Heron Isles
Community Development District

November 17, 2026

AGENDA

Heron Isles
Community Development District

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

November 10, 2026

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 Meetings is scheduled for **Tuesday, November 17, 2026 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 Supervisors to Fill the Vacancies in Seats 2 and 4

   B. Oath of Office for Newly Appointed Supervisors

   C. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of Consent Agenda
   A. Minutes
      1. August 18, 2026 Workshop

      2. August 18, 2026 Board of Supervisors Meeting

      3. August 18, 2026 Audit Committee Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

D. Check Register

V. Acceptance of the Engagement Letter with Grau & Associates for Fiscal Year 2026

VI. Consideration of Agreement with Community Association and Lifestyle Management III, LLC for Facility Management and Janitorial Services

VII. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Budget

VIII. Consideration of Issuing a Request for Proposals for Landscape Maintenance Services

IX. Staff Reports
A. Landscape

B. District Counsel

C. District Engineer – Consideration of Proposal for a Stormwater Needs Analysis

D. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

E. Field Operations Manager
1. Field and Pond Reports

2. Proposals for Seeding Pond Bank (Pond 21)

X. Supervisors' Requests and Public Comment

XI. Next Scheduled Meeting – February 16, 2026, at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida

XII. Adjournment

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2027-01

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2026.

ATTEST

_____
Secretary/Assistant Secretary

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

1.

MINUTES OF WORKSHOP
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Heron Isles Community Development District was held on Tuesday, August 18, 2026 at 5:15 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present were:

Greg Watson	Chairman
Nicole Reams	Vice Chair
Eugene Hays	Supervisor
Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel
Mike Yuro *by phone*	District Engineer
Kelly Mullins	Field Operations Manager
Jen Mabus	BrightView Landscape
Corey Wissinger	BrightView Landscape

The following is a summary of the discussion and actions taken at the August 18, 2026 workshop.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the workshop to order at 5:15 p.m. and called the roll. He noted that due to a lack of quorum the meeting was initially being opened as a workshop to allow the Board members present to discuss agenda items.

SECOND ORDER OF BUSINESS **Public Comment**

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

THIRD ORDER OF BUSINESS **Approval of Consent Agenda**

- **A. Minutes**
  - **1. May 19, 2026 Board of Supervisors Meeting**
  - **2. May 19, 2026 Audit Committee 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.

FOURTH ORDER OF BUSINESS Acceptance of the Audit Committee's Recommendation

Mr. Laughlin stated that once there is quorum, an audit committee meeting will be held to review and rank four proposals received for audit services. Mr. Laughlin has scored the proposals and would suggest ranking Grau & Associates the number one proposer given their experience and pricing.

FIFTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2025 Audit Report

A copy of the audit report was provided in the agenda package for the Board's review.

SIXTH ORDER OF BUSINESS Consideration of Proposals

A. Control Box for Secondary Playground Pump Station

Ms. Mullins stated that now that the breaker was replaced, the control box appears to be working. Approval of the proposal contingent on the control box being needed was recommended.

B. New Motor for Main Playground Pump Station

Ms. Mullins presented three proposals for replacing the motor in the main playground pump station. It was noted BrightView's proposal was the lowest at $7,857.

C. New Fence Enclosure for Main Playground Pump Station

Two proposals were presented to the Board, totaling $4,871.50 and $2,100.

Mr. Watson asked if the green mesh that is on the current fence will be included in the cost.

Mr. Laughlin responded that the proposal does mention mesh will be attached.

D. Repairs to Men's Restroom Stall

Mr. Laughlin stated that some vandalism occurred in which the restroom door was torn open, the dispensers were taken off the wall and one of the doors was dislodged. Since then, the security magnets have been replaced.

Mr. Hays suggested sending an e-blast to the community informing them of the vandalism and the need to check in with their children.

E. Pond 21 Bank Seeding

Mr. Laughlin reminded the Board the proposal totaling $2,000 for seeding the bank of pond number 21 was presented at the last meeting, however there was a question regarding the need for straw. The vendor has indicated the straw is needed to keep the seed protected from wind, birds and other animals. The resident residing on the pond has sent multiple requests to move forward.

SEVENTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget**

Mr. Laughlin presented the proposed budget for fiscal year 2027, noting there is not increase in assessments.

A. Consideration of Resolution 2026-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Declaring Vacancies in Seats 2 and 4 as of November 17, 2026**

Mr. Laughlin stated that seats 2 and 4 of the Board of Supervisors need to be declared vacant as of November 17th since no one qualified for the seats during the qualifying period.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Landscape

Mr. Wissinger reported that BrightView is working on the trees on the Parkway, turf has been fertilized, and the shrubs are being trimmed and shaped.

Mr. Watson asked that pricing for extending irrigation to places that are not currently irrigated be brought to the next meeting for consideration.

B. District Counsel

Ms. Gentry reminded the board members to complete four hours of ethics training by December 31st, Next, Ms. Gentry provided an update on the bills that were signed into law or vetoed after the legislative session. The e-bike bill and the sovereign immunity limit increase bills were vetoed by the Governor, and a bill requiring local governments to accept online and credit card payments passed.

The workshop adjourned at approximately 5:45 p.m.

2.

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Tuesday, August 18, 2026 at 5:46 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
Nicole Reams	Vice Chair
Eugene Hays	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel
Mike Yuro *by phone*	District Engineer
Kelly Mullins	Field Operations Manager
Terry Glynn *by phone*	GMS, LLC

The following is a summary of the discussion and actions taken at the August 18, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the meeting to order at 5:46 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Consent Agenda**

- **A. Minutes**
  - **1. May 19, 2026 Board of Supervisors Meeting**
  - **2. May 19, 2026 Audit Committee 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 $88,972.17.

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

FOURTH ORDER OF BUSINESS **Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue a Request for Proposals for Audit Services**

> On MOTION by Mr. Hays seconded by Mr. Jannuzzi, with all in favor, the audit committee's recommendation to rank Grau & Associates the #1 proposer was approved.

FIFTH ORDER OF BUSINESS **Acceptance of the Fiscal Year 2025 Audit Report**

A copy of the audit report was provided in the agenda package for the Board's review. Mr. Laughlin noted there were no negative findings or deficiencies to report.

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS **Consideration of Proposals**

A. Control Box for Secondary Playground Pump Station

Ms. Mullins previously stated that now that the breaker was replaced, the control box appears to be working. Approval of the proposal contingent on the control box being needed was recommended.

> On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the proposal from Partridge Well Drilling totaling $1,100 was approved contingent on the control box needing to be replaced.

B. New Motor for Main Playground Pump Station

Ms. Mullins previously presented three proposals for replacing the motor in the main playground pump station. It was noted BrightView's proposal was the lowest at $7,857.

On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the proposal from BrightView was approved.

C. New Fence Enclosure for Main Playground Pump Station

Two proposals were presented to the Board, totaling $4,871.50 and $2,100.

On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the proposal from Gaines Fence totaling $2,100 was approved.

D. Repairs to Men's Restroom Stall

Mr. Laughlin previously stated that some vandalism occurred in which the restroom door was torn open, the dispensers were taken off the wall and one of the doors was dislodged. Since then, the security magnets have been replaced.

On MOTION by Mr. Hays seconded by Ms. Reams, with all in favor, the proposal from Southeastern Facility Maintenance totaling $1,644 was approved.

E. Pond 21 Bank Seeding

Mr. Laughlin reminded the Board the proposal totaling $2,000 for seeding the bank of pond number 21 was presented at the last meeting, however there was a question regarding the need for straw. The vendor has indicated the straw is needed to keep the seed protected from wind, birds and other animals. The resident residing on the pond has sent multiple requests to move forward.

Mr. Watson asked Ms. Mullins to seek more quotes, but added that he would spread the Bahia seed if a lower quote is not found.

This item was tabled.

SEVENTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget**

On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the public hearing was opened.

There being no comments, a motion to close the public hearing followed.

> On MOTION by Ms. Reams seconded by Mr. Hays, with all in favor, the public hearing was closed.

Mr. Laughlin previously presented the proposed budget for fiscal year 2027, noting there is not increase in assessments. It was noted an increase will likely be needed next year to avoid cutting into the capital reserve fund contributions further.

A. Consideration of Resolution 2026-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, Resolution 2026-07, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, Resolution 2026-08, imposing special assessments and certifying an assessment roll was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Declaring Vacancies in Seats 2 and 4 as of November 17, 2026**

Mr. Laughlin previously stated that seats 2 and 4 of the Board of Supervisors need to be declared vacant as of November 17th since no one qualified for the seats during the qualifying period.

> On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, Resolution 2026-09, declaring vacancies in Seats 2 and 4 was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Landscape

The landscape report was given during the workshop.

B. District Counsel

District Counsel's report was given during the workshop

C. District Engineer

There being nothing to report, the next item followed.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Laughlin presented a proposed meeting schedule including quarterly meetings on the third Tuesday of November, February, May, and August at 5:00 p.m. at Blackrock Baptist.

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals and Objectives for Fiscal Year 2027

Mr. Laughlin presented the proposed goals and objectives, noting they are consistent with what was adopted the previous year.

> On MOTION by Mr. Hays seconded by Mr. Watson, with all in favor, the fiscal year 2027 goals and objectives were approved as presented.

E. Field Operations Manager – Field and Pond Reports

A copy of the operations report was included in the agenda package for the Board's review.

TENTH ORDER OF BUSINESS Supervisor Requests and Public Comment

Mr. Hays asked for an update on the additional lighting that was being discussed.

Mr. Laughlin responded that he has not received a response from the vendor that was contacted, so he will be going through FPL.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 17, 2026 at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

3.

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Heron Isles Community Development District was held on Tuesday, August 18, 2026 at 5:44 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present were:

Greg Watson	Audit Committee Member
Nicole Reams	Audit Committee Member
Eugene Hays	Audit Committee Member

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the meeting to order at approximately 5:44 p.m.

SECOND ORDER OF BUSINESS **Review and Ranking of Proposals for Audit Services**

Four proposals were provided for the committee's review. Mr. Laughlin provided his proposed scoring, which was Berger Toombs with 91 points, Thomas & Company with 92.8 points, McIntosh with 99 points, and Grau & Associates with 100 points.

> On MOTION by Mr. Watson seconded by Mr. Hays with all in favor accepting the District Manager's scores and ranking Grau & Associates the #1 proposer with 100 points was approved.

THIRD ORDER OF BUSINESS **Other Business**

There was no other business.

FOURTH ORDER OF BUSINESS **Adjournment**

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

B.

Heron Isles

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Heron Isles

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 70,259	$ -	$ 18,014	$ 88,274
Assessments Receivable	2,283	1,224	-	3,508
Due from Other	-	-	-	-
Due from Other Government	-	-	-	-
Due from General Fund	-	-	-	-
Due from Capital Fund	-	-	.	-
Investments:				
State Board of Administration (SBA)	359,199	-	235,209	594,409
Custody - Reserve	886	-	-	886
Custody - Excess Funds	66,532	-	-	66,532
Series 2017				
Reserve A1	-	-	-	-
Reserve A2	-	29,188	-	29,188
Revenue	-	64,845	-	64,845
Prepayment	-	-	-	-
Excess Revenue	-	-	-	-
Prepaid Expenses	20,104	-	-	20,104
Deposits	1,580	-	-	1,580
Total Assets	**$ 520,844**	**$ 95,257**	**$ 253,224**	**$ 869,325**
Liabilities:				
Accounts Payable	$ 6,844	$ -	$ -	$ 6,844
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Debt Service	-	-	-	-
Due to Capital Reserve	-	-	-	-
Total Liabilites	**$ 6,844**	**$ -**	**$ -**	**$ 6,844**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 20,104	$ -	$ -	$ 20,104
Deposits	1,580	-	-	1,580
Restricted for:				
Debt Service	-	95,257	-	95,257
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	253,224	253,224
Capital Reserves	-	-	-	-
Unassigned	492,316	-	-	492,316
Total Fund Balances	**$ 514,000**	**$ 95,257**	**$ 253,224**	**$ 862,481**
Total Liabilities & Fund Balance	$ 520,844	$ 95,257	$ 253,224	$ 869,325

Heron Isles

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 412,343	$ 412,343	$ 420,540	$ 8,197
Interest Income/Miscellaneous Income	10,000	10,000	18,869	8,869
Access Key Cards	100	100	-	(100)
Total Revenues	**$ 422,443**	**$ 422,443**	**$ 439,409**	**$ 16,966**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ 4,000	$ 1,800	$ 2,200
PR-FICA	306	306	138	168
Engineering	7,200	7,200	8,975	(1,775)
Attorney	18,000	18,000	16,272	1,728
Annual Audit	3,460	3,460	3,460	-
Assessment Administration	8,348	8,348	8,348	(1)
Dissemination Agent	1,769	1,769	1,769	-
Trustee Fees	4,080	4,080	3,812	268
Management Fees	59,082	59,082	59,082	-
Information Technology	2,123	2,123	2,123	-
Website Maintenance	1,415	1,415	1,415	-
Telephone	200	200	74	126
Postage & Delivery	800	800	269	531
Meeting Room Rental	300	300	-	300
Insurance	19,928	19,928	17,564	2,364
Printing & Binding	600	600	236	364
Legal Advertising	3,200	3,200	1,001	2,199
Other Current Charges	7,400	7,400	7,123	277
Office Supplies	100	100	4	96
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 142,486**	**$ 142,486**	**$ 133,639**	**$ 8,846**
Operations & Maintenance				
Utilities				
Electric	$ 35,750	$ 35,750	$ 34,764	$ 986
Water & Sewer	14,700	14,700	33,567	(18,867)
Subtotal Utilities	**$ 50,450**	**$ 50,450**	**$ 68,331**	**$ (17,881)**
Contract Services				
Landscape Maintenance (Brightview Landscaping)	$ 89,956	$ 89,956	$ 87,336	$ 2,620
Landscape Contingency	15,000	15,000	4,114	10,886
Irrigation Maintenance	8,500	8,500	9,259	(759)
Lake Maintenance (Future Horizons)	9,243	9,243	8,803	440
Janitorial Services (Magic Touch)	7,400	7,400	7,314	86
Facility Management	14,594	14,594	15,289	(695)
Security Services	1,440	1,440	1,440	-
Pest Control Services (Naders Pest Raiders)	350	350	272	78
Holiday Decorations	1,500	1,500	-	1,500
Subtotal Contract Services	**$ 147,983**	**$ 147,983**	**$ 133,827**	**$ 14,156**

Heron Isles

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Repair and Maintenance				
Facility Repairs	$ 17,500	$ 17,500	$ 14,621	$ 2,879
Miscellaneous Repairs & Maintenance	7,500	7,500	270	7,230
Road and Drainage Repairs	5,000	5,000	-	5,000
Subtotal Repair and Maintenance	**$ 30,000**	**$ 30,000**	**$ 14,891**	**$ 15,109**
Total Operations & Maintenance	**$ 228,433**	**$ 228,433**	**$ 217,049**	**$ 11,385**
Total Expenditures	**$ 370,920**	**$ 370,920**	**$ 350,688**	**$ 20,230**
Excess (Deficiency) of Revenues over Expenditures	$ 51,524		$ 88,721	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (64,717)	$ (64,717)	$ (62,217)	$ 2,500
Total Other Financing Sources/(Uses)	**$ (64,717)**	**$ (64,717)**	**$ (62,217)**	**$ 2,500**
Net Change in Fund Balance	**$ (13,193)**		**$ 26,504**	
Fund Balance - Beginning	$ 13,193		$ 487,496	
Fund Balance - Ending	$ -		$ 514,000	

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	$ 2,560	$ 28,553	$ 365,865	$ 2,609	$ 6,672	$ 640	$ 7,766	$ 1,174	$ 2,066	$ -	$ 351	$ 2,283	$ 420,540
Interest Income/Miscellaneous Income	1,312	1,253	1,188	1,790	2,053	1,994	1,572	1,607	1,722	1,607	1,415	1,355	18,869
Access Key Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 3,872**	**$ 29,806**	**$ 367,053**	**$ 4,399**	**$ 8,725**	**$ 2,635**	**$ 9,338**	**$ 2,782**	**$ 3,788**	**$ 1,607**	**$ 1,766**	**$ 3,638**	**$ 439,409**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 600	$ -	$ 600	$ -	$ -	$ 200	$ -	$ -	$ 400	$ -	$ 1,800
PR-FICA	-	-	46	-	46	-	-	15	-	-	31	-	138
Engineering	2,685	1,388	1,295	833	925	-	-	648	185	370	278	370	8,975
Attorney	1,247	2,975	693	387	1,878	1,312	374	2,165	572	477	3,240	955	16,272
Annual Audit	-	-	-	-	-	-	-	-	3,460	-	-	-	3,460
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Dissemination Agent	147	147	147	147	147	147	147	147	147	147	147	147	1,769
Trustee Fees	2,788	-	-	-	-	-	-	-	-	1,024	-	-	3,812
Management Fees	4,924	4,924	4,924	4,924	4,924	4,924	4,924	4,924	4,924	4,924	4,924	4,924	59,082
Information Technology	177	177	177	177	177	177	177	177	177	177	177	177	2,123
Website Maintenance	118	118	118	118	118	118	118	118	118	118	118	118	1,415
Telephone	26	-	-	16	-	-	18	-	-	14	-	-	74
Postage & Delivery	22	6	10	16	4	45	8	44	55	6	33	19	269
Insurance	17,564	-	-	-	-	-	-	-	-	-	-	-	17,564
Printing & Binding	2	2	40	50	8	9	7	4	49	5	3	58	236
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	113	187	-	-	-	176	-	329	103	93	1,001
Other Current Charges	133	6,550	29	73	35	47	102	-	15	59	38	43	7,123
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	1	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 38,355**	**$ 16,286**	**$ 8,192**	**$ 6,927**	**$ 8,862**	**$ 6,780**	**$ 5,874**	**$ 8,618**	**$ 9,702**	**$ 7,650**	**$ 9,490**	**$ 6,904**	**$ 133,639**
Utilities													
Electric	$ 2,861	$ 2,802	$ 2,780	$ 2,796	$ 2,968	$ 2,950	$ 2,916	$ 2,940	$ 2,998	$ 2,936	$ 2,945	$ 2,872	$ 34,764
Water & Sewer	1,670	3,005	3,306	2,220	2,226	1,840	1,739	1,979	2,818	3,818	4,756	4,188	33,567
Subtotal Utilities	**$ 4,532**	**$ 5,808**	**$ 6,086**	**$ 5,016**	**$ 5,194**	**$ 4,790**	**$ 4,655**	**$ 4,919**	**$ 5,816**	**$ 6,754**	**$ 7,701**	**$ 7,059**	**$ 68,331**
Contract Services													
Landscape Maintenance (Brightview Landscaping)	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 7,278	$ 87,336
Landscape Contingency	1,231	-	643	842	-	1,399	-	-	-	-	-	-	4,114
Irrigation Maintenance	2,350	-	-	-	931	-	-	-	3,324	-	2,653	-	9,259
Lake Maintenance (Future Horizons)	734	734	734	734	734	734	734	734	734	734	734	734	8,803
Janitorial Services (Magic Touch)	610	610	610	610	610	610	610	610	610	610	610	610	7,314
Facility Management	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	15,289
Security Services	120	120	120	120	120	120	120	120	120	120	120	120	1,440
Pest Control Services (Naders Pest Raiders)	-	-	-	-	-	272	-	-	-	-	-	-	272
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Contract Services	**$ 13,596**	**$ 10,015**	**$ 10,658**	**$ 10,857**	**$ 10,946**	**$ 11,686**	**$ 10,015**	**$ 10,015**	**$ 13,340**	**$ 10,015**	**$ 12,668**	**$ 10,015**	**$ 133,827**

Heron Isles

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Repair and Maintenance													
Facility Repairs	$ 1,272	$ 482	$ 425	$ 1,028	$ 2,960	$ 310	$ 500	$ 1,281	$ 538	$ 1,511	$ 2,283	$ 2,031	$ 14,621
Miscellaneous Repairs & Maintenance	-	-	-	-	135	45	-	45	-	45	-	-	270
Road and Drainage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Repair and Maintenance	**$ 1,272**	**$ 482**	**$ 425**	**$ 1,028**	**$ 3,095**	**$ 355**	**$ 500**	**$ 1,326**	**$ 538**	**$ 1,556**	**$ 2,283**	**$ 2,031**	**$ 14,891**
Total Expenditures	**$ 38,355**	**$ 16,286**	**$ 8,192**	**$ 6,927**	**$ 8,862**	**$ 6,780**	**$ 5,874**	**$ 8,618**	**$ 9,702**	**$ 7,650**	**$ 9,490**	**$ 6,904**	**$ 350,688**
Excess (Deficiency) of Revenues over Expenditures	$ (34,482)	$ 13,519	$ 358,862	$ (2,528)	$ (137)	$ (4,145)	$ 3,464	$ (5,836)	$ (5,914)	$ (6,043)	$ (7,724)	$ (3,266)	$ 88,721
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	(64,717)	-	2,500	-	(62,217)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (64,717)**	**$ -**	**$ 2,500**	**$ -**	**$ (62,217)**
Net Change in Fund Balance	**$ (34,482)**	**$ 13,519**	**$ 358,862**	**$ (2,528)**	**$ (137)**	**$ (4,145)**	**$ 3,464**	**$ (5,836)**	**$ (70,631)**	**$ (6,043)**	**$ (5,224)**	**$ (3,266)**	**$ 26,504**

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 221,115	$ 221,115	$ 225,512	$ 4,397
Interest Income	6,000	6,000	5,428	(572)
Total Revenues	**$ 227,115**	**$ 227,115**	**$ 230,940**	**$ 3,825**
Expenditures:				
Series 2017A-1				
Interest - 11/1	$ 21,456	$ 21,456	$ 21,456	$ -
Special Call 11/1	-	-	5,000	(5,000)
Interest - 5/1	21,456	21,456	21,372	84
Principal - 5/1	105,000	105,000	105,000	-
Series 2017A-2				
Interest 11/1	12,000	12,000	12,000	-
Special Call 11/1	-	-	5,000	(5,000)
Interest - 5/1	12,000	12,000	11,875	125
Principal - 5/1	35,000	35,000	35,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	**$ 206,913**	**$ 206,913**	**$ 221,703**	**$ (14,791)**
Excess (Deficiency) of Revenues over Expenditures	$ 20,203	$ 20,203	$ 9,237	$ (10,966)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 20,203**	**$ 20,203**	**$ 9,237**	**$ (10,966)**
Fund Balance - Beginning	$ 97,485		$ 86,020	
Fund Balance - Ending	$ 117,688		$ 95,257	

Heron Isles

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Capital Reserve Transfer In	$ 64,717	$ 64,717	$ 64,717	$ -
Interest	2,400	2,400	7,917	5,517
Insurance Proceeds	-	-	13,350	13,350
Total Revenues	**$ 67,117**	**$ 67,117**	**$ 85,984**	**$ 18,867**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Repair and Replacements	-	-	33,026	(33,026)
Other Service Charges	500	500	726	(226)
Total Expenditures	**$ 500**	**$ 500**	**$ 33,752**	**$ (33,252)**
Excess (Deficiency) of Revenues over Expenditures	**$ 66,617**		**$ 52,232**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (2,500)	$ (2,500)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (2,500)**	**$ (2,500)**
Net Change in Fund Balance	**$ 66,617**		**$ 49,732**	
Fund Balance - Beginning	$ 203,510		$ 203,492	
Fund Balance - Ending	$ 270,127		$ 253,224	

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)
Less: May 1, 2025	($105,000)
Less: November 1, 2025 (Prepayment)	($5,000)
Less: May 1, 2026	($105,000)
Current Bonds Outstanding	**$1,260,000**

(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 Service
Reserve Fund Requirement	$29,188
Reserve Fund Balance	29,188
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)
Less: May 1, 2025	($35,000)
Less: May 1, 2025 (Prepayment)	($45,000)
Less: November 1, 2025 (Prepayment)	($5,000)
Less: May 1, 2026	($35,000)
Less: May 1, 2026 (Prepayment)	($5,000)
Current Bonds Outstanding	**$435,000**

Total Bonds Outstanding	**$1,695,000**

C.

Heron Isles

Community Development District

FISCAL YEAR 2026 ASSESSMENT RECEIPTS SUMMARY

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

SUMMARY OF TAX ROLL RECEIPTS				
NASSAU COUNTY DISTRIBUTION	**DATE RECEIVED**	**DEBT SERVICE RECEIPTS**	**O&M RECEIPTS**	**TOTAL RECEIVED**
1	10/29/25	1,372.85	2,560.11	3,932.96
2	11/20/25	15,311.21	28,552.67	43,863.88
3	12/9/25	187,015.92	348,751.21	535,767.13
4	12/19/25	9,177.31	17,114.05	26,291.36
5	1/13/26	1,399.15	2,609.15	4,008.30
6	2/6/26	3,577.66	6,671.69	10,249.35
7	3/4/26	343.42	640.42	983.84
8	4/14/26	4,164.64	7,766.31	11,930.95
9	5/12/26	629.70	1,174.27	1,803.97
TAX CERTIFICATES	6/12/26	1,107.73	2,065.72	3,173.45
INTEREST	8/17/26	188.40	351.33	539.73
COUNTY EXCESS FEES	10/30/26	1,224.46	2,283.40	3,507.86
		-	-	-
		-	-	
TOTAL TAX ROLL RECEIPTS		$ 225,512.45	$ 420,540.33	$ 646,052.78
TOTAL DUE TAX ROLL RECEIPTS		$ (4,397.06)	$ (8,199.72)	$ (12,596.78)

PERCENT COLLECTED	DEBT	O&M	TOTAL
% COLLECTED TAX ROLL	**101.99%**	**101.99%**	**101.99%**

D.

Heron Isles
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Fund	*Date*	*check # 's*	*Amount*	*Amount*
General Fund				
	7/1/26 - 7/31/26	959-969	$17,477.99	
	8/1/26 - 8/31/26	970-985	25,851.52	
	9/1/26 - 9/30/26	986-997	38,499.57	
			TOTAL	**$81,829.08**
Capital Reserve				
	7/1/26 - 7/31/26	19	$8,475.00	
	8/1/26 - 8/31/26		$0.00	
	9/1/26 - 9/30/26		$0.00	
			TOTAL	**$8,475.00**
Autopayments				
	07/07/26	JEA	$3,817.77	
	07/07/26	FPL	2,936.23	
	08/06/26	FPL	2,945.17	
	08/06/26	JEA	4,755.78	
	08/19/26	FICA IRS TAX PMT	61.20	
	09/03/26	JEA	4,187.62	
	09/09/26	FPL	2,871.50	
			TOTAL	**$21,575.27**
			TOTAL CHECK REGISTER	**$111,879.35**

*** Fedex Invoices available upon request**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** HERON ISLES CDD - GENERAL FUND
BANK B HERON ISLES - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/26	00139	7/01/26	9826849	202607	320-57200-46200			*	7,278.00		
			JUL LANDSCAPE MAINTENANCE								
							BRIGHTVIEW LANDSCAPE SERVICES INC			7,278.00	000959
7/09/26	00130	6/30/26	95478	202606	320-57200-46500			*	733.60		
			JUN26 LAKE MAINTENANCE								
							FUTURE HORIZONS,INC			733.60	000960
7/09/26	00014	7/01/26	362	202607	320-57200-34100			*	1,274.08		
			JUL FACILITY MANAGEMENT								
		7/01/26	362	202607	320-57200-46600			*	609.50		
			JUL JANITORIAL SERVICES								
							GOVERNMENTAL MANAGEMENT SERVICES			1,883.58	000961
7/09/26	00014	7/01/26	363	202607	310-51300-34000			*	4,923.50		
			JUL MANAGEMENT FEES								
		7/01/26	363	202607	310-51300-35110			*	117.92		
			JUL WEBSITE ADMIN								
		7/01/26	363	202607	310-51300-35100			*	176.92		
			JUL INFORMATION TECH								
		7/01/26	363	202607	310-51300-31300			*	147.42		
			JUL DISSEMINATION SVCS								
		7/01/26	363	202607	310-51300-51000			*	.24		
			OFFICE SUPPLIES								
		7/01/26	363	202607	310-51300-42000			*	5.92		
			POSTAGE								
		7/01/26	363	202607	310-51300-42500			*	5.25		
			COPIES								
		7/01/26	363	202607	310-51300-41000			*	14.29		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			5,391.46	000962
7/09/26	00146	7/01/26	444865	202607	320-57200-34500			*	120.00		
			SECURITY - JUL 2026								
							HI-TECH SYSTEM ASSOCIATES			120.00	000963
7/14/26	00155	7/09/26	37177	202607	320-57200-46000			*	45.00		
			BACKFLOW TEST/CERTIFICATE								
							P3 SERVICES OF FL LLC			45.00	000964
7/27/26	00121	7/24/26	576-2761	202607	320-57200-49700			*	870.62		
			DEP-RPL ENT WALL LETTERS								
							FASTSIGNS			870.62	000965
7/27/26	00121	7/24/26	576-2773	202607	320-57200-49700			*	289.00		
			DEP-RPL ENT WALL H'S (3)								
							FASTSIGNS			289.00	000966

*** CHECK DATES 07/01/2026 - 07/31/2026 *** HERON ISLES CDD - GENERAL FUND
BANK B HERON ISLES - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/27/26	00014	7/17/26	364 FACILITY MAINTENANCE-JUN	202606	320	57200-49700			GOVERNMENTAL MANAGEMENT SERVICES	*	537.73	537.73	000967
7/27/26	00142	7/16/26	26-00203 NOTICE-RFP AUDIT SERVICES	202607	310	51300-48000			JACKSONVILLE DAILY RECORD	*	99.50	99.50	000968
7/27/26	00142	7/23/26	26-00212 NTC ADOPTION FY27/BOS MTG	202607	310	51300-48000			JACKSONVILLE DAILY RECORD	*	229.50	229.50	000969

TOTAL FOR BANK B 17,477.99

TOTAL FOR REGISTER 17,477.99

BrightView
Landscape Services

INVOICE

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

Customer #: 24245977
Invoice #: 9826849
Invoice Date: 7/1/2026
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For July	7,278.00
	RECEIVED **By Tara Lee at 9:23 am, Jun 30, 2026**	
	Approved Kelly Mullins Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 6-30-26	
	Acct. # 001.320.57200.46200 Landscape Maintenance	**Service Delivery Fee** 0.00 **Total invoice amount** 7,278.00 **Tax amount** **Balance due** 7,278.00

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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 #: 9826849
Invoice Date: 7/1/2026

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

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: 95478
Invoice Date: Jun 30, 2026
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		7/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed June 9, 2026 Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 7-6-26 Acct. # 1-320-57200-46500 Lake Maintenance	733.60	733.60

RECEIVED
By Tara Lee at 11:12 am, Jul 07, 2026

Check/Credit Memo No:

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

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 362
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		1,274.08	1,274.08
Janitorial - July 2026		609.50	609.50

Alison Mossing
7-6-26

RECEIVED
By Tara Lee at 11:10 am, Jul 07, 2026

Total	$1,883.58
Payments/Credits	$0.00
Balance Due	$1,883.58

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 363
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		4,923.50	4,923.50
Website Administration - July 2026		117.92	117.92
Information Technology - July 2026		176.92	176.92
Dissemination Agent Services - July 2026		147.42	147.42
Office Supplies		0.24	0.24
Postage		5.92	5.92
Copies		5.25	5.25
Telephone		14.29	14.29

Total	$5,391.46
Payments/Credits	$0.00
Balance Due	$5,391.46

RECEIVED
By Tara Lee at 1:13 pm, Jul 08, 2026

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 444865
Invoice Date: 07/01/2026
Completed: 07/04/2026
Terms: Due On Receipt
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
3-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL			
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
Hi-Tech Commercial Video 4	1.00	$20.00	20.00
Sales Tax			0.00

RECEIVED
By Tara Lee at 11:07 am, Jul 07, 2026

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	$120.00
Payments	$0.00
Balance Due	$120.00

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

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

INVOICE

37177

Invoice Date

7/10/2026

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

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

P.O. Number	Terms	Due Date
	Net 30	8/9/2026

Serviced	Description	Quantity	Price Each	Amount
7/9/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 96059 Heron Isles Py 1-1/2" Wilkins 975XL2 Serial # ACR3856 - PASSED	1	45.00	45.00

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 7.13.2026
Acct. # 1.320.57200.46000
Miscellaneous repairs and maintenance

Total	$45.00
Payments/Credits	$0.00
Balance Due	$45.00

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

RECEIVED
By Tara Lee at 10:05 am, Jul 13, 2026

FASTSIGNS
Make Your Statement™

1410 E. Oak Street
Fernandina Beach, FL 32034
(904) 261-0340

INVOICE
576-27611

fastsigns.com/576

Payment Terms: Net 15

DESCRIPTION: TW_REPLACE - ALL Letters on x1 Entrance Wall + Install

Bill To: Heron Isles CDD - Riverside Management Services
9655 Florida Mining Blvd
West Bldg 300, STE 305
Jacksonville, FL 32257
US

Installed: Heron Isles CDD - Riverside Management
Heron isles
Yulee, FL 32097
US

Ordered By: Kelly Mullins
Email: kmullins@gmsnf.com
Work Phone: (304) 389-2198
Tax ID: 85-8013221153C-5

Salesperson: Tambre Webb
Email: tambre.webb@fastsigns.com

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1.	1/2" Black PVC Routed Dimensional Letters this includes x1 full wall with all of the letters	1	$1,463.13	$1,463.13
2.	Installation Sign Installation including most necessary materials. Installation fee subject to change according to actual time spent on the job. If you are not present at the time of the installation and you would like to alter the placement of your sign after installation is complete; additional charges may be added.	1	$278.10	$278.10

A 5% late fee will be charged every 30 days past due date until invoice is paid.

***A credit card convenience fee of 3.5% will be applied to ALL credit or debit card transactions. *** Credit Card information is NOT kept on file.

Fee does not apply to cash, check, EFT, or Zelle Payments. All Zelle payments can be sent to Tambre Webb 904-206-6922. Please email us your confirmation number or screen shot after payment is completed.

Subtotal:	$1,741.23
Taxes:	$0.00
Total:	$1,741.23
Amount Paid:	$0.00
Deposit Required:	*$870.62*

Deposit Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 7-24-26
Acct. # 1-320-57200-49700
Facility Repairs

FASTSIGNS
Make Your Statement

1410 E. Oak Street
Fernandina Beach, FL 32034
(904) 261-0340

INVOICE
576-27739

fastsigns.com/576

Payment Terms: Net 15

DESCRIPTION: TW_REPLACE the letter H on x3 Entrance Walls + Install

Bill To: Heron Isles CDD - Riverside Management Services
9655 Florida Mining Blvd
West Bldg 300, STE 305
Jacksonville, FL 32257
US

Installed: Heron Isles CDD - Riverside Management
Heron isles
Yulee, FL 32097
US

Ordered By: Kelly Mullins
Email: kmullins@gmsnf.com
Work Phone: (304) 389-2198
Tax ID: 85-8013221153C-5

Salesperson: Tambre Webb
Email: tambre.webb@fastsigns.com

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1.	1/2" Black PVC Routed Dimensional Letters this includes x3 walls with just the "H" that needs to be replaced.	1	$438.94	$438.94
2.	Installation For the x3 entrances that are missing the "H" - they will need to be painted over prior to us coming out to install the raised PVC "H's" on the walls. Sign Installation including most necessary materials. Installation fee subject to change according to actual time spent on the job. If you are not present at the time of the installation and you would like to alter the placement of your sign after installation is complete; additional charges may be added.	1	$139.05	$139.05

A 5% late fee will be charged every 30 days past due date until invoice is paid.

***A credit card convenience fee of 3.5% will be applied to ALL credit or debit card transactions. *** Credit Card information is NOT kept on file.

Fee does not apply to cash, check, EFT, or Zelle Payments. All Zelle payments can be sent to Tambre Webb 904-206-6922. Please email us your confirmation number or screen shot after payment is completed.

Subtotal:	$577.99
Taxes:	$0.00
Total:	$577.99
Amount Paid:	$0.00
Deposit Required:	*$289.00*

Deposit Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 7-24-26
Acct. # 1-320-57200-49700
Facility Repairs

RECEIVED
By Tara Lee at 9:44 am, Jul 27, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 364
Invoice Date: 7/17/26
Due Date: 7/17/26
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 June 1 - June 30, 2026	9.65	40.00	386.00
Maintenance Supplies		151.73	151.73

RECEIVED
By Tara Lee at 10:02 am, Jul 26, 2026

Total	$537.73
Payments/Credits	$0.00
Balance Due	$537.73

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 7/20/2026
Acct. # 1-320-57200-49700

Alison Mossing
7-20-26

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2026

Date	Hours	Employee	Description
6/2/26	2	T.M.	Temporarily re-installed bathroom door handle that was pulled off, new one ordered, raked playground mulch, removed debris around neighborhood
6/9/26	2.58	T.M.	Removed old door handle and installed new one, cleaned graffiti off playground, removed debris in neighborhood and in the woods, removed trash where needed, picked up supplies
6/16/26	2	T.M.	Removed debris in neighborhood, checked and changed trash receptacle
6/23/26	1.5	T.M.	Removed debris around community, ponds and roadways, took out trash as needed
6/30/26	1.57	T.M.	Removed debris in neighborhood, checked and changed trash receptacles
TOTAL	9.65		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
HERON ISLES				
	6/5/26	Door Handle	37.32	K.M.
	6/9/26	Disposable Gloves 50ct	11.48	K.M.
	6/9/26	Drill Bit Set	28.72	K.M.
	6/9/26	Screws	13.19	K.M.
	6/9/26	Disposable Gloves 20ct	5.73	K.M.
	6/22/26	Pet Waste Bags 10 Rolls	55.30	K.M.
		TOTAL	$151.73	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

July 16, 2026
Date

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

Serial # 26-00203N **PO/File #**

$99.50
Payment Due

Request for Proposals for Annual Audit Services

$99.50
Publication Fee

Heron Isles Community Development District

Amount Paid

Case Number

Publication Dates 7/16

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-00203N on your check or remittance advice.

RECEIVED
By Tara Lee at 7:58 am, Jul 17, 2026

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.

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Heron Isles Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Nassau County and has a general fund, debt service fund and capital reserve fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager's office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at chogge@gmsnf.com and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Manager's office by e-mail to District Recording Secretary Courtney Hogge at chogge@gmsnf.com. Proposals must be received by **3:00 p.m. on Friday, August 7, 2026.** Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District's Recording Secretary.

Heron Isles Community
Development District
Daniel Laughlin, District Manager
Jul. 16 00 (26-00203N)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

July 23, 2026
Date

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

Serial # 26-00212N **PO/File #**

$229.50
Payment Due

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget; and Notice of Regular Board of Supervisors' Meeting

$229.50
Publication Fee

Heron Isles Community Development District

Amount Paid

Case Number

Publication Dates 7/23,30

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-00212N on your check or remittance advice.

RECEIVED
By Tara Lee at 10:38 am, Jul 26, 2026

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.

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Heron Isles Community Development District ("**District**") will hold a public hearing on **August 18, 2026, at 5:00 p.m. at the Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097**, for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2027**").

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at www.heronislescdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Heron Isles Community
Development District
District Manager
Jul. 23/30 00 (26-00212N)

*** CHECK DATES 07/01/2026 - 07/31/2026 ***
HERON ISLES CDD - CAPITAL RSRV
BANK C HERON ISLES - CR

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/30/26	00008	7/29/26	568	202607	600	-58400-61000				*	8,475.00		
			SINKHOLE REPAIR AT POND17										
									HEB SERVICES INC			8,475.00	000019

TOTAL FOR BANK C 8,475.00

TOTAL FOR REGISTER 8,475.00

HEB Services, Inc.

P.O. Box 8430
Fleming Island, FL 32006

Invoice

Date	Invoice #
7/29/2026	568

Bill To
Heron Isles Community Dev District c/o Governmental Management Services, LLC 475 West Town Place, Ste. 114 St. Augustine, FL 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Sinkhole repair at Pond 17	8,475.00	8,475.00

RECEIVED
By Tara Lee at 2:39 pm, Jul 29, 2026

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 7/29/2026
Capital Reserve Fund-Repairs and Maintenance

	Total	$8,475.00

*** CHECK DATES 08/01/2026 - 08/31/2026 *** HERON ISLES CDD - GENERAL FUND
BANK B HERON ISLES - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/04/26	00139	8/01/26	9862335	202608	320-57200-46200		*	7,278.00		
			AUG LANDSCAPE MAINTENANCE							
						BRIGHTVIEW LANDSCAPE SERVICES INC			7,278.00	000970
8/04/26	00130	7/30/26	95933	202607	320-57200-46500		*	733.60		
			JUL26 LAKE MAINTENANCE							
						FUTURE HORIZONS,INC			733.60	000971
8/04/26	00146	8/01/26	446404	202608	320-57200-34500		*	120.00		
			SECURITY - AUG 2026							
						HI-TECH SYSTEM ASSOCIATES			120.00	000972
8/04/26	00141	7/16/26	15397	202606	310-51300-31500		*	571.50		
			JUN26 GENERAL COUNSEL							
						KILINSKI VAN WYK PLLC			571.50	000973
8/04/26	00031	7/24/26	8272933	202607	310-51300-32300		*	3,800.00		
			TRUSTEE SE2017 A1 & A2							
		7/24/26	8272933	202607	310-51300-32300		*	294.50		
			INCIDENTAL EXPENSES							
						US BANK			4,094.50	000974
8/10/26	00014	8/01/26	365	202608	320-57200-34100		*	1,274.08		
			AUG FACILITY MANAGEMENT							
		8/01/26	365	202608	320-57200-46600		*	609.50		
			AUG JANITORIAL SERVICES							
						GOVERNMENTAL MANAGEMENT SERVICES			1,883.58	000975
8/10/26	00014	8/01/26	366	202608	310-51300-34000		*	4,923.50		
			AUG MANAGEMENT FEES							
		8/01/26	366	202608	310-51300-35110		*	117.92		
			AUG WEBSITE ADMIN							
		8/01/26	366	202608	310-51300-35100		*	176.92		
			AUG INFORMATION TECH							
		8/01/26	366	202608	310-51300-31300		*	147.42		
			AUG DISSEMINATION SVCS							
		8/01/26	366	202608	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		8/01/26	366	202608	310-51300-42000		*	32.88		
			POSTAGE							
		8/01/26	366	202608	310-51300-42500		*	2.85		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			5,401.70	000976
8/10/26	00142	8/06/26	26-00227	202608	310-51300-48000		*	102.75		
			NOTICE OF MEETING - 8/18							
						JACKSONVILLE DAILY RECORD			102.75	000977

*** CHECK DATES 08/01/2026 - 08/31/2026 *** HERON ISLES CDD - GENERAL FUND
BANK B HERON ISLES - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00121	8/12/26	576-2761	202608	320-57200-49700			*	870.61		
			FNL-RPL ENT WALL LETTERS								
							FASTSIGNS			870.61	000978
8/18/26	00121	8/12/26	576-2773	202608	320-57200-49700			*	288.99		
			FNL-RPL ENT WALL H'S (3)								
							FASTSIGNS			288.99	000979
8/18/26	00157	8/04/26	148216	202608	320-57200-49700			*	235.00		
			SERVICE CALL-IRRIG PUMPS								
							PARTRIDGE WELL DRILLING CO INC			235.00	000980
8/18/26	00110	8/14/26	4155	202606	310-51300-31100			*	185.00		
			JUN ENGINEERING SERVICES								
		8/14/26	4155.JUL	202607	310-51300-31100			*	370.00		
			JUL ENGINEERING SERVICES								
							YURO AND ASSOCIATES LLC			555.00	000981
8/24/26	00139	8/19/26	9894419	202608	320-57200-46250			*	2,653.22		
			IRRI REPR-ROUNDABOUT CTRL								
							BRIGHTVIEW LANDSCAPE SERVICES INC			2,653.22	000982
8/24/26	00121	8/20/26	576-2795	202608	320-57200-49700			*	234.40		
			RPL LETTER "N" ENTR WALL								
							FASTSIGNS			234.40	000983
8/24/26	00014	8/14/26	367	202607	320-57200-49700			*	351.67		
			FACILITY MAINTENANCE-JUL								
							GOVERNMENTAL MANAGEMENT SERVICES			351.67	000984
8/24/26	00141	8/14/26	15679	202607	310-51300-31500			*	477.00		
			JUL26 GENERAL COUNSEL								
							KILINSKI VAN WYK PLLC			477.00	000985

TOTAL FOR BANK B 25,851.52

TOTAL FOR REGISTER 25,851.52

BrightView
Landscape Services

INVOICE

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

Customer #: 24245977
Invoice #: 9862335
Invoice Date: 8/1/2026
Cust PO #:

Job Number	Description	Amount
346108392	Heron Isles CDD Exterior Maintenance For August	7,278.00

RECEIVED
By Tara Lee at 2:31 pm, Jul 28, 2026

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 7-28-26
Acct. # 001.320.57200.46200
Landscape Maintenance

Service Delivery Fee	**0.00**
Total invoice amount	**7,278.00**
Tax amount	
Balance due	**7,278.00**

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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 #: 9862335
Invoice Date: 8/1/2026

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

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: 95933
Invoice Date: Jul 30, 2026
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		8/29/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed July 2026 Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 7-31-26 Acct. # 1-320-57200-46500 Lake Maintenance	733.60	733.60

RECEIVED
By Tara Lee at 8:21 am, Aug 03, 2026

Check/Credit Memo No:

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

Overdue invoices are subject to finance charges.

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 446404
Invoice Date: 08/01/2026
Completed: 08/03/2026
Terms: Due On Receipt
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
4-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL			
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
Hi-Tech Commercial Video 4	1.00	$20.00	20.00
Sales Tax			0.00

RECEIVED
By Tara Lee at 12:59 pm, Aug 03, 2026

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	$120.00
Payments	$0.00
Balance Due	$120.00

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 15397
Date: 07/16/2026
Due On: 08/15/2026

RECEIVED
By Tara Lee at 10:13 am, Jul 27, 2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$571.50	) - (	$0.00	) =	**$571.50**

HERCDD-01

HERON ISLES CDD – GENERAL

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	06/12/2026	Review draft FY25 budget; research status of required reporting and compliance; review and revise May minutes.	1.30	$360.00	$468.00
Service	MGH	06/12/2026	Review Supervisor of Elections records and status of District Board seats in preparation for 2025 election season.	0.10	$315.00	$31.50
Service	LG	06/30/2026	Review list of legislative bills signed into law; analyze steps needed for implementation.	0.20	$360.00	$72.00
					Total	**$571.50**

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

Please pay within 30 days.

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St Paul, MN 55107

Invoice Number: 8272933
Account Number: [redacted]
Invoice Date: 07/24/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Heron Isles CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

Heron Isles Community Development District Capital Improvement Revenue Refunding Bonds, Series 2017A-1 (Senior Lien) and 2017A-2 (Subordinate Lien)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,094.50

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Heron Isles Community Development District Capital Improvement Revenue Refunding Bonds, Series 2017A-1 (Senior Lien) and 2017A-2 (Subordinate Lien)

Invoice Number:	8272933
Account Number:	[redacted]
Current Due:	$4,094.50
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

[redacted]

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8272933
Invoice Date:	07/24/2026
Account Number:	[redacted]
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Heron Isles Community Development District Capital Improvement Revenue Refunding Bonds, Series 2017A-1 (Senior Lien) and 2017A-2 (Subordinate Lien)

Accounts Included [redacted]
In This Relationship: [redacted]

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,800.00	100.00%	$3,800.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				**$3,800.00**
Incidental Expenses 07/01/2026 to 06/30/2027	3,800.00	0.0775		$294.50
Subtotal Incidental Expenses				**$294.50**
TOTAL AMOUNT DUE				**$4,094.50**

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 365
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		1,274.08	1,274.08
Janitorial - August 2026		609.50	609.50

Alison Mossing
8-6-26

Total	$1,883.58
Payments/Credits	$0.00
Balance Due	$1,883.58

RECEIVED
By Tara Lee at 1:25 pm, Aug 06, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 366
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		4,923.50	4,923.50
Website Administration - August 2026		117.92	117.92
Information Technology - August 2026		176.92	176.92
Dissemination Agent Services - August 2026		147.42	147.42
Office Supplies		0.21	0.21
Postage		32.88	32.88
Copies		2.85	2.85

Total	$5,401.70
Payments/Credits	$0.00
Balance Due	$5,401.70

RECEIVED
By Tara Lee at 1:23 pm, Aug 06, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 6, 2026
Date

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

Serial # 26-00227N **PO/File #**

$102.75
Payment Due

Notice of Audit Committee Meeting and Regular Meeting of the Board of Supervisors

$102.75
Publication Fee

Heron Isles Community Development District

Amount Paid

Case Number

Publication Dates 8/6

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-00227N on your check or remittance advice.

RECEIVED
By Tara Lee at 2:43 pm, Aug 06, 2026

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

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

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

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

NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Heron Isles Community Development District ("District") Audit Committee is scheduled to meet on **Tuesday, August 18, 2026 at 5:00 p.m.** at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097 to review and rank proposals for audit services. Immediately following the Audit Committee meeting will be a regular meeting of the Board of Supervisors ("Board") where the Board may consider any business that may properly come before it.

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 and is expected to also be available on the District's website, www.HeronIslesCDD.com.

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.

Daniel Laughlin
District Manager
Aug. 6 00 (26-00227N)

FASTSIGNS
Make Your Statement

1410 E. Oak Street
Fernandina Beach, FL 32034
(904) 261-0340

INVOICE
576-27611-2

fastsigns.com/576

Completed Date: 8/12/2026
Payment Terms: Net 15
Payment Due Date: 8/27/2026

DESCRIPTION: TW_REPLACE - ALL Letters on x1 Entrance Wall + Install

Bill To: Heron Isles CDD - Riverside Management Services
9655 Florida Mining Blvd
West Bldg 300, STE 305
Jacksonville, FL 32257
US

Installed: Heron Isles CDD - Riverside Management
Heron isles
Yulee, FL 32097
US

Ordered By: Kelly Mullins
Email: kmullins@gmsnf.com
Work Phone: (304) 389-2198
Tax ID: 85-8013221153C-5

Salesperson: Tambre Webb
Email: tambre.webb@fastsigns.com

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1.	1/2" Black PVC Routed Dimensional Letters this includes x1 full wall with all of the letters	1	$1,463.13	$1,463.13
2.	Installation Sign Installation including most necessary materials. Installation fee subject to change according to actual time spent on the job. If you are not present at the time of the installation and you would like to alter the placement of your sign after installation is complete; additional charges may be added.	1	$278.10	$278.10

A 5% late fee will be charged every 30 days past due date until invoice is paid.

***A credit card convenience fee of 3.5% will be applied to ALL credit or debit card transactions. *** Credit Card information is NOT kept on file.

Fee does not apply to cash, check, EFT, or Zelle Payments. All Zelle payments can be sent to Tambre Webb 904-206-6922. Please email us your confirmation number or screen shot after payment is completed.

Subtotal:	$1,741.23
Taxes:	$0.00
Total:	$1,741.23
Amount Paid:	$870.62
Balance Due:	***$870.61***

TRANSACTIONS

Date	Type	Amount
7/30/2026	Check 965	$870.62

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 8-14-26
Acct. # 1-320-57200-49700
Facility Repairs

RECEIVED
By Tara Lee at 11:39 am, Aug 14, 2026

FASTSIGNS
Make Your Statement

1410 E. Oak Street
Fernandina Beach, FL 32034
(904) 261-0340

INVOICE
576-27739-2

fastsigns.com/576

Completed Date: 8/12/2026
Payment Terms: Net 15
Payment Due Date: 8/27/2026

DESCRIPTION: TW_REPLACE the letter H on x3 Entrance Walls + Install

Bill To: Heron Isles CDD - Riverside Management Services
9655 Florida Mining Blvd
West Bldg 300, STE 305
Jacksonville, FL 32257
US

Installed: Heron Isles CDD - Riverside Management
Heron isles
Yulee, FL 32097
US

Ordered By: Kelly Mullins
Email: kmullins@gmsnf.com
Work Phone: (304) 389-2198
Tax ID: 85-8013221153C-5

Salesperson: Tambre Webb
Email: tambre.webb@fastsigns.com

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1.	1/2" Black PVC Routed Dimensional Letters this includes x3 walls with just the "H" that needs to be replaced.	1	$438.94	$438.94
2.	Installation For the x3 entrances that are missing the "H" - they will need to be painted over prior to us coming out to install the raised PVC "H's" on the walls. Sign Installation including most necessary materials. Installation fee subject to change according to actual time spent on the job. If you are not present at the time of the installation and you would like to alter the placement of your sign after installation is complete; additional charges may be added.	1	$139.05	$139.05

A 5% late fee will be charged every 30 days past due date until invoice is paid.

***A credit card convenience fee of 3.5% will be applied to ALL credit or debit card transactions. *** Credit Card information is NOT kept on file.

Fee does not apply to cash, check, EFT, or Zelle Payments. All Zelle payments can be sent to Tambre Webb 904-206-6922. Please email us your confirmation number or screen shot after payment is completed.

Subtotal:	$577.99
Taxes:	$0.00
Total:	$577.99
Amount Paid:	$289.00
Balance Due:	***$288.99***

TRANSACTIONS

Date	Type	Amount
7/30/2026	Check 966	$289.00

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 8-14-26
Acct. # 1-320-57200-49700
Facility Repairs

RECEIVED
By Tara Lee at 11:40 am, Aug 14, 2026

PARTRIDGE
WELL DRILLING CO., INC.
Since 1892

4744 Collins Road
Jacksonville, FL 32244

Invoice # 148216
Date 8/4/2026
Site ID 71408
Customer ID 44451
Sales Rep Dennis C

Bill To:
GMS Property Management, LLC
475 W Town Pl

St Augustine, FL 32092

Site Address:
Heron Isles CDD
0 Heron Isles Pkwy
Yulee, FL 32097

ITEM DESCRIPTION	QTY	UNIT PRICE	TOTAL
Labor (1 Man) - 1st Hour	1	$235.00	$235.00

RECEIVED
By Tara Lee at 3:35 pm, Aug 14, 2026

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 8-14-26
Acct. # 1-320-57200-49700
Facility Repairs

Found first pump has power issues resulting in not being able to get running. Second pump is only building 40 psi. Sending quotes for repairs on both pump systems and customer is going to have an electrician look at the power issue.

Subtotal	$235.00
Tax	$.00
Total	$235.00
Deposit Applied	$.00
Paid	$.00
Balance Due	**$235.00**

Deposit Rcvd

1.Payment due upon completion unless otherwise arranged in writing. 2. A service charge of 1.5% per month will be charged on past due accounts. 3. Unless Buyer notifies Seller in writing within fifteen (15) days from date of invoice, it shall be presumed that goods and services are satisfactory and acceptable to Buyer. 4. Buyer shall pay Seller's cost of collection including a reasonable attorney's fee at all levels of court.

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
8/14/26	4155

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

RECEIVED
By Tara Lee at 11:03 am, Aug 17, 2026

P.O. No

Yuro & Asssoc. - Job No.
Y19-707

Item	Date	Description	Hours	Rate	Amount
		Heron Isles - July Engineering			
CDD Heron ...	6/22/26	review pipe inspection repair proposal	1	185.00	185.00
CDD Heron ...	7/14/26	pipe repair research	1	185.00	185.00
CDD Heron ...	7/17/26	review contractor repair option	0.5	185.00	92.50
CDD Heron ...	7/27/26	pipe repair - review contractor email & pic	0.5	185.00	92.50

Total **$555.00**

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

BrightView
Landscape Services

INVOICE

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

Customer #: 24245977
Invoice #: **9894419**
Invoice Date: 8/19/2026
Sales Order: 8961861
Cust PO #:

Project Name: Heron isles: Pm Repairs
Project Description: Heron isles: Pm Repairs

Job Number	Description	Qty	UM	Unit Price	Amount
346108392	Heron Isles CDD				
	Graylon	1.000	EA	953.22	953.22
	Roundabout controller	1.000	EA	1700.00	1,700.00
	RECEIVED ***By Tara Lee at 1:31 pm, Aug 21, 2026***				
	Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 8-21-26 Acct. # 1-320-57200-46250 Irrigation Repairs				
				Service Delivery Fee	**0.00**
				Total Invoice Amount	**2,653.22**
				Taxable Amount	
				Tax Amount	
				Balance Due	**2,653.22**

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Payment Stub

Customer Account #: 24245977
Invoice #: 9894419
Invoice Date: 8/19/2026

Amount Due: $ 2,653.22

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

BrightView
Landscape Services

Proposal for Extra Work at Heron Isles CDD

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

Project Name: Heron isles: Pm Repairs

Project Description: Heron isles: Pm Repairs

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price		Total
Grayton				**Subtotal**	**$953.22**
2.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	$51.61		$103.22
1.00	EACH	Zone 10 inoperable. Electrical Troubleshooting	$850.00		$850.00
Roundabout controller				**Subtotal**	**$1,700.00**
1.00	EACH	Zone 1 inoperable. Electrical Troubleshooting	$850.00		$850.00
1.00	EACH	Zone 11 inoperable. Electrical Troubleshooting	$850.00		$850.00

For internal use only

SO#	8961861
JOB#	346108392
Service Line	150

Total Price $2,653.22

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) 292-0711 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein All materials shall conform to bid specifications

2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management The workforce shall be competent and qualified, and shall be legally authorized to work in the U. S

3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments as well as all other requirements of law Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property

4. Taxes Contractor agrees to pay all applicable taxes including sales or General Excise Tax (GET) where applicable

5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions fire, earthquake, etc and rules regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic pandemic health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party Under these circumstances, Contractor shall have the right to renegotiate the terms and 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 special zed 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, 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 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 Arboricultural) 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

		Property Manager	
Signature		Title	
Kelly Mullins		August 19, 2026	
Printed Name		Date	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Manager	
Signature		Title	
Juwan Lamar Dupree		August 19, 2026	
Printed Name		Date	

Job #:	346108392		
SO #:	8961861	Proposed Price:	$2,653.22

Juwan Dupree

From: Kelly Mullins <kmullins@gmsnf.com>
Sent: Thursday, July 30, 2026 2:14 PM
To: Jennifer Mabus
Cc: Juwan Dupree; Corey Wissinger
Subject: Re: FW: BrightView Landscape Services, Inc. - SO# 8961861 Heron isles: Pm Repairs

Hi Jen,

Yes, this is Approved.

Thank you,

Kelly Mullins, LCAM
Governmental Management Services

On Tue, Jul 28, 2026 at 10:41 AM Jennifer Mabus <Jennifer.Mabus@brightview.com> wrote:

Kelly,

Good morning, I know that Terry is getting some pricing from another pump vendor. Is it possible to get approval for the repairs to the system on this proposal SO 8961861 for 3 zones that are not operating and a couple of broken heads for $2,653.22?

Just let me know and we can schedule to get the repairs done.

Thanks

Jen

FASTSIGNS
Make Your Statement™

1410 E. Oak Street
Fernandina Beach, FL 32034
(904) 261-0340

INVOICE
576-27959

fastsigns.com/576

Completed Date: 8/20/2026
Payment Terms: Net 15
Payment Due Date: 9/4/2026

DESCRIPTION: TW_REPLACE the letter N on Entrance Wall + Install

Bill To: Heron Isles CDD - Riverside Management Services
9655 Florida Mining Blvd
West Bldg 300, STE 305
Jacksonville, FL 32257
US

Installed: Heron Isles CDD - Riverside Management
Heron isles
Yulee, FL 32097
US

Ordered By: Kelly Mullins
Email: kmullins@gmsnf.com
Work Phone: (304) 389-2198
Tax ID: 85-8013221153C-5

Salesperson: Tambre Webb
Email: tambre.webb@fastsigns.com

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1.	1/2" Black PVC Routed Dimensional Letter	1	$95.35	$95.35
2.	Installation - Corner of Graylon Dr & Heron Isles Parkway	1	$139.05	$139.05

Subtotal:	$234.40
Taxes:	$0.00
Total:	$234.40
Amount Paid:	$0.00
Balance Due:	*$234.40*

A 5% late fee will be charged every 30 days past due date until invoice is paid.

***A credit card convenience fee of 3.5% will be applied to ALL credit or debit card transactions. *** Credit Card information is NOT kept on file.

Fee does not apply to cash, check, EFT, or Zelle Payments. All Zelle payments can be sent to Tambre Webb 904-206-6922. Please email us your confirmation number or screen shot after payment is completed.

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 8-20-26
Acct. # 1-320-57200-49700
Facility Repairs

RECEIVED
By Tara Lee at 3:38 pm, Aug 20, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 367
Invoice Date: 8/14/26
Due Date: 8/14/26
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 July 1 - July 31, 2026	7.93	40.00	317.20
Maintenance Supplies		34.47	34.47

RECEIVED
By Tara Lee at 10:27 am, Aug 20, 2026

Total	$351.67
Payments/Credits	$0.00
Balance Due	$351.67

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 8/17/2026
Acct. # 1-320-57200-49700

Alison Mossing
8-19-26

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JULY 2026

Date	Hours	Employee	Description
7/7/26	2	T.M.	Reset mailbox parking sign due to leaning, removed debris around neighborhood, cleaned up firework debris, removed trash where needed
7/14/26	2.07	T.M.	Removed debris around community, took out trash where needed, picked up trash bags
7/21/26	2.04	T.M.	Raked mulch in playground, removed debris around community, took out trash where needed, disposed of all trash
7/28/26	1.82	T.M.	Removed debris around community, took out trash where needed, changed trash receptacles
TOTAL	7.93		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
HERON ISLES				
	7/14/26	42 Gallon Trash Bags 50ct	34.47	K.M.
		TOTAL	$34.47	

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 15679
Date: 08/14/2026
Due On: 09/13/2026

RECEIVED
By Tara Lee at 12:29 pm, Aug 18, 2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$477.00	) - (	$0.00	) =	**$477.00**

HERCDD-01

HERON ISLES CDD – GENERAL

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	$360.00	$72.00
Service	LG	07/10/2026	Finalize resolution declaring vacancies.	0.10	$360.00	$36.00
Service	MB	07/10/2026	Prepare Resolution declaring vacancy for General Election seats.	0.20	$315.00	$63.00
Service	LG	07/14/2026	Prepare appropriation and assessment resolution for FY27 budget.	0.40	$360.00	$144.00
Service	MGH	07/20/2026	Prepare agreement with HEB agreement for pond pipe repair services.	0.40	$315.00	$126.00
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	$360.00	$36.00
					Total	**$477.00**

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

Please pay within 30 days.

*** CHECK DATES 09/01/2026 - 09/30/2026 *** HERON ISLES CDD - GENERAL FUND
BANK B HERON ISLES - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/26	00139	9/01/26	9898503	202609	320-57200-46200			*	7,278.00		
			SEP LANDSCAPE MAINTENANCE								
							BRIGHTVIEW LANDSCAPE SERVICES INC			7,278.00	000986
9/01/26	00130	8/31/26	96420	202608	320-57200-46500			*	733.60		
			AUG26 LAKE MAINTENANCE								
							FUTURE HORIZONS,INC			733.60	000987
9/01/26	00151	8/07/26	3033105	202608	320-57200-49700			*	215.00		
			REPLACED BAD BREAKER								
							PEACOCK ELECTRIC INC			215.00	000988
9/11/26	00014	9/01/26	368	202609	320-57200-34100			*	1,274.08		
			SEP FACILITY MANAGEMENT								
		9/01/26	368	202609	320-57200-46600			*	609.50		
			SEP JANITORIAL SERVICES								
							GOVERNMENTAL MANAGEMENT SERVICES			1,883.58	000989
9/11/26	00014	9/01/26	369	202609	310-51300-34000			*	4,923.50		
			SEP MANAGEMENT FEES								
		9/01/26	369	202609	310-51300-35110			*	117.92		
			SEP WEBSITE ADMIN								
		9/01/26	369	202609	310-51300-35100			*	176.92		
			SEP INFORMATION TECH								
		9/01/26	369	202609	310-51300-31300			*	147.42		
			SEP DISSEMINATION SVCS								
		9/01/26	369	202609	310-51300-51000			*	.69		
			OFFICE SUPPLIES								
		9/01/26	369	202609	310-51300-42000			*	18.50		
			POSTAGE								
		9/01/26	369	202609	310-51300-42500			*	58.35		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES			5,443.30	000990
9/11/26	00146	9/01/26	447178	202609	320-57200-34500			*	120.00		
			SECURITY - SEP 2026								
							HI-TECH SYSTEM ASSOCIATES			120.00	000991
9/11/26	00158	9/02/26	5984	202609	320-57200-49700			*	1,744.00		
			REPAIRS TO MENS RESTROOM								
							SOUTHEASTERN FACILITY MAINTENNACE			1,744.00	000992
9/11/26	00110	9/09/26	4179	202608	310-51300-31100			*	277.50		
			AUG ENGINEERING SERVICES								
							YURO AND ASSOCIATES LLC			277.50	000993

*** CHECK DATES 09/01/2026 - 09/30/2026 *** HERON ISLES CDD - GENERAL FUND
BANK B HERON ISLES - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/26	00040	9/08/26	33787	202609	300-15500-10000		*	17,033.00		
			FY27 INSURANCE RENEWAL							
						EGIS INSURANCE ADVISORS, LLC			17,033.00	000994
9/21/26	00014	9/15/26	370	202608	320-57200-49700		*	438.97		
			FACILITY MAINTENANCE-AUG							
						GOVERNMENTAL MANAGEMENT SERVICES			438.97	000995
9/21/26	00142	9/17/26	26-00266	202609	310-51300-48000		*	93.00		
			NOTICE-FY27 BOS MEETINGS							
						JACKSONVILLE DAILY RECORD			93.00	000996
9/21/26	00141	9/14/26	15916	202608	310-51300-31500		*	3,239.62		
			AUG26 GENERAL COUNSEL							
						KILINSKI VAN WYK PLLC			3,239.62	000997
						TOTAL FOR BANK B		38,499.57		
						TOTAL FOR REGISTER		38,499.57		

BrightView
Landscape Services

INVOICE

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

Customer #: 24245977
Invoice #: 9898503
Invoice Date: 9/1/2026
Cust PO #:

Job Number	Description		Amount
346108392	Heron Isles CDD		7,278.00
	Exterior Maintenance		
	For September		
	RECEIVED ***By Tara Lee at 2:26 pm, Aug 26, 2026***		
	Approved Kelly Mullins Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 8-26-26		
	Acct. # 001.320.57200.46200 Landscape Maintenance	**Service Delivery Fee** **Total invoice amount** **Tax amount** **Balance due**	**0.00** **7,278.00** **7,278.00**

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

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 #: 9898503
Invoice Date: 9/1/2026

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

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: 96420
Invoice Date: Aug 31, 2026
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	8/10/26	9/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed August 2026 Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Heron Isles CDD Date: 9-1-26 Acct. # 1-320-57200-46500 Lake Maintenance	733.60	733.60

RECEIVED
By Tara Lee at 10:22 am, Sep 01, 2026

Check/Credit Memo No:

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

Overdue invoices are subject to finance charges.

Peacock Electric Incorporated

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

(304) 389-2198
KMullins@gmsnf.com

INVOICE	#3033105
SERVICE DATE	Aug 07, 2026
INVOICE DATE	Aug 07, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 24, 2026
AMOUNT DUE	**$215.00**

RECEIVED
By Tara Lee at 12:22 pm, Aug 24, 2026

SERVICE ADDRESS

96139 Heron Isles Pkwy
Yulee, FL 32097

CONTACT US

474362 E State Rd 200
Fernandina Beach, FL 32034

(904) 261-0661
peacockelectric@bellsouth.net

Service completed by: Robert Wilson

INVOICE

Services	qty	unit price	amount
Electric Flat Rate - Electrical Service	1.0	$215.00	$215.00
Look at replacing breaker to irrigation system- called irrigation company and they said they needed to replace the breaker - Replaced a bad breaker for the irrigation system . (2 pole 30 qo)			

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 8-24-26
Acct. # 1-320-57200-49700
Facility Repairs

Subtotal	$215.00
Job Total	**$215.00**
Amount Due	**$215.00**

Thank you for your business!

See our Terms & Conditions

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 368
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		1,274.08	1,274.08
Janitorial - September 2026		609.50	609.50

Alison Mossing
9-4-26

Total	$1,883.58
Payments/Credits	$0.00
Balance Due	$1,883.58

RECEIVED
By Tara Lee at 9:58 am, Sep 08, 2026

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 369
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		4,923.50	4,923.50
Website Administration - September 2026		117.92	117.92
Information Technology - September 2026		176.92	176.92
Dissemination Agent Services - September 2026		147.42	147.42
Office Supplies		0.69	0.69
Postage		18.50	18.50
Copies		58.35	58.35

Total	$5,443.30
Payments/Credits	$0.00
Balance Due	$5,443.30

RECEIVED
By Tara Lee at 8:18 am, Sep 08, 2026

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice #: 447178
Invoice Date: 09/01/2026
Completed: 09/02/2026
Terms: Due On Receipt
Bid#:

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

96005 Starlight Ln

Click Here to Pay Online!

HiTechFlorida.com

4-11885-CCTV-1 - CCTV System - Heron Isles - 96119 Heron Isles Parkway, Yulee, FL			
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
Hi-Tech Commercial Video 4	1.00	$20.00	20.00
Sales Tax			0.00

RECEIVED
By Tara Lee at 2:49 pm, Sep 02, 2026

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	$120.00
Payments	$0.00
[redacted]	$120.00

INVOICE #5984

ISSUED: 09/02/2026

DUE: 10/02/2026

RECIPIENT:

Heron Isles CDD

96139 Heron Isles Parkway
Yulee, Florida 32097

SENDER:

Southeastern Facility Maintenance

P.O. Box 600371
Saint Johns, Florida 32260

Phone: 888-708-4822 (HVAC)
Email: christine@southeasternfm.com
Website: southeasternfm.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
P&O		1	$274.00	$274.00*
Materials		1	$200.00	$200.00
Labor & Trip Charge	Tech 1 -$510 Tech 2- $510 Trip Charge- $150	1	$1,170.00	$1,170.00*
Change Order	Change order for additional labor and materials.	1	$100.00	$100.00

RECEIVED
By Tara Lee at 9:38 am, Sep 03, 2026

Per Kelly via email - repairs to men's restroom

Total	**$1,744.00**
Account balance	**$1,744.00**

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 9-2-26
Acct. # 1-320-57200-49700
Facility Repairs

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
9/9/26	4179

Bill To

Heron Isles - CDD
Attn: Daniel Laughlin
Governmental Management Services

P.O. No

Yuro & Asssoc. - Job No.
Y19-707

Item	Date	Description	Hours	Rate	Amount
		Heron Isles CDD - August Engineering			
CDD Heron ...	8/18/26	CDD meeting	1.5	185.00	277.50

Total $277.50

RECEIVED
By Tara Lee at 3:20 pm, Sep 10, 2026

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

INVOICE

egis Insurance & Risk Advisors

Customer	Heron Isles Community Development District
Acct #	285
Date	09/08/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 17,033.00
Payment Amount	
Payment for:	Invoice#33787
100126141	

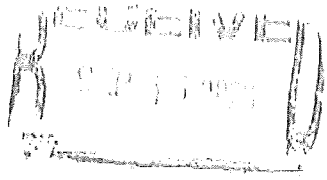
Heron Isles Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Thank You

Please detach and return with payment

Customer: Heron Isles Community Development District

Invoice	Effective	Transaction	Description	Amount
33787	10/01/2026	Renew policy	Policy #100126141 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2026	17,033.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 17,033.00

Thank You

RECEIVED
By Tara Lee at 8:10 am, Sep 17, 2026

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accrotive Global Insurance Services LLC
[redacted]

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2026

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 370
Invoice Date: 9/15/26
Due Date: 9/15/26
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, 2026	9.38	40.00	375.20
Maintenance Supplies		63.77	63.77

RECEIVED
By Tara Lee at 3:51 pm, Sep 17, 2026

Total	$438.97
Payments/Credits	$0.00
Balance Due	$438.97

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Heron Isles CDD
Date: 9/15/2026
Acct. # 1-320-57200-49700

Alison Mossing
9.17.26

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF AUGUST 2026

Date	Hours	Employee	Description
8/4/26	1.74	T.M.	Removed debris around community, took out trash where needed, changed trash receptacles
8/10/26	2.74	T.M.	Painted sings at entrance for new letter install, picked up supplies
8/11/26	1	T.M.	Removed debris around community, took out trash where needed
8/18/26	2.15	T.M.	Painted over neighborhood sign letter to prep for new letter install,
8/25/26	1.75	T.M.	Removed debris around community, took out trash where needed
TOTAL	9.38		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
HERON ISLES				
	8/10/26	Paint Brush	24.69	K.M.
	8/10/26	Paint	39.08	K.M.
		TOTAL	$63.77	

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 17, 2026
Date

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

Serial # 26-00266N **PO/File #**

$93.00
Payment Due

Board of Supervisors Meeting Dates; Fiscal Year 2026/2027

$93.00
Publication Fee

Heron Isles Community Development District

Amount Paid

Case Number

Publication Dates 9/17

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-00266N on your check or remittance advice.

RECEIVED
By Tara Lee at 9:15 am, Sep 18, 2026

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 2026/2027

The Board of Supervisors of the Heron Isles Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 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 17, 2026
February 16, 2027
May 18, 2027
August 17, 2027

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. 17 00 (26-00266N)

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 15916
Date: 09/14/2026
Due On: 10/14/2026

RECEIVED
By Tara Lee at 8:56 am, Sep 15, 2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$3,239.62	) - (	$0.00	) =	**$3,239.62**

HERCDD-01

HERON ISLES CDD – GENERAL

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	08/04/2026	Review draft agenda and send edits.	0.30	$360.00	-	$108.00
Service	MGH	08/04/2026	Review draft agenda and identify legal input and follow-up items needed.	0.20	$315.00	100.0%	$0.00
Service	LG	08/13/2026	Review proposals and other agenda materials; analyze legal implications of same in preparation for board meeting.	0.60	$360.00	-	$216.00
Service	MGH	08/17/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.50	$315.00	-	$157.50
Service	LG	08/18/2026	Travel to and attend Board meeting.	5.10	$360.00	-	$1,836.00
Service	MB	08/18/2026	Research application of	0.10	$315.00	-	$31.50

			HB 967 (electronic payments).				
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$360.00	-	$36.00
Service	MGH	08/18/2026	Prepare for and attend Board meeting.	2.30	$315.00	100.0%	$0.00
Expense	KB	08/18/2026	Travel: Mileage - MGH.	40.00	$0.76	100.0%	$0.00
Expense	KB	08/18/2026	Travel: Mileage - LG.	201.00	$0.76	-	$152.76
Expense	KB	08/18/2026	Travel: Hotel - LG.	1.00	$120.86	-	$120.86
Expense	KB	08/18/2026	Travel: Meals - LG.	1.00	$8.50	-	$8.50
Service	MGH	08/19/2026	Prepare notices of intent to award audit services.	0.40	$315.00	-	$126.00
Service	CD	08/21/2026	Review Proposal for Brightview regarding Playground; Draft Additional Services Order; Research BrightView and Southeaster Facility Maintenance on Sunbiz; Review Proposal from Southeastern Facility Maintenance and Draft Short Form Addendum for Facility Repair Services; Email same to District Staff for review.	1.10	$185.00	-	$203.50
Service	MGH	08/21/2026	Review audit firm engagement letter from Grau & Associates.	0.20	$315.00	-	$63.00
Service	LG	08/24/2026	Advise regarding assessments for commercial property.	0.30	$360.00	-	$108.00
Service	LG	08/25/2026	Review and finalize ASO for playground pump station.	0.20	$360.00	-	$72.00
					Line Item Discount Subtotal		**-$817.90**
						Total	**$3,239.62**

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

Please pay within 30 days.

FIFTH ORDER OF BUSINESS

Docusign Envelope ID: BA28F9FC-639B-82C9-8084-47179CB26FCC

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 21, 2026

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

We are pleased to confirm our understanding of the services we are to provide Heron Isles Community Development District, Nassau County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heron Isles Community Development District as of and for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

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We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

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Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $3,200 for the September 30, 2026 audit. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed $3,300, $3,400, $3,500 and $3,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Heron Isles Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Heron Isles Community Development District.

By: Signed by: Daniel Laughlin 9A989FE97A6A46D...

Title: Secretary / District Manager

Date: 2026-08-26

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FICPA
Florida Institute of Certified Public Accountants

AICPA
Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SIXTH ORDER OF BUSINESS

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AGREEMENT BETWEEN
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
AND
COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
FOR
FACILITY MANAGEMENT AND JANITORIAL SERVICES

This Agreement ("Agreement") is made and entered into to be effective as of 12:00 a.m. on October 1, 2026 ("Effective Date"), by and between:

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 ("Contractor" or "CALM III" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and/or operates an amenity center/clubhouse, playgrounds, recreational areas, and other related District facilities (collectively, the "Amenities"), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

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

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. Contractor shall perform the duties described by **Exhibit A** attached hereto, and

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as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement, including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 2 of this Agreement.

A. ***Fees and Expenses:***

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**:

- Facility Management Services: Fifteen Thousand, Four Hundred Seventy Dollars and No Cents ($15,470.00) per year.
- Janitorial Services: Seven Thousand, Eight Hundred Forty-Four Dollars and No Cents ($7,844.00) per year.

The total annual fee for the foregoing fixed Services is Twenty-Three Thousand, Three Hundred Fourteen Dollars and No Cents ($23,314.00), which shall be invoiced and paid in equal monthly installments during each Term. The compensation described herein shall only be invoiced for Services actually provided during the term. Should there be any reduction in Services, or if Services shall be performed for less than a full month or Term, compensation shall be prorated accordingly.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature (for example, hourly or part-time staffing, additional work, and per-occurrence services) shall be invoiced monthly in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's

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adopted *Prompt Payment Policies and Procedures*. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted. Proper and undisputed invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees is subject to approval by the District's Board of Supervisors, must comply with the amendment procedure in this Agreement, and shall be presented as a proposal in substantially the form attached hereto as Exhibit C. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12)-month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12)-month period. Evidence of price or fee adjustments will be incorporated in the District's adopted or amended Fiscal Year Budget, but approval of any budget containing such price or fee adjustments shall not constitute Board approval of the price or fee adjustment.

B. ***Condition Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

C. ***Additional Work.*** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment are subject to approval by the District's Board of Supervisors and shall comply

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with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. Additional work or services shall be charged at the Contractor's approved hourly rate or per occurrence, as authorized by the District and negotiated by the Parties, and invoiced in arrears as provided in Section 3.A.iii.

D. ***Accounting Records; Late Payment.*** The Contractor shall maintain records conforming to usual accounting practices. Fixed fees shall be invoiced in advance of each month as provided in Section 3.A.iii. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for any variable services performed in the prior month and any other sums due to the Contractor. The Contractor shall notify the District in writing if any payment due hereunder is not paid within forty-five (45) days of the invoice date and, after a reasonable opportunity to cure, may cease performing services under this Agreement if payment is not made. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

E. ***Payment Disputes.*** In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

4. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto and as described in Section 3.C. hereunder.

D. At all times during operation of the Facilities and Amenities, Contractor shall

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ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property, or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. [Intentionally Omitted.]

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals). The Contractor is as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by the Contractor. The Contractor must ensure that all subcontractors satisfy the insurance requirements set forth herein. Nothing contained herein is intended to create a contractual relationship between any subcontractor and the District.

G. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and subcontractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. Subject to Section 10 of this Agreement, this provision is meant to be exhaustive; should any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District. Contractor agrees that the compensation described hereunder has been negotiated to include consideration for the indemnification provisions provided for in this Agreement.

H. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority

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to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

I. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

J. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies and Rules of Procedure, and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District and not included in **Exhibits A or B** hereto. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent desired by the District and not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District-specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

K. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall, to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

L. Contractor shall require all authorized users of District Amenities or Facilities to complete applicable registration forms and waivers prior to use of the Amenities and/or Facilities as set forth in the District's applicable rules and policies.

M. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities and Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Amenities and Facilities consistent with the terms of this Agreement. The

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Contractor shall operate in a way that maintains the District's tax-exempt status.

N. [Intentionally Omitted.]

5. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District and its patrons, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

7. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than forty-eight (48) hours provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

8. TERMINATION.

A. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the

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balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

B. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days' written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion.

C. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

i. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

ii. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

iii. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

9. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:

i. Workers' Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

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iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Amenities and/or Facilities whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Employer's Liability Coverage with limits of $250,000.

v. Employment theft dishonesty/commercial crime insurance in the amount of $500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

vi. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the State of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

10. INDEMNIFICATION.

A. **Contractor Indemnification.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services, or any other work or services performed under this Agreement, to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, including any such claim in which the District is named as a party together with Contractor.

B. **District Indemnification.** To the extent allowable under applicable law, and subject to Section 10.C., below, the District agrees to indemnify and hold harmless Contractor and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, damages, costs, court costs, and expenses, including reasonable attorneys' fees, that Contractor may incur, become

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responsible for, or be caused to pay out to the extent caused by: (i) work or services that Contractor performs at the direction of the Board, as approved at a noticed public meeting and memorialized in writing, that fall outside the scope of the Services described in Exhibit A, except to the extent caused by the negligence, recklessness, or willful misconduct of Contractor in performing such work; or (ii) the negligent acts or omissions of the District, its Board, or its employees acting within the course and scope of their employment, excluding Contractor and its personnel and the District's other independent contractors.

C. The District's obligations under Section 10.B. are limited to the limits of liability set forth in Section 768.28, Florida Statutes, and the District shall be obligated to indemnify Contractor only to the extent such obligation is covered by the District's insurance. Any amounts paid under Section 10.B. shall be aggregated with, and not in addition to, any amounts paid by or on behalf of the District to any person for claims arising out of the same incident or occurrence for purposes of the limits set forth in Section 768.28, Florida Statutes. Nothing in this Section shall be deemed a waiver of the District's sovereign immunity, an increase in the limits of the District's liability, or consent to be sued by third parties, as further provided in Section 16 of this Agreement.

D. Obligations under this Section, whether of Contractor or the District, shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest actually incurred; provided, however, that the District's obligations remain subject to Section 10.C., above.

E. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenities and Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

F. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District or Contractor, as applicable, shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

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11. DEFAULT AND ENFORCEMENT.

A. ***Remedies.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.

B. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

C. ***Enforcement of Agreement.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section shall survive termination of this Agreement.

D. ***Controlling Law and Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

12. MISCELLANEOUS.

A. ***Entire Agreement.*** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

B. ***Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

C. ***Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

E. ***Severability***. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the

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remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

F. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

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

H. ***Negotiation at Arm's Length***. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

I. ***Conflicts***. To the extent the terms of this Agreement and any exhibit hereto conflict, the terms of this Agreement control.

13. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A.	**If to District:**	Heron Isles Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager, Daniel Laughlin DLaughlin@gmsnf.com
	With a copy to:	Kilinski | Van Wyk PLLC 16009 N. Florida Avenue Lutz, Florida 33549 Attn: District Counsel, Lauren Gentry Lauren@cddlawyers.com
B.	**If to the Contractor:**	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: President, Darrin Mossing DMossing@gmstnn.com
	With a copy to:	Community Association and Lifestyle Management III, LLC

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393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Chief Operating Officer, Keith Nelson
KNelson@calmfla.com

And: Community Association and Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Vice President, Alison Mossing
AMossing@gmstnn.com

And: Community Association and Lifestyle Management III, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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

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

15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, L.L.C.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be

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inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO DLAUGHLIN@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

16. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. TERM. The initial term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1)-year terms, unless terminated pursuant to its terms. This Agreement shall be binding upon the Parties as of the date of the last signature of the Parties hereto ("Execution Date"), and the Services and compensation hereunder shall begin on the Effective Date. Between the Execution Date and the Effective Date, Contractor may undertake transition activities, including establishing bank accounts, onboarding personnel, and coordinating with the District and its vendors, at no additional cost to the District. If the Execution Date is after the Effective Date, this Agreement shall apply to Services provided on and after the Effective Date.

18. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS.

A. ***Compliance with Section 20.055, Florida Statutes.*** If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all

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subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

B. ***Statement Regarding Chapter 287 Requirements.*** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the provisions of Florida law ("**Public Integrity Laws**") listed below apply to this Agreement. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

- **i.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- **ii.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- **iii.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- **iv.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- **v.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

C. ***Anti-Human Trafficking Requirements.*** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

D. ***Compliance with E-Verify.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the

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Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Execution Date, to be effective as of the Effective Date.

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

By: Greg Watson
6852A3DE8558488...

Print: Greg Watson

Its: Chairman

☒ Chairperson/ ☐ Vice Chairperson, Board of Supervisors

Dated: 2026-11-06

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

DocuSigned by:

By: Darrin Mossing
3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Dated: 2026-10-29

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

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ACKNOWLEDGEMENT OF CESSATION OF FACILITY MANAGEMENT AND JANITORIAL SERVICES

Date: September 30th, 2026

To: Heron Isles Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Facility Management and Janitorial Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Heron Isles Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated December 8, 2005, as amended from time to time (the "District Management Agreement"). In addition, GMS-NF has provided Janitorial Services to the District under that certain Addendum to the District Management Agreement, dated June 9, 2025 (the "Janitorial Addendum"). Facility Management services were provided to the District by Riverside Management Services, Inc. ("RMS") under that certain Agreement for Facility Management Services, dated November 17, 2020 (the "Riverside Agreement"), and have since been provided by GMS-NF.

GMS-NF and RMS hereby acknowledge that the Janitorial Services under the Janitorial Addendum and the Facility Management services under the Riverside Agreement, to the extent still in effect, will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement for Facility Management and Janitorial Services between the District and CALM III, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement.

[SIGNATURE PAGE FOLLOWS]

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ACKNOWLEDGEMENT OF CESSATION OF FACILITY MANAGEMENT AND JANITORIAL SERVICES HERON ISLES COMMUNITY DEVELOPMENT DISTRICT SIGNATURE PAGE

Approved:

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

By: Greg Watson
6852A3DE8558488...

Print: Greg Watson

Its: ☒Chairperson/☐Vice Chairperson, Board of Supervisors

Signature Date: 2026-11-06

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

DocuSigned by:

By: Darrin Mossing
3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Signature Date: 2026-10-29

RIVERSIDE MANAGEMENT SERVICES, INC.

DocuSigned by:

By: Darrin Mossing
3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Signature Date: 2026-10-29

Docusign Envelope ID: 5551EF50-D9DC-8717-8205-1E2C4D57B346

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

Description of Services
Facility Management • The Facility Manager serves as the liaison to the Community Development District Board of Supervisors and will attend all District meetings. • The Facility Manager will prepare a monthly Manager's Report, including resident concerns, information regarding completed and planned maintenance projects, etc. • The Facility Manager will respond to all resident questions and concerns regarding the District in a timely and professional manner. • The Facility Manager will manage all District maintenance contracts, such as landscape, janitorial, lake, pest control, etc., are in compliance with contract specifications. • Complete and/or coordinate maintenance projects based upon monthly inspection reports. • Provide recommendations for annual budget and maintenance program. • Interface with vendors for repairs, billing, payments, and approve certain invoices. • Review utility accounts for reasonable usage.

Janitorial Services
• Bathrooms (2)
  o Sanitize and disinfect toilets, sinks, and bathroom mirrors
  o Sweep and mop floors
  o Fill all dispensers
• Park Trash Cans (2)
  o Empty trash cans and sanitize the tops
• Frequency: 1 Visit Per Week
• District to provide all cleaning supplies and materials

General Provisions: • Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services.

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Description of Services
• Costs incurred by Contractor due to maintenance-related requests, emergencies or unscheduled visits (i.e. vandalism, acts of God, etc.) shall be invoiced at the approved hourly rate, plus any materials, and travel reimbursement. Minimum of one (1) hour charge. • Reasonable reimbursement for the expense of copies, office supplies, travel, etc. • All supplies and materials needed for maintenance within the District shall be paid for by the District.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the Amenity Center management.

1. **FACILITY MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Facility Management: • The Facility Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. • Annual Fee paid in equal monthly payments.	**$15,470**
Janitorial Services • Janitorial services are provided one (1) visit per week. • Provides general janitorial cleaning services for the District restrooms and park trash cans. • Annual Fee paid in equal monthly payments. (Excluding Supplies)	**$7,844**
Out-of-Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At CALM III Standard Rate or Cost**
Standard Hourly Rates: • Additional scope services not included in the Standard Scope of Services will be invoiced monthly in arrears based on actual hours worked. • The hourly rate for the Field Operations Manager is $85.00/Hour.	**As Defined**
Additional Services: • All other requested items not specifically denoted in **Exhibit "A"** or **Exhibit "B"** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

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Exhibit C
Proposal

Incorporated subject to Section 12 I

[2 Pages To Follow]

Docusign Envelope ID: 5551EF50-D9DC-8717-8205-1E2C4D57B346

CALM

September 30th, 2026

Daniel Laughlin, District Manager
Heron Isles Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 Facility Management and Janitorial Services

Dear Daniel:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Heron Isles Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Facility Management	$14,594	$15,289	$15,470
Janitorial Services	$7,400	$7,314	$7,844
Total	$21,994	$22,603	$23,314

The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration in providing the outlined services for your community. If you have any questions or comments, please feel free to call me.

Sincerely,

Alison Mossing
Vice President

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CALM

Exhibit A
Scope of Services

Facility Management

- The Facility Manager serves as the liaison to the Community Development District Board of Supervisors and will attend all District meetings.
- The Facility Manager will prepare a monthly Manager's Report, including resident concerns, information regarding completed and planned maintenance projects, etc.
- The Facility Manager will respond to all resident questions and concerns regarding the District in a timely and professional manner.
- The Facility Manager will manage all District maintenance contracts, such as landscape, janitorial, lake, pest control, etc., are in compliance with contract specifications.
- Complete and/or coordinate maintenance projects based upon monthly inspection reports.
- Provide recommendations for annual budget and maintenance program.
- Interface with vendors for repairs, billing, payments, and approve certain invoices.
- Review utility accounts for reasonable usage.

Janitorial Services

- Bathrooms (2)
    - Sanitize and disinfect toilets, sinks, and bathroom mirrors
    - Sweep and mop floors
    - Fill all dispensers
- Park Trash Cans (2)
    - Empty trash cans and sanitize the tops
- Frequency: 1 Visit Per Week
- District to provide all cleaning supplies and materials

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Exhibit D

Certificates of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/29/2026

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

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

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	**CONTACT NAME:** Kathy Wilson **PHONE (A/C, No, Ext):** 865-588-7200 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED COMMASS-06 Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Houston Specialty Insurance Co — 12936 **INSURER B :** SKYWARD SPECIALY INSURANCE GRO — **INSURER C :** ACCIDENT FUND INSURANCE COMPAN — 10166 **INSURER D :** Berkley Regional Insurance Com — 29580 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 833686175 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** N / A If yes, describe under DESCRIPTION OF OPERATIONS below			WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

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

Heron Isles Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER

Heron Isles Community Development District
393 Palm Coast Parkway SW
Suite 4
Palm Coast FL 32137

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Peter J. Krause

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 1,000,000 $ 1,000,000 $ 1,000,000
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $

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

The HERON ISLES COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Bridgefield Casualty Insurance Company
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

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

CERTIFICATE HOLDER

Heron Isles Community Development District
475 West Town Place Suite 114

St Augustine, FL 32092

CANCELLATION

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

AUTHORIZED REPRESENTATIVE: Vicky M. Zelen <LFU>

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Exhibit E
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director OF HR on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director OF HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

Madison Oran
Notary Public

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

SEVENTH ORDER OF BUSINESS

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget

for Heron Isles Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 439,409
DEBT SERVICE FUND – SERIES 2017 A1 & SERIES 2017A2	$ 324,600
CAPITAL RESERVE FUND	$ 85,984
TOTAL ALL FUNDS	$ 849,993

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:

HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Heron Isles

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 09-30-26
Revenues:				
Special Assessments - Tax Roll	$ 412,343	$ 8,197	$ 420,540	$ 420,540
Interest Income/Miscellaneous Income	10,000	8,869	18,869	18,869
Access Key Cards	100	(100)	-	-
Total Revenues	**$ 422,443**	**$ 16,966**	**$ 439,409**	**$ 439,409**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ (2,200)	$ 1,800	$ 1,800
PR-FICA	306	(168)	138	138
Engineering	7,200	1,775	8,975	8,975
Attorney	18,000	-	18,000	16,272
Annual Audit	3,460	-	3,460	3,460
Assessment Administration	8,348	-	8,348	8,348
Dissemination Agent	1,769	-	1,769	1,769
Trustee Fees	4,080	-	4,080	3,812
Management Fees	59,082	-	59,082	59,082
Information Technology	2,123	-	2,123	2,123
Website Maintenance	1,415	-	1,415	1,415
Telephone	200	(126)	74	74
Postage & Delivery	800	(531)	269	269
Meeting Room Rental	300	(300)	-	-
Insurance	19,928	(2,364)	17,564	17,564
Printing & Binding	600	(364)	236	236
Legal Advertising	3,200	(2,199)	1,001	1,001
Other Current Charges	7,400	(277)	7,123	7,123
Office Supplies	100	(96)	4	4
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 142,486**	**$ (6,851)**	**$ 135,635**	**$ 133,639**
Operations & Maintenance				
Utilities				
Electric	$ 35,750	$ (986)	$ 34,764	$ 34,764
Water & Sewer	14,700	18,867	33,567	33,567
Subtotal Utilities	**$ 50,450**	**$ 17,881**	**$ 68,331**	**$ 68,331**
Contract Services				
Landscape Maintenance (Brightview Landscaping)	$ 89,956	$ (2,620)	$ 87,336	$ 87,336
Landscape Contingency	15,000	(8,000)	7,000	4,114
Irrigation Maintenance	8,500	759	9,259	9,259
Lake Maintenance (Future Horizons)	9,243	-	9,243	8,803
Janitorial Services (Magic Touch)	7,400	-	7,400	7,314
Facility Management	14,594	695	15,289	15,289
Security Services	1,440	-	1,440	1,440
Pest Control Services (Naders Pest Raiders)	350	(78)	272	272
Holiday Decorations	1,500	-	1,500	-
Subtotal Contract Services	**$ 147,983**	**$ (9,244)**	**$ 138,739**	**$ 133,827**

Heron Isles

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 09-30-26
Repair and Maintenance				
Facility Repairs	$ 17,500	$ -	$ 17,500	$ 14,621
Miscellaneous Repairs & Maintenance	7,500	(7,230)	270	270
Road and Drainage Repairs	5,000	(5,000)	-	-
Subtotal Repair and Maintenance	**$ 30,000**	**$ (12,230)**	**$ 17,770**	**$ 14,891**
Total Operations & Maintenance	**$ 228,433**	**$ (3,594)**	**$ 224,840**	**$ 217,049**
Total Expenditures	**$ 370,920**	**$ (10,444)**	**$ 360,475**	**$ 350,688**
Excess (Deficiency) of Revenues over Expenditures	$ 51,524	$ 27,410	$ 78,934	$ 88,721
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (64,717)	$ 2,500	$ (62,217)	$ (62,217)
Total Other Financing Sources/(Uses)	**$ (64,717)**	**$ 2,500**	**$ (62,217)**	**$ (62,217)**
Net Change in Fund Balance	**$ (13,193)**	**$ 29,910**	**$ 16,717**	**$ 26,504**
Fund Balance - Beginning	$ 13,193	$ 474,303	$ 487,496	$ 487,496
Fund Balance - Ending	$ -	$ 504,213	$ 504,213	$ 514,000

Heron Isles

Community Development District

Capital Reserve Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 09-30-26
Revenues				
Capital Reserve Transfer In	$ 64,717	$ 0	$ 64,717	$ 64,717
Interest	2,400	5,517	7,917	7,917
Insurance Proceeds	-	13,350	13,350	13,350
Total Revenues	**$ 67,117**	**$ 18,867**	**$ 85,984**	**$ 85,984**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Repair and Replacements	-	35,000	35,000	33,026
Other Service Charges	500	226	726	726
Total Expenditures	**$ 500**	**$ 35,226**	**$ 35,726**	**$ 33,752**
Excess (Deficiency) of Revenues over Expenditures	**$ 66,617**	**$ (16,359)**	**$ 50,258**	**$ 52,232**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ (2,500)	$ (2,500)	$ (2,500)
Total Other Financing Sources (Uses)	**$ -**	**$ (2,500)**	**$ (2,500)**	**$ (2,500)**
Net Change in Fund Balance	**$ 66,617**	**$ (18,859)**	**$ 47,758**	**$ 49,732**
Fund Balance - Beginning	$ 203,510	$ (18)	$ 203,492	$ 203,492
Fund Balance - Ending	$ 270,127	$ (18,877)	$ 251,250	$ 253,224

EIGHTH ORDER OF BUSINESS

LANDSCAPE MAINTENANCE SERVICES AGREEMENT
SCOPE OF SERVICES

Exhibit A

SCOPE OF WORK. The Landscape Maintenance Contractor (the "**Contractor**") shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Heron Isles CDD (the "**District**") throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

b. Quality Control Inspections:
A qualified representative from the Contractor's firm shall accompany the district's representative ("**Manager**") on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:
Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:
The Contractor will be required to provide Manager with the following information:

- Monthly Lawn Care Service Reports which shall include:
  - Mowing/Edging/Trimming Service Report
  - Pruning Service Report
  - Pond Bank Mowing Service Report
  - Mulch/ Cord Grass Maintenance Report (if applicable)
  - Tree Maintenance (Limb ups) (if applicable)
  - Annual Flower Types and Design (if applicable)

- Weekly field reports provide by Contractor's. Contractor is encouraged to bring to the district's manager any concerns even if covered by another Contractors area of responsibility.

I. LAWN CARE Scope of Services:

a. **Mowing and Edging:** District owned property shall be mowed 1 time every seven (7) days during the active growing season (April 1 - November 30) and twice a month during the dormant seasons (December 1 to March 31) unless specifically noted below. Mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety, taking into account the season. Zoysia 2-3", Saint Augustine Floritam 4-5", Saint Augustine Sevelle and Palmetto 3-3 ½", Bahia 3- 5" and Bermuda 1-2". Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn.

i. ***Pond Banks.***

Shall be mowed weekly during the active growing season (April 1 - November 30) and twice a month during the dormant season (December 1 to March 31).

ii. ***Pocket Parks, Green Space and Lift Stations.*** Shall be mowed at least once every 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).

b. **Edging:**
The Contractor shall edge ground cover and plant beds as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

c. **Fertilization & Weed, Disease, and Insect Control:** Any area showing signs of improved maintenance or area requiring repair should be documented and discussed with the manager to coordinate with the appropriate contractor.

II. GROUND COVER AREA *I* SHRUB AREAS:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants, which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall

be pruned in such a way as to provide a clean and neat appearance.

a. Weed Control:

All Beds should be weeded by hand on a regular basis. The Contractor shall keep beds reasonably free of broadleaf or grassy weeds. Coordinate with weed control maintenance contractor as needed, preferably with pre- emergent and/or selective post-emergent/contact herbicides.

III. ORNAMENTAL GRASSES

a. The Contractor shall cut all ornamental grasses back once per year in the months of January or February. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

IV. TREE CARE

A Certified Arborist shall be utilized in the maintenance of the trees on District's property.

a. Pruning:

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within 72 hours from the date notice is provided to Contractor by the Manager.

b. Tree Fertilization - A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

V. MULCH / PINE STRAW:

The Contractor will install brown shredded mulch once per year (Spring) on all district common grounds; amenity bed, common areas and in other ornamental grass areas. Playground mulch to be ADA-compliant mulch.

VI. ANNUAL COLOR:

Annual flowers will be installed four times (4) times per year corresponding to each seasonal variety and the district shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings and shall be approved by the district's representative prior to installation. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to contractor negligence or response time. Design must be approved by the on-site manager.

VII. DEBRIS CLEANUP

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris generated from the Contractor's work shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc. Excessive debris due to natural disasters shall be subject to a separate work authorization.

IRRIGATION SYSTEM MAINTENANCE – SCOPE of Services
Exhibit A

SCOPE OF WORK. The Irrigation System Maintenance Contractor (the "**Contractor**") shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the irrigation systems within The Heron Isles CDD (the "**District**") throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

b. Quality Control Inspections:
A qualified representative from the Contractor's firm shall accompany the District's representative ("**Manager**") on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:
Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:

The Contractor shall visually inspect (wet test) the entire irrigation system once a month for a total of 12 inspections annually to ensure optimal performance. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season.

Sprinkler Heads:

All sprinkler heads shall be checked for proper operation and coverage. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance. Valves & Valve Boxes.

The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids, and replacing as needed.

Watering Schedule:
The Contractor shall recommend adjusting watering schedules to correspond with seasonal color installation, fertilization applications, temperature changes, drought

and rainy seasons and pest control applications. Water schedules will be adjusted as needed based on season and rainfall amounts and coordinated with the district irrigation system detailed documentation of all irrigation controllers.

Emergency Contact.
The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.

Irrigation Repairs.
Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours.
Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor based upon unit prices provided in the fee schedule below.

FERTILAZATION, WEED and PEST Control MAINTENANCE
SCOPE of Services
Exhibit A

SCOPE OF WORK. The Fertilization, Weed and Pest Control Maintenance Contractor (the "**Contractor**") shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Heron Isles CDD (the "**District**") throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:
The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

b. Quality Control Inspections:
A qualified representative from the Contractor's firm shall accompany the District's representative ("**Operations Manager**") on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:
Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:

The Contractor will be required to provide Manager with the following information:

- Monthly Fertilization, Weed and Pest Control Reports
    - Lawns
    - Plants/shrubs
    - Sod
    - Trees
    - Pests

The Contractor shall provide ferritization, weed and pest control maintenance for all common areas of the Amelia Walk District.

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-

emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

a. Fertilization:

A fertilization program of properly timed applications of quality slow release fertilizers (based on requirements established by the University of Florida) shall be established. The program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those.

b. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

Weed Control: The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre- emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.
Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

Fungicide: The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide: Apply legally approved pesticides to control insects causing damage to ornamentals if warranted.

Tree Fertilization - A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

NINTH ORDER OF BUSINESS

C.

Yuro & Associates, LLC

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

Date: November 10, 2026

To: Heron Isles Community Development District

Re: **2027 Stormwater Needs Analysis**

Description:

Per Section 403.9302, *Florida Statutes*, special districts that either own or operate stormwater management systems were required to create a 20-year needs analysis back in 2022, and that analysis must be updated every five (5) years making the next report due by June 30, 2027. We propose to complete this updated analysis by the due date utilizing the 17-page template provided by the Office of & Demographic Research. A summary of our efforts that will be required to comply with the requirements of section 403.9302 will include:

- A detailed description of the stormwater management system and its facilities and project.
- The number of current and projected residents served, calculated in 5-year increments.
- The current and projected service area for the stormwater management system.
- The current and projected cost of providing services calculated in 5-year increments.
- The estimated remaining useful life of each facility or its major components.
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major component.
- The local government's plan to fund the maintenance or expansion of any facility or its major components. The Plan will include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.
- Coordinate with the District Manager and/or other District Staff, as necessary to ensure all required elements are satisfactorily addressed.

We proposed to complete this effort for a **total Lump Sum cost of $8,500.00.**

Authorized By:

_____ Date	11/10/2026
Heron Isles CDD	Michael J. Yuro, P.E. Date *Yuro & Associates, LLC*

145 Hilden Road, Unit 108, Ponte Vedra, FL 32081
(904) 343-0929 * myuro@mjyuro.com

D.

Heron Isles Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Heron Isles Community Development District

District Manager:_____ Date:_____
Print Name:_____
Heron Isles Community Development District

E.

1.

HERON ISLES CDD

OPERATIONS REPORT

NOVEMBER 17, 2026

Prepared by Kelly Mullins

Landscaping/Irrigation

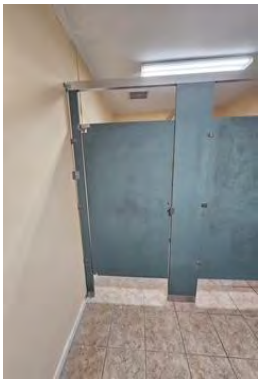
- We addressed the recent scheduling issues regarding pond bank mowing with BrightView, and adjustments have been made. Additionally, Corey Wissinger is sharing weekly photos of the ponds.
- The irrigation pump near the second playground is fully operational after a breaker was replaced.
- Although the proposal to replace the pump motor near the restrooms was approved at the August meeting, technicians were unable to extract the pump. They advised that the pump was struck by lightning and recommended getting proposals to drill a new well and install a new pump.

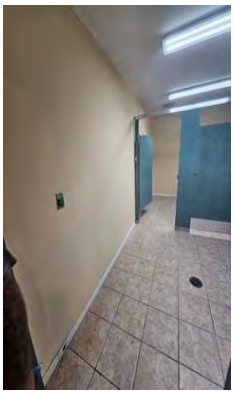
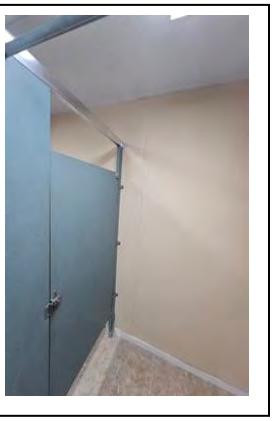




Restrooms/Parks

- GMS is actively monitoring security activity to address ongoing concerns.
- Following a vandalism incident in the men's restroom that damaged a stall, Southeastern Facility Maintenance was selected to perform repairs. The work is complete, and the restroom has been freshly painted.
- The men's restroom faucet, which was leaking due to age, has been replaced.
- GMS continues to monitor janitorial services with weekly inspections of the restrooms and trash.
- GMS staff continue to collect trash around the parks and fields.
- Severe rust has been identified on the playground, posing a safety hazard. The area has been roped off with caution tape pending a full inspection.













Community

- The trash can at the mailbox is currently designated for mail trash and is being emptied weekly.
- Fast Signs has installed the missing letters on the three community monument walls (which were previously missing the "H" and "n" in "Heron Isles").





Conclusion

- If there are any additional concerns or comments, please contact me at kmullins@gmsnf.com or at (304) 389-2198.

Respectfully,
Kelly Mullins, LCAM

2.

ESTIMATE

Eastman Landscaping LLC
82051 Hooded Warbler Ct
Yulee, FL 32097-2614

jordon@eastmanlandscapingllc.com
+1 (904) 624-4451

Bill to
Kelly Mullins
Governmental Managemnt Services

Ship to
Kelly Mullins
Governmental Managemnt Services

Estimate details
Estimate no.: 1730
Estimate date: 08/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Seed & Fertilizer**	Seeding of pond 21 Rake and remove obstructing debris from wood line to bank line. Seed entire bank line to exclude bank line on home owners side. Lay straw after seeding to prevent erosion and deter animals/pests.	1	$2,750.00	$2,750.00
2.	**Equipment Notice**	We disclaim any liability for damage, whether known or unknown, to underground utilities. Furthermore, we assume that the permeable material on site is capable of supporting the weight of our equipment.		$0.00	$0.00

Total **$2,750.00**

Accepted date

Accepted by

Proposal for Extra Work at Heron Isles CDD

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

Project Name	Heron Isles CDD - Pond 21
Project Description	Seed bahia on NE pond bank - revised

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Mobilization, raking of the dirt along in order to create a rough soil to seed over the top. Will not seed areas where the ponds rise and will take out the seed.	$613.33	$613.33
1.00	BAG	Install Pensacola Bahia seed on the area - 1 bag	$635.56	$635.56
20.00	EACH	Spread thin layer of weed free straw over the top to prevent birds from eating seed.	$40.78	$815.56

For internal use only

SO#	8982926
JOB#	346108392
Service Line	130

Total Price $2,064.45

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

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 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

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, 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 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 Arboricultural) 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	**Property Manager**
Kelly Mullins			**August 10, 2026**
Printed Name		Date	

BrightView Landscape Services, Inc. "Contractor"

Signature		Title	**Enhancement Manager**
Jen Mabus			**August 10, 2026**
Printed Name		Date	

Job #:	**346108392**		
SO #:	**8982926**	**Proposed Price:**	**$2,064.45**