



Rizzetta & Company

Heritage Landing Community Development District

**Board of Supervisors' Meeting
May 14, 2026**

District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084

www.heritagelandingcdd.org

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.heritagelandingcdd.org

Board of Supervisors	Kevin Austin Christine Mallatt Robert Och Achara Tarfa Michael Taylor	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher Melissa Dobbins	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock LLP
District Engineer	Ivan Lamos	Matthews Design Group

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, on Agenda Items Only, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, on General Items, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

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Board of Supervisors
Heritage Landing Community
Development District

May 7, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Heritage Landing Community Development District will be held on **May 14, 2026, at 6:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consent Agenda Tab 1
 1. Consideration of the Minutes of the Board of Supervisors' Workshop Meeting held on March 27, 2026
 2. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 9, 2026
 3. Consideration of the Minutes of the Board of Supervisors' Budget Workshop Meeting held on April 23, 2026
 4. Ratification of the Operation and Maintenance Expenditures for March 2026
 5. Consideration of LLS Tax Solutions Arbitrage Engagement Letter
 6. Consideration of Resolution 2026-02; Redesignating Assistant Treasurer
4. **STAFF REPORTS - PART A**
 - A. District Engineer Tab 2
 1. Consideration of Annual Engineer's Report Proposal(s)
 - B. Landscape and Maintenance – BrightView Tab 3
 1. Consideration of Sod Replacement and Root Grinding Proposal
 2. Consideration of Bench Relocation Proposal
 3. Consideration of BrightView Pre-Authorization for Hurricane Storm Clean-Up Services Proposal
5. **BUSINESS ITEMS**
 - A. Review of the Amenity Suspension – *Under Separate Cover*
 - B. Ratification of Slide Pump Motor Replacement Proposal Tab 4
 - C. Consideration of Recreation Pool Paver Pad Proposal Tab 5
 - D. Consideration of Bike Rack Installation at Entrances for E-Bikes Proposal .. Tab 6
 - E. Consideration of Vesta's Amenity Management Renewal Proposal – *Under Separate Cover*
 - F. Consideration of 2026-03; Setting Hearing on Revised Rules of Procedure Tab 7
 - G. Presentation of Fiscal Year 2026-2027 Proposed Budget Tab 8
 1. Consideration of Resolution 2026-04; Approving Proposed Budget and Setting a Public Hearing

6. STAFF REPORTS PART - B

- A. District Counsel
- B. Amenity Center and Field Maintenance Tab 9
 - 1. Amenity Manager Report
 - a. Discussion regarding Playground
 - 2. Field Operation Report
 - a. Discussion Regarding Fire Pit Policies
 - 3. Charles Aquatics Service Reports
 - a. Update of Charles Aquatics Acquisition by Tigris
- C. District Manager Tab 10
 - 1. Presentation of Registered Voter Count

7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Lesley Gallagher

District Manager

Tab 1

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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**HERITAGE LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The **workshop** meeting of the Heritage Landing Community Development District was held on **March 27, 2026, at 12:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present:

Kevin Austin	Board Supervisor, Chairman
Robert Och	Board Supervisor, Assistant Secretary
Achara Tarfa	Board Supervisor, Assistant Secretary
Christine Mallatt	Board Supervisor, Vice Chairman
Michael Taylor	Board Supervisor, Assistant Secretary
Lourens Erasmus	General Manager, Vesta Property Services
Todd Myhill	Amenity Manager, Vesta Property Services
Roy May	GameTime

Audience members are present

Trisha O'Neal
Rebecca Dennis

Mr. Austin called the meeting to order at 12:10 p.m.

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FIRST ORDER OF BUSINESS

**DISCUSS CAPITAL
PROJECTS INCLUDING
PLAYGROUND DESIGN AND
OTHER MATTERS AS IT
RELATES TO THE DISTRICT**

Mr. May opened the meeting with a presentation about gametime and his 19-year tenure with the company. Mr. May shared a slideshow featuring the proposed replacement playground equipment, along with images of various equipment options and color schemes.

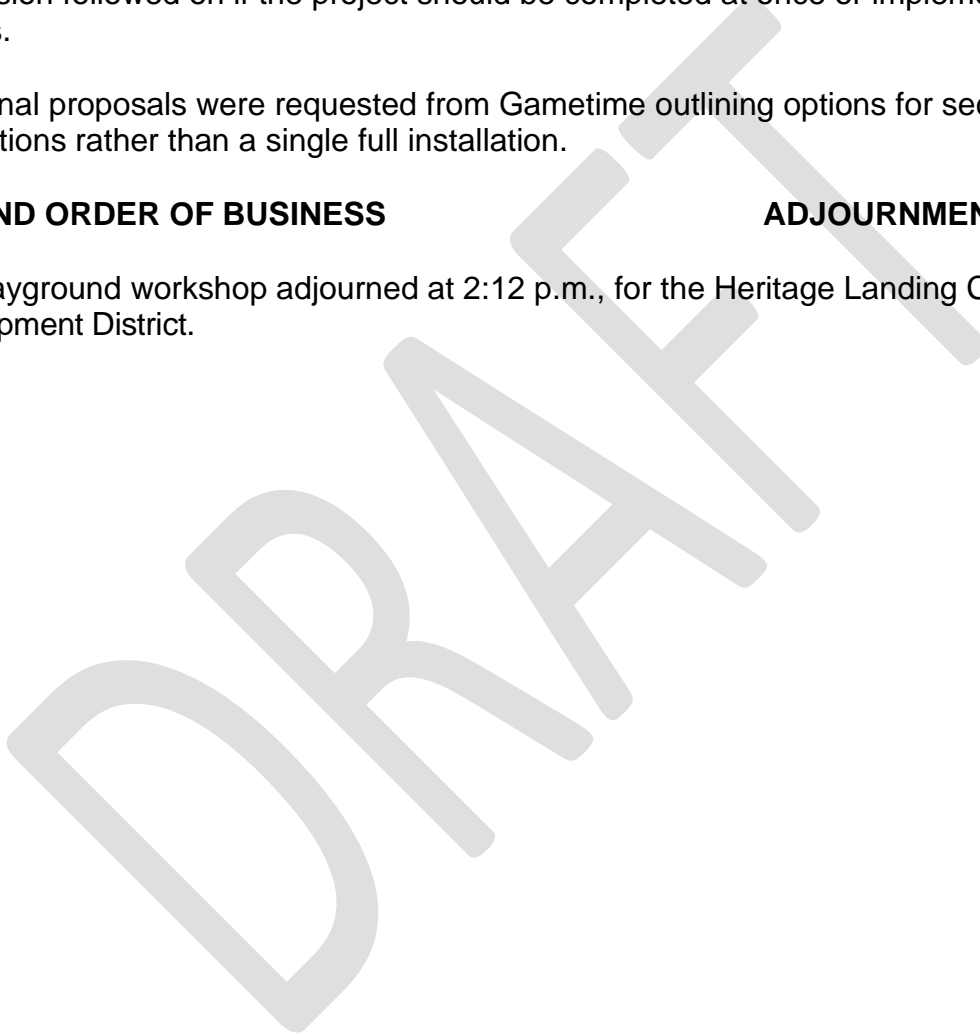
Discussion followed on if the project should be completed at once or implemented in phases.

Additional proposals were requested from Gametime outlining options for sectional installations rather than a single full installation.

SECOND ORDER OF BUSINESS

ADJOURNMENT

The playground workshop adjourned at 2:12 p.m., for the Heritage Landing Community Development District.



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Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**HERITAGE LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Heritage Landing Community Development District was held on **April 9, 2026, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present and constituting a quorum:

Kevin Austin	Board Supervisor, Chairman
Robert Och	Board Supervisor, Assistant Secretary
Achara Tarfa	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>
Christine Mallatt	Board Supervisor, Vice Chairman
Michael Taylor	Board Supervisor, Assistant Secretary
Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Kutak Rock LLC <i>(via zoom)</i>
Michael Silverstein	District Engineer, Matthews Design <i>(via zoom)</i>
Lourens Erasmus	General Manager, Vesta Property Services
Jay King	President, North FL Vesta
Steve McAvoy	Account Manager, BrightView

Audience members are present and on Zoom.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Austin called the meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

**PUBLIC COMMENTS ON AGENDA
ITEMS**

There were public comments on fireworks restrictions.

50 **THIRD ORDER OF BUSINESS**

CONSENT AGENDA

51 **A. Consent Agenda**

52 **1.) Consideration of the Minutes of the Board of Supervisors'**
53 **Meeting held on March 12, 2026**

54 **2.) Ratification of the Operation and Maintenance Expenditures**
55 **for February 2026**

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On a motion by Ms. Mallatt, seconded by Mr. Taylor, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 12, 2026, and ratified the Operation and Maintenance Expenditures for February 2026 in the amount of \$138,677.25, for the Heritage Landing Community Development District.

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62 **FOURTH ORDER OF BUSINESS**

STAFF REPORTS – PART A

63 **A. District Engineer**

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66 Mr. Silverstein updated the board that his firm was still waiting for paver proposals and that the
67 repairs in identified areas that the County was taking on were scheduled to begin in the next few
68 weeks.
69

70
71 **Ms. Tarfa joined the meeting in progress.*

72
73 Ms. Mallatt asked Mr. Silverstein to clarify if the County would complete any repairs within Legacy to
74 which he responded no, that these were not County roads or responsibility.

75
76 Mr. Erasmus then noted that they had been made aware of a property that had trenched into a CDD
77 pond. Mr. Och was authorized to work with staff on a letter to the homeowner who had disturbed CDD
78 property to stop and it was requested that staff send out information reminding homeowners to not dig
79 on pond banks or discharge into them.

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81 **B. Landscape and Maintenance – BrightView**

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83 Mr. McAvoy reviewed his report and noted that due to the rain this week they would be bringing in a
84 crew on Saturday. Mr. McAvoy also noted that the blue daze was starting to come back and that he
85 recommended waiting another month to make a determination on what survived. Mulch was pushed
86 to June from mid-May and Mr. McAvoy will bring proposals for sod and root grinding to the May
87 meeting.
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1.) Consideration of BrightView Landscape Enhancement Proposals

On a motion by Mr. Austin, seconded by Ms. Tarfa, with all in favor, the Board approved the BrightView tree removal proposal for 5 dead trees in the amount of \$1,255.50, for the Heritage Landing Community Development District.

On a motion by Mr. Taylor, seconded by Mr. Och, with all in favor, the Board approved the BrightView leaf removal proposal in the amount of \$4,000.00 with Mr. Taylor being authorized to determine the start date of this project to begin prior to May 31st, for the Heritage Landing Community Development District.

The BrightView proposal for the brush hogging of the FPL easement in the amount of \$7,500.00 was tabled.

FIFTH ORDER OF BUSINESS

REVIEW OF AMENITY SUSPENSION

The Board reviewed three amenity suspensions.

On a motion by Ms. Mallatt, seconded by Ms. Tarfa, with majority in favor, Mr. Taylor opposed, the Board established a 6-month suspension for an adult interim suspension and an option to address the board for reconsideration at the May meeting, for the Heritage Landing Community Development District.

On a motion by Ms. Tarfa, seconded by Ms. Mallatt, with all in favor, the Board approved an amendment to the policies that redact errant verbiage in the Suspension Guidelines Infractions Table and clarifies that jumping from the foot bridge is a Level 3 infraction, for the Heritage Landing Community Development District.

On a motion by Ms. Tarfa, seconded by Ms. Mallatt, with all in favor, the Board enacted a one-year suspension from March 13, 2026 for a minor with an airsoft gun on District property, for the Heritage Landing Community Development District.

On a motion by Ms. Mallatt, seconded by Mr. Austin, with majority in favor. Ms. Tarfa opposed, the Board extended a suspension from 30 days to 60 days from April 6, 2026 due to the dangerous nature of the conduct and the liability exposure to the District, for the Heritage Landing Community Development District.

SIXTH ORDER OF BUSINESS

DISCUSSION REGARDING BENCH RELOCATION

Board directed staff to obtain a proposal to relocate three benches to the bus stop at the roundabout area, three to the soccer fields near the sidewalk along the tennis courts, and two at the food truck area.

123 **Ms. Mallatt left the meeting.*

124 **SEVENTH ORDER OF BUSINESS**

**DISCUSSION REGARDING CAMPFIRE
POLICIES**

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127 Tabled to bring back in final form to next meeting.

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130 **EIGHTH ORDER OF BUSINESS**

**DISCUSSION REGARDING
PLAYGROUND**

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133 Dimensions for the equipment discussed at the workshop were requested in order to determine how
134 much of the current footprint the new equipment would take up.

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137 **NINETH ORDER OF BUSINESS**

**CONSIDERATION AND DISCUSSION
OF UPDATED E-BIKE POLICY**

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On a motion by Mr. Austin, seconded by Mr. Taylor, with all in favor, the Board reviewed updated policies provided by Mr. Haber and discussed amendments authorizing Mr. Austin to work with staff to finalize, for the Heritage Landing Community Development District.

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143 **TENTH ORDER OF BUSINESS**

**CONSIDERATION OF VESTA'S
AMENITY MANAGEMENT PROPOSAL
– UNDER SEPARATE COVER**

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147 This item was tabled.

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149 **Ms. Tarfa left meeting in progress.*

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152 **ELEVENTH ORDER OF BUSINESS**

**CONSIDERATION OF POOL PAVER
PROPOSALS – UNDER SEPARATE
COVER**

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156 This item was tabled.

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159 **TWELFTH ORDER OF BUSINESS**

STAFF REPORTS – PART B

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162 **A. District Counsel**

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164 Mr. Haber did not have a report, but it was available to answer questions.
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168 **B. Amenity Center and Field Maintenance**

169 **1.) Amenity Manager Report**

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172 Mr. Erasmus reviewed Mr. Myhill's report.

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174 **a. Signs for the FPL Easement**

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176 The Board authorized Mr. Och to finalize the verbiage for 5 signs to be placed at access points to the
177 FPL easement.

178
179 **b. Ratification of Hot Water Heater Proposal**

180
181 The Board authorized staff to work with Mr. Austin.

182
183 **2.) Field Operation Report**

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185 Mr. Erasmus reviewed his report, and the board directed him to have two signs in reserve.

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187 **3.) Charles Aquatics Report**

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189 No comments.

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191 **C. District Manager**

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193 Ms. Gallagher noted that the fiscal year 2026/27 budget workshop is scheduled for April 23rd at 1pm
194 and the next regular meeting is scheduled for May 14th at 6 p.m., the proposed budget for fiscal year
195 2026/27 will be presented at this meeting. She also noted that the qualification period for the General
196 Election is noon on June 8th through noon on June 12th through the St. Johns County Supervisor of
197 Elections office.

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200 **THIRTEENTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS &
AUDIENCE COMMENTS**

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203 **Supervisor Request:**

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205 Mr. Austin encouraged anyone interested in a board seat attend the budget workshop.

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207 **Audience Request:**

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209 There were audience comments on the availability of Zoom for the budget workshop. It was noted
210 that this would not be available as no board action would be taken at a workshop.

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212 The Zoom link during the current meeting was disconnected due to a power interruption and reconnection
213 could not be made.

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216 **FOURTEENTH ORDER OF BUSINESS**
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ADJOURNMENT

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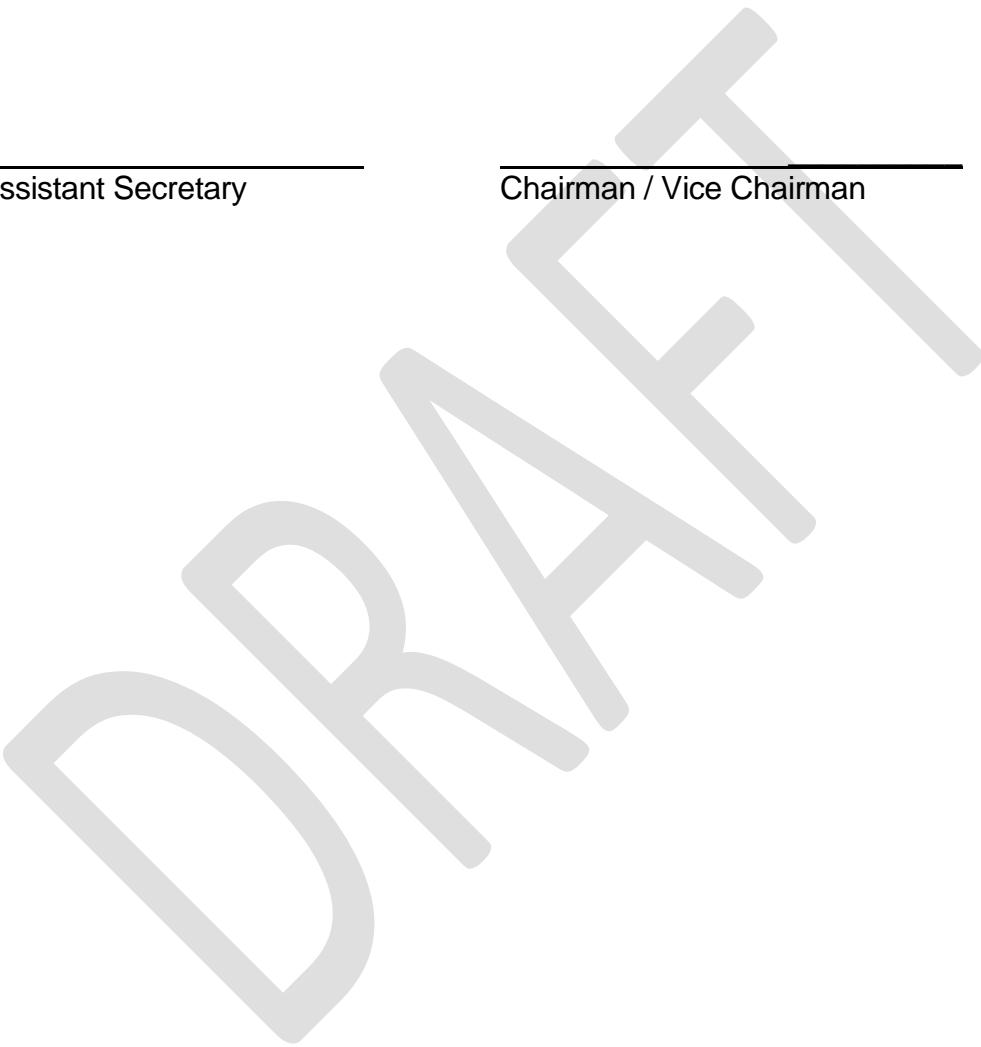
On a motion by Mr. Austin, and seconded by Mr. Och, with all in favor, the Board adjourned the meeting at 5:07 p.m., for the Heritage Landing Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman



MINUTES OF MEETING

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**HERITAGE LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The **workshop** meeting of the Heritage Landing Community Development District was held on **April 23, 2026, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present:

Kevin Austin	Board Supervisor, Chairman
Robert Och	Board Supervisor, Assistant Secretary
Achara Tarfa	Board Supervisor, Assistant Secretary
Michael Taylor	Board Supervisor, Assistant Secretary
Lesley Gallagher	District Manager, Rizzetta & Company
Lourens Erasmus	General Manager, Vesta Property Services
Todd Myhill	Amenity Manager, Vesta Property Services
Jay King	President, North FL Vesta

FIRST ORDER OF BUSINESS

COMMUNITY WORKSHOP

- A. Discuss capital projects**
- B. Review of the Budget for Fiscal Year 2026/2027**

The Board discussed future capital projects and then moved on to discuss the fiscal year 2026/27 proposed general fund and reserve budgets.

SECOND ORDER OF BUSINESS

ADJOURNMENT

The budget workshop meeting was adjourned at 4:15 p.m., for the Heritage Landing Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGELANDINGCDD.ORG

Operation and Maintenance Expenditures

March 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$120,016.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc.	300323	208531	Miscellaneous Expense 03/26	\$ 10,000.00
BrightView Landscape Services, Inc.	300330	9695809	Landscape Maintenance 03/26	\$ 22,067.00
BrightView Landscape Services, Inc.	300324	9710603	Athletic Court/Field/Playground Maintenance 03/26	\$ 2,432.17
Charles Aquatics, Inc.	300332	55123	Fountain Maintenance 03/26	\$ 400.00
Charles Aquatics, Inc.	300332	55182	Pond Maintenance 03/26	\$ 975.00
Chiller Medic, Inc.	300314	15183	Maintenance & Repairs 02/26	\$ 280.00
Christine Mallatt	20260313-3	CM031226-475 ACH	Board of Supervisors Meeting 03/12/26	\$ 200.00
COMCAST	20260303-1	8495741400429787-021026 ACH	Internet Services 02/26	\$ 428.24
Dynamic Security Professionals, Inc.	300325	46793	Security Monitoring & Maintenance 03/26	\$ 4,560.00
Dynamic Security Professionals, Inc.	300325	46796	Security Monitoring & Maintenance 03/26	\$ 1,000.00

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Flor Urmeneta	300316	475-022526	Deposit Reimbursement 02/26	\$ 75.00
Florida Power & Light Company	20260317-4	0259383172-030326	Electric Services 02/26	\$ 257.37
Florida Power & Light Company	20260317-1	2253166538-030326	ACH Electric Services 02/26	\$ 4,841.93
Florida Power & Light Company	20260317-3	3910372170-030326	ACH Electric Services 02/26	\$ 276.74
Florida Power & Light Company	20260317-5	4294170008-030326	ACH Electric Services 02/26	\$ 91.14
Florida Power & Light Company	20260317-2	6028885090-030326	ACH Electric Services 02/26	\$ 284.16
Florida Power & Light Company	20260317-6	7011035206-030326	ACH Electric Services 02/26	\$ 32.75
Florida Power & Light Company	20260310-2	8709835048-022526	ACH Electric Services 02/26	\$ 5,344.12
Kevin Lee Austin	20260313-1	KA031226-475 ACH	Board of Supervisors Meeting 03/12/26	\$ 200.00
Kutak Rock, LLP	300326	3657340-1	Legal Services 10/25	\$ 6,627.04

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300319	3703025	General Counsel 02/26	\$ 3,661.50
Leslie Achara McNair-Tarfa	300321	AT031226-475	Board of Supervisors Meeting 03/12/26	\$ 200.00
Matthews Design Group LLC	300327	194743	Engineering Services 02/26	\$ 1,542.50
Matthews Design Group LLC	300327	194802	Engineering Services 02/26	\$ 807.50
Michael C. Taylor	20260313-2	MT031226-475 ACH	Board of Supervisors Meeting 03/12/26	\$ 200.00
Progressive Entertainment, Inc.	300317	129597709	Special Events 04/26	\$ 1,396.50
Republic Services	20260310-1	0687-001606125 ACH	Waste Disposal Services 03/26	\$ 357.92
Rizzetta & Company, Inc.	300318	INV0000107470	Accounting Services 03/26	\$ 5,983.33
Robert Och	300322	RO031226-475	Board of Supervisors Meeting 03/12/26	\$ 200.00
Roberto Orellan Lopez	300337	RL031726-475	Deposit Reimbursement 03/26	\$ 75.00

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Smith Electrical, Inc.	300338	40490	Maintenance & Repairs 03/26	\$ 145.00
St Johns Utility Department	20260318-2	503699115198- 021626 ACH	Water Services 02/26	\$ 449.86
St Johns Utility Department	20260318-1	533275126033- 021626 ACH	Water Services 02/26	\$ 46.96
Stuck On You Body Art	300336	0404268	Special Events 04/26	\$ 705.00
Turner Pest Control, LLC	300328	240592-2026	Termite Servicing Agreement Renewal 03/26	\$ 186.11
Turner Pest Control, LLC	300315	621782748	Commercial Warranty Retreat 02/26	\$ 611.50
Turner Pest Control, LLC	300331	621956696	Pest Control 03/26	\$ 139.48
Turner Pest Control, LLC	300339	622039910	Termite Services 03/26	\$ 186.11
USA TODAY Media Corp	300320	0007598344	Legal Advertising 02/26	\$ 89.04
Valley National Bank	20260326-1	CC022826-475 ACH	Credit Card Expenses 02/26	\$ 2,419.37

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vanguard Cleaning Systems of NE Florida	300333	40713	Janitorial Services 03/26	\$ 700.00
Vanguard Cleaning Systems of NE Florida	300335	40843	Janitorial Services 03/26	\$ 200.00
Vesta Property Services, Inc.	300334	431368	Management Services 02/26	\$ 39,241.36
VGlobal Tech	300329	8233	Website Compliance & Management 03/26	<u>\$ 100.00</u>
Report Total				<u>\$ 120,016.70</u>



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

April 20, 2026

Heritage Landing Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Heritage Landing Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$14,435,000 Heritage Landing Community Development District (St. Johns County, Florida) Special Assessment Refunding Bonds, Series 2015

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning on March 26, 2025, through the period ending March 25, 2028, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Heritage Landing Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2025-03 and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2026.

HERITAGE COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 2



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

2026 ANNUAL ENGINEER'S REPORT

For the
Heritage Landing CDD
St Johns County, FL

Yuro & Associates will prepare the Annual Engineers Report in general compliance with Section 9.21 of the Master Trust Indenture for the Heritage Landing CDD.


This effort will include a physical site inspection of all District Owned elements, including the RV & Boat Parking Area, Amenity Center, Playground Areas, Entry Features & Signage, Landscaping, Roads (where appropriate), Pocket Parks & Stormwater Facilities. We will coordinate with staff as necessary and will provide a signed & sealed copy of the 2026 Annual Engineers Report to the District for your records.

We propose to complete the above referenced scope of work for a **lump sum fee of \$3,950⁰⁰**

Accepted By:

Date

Heritage Landing CDD

 4/10/2026

Date

Michael J. Yuro, P.E.
Yuro & Associates, LLC

Tab 3



Quality Site Assessment

Prepared for: **Heritage Landing @ WGV**

General Information

- DATE:** Wednesday, Apr 29, 2026
- NEXT QSA DATE:** Monday, Jul 27, 2026
- CLIENT ATTENDEES:** Lourens Erasmus
- BRIGHTVIEW ATTENDEES:** Steve McAvoy

Customer Focus Areas

Turf health, Annuals, Weed control, Plant Health, Athletic Field

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

Carryover Items



- 1** Palm shoots are starting to grow up through common areas between clubhouse and Pond on the north side. We will have our team address during next visit.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



- 1** Turf color is starting to improve throughout Site. We will continue to
- 2** Hard and soft surfaces are being edged on a weekly rotation
- 3** Spring flowers are doing well. We will continue to deadhead and fertilize as needed to promote health of flowers.
- 4** Starting to see some plant material over hanging sidewalk inside a pool area. We will get with our team and have this trim back during next visit.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



5 Pool deck is clean and weed free

6 Plant growth is overhanging steps inside pool area. We will get with Team and have this handled next week as well.

7 There are some large vines in volunteers growing up through plant material by school bus stop by Bridge. We will have these removed as well

8 We will have our team clean up inside of pool equipment area during next visit

Maintenance Items



- 9** Starting to see some overgrowth encroaching from Woodline along sidewalk behind athletic fields. We will get with our team to have this addressed next month.
- 10** Trimming is being completed on a weekly rotation

Recommendations for Property Enhancements



- 1 There are several areas of declining turf throughout Site. We are currently working on a map to repair after we get past Drought conditions
- 2 We will move forward on leaf removal in approximately two weeks around playground and clubhouse area
- 3 We will be submitting a revised quote to relocate logs from the area to requested areas on site

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Notes to Owner / Client



- 1** We will schedule Palm pruning for the end of May to beginning of June
- 2** Turf is starting to fill in top dressing at athletic field. Due to the drought, it has slowed down the growth process, but we will continue to monitor.

Completed Items



- 1** Pool area- light trimming is needed, we will completed next Monday while on site
- 2** Plants and trees are being kept trimmed away from walkways as needed
- 3** Pickleball court area is free and clear of weeds and debris
- 4** Starting to see really heavy leaf drop edge on turf areas by athletic field

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092	To Billing Address	Heritage Landing CDD c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092
Project Name	Heritage Landing Pkwy- Community sod install		
Project Description	enhancement		

Scope of Work

This quote is to prep areas indicated on map and install sod along Heritage landing pkwy, roundabout areas, Clubhouse entry, and front of Legacy.

Rv Area not included, waiting on pricing surface root grinding

QTY	UoM/Size	Material/Description	Total
Sod install at areas located on map			\$49,453.26
1.00	LUMP SUM	Mobilization and labor to rough grade area, transplant plant material, and haul away debris	
24,300.00	SQUARE FEET	St Augustine sod installed	
1.00	LUMP SUM	Sod delivery fee	
15.00	YARD	fill dirt installed	
irrigation			\$3,780.00
1.00	LUMP SUM	Irrigation modifications and adjustments to ensure proper coverage	

For internal use only

SO# 8913521
JOB# 460802023
Service Line 130

Total Price \$53,233.26

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

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

Property Manager

Signature Title

Lourens Erasmus
Printed Name

May 06, 2026
Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature Title

Steve McAvo
Printed Name

May 06, 2026
Date

Job #: 460802023

SO #: 8913521

Proposed Price: \$53,233.26

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	232 Silver Glen Ave Saint Augustine, FL 32092	To Billing Address	Heritage Landing CDD c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092

Project Name Heritage Landing- relocate concrete logs
Project Description enhancement

Scope of Work

Relocation of 8 concrete decorative logs

This also requires renting a larger Skid Steer to be able to lift load along with compression mats to be able to place over sidewalks

Not responsible for damage if logs are defective during relocation process

QTY	UoM/Size	Material/Description	Total
Relocate concrete logs			\$3,776.57
1.00	LUMP SUM	Labor to relocate concrete logs throughout site and reset and level at select locations	
1.00	DAY	Heavy Equip Rental Equipment Rate	
1.00	DAY	Dura Deck Compression Mat Rental Rate	

For internal use only

SO# 8913732
JOB# 460802023
Service Line 130

Total Price \$3,776.57

THIS IS NOT AN INVOICE

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5811 County Rd 305, Elkton, FL 32033 ph. fax

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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.
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5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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Customer

Property Manager

Signature Title

Lourens Erasmus
Printed Name

May 06, 2026
Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature Title

Steve McAvoy
Printed Name

May 06, 2026
Date

Job #: 460802023

SO #: 8913732

Proposed Price: \$3,776.57

Let Us Help You Weather the Storm.

Have Peace of Mind with Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access
- Debris from structural dwellings that may pose immediate risk is cleared
- Plant material that may have a chance of surviving is replanted
- Hazardous damaged limbs that remain in trees are trimmed and removed
- Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed
- Final restoration of any remaining damages or losses resulting from the storm is performed



To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.

HURRICANCE PRICE LIST

General Landscape Labor	HOUR
# \	HOUR
u # U # O	7k' =\yk'o=@T
u # U # O	, 7k' =\yk'o=@u
o o \	\$225/HOUR

AUTHORIZING SIGNATURE INFORMATION:

_____	_____
PRINTED NAME	TITLE
_____	_____
SIGNATURE	CONTACT PHONE NUMBER
_____	_____
CONTACT EMAIL	PROPERTY NAME

PRE-APPROVAL FOR START OF WORK - Once an all clear has been declared, crews will be dispatched to your property and start assessment and clearing of debris. Work will be charged as time and material (including drive time to the site) with debris staged on site in a predetermined location to expedite clean up and productivity on site. Dump and disposal fees are separate and are not included in above pricing structure. NOTE: If a Not To Exceed (NTE) is not approved via this authorization clean up work will not commence until client approves an ExtraWork or ArborNote proposal from a BrightView representative.

NOT TO EXCEED (NTE) - Please check one

NTE: \$5,000.00 _____

NTE: \$10,000.00 _____

NTE: \$15,000.00 _____

NTE: OTHER AMOUNT: _____

CLIENT SIGNATURE - Confirm NTE with Signature

Tab 4

EXHIBIT A SCOPE OF SERVICES

Big Z Pool Service LLC
 9048684660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095
 CPC1459355



Heritage Landing CDD C/O Rizzetta & Company
 370 Heritage Landing Pkwy
 Saint Augustine, FL 32092

Estimate Number 0000726
 Estimate Date 04/22/2026
 Reference Slide Pump Motor

Description	Rate	Qty	Line Total
RE: Slide Pump Motor	\$0.00	1	\$0.00
15hp CPI Pump with TEFC Motor 3-phase, 208v This includes the stainless steel impeller as well.	\$9,178.61	1	\$9,178.61
CPI 8"x5" Eccentric Reducer epoxy-coated, ceramic finish	\$839.60	1	\$839.60
CPI impeller trim Impeller Trim & Balance Due to no drive	\$1,322.49	1	\$1,322.49
Labor removal and disposal of the existing equipment, and installation of the above items.	\$1,400.00	1	\$1,400.00
Fuel Surcharge	\$25.00	1	\$25.00
		Subtotal	12,765.70
		Tax	0.00
		Estimate Total (USD)	\$12,765.70

Notes

This estimate is valid for 30 days from 4/22/26.

Terms

Thank you for considering our services.
 We want to ensure clarity regarding the terms associated with your estimate. Please review the following:
 Deposit Requirement: 50%
 Final Balance: NET10
 We appreciate timely payments.
 Late Payment Fee: Late payments are subject to a 3.5% fee after the due date on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.9% surcharge fee applies if that feature is enabled for the invoice.

Insufficient funds due to returned checks, wire transfers, and/or credit cards will be subject to loss of customer discount and will incur a 1.5% financial charge compounded monthly until paid in full.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.



Tab 5



Heritage Landing CDD

Attn: Lourens Erasmus-Vesta Properties

4 28 26

Property Address: 370 Heritage Landing Pkwy, St. Augustine, FL 32092

Re: Paver pad and drain

All Weather Contractors is proposing the following services for the below-mentioned prices. Any item not specifically mentioned is subject to a written change order.

Bring in crew and materials to complete the repairs below:

- >Demo The grass area at the low end of the pool in location per map.
- >Trench the linear footage needed to add a drain with solid pipe that leads out to the retention pond.
- >Install (1) drain box at the area cleared.
- >Dig down and form-up a 700sqft area (design chosen by management).
- >Compact area.
- >Bring in paver base and compact at needed slope.
- >Install up to 700sqft of **Old Town San Dune** (tumbled) pavers.
- >Add polymeric sand and sweep in.
- >Add concrete border around bases to lock-in where needed.
- >Clean up jobsite and haul away all debris.



Total Price: \$13,698.00

***Payments made by credit card are subject to a 3% processing fee of the total invoice*

Proposal Signed by_____ **Printed Name**_____

Thank you for your consideration

Fred Becerra -C 904.917.9865



AllWeatherContractors.com

(904) 781-7060

1702 Lindsey Rd, Jacksonville, FL 32221

Did You Know We Perform The Following Services?

Multifamily • Condominium Projects • HOA Services • Churches
Commercial Buildings • Shopping Centers • Student Housing • Banks
Special Projects • On Demand Service • Restaurants • Hotels

● Full General Contracting Services

- Interior & Exterior Renovations
- Restoration
- Property Amenities
- Ancillary Structures
- Concrete
- Siding - Soffit - Fascia
- Carpentry & Drywall
- Hardscapes
- Specialty Projects
- Electrical

● Roofing

- Roof Repairs
- Re-Roofs
- Roof Inspections
- Full Roof Assessment & Reports
- Skylights
- Ventilation Systems
- Preventative Maintenance
- Gutter Work
- Chimney Repairs

● Disaster Services

- Disaster Response & Management
- Storm Damage
- Fire & Smoke Damage
- Floods/Water Damage
- Mold Prevention & Restoration
- Full Reconstruction Services
- Structural Drying
- Electrical Damage
- Building Collapse

● HVAC - Mechanical

- Unit Replacements
- Service All Brands
- Preventative Maintenance
- Zoning
- Indoor Air Quality
- Dehumidification
- Ductless Systems
- Gas Systems
- Boilers

● Design Services

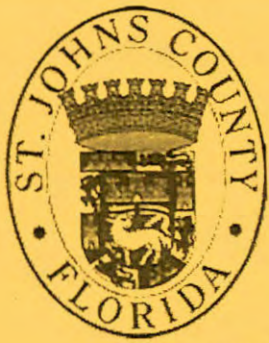
- Remodeling
- Structural
- Clubhouses
- Renderings
- Signage
- Hardscapes
- Finishes
- Architectural
- Engineering

● Plumbing

- Water Leaks
- Water Heaters
- Sewer Leaks
- Drain Cleaning
- Re-Pipes
- Toilets
- Faucets
- Fixtures
- Grease Traps

● Property Maintenance

- Interior & Exterior Painting
- Unit Punch outs - Turns
- Window & Door installs
- Decking & Fencing
- Carpentry
- Welding
- Stucco Repairs
- Cabinets & Counter Tops
- Housekeeping



ST. JOHNS COUNTY
OPERATIONS DIVISION

PAVING & DRAINAGE CONSTRUCTION PERMIT

THIS PERMIT MUST BE POSTED ON-SITE WITH A COPY OF APPROVED PAVING & DRAINAGE PLANS, AT LEAST 30 DAYS FOLLOWING COMMENCEMENT OF CONSTRUCTION OF OR UNTIL A VALID BUILDING PERMIT IS POSTED, FACING STREET & PROTECTED FROM ELEMENTS.

PERMIT NO: MCPR2026000003 DATE ISSUE: 03/16/2026

PROJECT NAME: Heritage Landing Pavers

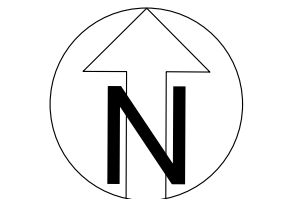
ADDRESS/LOCATION: 380 Heritage Landing Parkway,

HERITAGE LANDING CDD

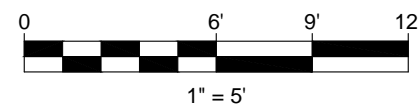
OWNER: _____ PHONE : N/A

Disclaimer: All other applicable State and Federal Permits must be obtained before commencement of construction. Issuance of the Development Permit does not in any way create rights on the part of the applicant to obtain a permit from a State or Federal Agency and does not create any liability on the part of the County for issuance of the permit of the applicant fails to obtain requisite approval or fulfill the obligations imposed by a State or Federal Agency or undertakes actions that results in violation of State or Federal laws. Please contact St. Johns County Operations at 904-209-0660 when design changes are made to subsequent site plans, they must be brought to the attention of County staff. Failure to do some may result in additional permitting or delays during construction.

AN AS-BUILT SUVEY MUST BE APPROVED PRIOR TO REQUESTING A FINAL INSPECTION.



GRAPHIC SCALE



SITE NOTES

- S01 TIE PROPOSED PAVERS INTO EXISTING CONCRETE / PAVERS AT EXISTING ELEVATION
- S02 CONNECT PROPOSED DECK DRAIN TO ROOF DRAIN MANIFOLD SYSTEM
- S03 PROPOSED TRENCH DRAINS TIED INTO ROOF DRAIN MANIFOLD SYSTEM DRAIN PIPE TO POND
- S04 20X20 PAVEMENT AREA WITH CANVAS CANOPY. SEE ARCHITECTURAL / STRUCTURAL PLANS FOR MORE DETAILS UNDER SEPARATE COVER.
- S05 EXISTING POOL LIGHT TRANSFORMER TO REMAIN
- S06 TIE PROPOSED TRENCH DRAIN INTO EXISTING TRENCH DRAIN
- S07 PLASTIC YARD DRAIN TO MATCH EXISTING ONSITE YARD DRAINS. MATERIAL SUBMITTAL TO ENGINEER REQUIRED FOR APPROVAL
- S08 TRENCH DRAIN TO MATCH EXISTING ONSITE YARD DRAINS. MATERIAL SUBMITTAL TO ENGINEER REQUIRED FOR APPROVAL
- S09 RELOCATE SIGN AS NEEDED FOR PAVEMENT WORK AND CONTROL RUNOFF
- S10 EXISTING LIGHT POLE TO REMAIN

GENERAL NOTES

1. ALL DIMENSIONS ARE LISTED TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

NOTE:

- NO PROTECTED TREE REMOVAL IS PROPOSED
- NO PRESERVED TREES WITHIN 10' OF CONSTRUCTION

NO.	DATE	REVISIONS
01	03/10/2026	REVISED PER SIC COMMENTS

Matthews | BCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

POOL DRAINAGE EXHIBIT
HERITAGE LANDING CDD
 ST. JOHNS COUNTY
 PREPARED FOR
 HERITAGE LANDING CDD

KEY MAP





Tab 6



Heritage Landing CDD

Attn: Lourens Erasmus-Vesta Properties

4 8 26

Property Address: 370 Heritage Landing Pkwy, St. Augustine, FL 32092

Re: E-bike paver pads

All Weather Contractors is proposing the following services for the below-mentioned prices. Any item not specifically mentioned is subject to a written change order.

Bring in crew and materials to complete the repairs below:

AREA 1:

OPTION A (left side of entrance):

- >Remove the grass and dig down to remove any tree roots.
- >Form up a design per management.
- >Add footers to where the bike rack posts will bolt.
- >Bring in Sand Dune tumbled pavers and set.
- >Create a 15x17 triangle paver pad.
- >Install bike rack provided by management.
- >Clean up jobsite and haul away all debris.

PRICE: \$3,395.00

OPTION B (left side of entrance):

- >Remove the grass and dig down to remove any tree roots.
- >Form up a design per management.
- >Add footers to where the bike rack posts will bolt.
- >Bring in Sand Dune tumbled pavers and set.
- >Create a 15x17 square paver pad.
- >Install bike rack provided by management.
- >Clean up jobsite and haul away all debris.

PRICE: \$3,895.00

AREA 2:

OPTION A (second entrance by basketball court):

- >Remove the bushes and dig down to remove any tree roots.
- >Form up a design per management.
- >Add footers to where the bike rack posts will bolt.
- >Bring in Sand Dune tumbled pavers and set.
- >Create a 15x17 square paver pad.
- >Install bike rack provided by management.
- >Clean up jobsite and haul away all debris.

PRICE: \$4,695.00

OPTION B (in grass to the right of basketball court):

- >Remove the grass and dig down to remove any tree roots.
- >Form up a design per management.
- >Add footers to where the bike rack posts will bolt.
- >Bring in Sand Dune tumbled pavers and set.
- >Create a 15x17 square paver pad.
- >Install bike rack provided by management.
- >Clean up jobsite and haul away all debris.

PRICE: \$3,395.00

***Payments made by credit card are subject to a 3% processing fee of the total invoice*

Proposal Signed by _____ **Printed Name** _____

Thank you for your consideration

Fred Becerra -C 904.917.9865



AllWeatherContractors.com

(904) 781-7060

1702 Lindsey Rd, Jacksonville, FL 32221

Did You Know We Perform The Following Services?

Multifamily • Condominium Projects • HOA Services • Churches
Commercial Buildings • Shopping Centers • Student Housing • Banks
Special Projects • On Demand Service • Restaurants • Hotels

● Full General Contracting Services

- Interior & Exterior Renovations
- Restoration
- Property Amenities
- Ancillary Structures
- Concrete
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- Hardscapes
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● Roofing

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- Electrical Damage
- Building Collapse

● HVAC - Mechanical

- Unit Replacements
- Service All Brands
- Preventative Maintenance
- Zoning
- Indoor Air Quality
- Dehumidification
- Ductless Systems
- Gas Systems
- Boilers

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- Clubhouses
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- Signage
- Hardscapes
- Finishes
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- Water Heaters
- Sewer Leaks
- Drain Cleaning
- Re-Pipes
- Toilets
- Faucets
- Fixtures
- Grease Traps

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- Unit Punch outs - Turns
- Window & Door installs
- Decking & Fencing
- Carpentry
- Welding
- Stucco Repairs
- Cabinets & Counter Tops
- Housekeeping

A photograph of a park-like setting. A concrete sidewalk runs diagonally from the bottom right towards the center. To the left of the sidewalk is a utility pole and a dense area of green and purple shrubs. A white sign is posted in the shrubs. The background features a line of trees and a building in the distance.

NOTICE
NO BURNING, CANNING,
OR LEAVING HOLES IN TRUCKS
OR FOR ANYONE'S FAMILIES
OR ANY OTHER PROHIBITED
ACTS







Tab 7

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 13, 2026, at 6:00 p.m., at the Heritage Landing Amenity Center, 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of May, 2026.

ATTEST:

**HERITAGE LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Tab 8



Rizzetta & Company

Heritage Landing Community Development District

www.heritagelandingcdd.org

Proposed Budget for Fiscal Year 2026/2027

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General Fund Budget for Fiscal Year 2026/2027	1
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Debt Service Fund Budget Account Category Descriptions	16



Rizzetta & Company

Proposed Budget Heritage Landing Community Development District General Fund Fiscal Year 2026/2027						
Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
94						
95	TOTAL EXPENDITURES	\$ 827,007	\$ 1,588,118	\$ 1,479,732	\$ (108,386)	\$ 1,511,837 \$ 32,105
96						
97	EXCESS OF REVENUES OVER EXPENDITURES	\$ 606,995	\$ (110,194)	\$ -	\$ (110,194)	\$ - \$ -
98						

Comments

Heritage Landing Community Development District
Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,011,956.22	\$1,011,956.22
TOTAL REVENUES	\$1,011,956.22	\$1,011,956.22
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,011,956.22	\$1,011,956.22
Administrative Subtotal	\$1,011,956.22	\$1,011,956.22
TOTAL EXPENDITURES	\$1,011,956.22	\$1,011,956.22
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$1,075,633.74

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 6.0% of Tax Roll.

Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,686,411.00	2025/2026 O&M Budget:	\$1,518,729.09
Collection Costs:	2%	\$35,881.09	2026/2027 O&M Budget:	\$1,686,411.00
Early Payment Discounts:	4%	\$71,762.17		
2026/2027 Total:		\$1,794,054.26	Total Difference:	\$167,681.91

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Single Family</i>	Series 2015 Debt Service	\$979.63	\$979.63	\$0.00	0.00%
	Operations/Maintenance	\$1,400.06	\$1,554.64	\$154.58	11.04%
	Total	\$2,379.69	\$2,534.27	\$154.58	6.50%

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,686,411.00
COLLECTION COSTS @	2.0%	\$35,881.09
EARLY PAYMENT DISCOUNT @	4.0%	\$71,762.17
TOTAL O&M ASSESSMENT		<u>\$1,794,054.26</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE ⁽¹⁾
Single Family	1154	1098
Total Community	<u>1154</u>	<u>1098</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	1154.00	100.00%	\$1,794,054.26
	<u>1154.00</u>	<u>100.00%</u>	<u>\$1,794,054.26</u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,554.64	\$979.63	\$2,534.27

LESS: St. Johns County Collection Costs (2%) and Early Payment Discounts (4%):

(\$107,643.26)

Net Revenue to be Collected

\$1,686,411.00

⁽¹⁾ Reflects the total number of lots with Series 2015 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, St. John's County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 St. John's County property tax bill. Amount shown includes all applicable collection costs and early payment discount (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and/or annual disclosure reports, as required in the District's Continuing Disclosure Agreement(s), with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2026-04
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Landing Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 13, 2026
TIME: 6:00 PM
LOCATION: Heritage Landing Amenity Center
370 Heritage Landing Parkway
St. Augustine, Florida 32092

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF MAY, 2026.

ATTEST:

**HERITAGE LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

Tab 9



Heritage Landing CDD Meeting

May 14, 2026, 6:00 p.m.

Date of Report: May 2, 2026

Todd Myhill, Amenity Manager

- **Upcoming Event: Memorial Day—No Board Action Required**

- We will have a pool party on Memorial Day, May 25, from 11:00 a.m. to 2:00 p.m. with patriotic decorations. DJ Dave Gullick, who is also a Heritage Landing resident, will provide his excellent services. We'll have games, some fun giveaways, ice pops, and food trucks.

- **Appeal of Extended Suspension—Board Action Required**

- Resident KL has expressed an intention to appeal to the board to reduce the length of the one-year suspension. I will forward any information I receive from the resident to the Board in advance of the meeting when that information is provided.

- **Facility Items —No Board Action Required**

- We have had 19,658 residents and guests register at the front gate (18,172 residents and 1,486 guests) from October 1, 2025, through April 30, 2026. Last year it was 19,284 (17,561 residents and 1,723 guests) over the same period; and 18,394 in the previous year (FY '24); and 17,777 for FY '23. This is an increase of 3.47%, 4.84%, and 1.94% over the last three years and a total increase of 9.57% since 2023. This reflects only the residents who sign in.
- Heritage Landing currently averages about 41 visits per home per year to the amenity center.
- No Trespassing signs and signs for the FPL easement have been ordered.
- We continue to see a dramatically positive improvement since the ban of e-bikes and similar vehicles went into effect on April 2. Food Truck Fridays continue to improve, despite the persistent groups of non-resident teens who like to scatter when staff walk the grounds.



2-5-Year-old system:

Current unit:

16 feet x 15.8 feet = 240 sq ft

5 activity areas

New unit:

13.2 feet x 19.10 feet = 247 sq ft

7 activity areas

5-12-Year-old system:

Current unit:

28 feet x 27 feet = 756 sq ft

12 Activity areas

New unit:

29.10 feet x 23.3 feet = 667 sq ft

12 Activities

38243L
(2-5 OR 5-12)
W/ LABEL
YELLOW FLOWER-5

DOUBLE
LEAF TOPPER
1876

ENTRY WAY
19001

SPINNER PANES
18880

RED FLOWER W/
LABEL
(2-5 OR 5-12)
38241L

ZIP SLIDE
19125

BLUE FLOWER W/
LABEL
(2-5 OR 5-12)
38242L

FLY
CRAWL TUBE
1920

OP
LANK
CLIMBER
19637

4'

ATTENTION:
CLIMBERS OR
SLIDES SHALL NOT
BE PLACED IN THE
OPENING ABOVE THE
THUNDERING

POND EXPLORER
19476
ODYSSEY W/
THUNDERING
19492

MODERN TRANSFER
PLATFORM W/ GUARDRAIL
(3' RISE)

SWERVE ZIP
SLIDE
19555

ATTENTION: ARCHWAYS, OFFSET
ARCHWAYS, DOUBLE SLIDE
AND SCHOONER
SHOULD BE USED WITH

DOUBLE WAVE
ZIP SLIDE
19792

RIVER ROCK CLIMBER
19287

SPRING
CLIMBER
19804

GRUNCH
BAR
1972915

BONGOS
(BELOW)

TRAVERSE LINK
(2' RISE)

DUELING WAVE
ZIP SLIDE
19794

29'-10"

12969
SPLITTER WITH
CRAG

TELESCOPE

TRANSFER SYSTEM
W/
BARRIER
(3' RISE)

19807
SEAT

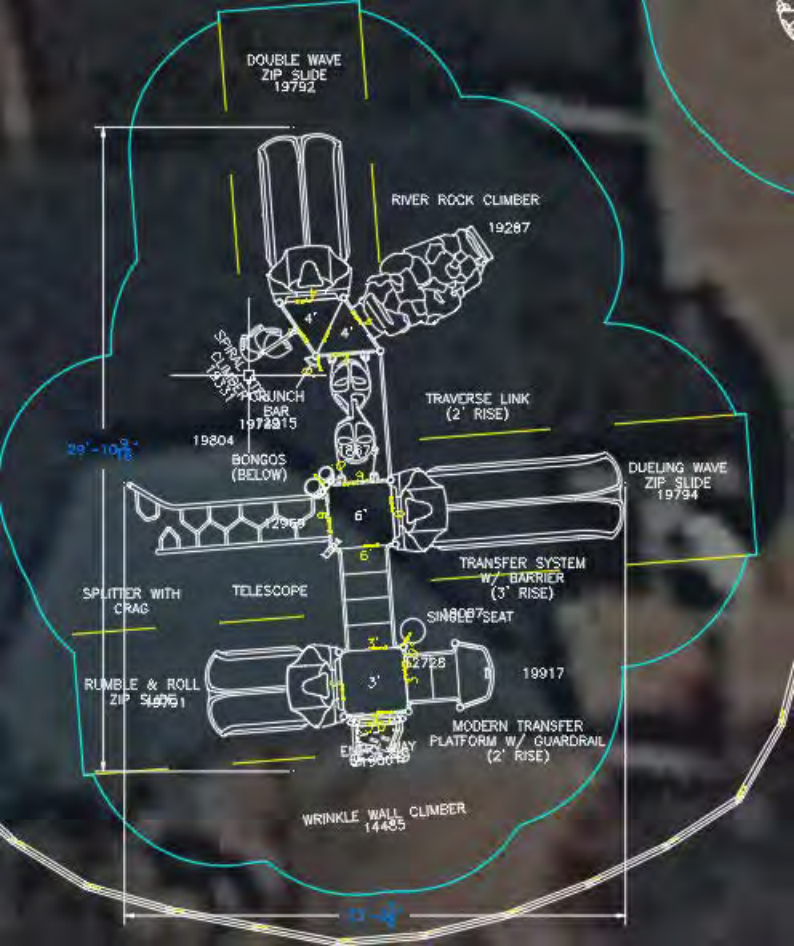
RUMBLE & ROLL
ZIP SLIDE
19791

192725
19917
MODERN TRANSFER
PLATFORM W/
GUARDRAIL
(2' RISE)

EMERGENCY
SLIDEWAY
1990019

WRINKLE WALL CLIMBER
14485

15'-4"





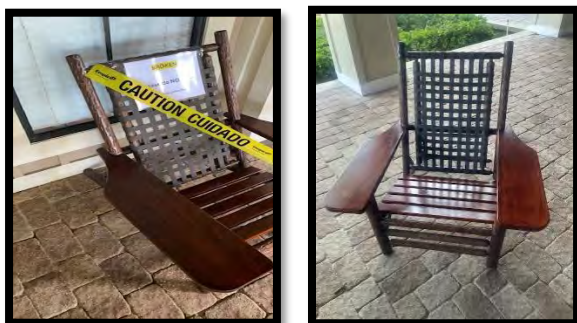
Heritage Landing CDD Meeting
May 14, 2026
Field Operations Manager Report
Date of report: 5-1-2026

Gym deck stained:

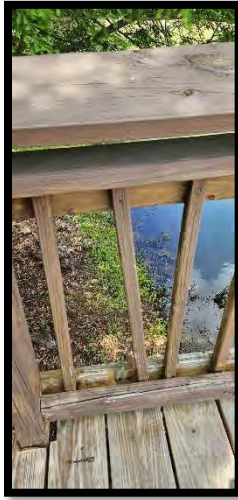


The deck in front of the gym was stained.

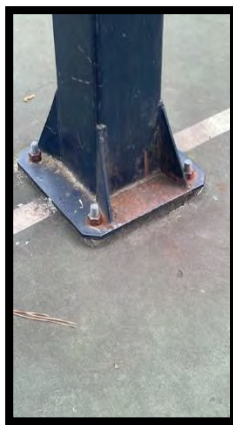
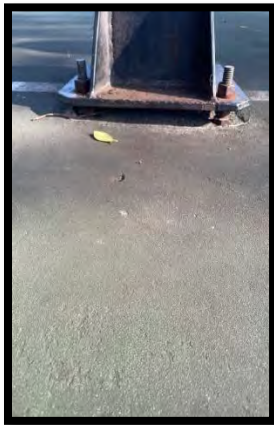
Chair repaired:



Bridge repairs:

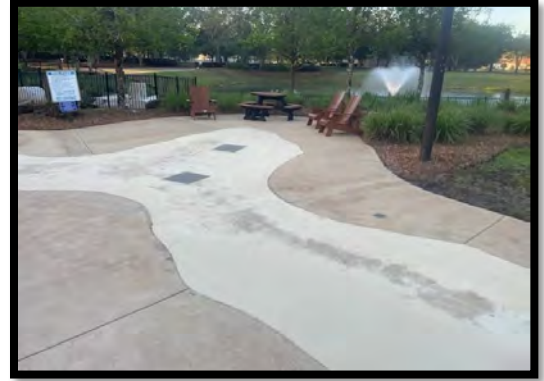


Basketball post adjustments:



One of the adjustable hoops have gotten loose, possibly from hanging and dunking when set at a lower height. We tightened the bolts as much as we could without pulling it out of the footer. One of the cranks are broken (approximately \$600), we were concerned about the back board and hoop floating around and causing injury so we modified it so it is currently set at 9 feet. A new crank will be ordered and installed once received or if the board feel to improve the longevity of the post we should only make one adjustable, we can have that discussion.

Splash-pad resurface:

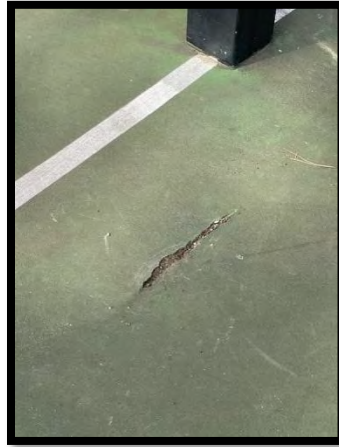
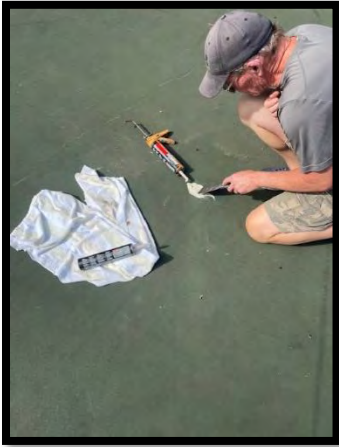


Performed our annual maintenance on the splash pad. We pressure washed and scraped all flaking and loose stain of the surface. I purchased a new 5 gallon bucket of Sherwin Williams colored stain with Shark Skin added at the store to provide grip and prevent slippery conditions.

New trash can lids build and handles replaced:



Basketball court crack repair:



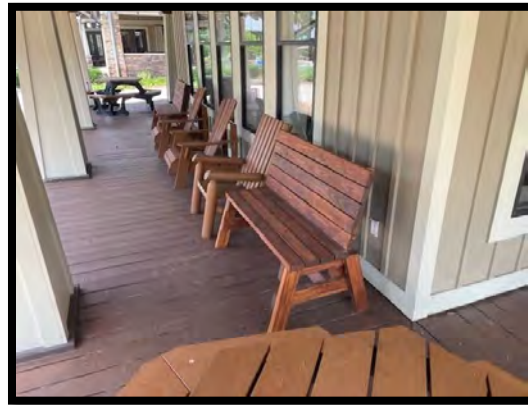
Several spots we applied self leveling concrete to fill the holes and cracks.

Wood replacement around columns:



The 2x6 wood planks that are on the bottom of the columns are rotting and we have been replacing them with a pvc board that should last a lot longer than any wood. This is a very slow process with plenty of measuring and cutting. We will continue to work around the amenity center where we see this is needed.

Benches donated by Toco Creek High School:



I was contacted by Mr. McKinney, who teaches the Academy of Innovation in the Building Environment at Toco Creek High School. His Class of '26 came up with the great idea to build eight benches and donate them to Heritage Landing. Four of the students—who are also Heritage residents—may have had something to do with that idea.

We thank Mr. McKinney; John Walton; Jake Farris; Sarah Jackson; Rotlig Carmona; and the Class of '26 for this generous donation. The benches are currently placed around the gym and Heritage Room, under roof, to help preserve them for a long time.

1st Picture from left to right. Lourens Erasmus, John Walton, Jake Farris, Sarah Jackson, Rotlig Carmona, Mr. McKinney

2nd Picture is the whole Class of '26

CAMPFIRE PIT AND MOVIE THEATER – POLICIES

Patrons may reserve the Campfire Pit and Movie Theater on a first-come, first-served basis during Amenity Office hours for private events. Use of the facility may be limited due to sponsored events, burn bans, or seasonal conditions in which open fires present a safety risk, which must be approved by the District Manager or Amenity Management Staff.

In addition to all other Camp Heritage Amenity Facility Policies, the following policies apply:

- A signed reservation agreement must be on file at the Amenity Center office prior to the reserved date and time. Reservations provide exclusive use of the facility for a maximum of three (3) hours.
- A \$35 rental fee shall be paid to the Heritage Landing Community Development District, along with a \$200 refundable security deposit made payable to the Heritage Landing Community Development District.
- Amenity Staff will unlock the fire safety box located near the Campfire Pit. The box contains emergency equipment including, but not limited to, a fire extinguisher, sand bucket, rake, and fire blanket. These items are for emergency use only and will be inventoried following the event.
- The reserving Patron shall be solely responsible for starting, managing, maintaining, and extinguishing the campfire during the reservation period.
- Gasoline or other highly flammable materials are strictly prohibited. Only commercially available, over-the-counter fire starters may be used.
- Patrons must comply with all applicable State, County, and City fire codes. Violations may result in enforcement action by the appropriate authority.
- At the conclusion of the event, Amenity Staff will provide a water hose with spray nozzle to ensure all embers and coals are completely extinguished.
- Beverages are permitted only in non-breakable containers with screw-top or sealed lids. Glass containers are prohibited. Alcoholic beverages are not permitted.
- Children under ten (10) years of age must be accompanied by an adult Patron at all times. All other minors must have a Heritage Landing Youth ID.*
- Only Patrons of the District who are at least eighteen (18) years of age may reserve the facility.
- Maximum occupancy is seventy-five (75) persons at any one time.

- The Campfire Pit and Movie Theater may not be reserved or rented in conjunction with any other rental facility at the same time.

*It is interesting to note that Patrons who have private rentals for birthday parties, as an example, will host many non-resident minors who are dropped off by their parents. There is no provision for these minors other than that the Patron is responsible for them. While it remains preferable to always require Heritage Landing minors, 10 to 17, to carry their Heritage Landing Youth IDs at all times while on property without an adult, it is understandable that a resident parent could presume to hand off their minor to a Patron's private party with the expectation that that adult assumes full responsibility for their minor, obviating need for a Youth ID for the duration of the party until picked up.

We recommend that all minors 10 to 17 carry their Youth ID whenever they are present on District property without an adult Patron.



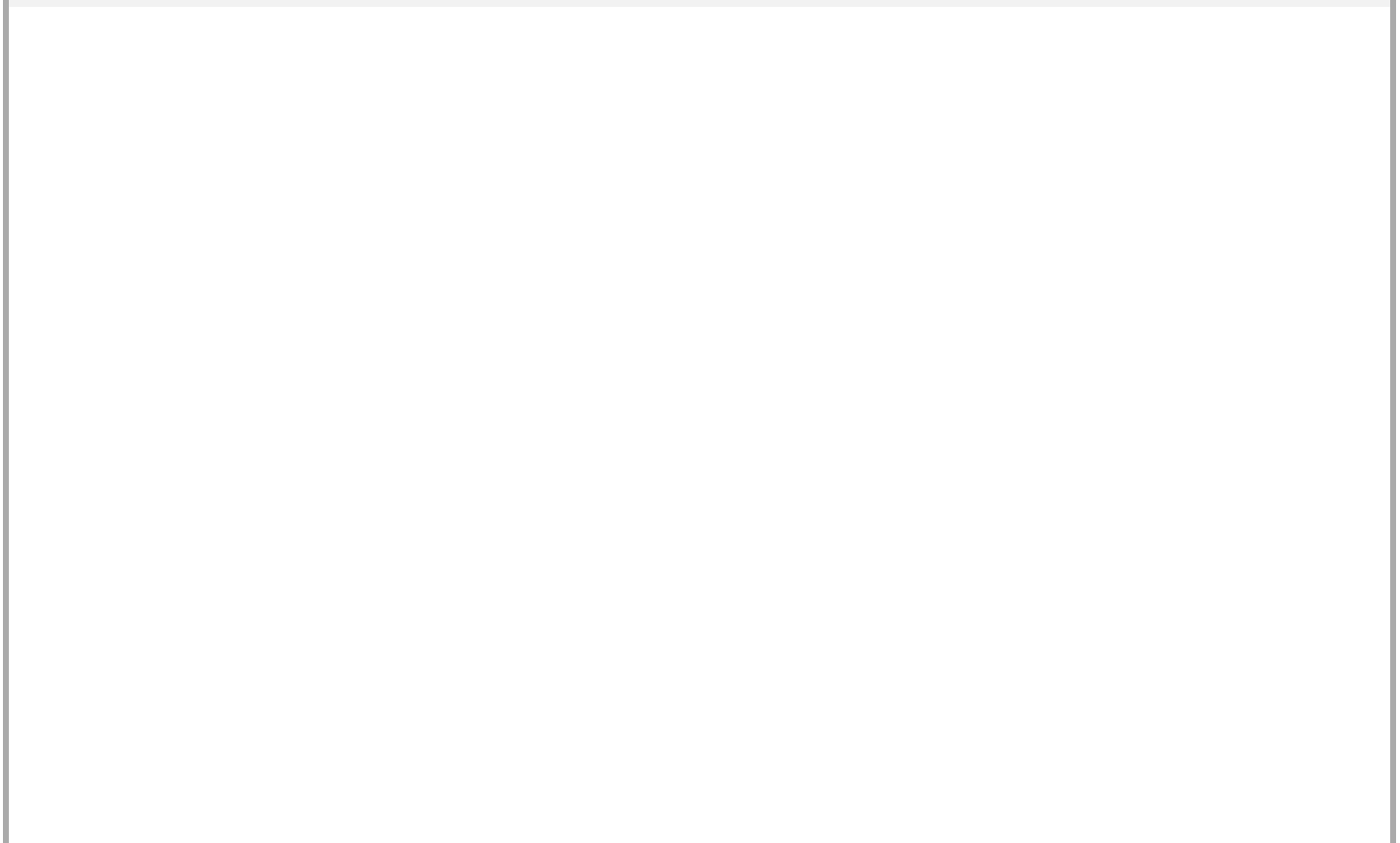
TIGRIS Aquatic Services LLC
 6869 Phillips Parkway Drive South
 Jacksonville, Florida 32256
 Tel: 904-997-0044

Customer: Heritage Landing CDD	Work Order: 36117639
370 Heritage Landing Pkwy St Augustine, Florida 32092 Contact: Melissa Dobbins Phone: 9044366270	Lake/Pond/Wetland/Terrestrial Treatment Service Technician: Mike Liddell Date of Service: 4/30/26

SITE "Heritage Landing CDD Pond"

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Spatterdock Torpedo Grass	Moderate
Method of Application	
Airboat	
Product Used	EPA #
Depth Charge	N/A

SITE "Heritage Landing CDD Pond" IMAGES





Galaxy Tab A9
April 30, 2026



Galaxy Tab A9
April 30, 2026







Galaxy Tab A9
April 30, 2026



Galaxy Tab A9
April 30, 2026



Galaxy Tab A9
April 30, 2026

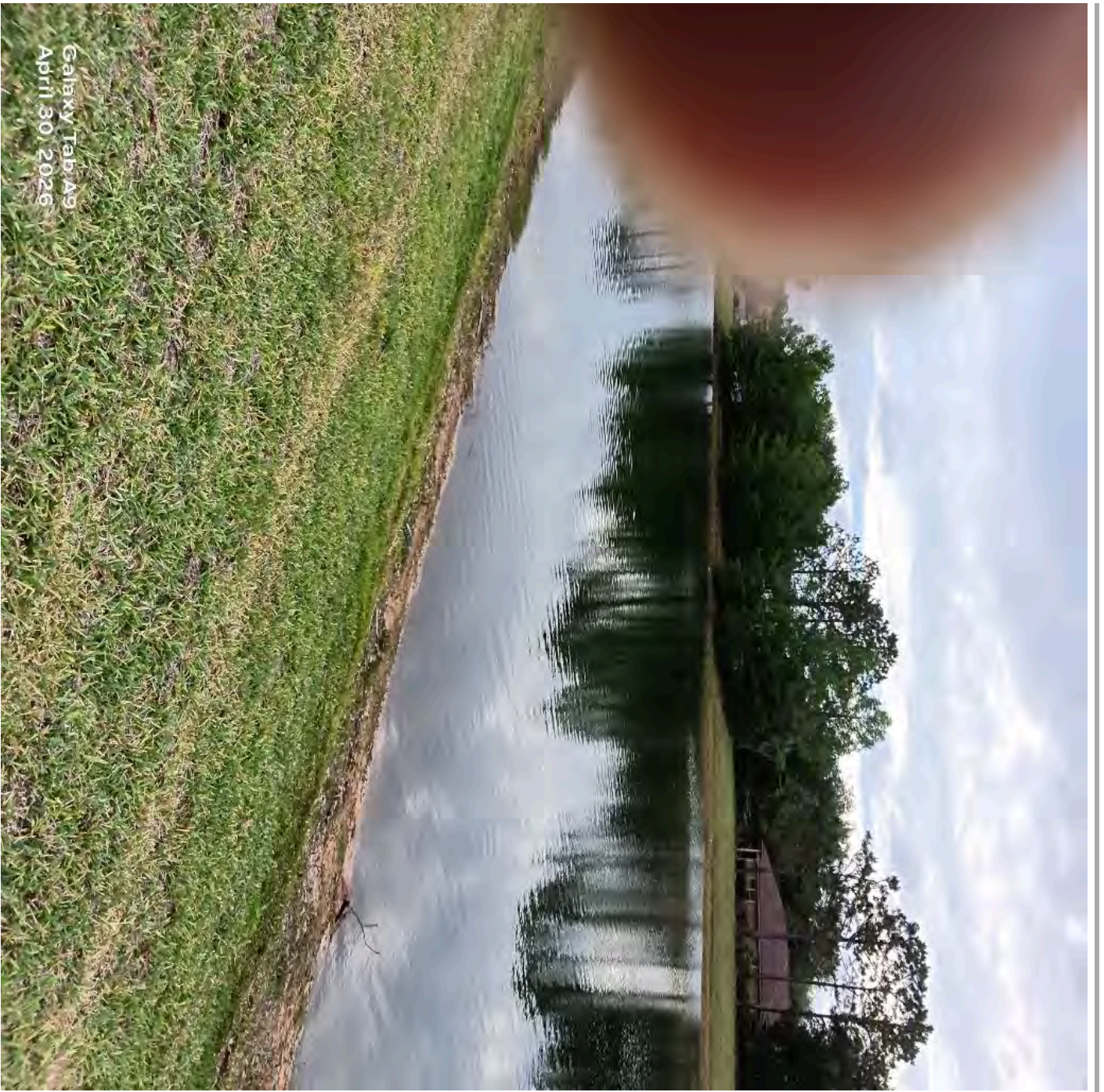


Galaxy Tab A9
April 30, 2026



Galaxy Tab A9
April 30, 2026





Galaxy Tab A9
April 30, 2026



Galaxy Tab A9
April 30, 2026

Thank you for your business!



RE: TIGRIS Aquatic Services LLC – Company Information



TIGRIS Aquatic Services LLC agrees to honor all existing customer contracts with Charles Aquatics Inc. Charles Aquatics Inc is now a TIGRIS Company. TIGRIS Insurance, W9, and Company history are enclosed. TIGRIS Business Information is below.

Best regards,



Aaron Powery
Vice President of Operations-Southeast
TIGRIS Aquatic Services LLC

TIGRIS Aquatic Services LLC Business Information

- Type of Business Organization
 - LLC (C Corp)
- Year Incorporated
 - 12/8/2022
- State Incorporated
 - New Jersey
- 

- Officers:
 - David Pullins CEO
 - James Midgette CFO

TIGRIS

Company Overview



TIGRIS

WHERE WATERS THRIVE.

TIGRIS is a lake management company that is dedicated to creating waters that thrive and a company culture where people thrive.

As a platform company, TIGRIS brings together the industry's most talented and respected veterans in lake management, along with top-performing providers from across the nation. This unique combination allows us to offer a comprehensive and transformative approach to lake management. With the support and resources of a large national organization, we are able to provide our clients in Illinois the highest level of service and expertise. Our local office in Carol Stream ensures that we are readily available to address the unique needs and challenges of lakes in this region.

At TIGRIS, we understand the importance of maintaining the ecological balance of lakes while also enhancing their recreational and aesthetic value. Our team of experts utilizes innovative techniques and cutting-edge technologies to achieve these goals. We offer a wide range of services, including but not limited to: lake and pond management for invasive and nuisance vegetation, surveys and mapping, water quality management, nutrient mitigation and sedimentation evaluation.

We are committed to building long-term partnerships with our clients and communities, working collaboratively to develop customized lake management plans that meet their specific needs and goals. Our approach is rooted in science-based practices, and a deep respect for the natural environment.

TIGRIS is proud to be a leader in the lake management industry, bringing together the best minds and resources to create thriving waters. We invite you to join us on this journey and experience the TIGRIS difference.

For more information about our services and how we can help you, please visit our website tigrisusa.com or contact your local providers directly.

Together, let's create a future where our lakes thrive and our communities prosper.

PROTECT YOUR INVESTMENT WITH TIGRIS.

Tab 10

APR 17 2026

April 15, 2026

Joseph M. Sarmiento

Attn: Lesley Gallagher, District Manager

Request for Registered Voter Totals, Heritage Landing CDD

This letter is in response to your request for Registered Voter Totals for the Heritage Landing Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Heritage Landing CDD is 2,490. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov