Stormwater Management.....5

Recreational.....5

PROPOSED PUBLIC FACILITIES..... 6

Potable Water..... 6

Wastewater..... 6

Roads & Drainage 6

Stormwater Management.....6

Recreational.....6

REPLACEMENT OF EXISTING FACILITIES...6





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

PURPOSE AND SCOPE

Pursuant to section 189.08, *florida statues*, the District is required to submit a public facilities report and annual notice of any changes to each local-general purpose government in which it is located, and certain information is required to be updated every seven (7) years.

Section 189.08 mandates that the report and annual notice contain the following information.

1. *A description of existing public facilities owned or operated by the District, and each public facility that is operated by another entity, except a local general purpose government, through a lease or other agreement with the District.*
2. *A description of each public facility the District is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next seven (7) years.*
3. *If the District currently proposes to replace and facilities identified above with the next 10 years, the date when such facility will be replaced.*
4. *The anticipated time the construction, improvement, or expansion of a public facility will be completed.*
5. *The anticipated capacity of and demands on each public facility when completed.*

GENERAL INFORMATION

The Heron Isles Community Development District (“District”) is comprised of 402 acres located in Nassau County, FL. The site is located on the east side of Chester Road just north of the Seaboard Airline Railroad, south of the Sweetbriar neighborhood and Sweetbriar Lane, west of Blackrock Road, all within the Heron Isles Planned Unit Development of Regional Impact. Heron Isles (the “Development”), located within the boundaries of the District, includes a mix of 40 foot, 50 foot and 60 foot wide residential lots, along with commercial and recreational areas.

The development was broken down into three units and multiple phases of construction between 2005 to 2017. The first unit constructed in 2005 and 2006, consisted of 275 residential lots. These lots were located in the southern portion of the PUD. A portion of unit 2 was constructed in 2006 and 2007 consisting of 159 lots located south of unit 1. After a pause in development, construction resumed in 2014 with a portion of units 2 and a portion in unit 3 consisting of a total of 63 lots. In 2016, another portion of units 2 and 3 were developed consisting of 75 lots. The final portion of the PUD was completed in 2017 and added another 174 lots, bringing the final lot count to 746 lots. Associated with the residential development was the installation of necessary infrastructure consisting of water, sewer, roadways, sidewalks, drainage facilities and stormwater retention systems. All these facilities were designed, permitted, inspected and are complete.



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

The cost of planning, design acquisition, construction, installation and equipping of infrastructure improvements was originally funded through issuance of a \$5,262,000 Special Assessment Bond. Upon exhaustion of said bonds, the majority of the remaining infrastructure required under the Capital Improvement Plan was funded directly by the Master Developer pursuant to the Funding Agreement.

EXISTING PUBLIC FACILITIES

WATER FACILITIES

The District is supplied potable water and fire protection from JEA. The treatment plant is located south of A1A and serves the Yulee area. The District receives its water from a major pipeline located on Chester Road from two tie in points. The major pipeline in Chester and the two connection mains provide the water that services all the residential, commercial and recreational parcels within the District. Within each unit there is a network of 10,8,6,4 and 2 inch water mains that disseminate the water to the end user.

All water mains, fire hydrants and appurtenant valves and services constructed with the right-of-way (ROW) are complete and have been dedicated to JEA. Where construction within the ROW was not practical or possible, JEA has been provided an easement by the land owner.

WASTEWATER FACILITIES

Wastewater collection facilities are also located throughout the District. Generally, there is a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. They then flow through these gravity lines to a lift station, which then sends the flow through a force main that ties into the JEA force main grid located on Chester Road where it is then transported to the JEA regional treatment plant located south of A1A.

Like the potable water system, all the wastewater facilities are complete and owned & maintained by JEA. Most of the system resides in public rights-of-way, but some exist on private property in dedicated easements granted by the land owner.



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

ROADS AND DRAINAGE FACILITIES

The District-wide roadway system consists of loop roads, cul-de-sac roads, sidewalks, curb inlets and storm piping connecting roadways to stormwater retention systems. The road network branches off the Heron Isles Parkway, a County dedicated and maintained roadway, to serve the residential areas throughout the District. These roads, sidewalks and drainage facilities are complete and are owned & maintained by the District.

STORMWATER MANAGEMENT FACILITIES

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post development flow will generally mimic the flows from the site in the predevelopment state. All areas within the District currently drain southeast to a tributary to the St Mary's river. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

The master stormwater system is complete and consists of twenty-three (23) wet detention ponds, many of which are interconnected. The ponds are currently operational and are owned and maintained by the District.

RECREATIONAL FACILITIES

The District has two active recreational areas available to the residents. These facilities are completed and operational. The main recreation area consists of a multi-purpose open play field, a children's play structure, bike rack, parking, restroom facility and a gazebo/covered viewing area. A second active recreational area consists of a children's structure and a multi-purpose open play field.



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PROPOSED PUBLIC FACILITIES

ROADWAYS

There are no plans to add future roadways to this development. The capacity of the roadway system is adequate for all existing Phases.

STORMWATER MANAGEMENT

There are no plans to add ponds or expand the stormwater management system for this development. The capacity of the stormwater system is adequate for all existing Phases.

POTABLE WATER AND SEWER SYSTEM

There are no plans to add future water or sewer improvements to this development. The capacity of the potable water & sewer system is adequate for all existing Phases.

RECREATION/AMENITY CENTER

There are no plans to add to the recreation area and/or amenity center. The capacity of the existing clubhouse and recreation areas are adequate for all existing Phases.

Replacement of Existing Facilities

There are no plans to replace any of the existing facilities. The District will continue to maintain and perform any repairs necessary to ensure all existing facilities continue to serve the District adequately.

We appreciate the opportunity to assist with this Public Facilities Report. Please contact me at your convenience if you have any questions.

Sincerely,

Michael J. Yuro, P.E.
President
P.E. License No. 65247

E.

HERON ISLES CDD

OPERATIONS REPORT

FEBRUARY 18, 2025

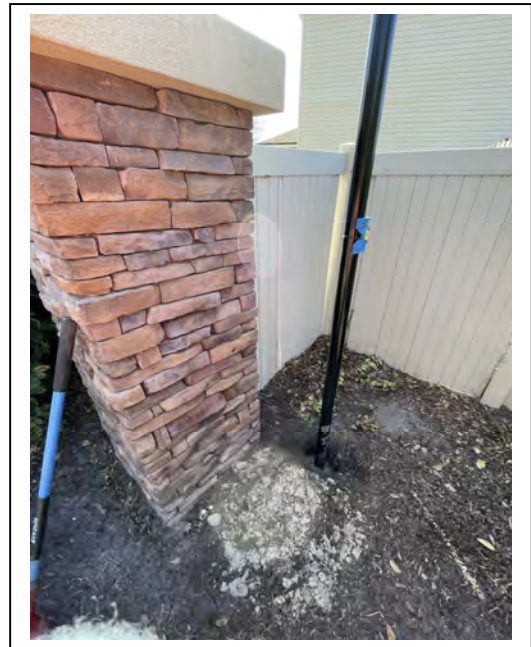
Prepared by Chip Dellinger

Landscaping

- Brightview repaired damage to residents fence.
- Brightview dropped tree in wetland.
- Brightview repaired irrigation heads by mailboxes, removed risers.
- GMS will be closely monitoring landscaping maintenance as well as weekly communications with crew leads.

Restrooms/Parks

- Additional security cameras installed
- Security activity being monitored by GMS to address concerns.
- GMS staff is collecting trash around parks and fields.
- GMS is monitoring janitorial services.



Community Entrance

- Replaced landscape lighting fixtures with weatherproof/ photo activated lights mounted on 4x4" posts mounted in concrete. Completed remaining lights.



Conclusion

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

