

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE FOR THE
MARCH 17, 2022
WORKSHOP & REGULAR MEETINGS
Call in Access: +1 646 838-1601
ID# 412 381 255#

Heritage Oak Park Community Development District
Inframark, Infrastructure Management Services
210 N. University Drive, #702, Coral Springs, FL 33071
Tel: 954-603-0033

March 10, 2022

Board of Supervisors
Heritage Oak Park Community Development District

Dear Board Members:

A workshop and regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, March 17, 2022 at 9:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

Agenda

Thursday, March 17, 2022 – Workshop 9:00 a.m. followed by Regular Meeting

Workshop Meeting

- Discussion of Fiscal Year 2023 Capital Budget
- Financial Report – February 28, 2022
- Fiscal Year 2023 Proposed Budget v1.

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 17, 2022 Meeting
 - B. Financials and Check Register for February 28, 2022
6. New Business
7. Old Business
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Resolution 2022-01 Confirming Use of the Charlotte County Supervisor of Elections to Conduct the Fiscal Year 2022 General Election
 - ii. Discussion of the FY 2023 Proposed Budget v1.
9. On-Site Administration Report – Project Updates
10. Supervisor Requests
11. Audience Comments
12. Adjournment

Next meeting April 21, 2022

Any supporting material for the items listed above and not enclosed will be distributed at the meeting. I look forward to seeing you and, in the meantime, if you have any questions please contact me.

Sincerely,
Bob Koncar
District Manager

WORKSHOP

HERITAGE OAK PARK
Community Development District

Financial Report

February 28, 2022

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 2 - 4
Debt Service Fund	Page 5
Capital Projects Fund	Page 6
Notes to the Financials	Page 7 - 8

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessment Report	Page 9
Activities Report	Page 10
Cash & Investment Report	Page 11
Bank Reconciliations	Page 12 - 13
Check Register by Fund	Page 14 - 16

HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

February 28, 2022

Balance Sheet
February 28, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 982,619	\$ -	\$ -	\$ 982,619
Cash On Hand/Petty Cash	200	-	-	200
Cash with Fiscal Agent	246,815	-	-	246,815
Accounts Receivable - Other	379	-	-	379
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	15,387	-	15,387
Investments:				
Money Market Account	51,862	-	-	51,862
Construction Fund	-	-	535,863	535,863
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	311,627	-	311,627
Prepaid Items	4,076	-	-	4,076
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,294,151	\$ 346,803	\$ 535,863	\$ 2,176,817
LIABILITIES				
Accounts Payable	\$ 24,612	\$ -	\$ -	\$ 24,612
Accrued Expenses	3,223	-	-	3,223
Sales Tax Payable	28	-	-	28
Due To Other Funds	15,387	-	-	15,387
TOTAL LIABILITIES	43,250	-	-	43,250
FUND BALANCES				
Nonspendable:				
Prepaid Items	4,076	-	-	4,076
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	346,803	-	346,803
Capital Projects	-	-	535,863	535,863
Assigned to:				
Operating Reserves	238,242	-	-	238,242
Reserves - Arbor	2,500	-	-	2,500
Reserves -Roads & Streetlights	224,818	-	-	224,818
Reserves - Roof	110,000	-	-	110,000
Reserves - Swimming Pools	23,239	-	-	23,239
Unassigned:	639,826	-	-	639,826
TOTAL FUND BALANCES	\$ 1,250,901	\$ 346,803	\$ 535,863	\$ 2,133,567
TOTAL LIABILITIES & FUND BALANCES	\$ 1,294,151	\$ 346,803	\$ 535,863	\$ 2,176,817

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 2,083	\$ 44	\$ (2,039)	0.88%	\$ 417	\$ 7
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Room Rentals	500	-	-	-	0.00%	-	-
Recreational Activity Fees	53,200	22,167	23,299	1,132	43.80%	4,433	10,335
Special Assmnts- Tax Collector	973,783	896,155	896,526	371	92.07%	20,710	19,805
Special Assmnts- Discounts	(38,951)	(35,731)	(34,975)	756	89.79%	(645)	(582)
Other Miscellaneous Revenues	3,800	3,700	3,700	-	97.37%	-	-
Gate Bar Code/Remotes	1,000	750	730	(20)	73.00%	390	365
Access Cards	600	138	129	(9)	21.50%	50	47
TOTAL REVENUES	1,001,932	890,012	890,203	191	88.85%	25,355	29,977
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	5,000	5,000	-	41.67%	1,000	2,000
FICA Taxes	918	383	383	-	41.72%	77	153
ProfServ-Engineering	10,000	4,167	1,245	2,922	12.45%	-	-
ProfServ-Legal Services	6,000	2,500	2,003	497	33.38%	500	601
ProfServ-Mgmt Consulting	67,514	28,131	28,131	-	41.67%	5,626	5,626
ProfServ-Special Assessment	11,445	11,445	11,445	-	100.00%	-	-
ProfServ-Trustee Fees	-	-	3,704	(3,704)	0.00%	-	-
Auditing Services	5,750	2,000	2,000	-	34.78%	2,000	2,000
Communication/Freight - Gen'l	1,500	625	415	210	27.67%	125	54
Insurance - General Liability	9,265	9,265	7,123	2,142	76.88%	-	-
R&M-ADA Compliance	1,553	1,553	1,553	-	100.00%	-	-
Legal Advertising	1,100	380	380	-	34.55%	-	-
Miscellaneous Services	3,000	1,250	18	1,232	0.60%	-	-
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessment Collection Cost	19,476	17,843	17,231	612	88.47%	474	384
Office Supplies	360	150	15	135	4.17%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	152,456	84,867	80,821	4,046	53.01%	9,802	10,818
Other Public Safety							
R&M-Gate	3,500	900	844	56	24.11%	570	566
R&M-Gatehouse	1,000	690	686	4	68.60%	50	41
R&M-Security Cameras	3,600	1,830	1,830	-	50.83%	-	-
Total Other Public Safety	8,100	3,420	3,360	60	41.48%	620	607
Field							
Contracts-Mgmt Services	131,709	54,879	54,879	-	41.67%	10,976	10,976
Contracts-Lake and Wetland	6,120	2,550	2,550	-	41.67%	510	510
Contracts-Landscape	89,111	37,130	37,130	-	41.67%	7,426	7,426
Contracts-Irrigation	48,223	20,093	19,898	195	41.26%	4,019	3,980
Utility - General	43,320	18,050	15,841	2,209	36.57%	3,610	3,653
Utility - Water & Sewer	10,000	4,167	6,061	(1,894)	60.61%	833	985
Insurance - General Liability	39,552	39,552	33,541	6,011	84.80%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,500	3,200	3,200	-	42.67%	3,200	3,200
R&M-Irrigation	31,400	13,083	11,887	1,196	37.86%	2,617	3,982
R&M-Lake	22,100	-	-	-	0.00%	175	-
R&M-Plant Replacement	7,000	5,301	5,301	-	75.73%	5,000	5,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
R&M-Trees and Trimming	7,500	200	200	-	2.67%	-	-
R&M-Pumps	2,160	1,080	500	580	23.15%	250	250
Misc-Special Projects	10,930	3,800	3,800	-	34.77%	138	138
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	389	389	-	7.78%	21	21
Capital Outlay	25,560	1,275	1,275	-	4.99%	-	-
Total Field	507,185	204,749	196,452	8,297	38.73%	38,775	40,121
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	1,086	1,086	-	27.15%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	277	277	-	2.77%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	15,369	32,861	(17,492)	213.81%	-	-
Total Road and Street Facilities	63,369	16,732	34,224	(17,492)	54.01%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	34,157	14,232	14,232	-	41.67%	2,846	2,846
Contracts-Janitorial Services	18,960	7,900	7,900	-	41.67%	1,580	1,580
Contracts-Pools	10,800	4,500	4,556	(56)	42.19%	900	928
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	8,580	3,575	3,375	200	39.34%	715	670
R&M-Clubhouse	50,000	20,833	3,358	17,475	6.72%	4,167	58
R&M-Parks	15,000	6,250	339	5,911	2.26%	1,250	248
R&M-Pools	4,500	1,875	794	1,081	17.64%	375	63
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	1,000	3,330	(2,330)	138.75%	200	144
Holiday Decoration	750	750	635	115	84.67%	-	635
Misc-Cable TV Expenses	3,780	1,575	1,763	(188)	46.64%	315	361
Office Supplies	3,000	1,250	1,080	170	36.00%	250	187
Op Supplies - General	6,000	2,500	1,281	1,219	21.35%	500	652
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	15,000	6,595	6,595	-	43.97%	-	-
Reserves- A/C	15,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	227,027	73,935	50,286	23,649	22.15%	13,098	8,372
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	1,875	602	1,273	13.38%	375	25
Misc-Event Expense	21,000	8,750	6,944	1,806	33.07%	1,750	1,770
Misc-Social Committee	26,700	11,125	9,928	1,197	37.18%	2,225	989
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	208	514	(306)	102.80%	42	13
Total Special Recreation Facilities	53,200	21,958	17,988	3,970	33.81%	4,392	2,797
TOTAL EXPENDITURES	1,011,337	405,661	383,131	22,530	37.88%	66,687	62,715

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	(9,405)	484,351	507,072	22,721	-5391.52%	(41,332)	(32,738)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(9,405)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(9,405)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (9,405)	\$ 484,351	\$ 507,072	\$ 22,721	-5391.52%	\$ (41,332)	\$ (32,738)
FUND BALANCE, BEGINNING (OCT 1, 2021)	743,829	743,829	743,829				
FUND BALANCE, ENDING	<u>\$ 734,424</u>	<u>\$ 1,228,180</u>	<u>\$ 1,250,901</u>				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 4	\$ 4	0.00%	\$ -	\$ 1
Special Assmnts- Tax Collector	197,323	184,150	181,587	(2,563)	92.03%	4,100	3,981
Special Assmnts- Discounts	(7,893)	(7,007)	(7,087)	(80)	89.79%	(294)	(118)
TOTAL REVENUES	189,430	177,143	174,504	(2,639)	92.12%	3,806	3,864
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,493	3,490	3	88.44%	96	77
Total Administration	3,946	3,493	3,490	3	88.44%	96	77
Debt Service							
Principal Debt Retirement	126,426	-	-	-	0.00%	-	-
Interest Expense	74,370	37,185	22,379	14,806	30.09%	-	-
Total Debt Service	200,796	37,185	22,379	14,806	11.15%	-	-
TOTAL EXPENDITURES	204,742	40,678	25,869	14,809	12.63%	96	77
Excess (deficiency) of revenues Over (under) expenditures	(15,312)	136,465	148,635	12,170	-970.71%	3,710	3,787
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(15,312)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(15,312)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (15,312)	\$ 136,465	\$ 148,635	\$ 12,170	-970.71%	\$ 3,710	\$ 3,787
FUND BALANCE, BEGINNING (OCT 1, 2021)	198,168	198,168	198,168				
FUND BALANCE, ENDING	\$ 182,856	\$ 334,633	\$ 346,803				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 19	\$ 19	0.00%	\$ -	\$ 4
TOTAL REVENUES	-	-	19	19	0.00%	-	4
EXPENDITURES							
Construction In Progress							
Construction in Progress	-	-	444,105	(444,105)	0.00%	-	197,289
Total Construction In Progress	-	-	444,105	(444,105)	0.00%	-	197,289
TOTAL EXPENDITURES	-	-	444,105	(444,105)	0.00%	-	197,289
Excess (deficiency) of revenues Over (under) expenditures	-	-	(444,086)	(444,086)	0.00%	-	(197,285)
Net change in fund balance	\$ -	\$ -	\$ (444,086)	\$ (444,086)	0.00%	\$ -	\$ (197,285)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	-	979,949				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 535,863				

Notes to the Financial Statements
February 2022

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 88.8% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 37.9% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Cash with Fiscal Agent		246,815	Deposit in transit-reimbursement for Requisitions paid by general fund.
Accounts Receivable-Other		379	Purchased blower for HOA to be reimbursed.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Due From Other Funds		15,387	Due from General Fund to Debt Service and Due from Capital Projects to General Fund.
Prepaid Items		4,076	Comedy Show in March, Farewell party in April, May party and Holiday entertainment 2022.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		24,612	Invoices for current month but not paid in current month.
Accrued Expenses		3,223	
Sales Tax Payable		28	Sales Tax for the gate remotes and access cards.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Special Assessments-Tax Collector	973,783	896,526	92.07%	Collections were at 92.5% at this time last year.
Other Misc Revenue	3,800	3,700	97.37%	Proceeds from sale of old golf cart.
Gate Bar Codes/Remotes	1,000	730	73.00%	Gate Openers less sales tax paid.
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	11,445	11,445	100.00%	Assessment roll preparation fees.
ProfServ-Trustee Fees	-	3,704	N/A	Trustee fees paid for year. Will budget for next year.
Insurance-General Liability	9,265	7,123	76.88%	Insurance paid in full for year.
R&M-ADA Compliance	1,553	1,553	100.00%	Webhosting paid in full for the year.
Legal Advertising	1,100	380	34.55%	Meetings, workshop notices, RFPs for audit firm.
<u>Public Safety</u>				
R&M-Gatehouse	1,000	686	68.60%	Installed DVR, supplies
R&M-Security Camera	3,600	1,830	50.83%	Installed license camera system at back gate.
<u>Field</u>				
Utility - Water & Sewer	10,000	6,061	60.61%	Monthly Water / Sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	39,552	33,541	84.80%	Insurance paid in full for year.
R&M-Entry Feature	7,500	3,200	42.67%	Entry wall repair.
R&M-Plant Replacement	7,000	5,301	75.73%	Plant replacement in common area, trimmed tree in Greenbelts & Clubhouse.

Notes to the Financial Statements
February 2022

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Road & Street</u>				
Reserves-Roads & Streetlights	15,369	32,861	213.81%	Street light LED extensions (10) / fixtures.
<u>Parks & Recreation</u>				
Contracts-Pools	10,800	4,556	42.19%	Monthly pool service increased in January by \$27.84/mo.
Contracts-Pest Control	1,100	1,048	95.27%	Pest control service paid for year.
Miscellaneous Services	2,400	3,330	138.75%	Reimbursed damages done to car by inoperable gate, WiFi extender, Holiday luncheons and gift cards, miscellaneous supplies.
Misc-Holiday Decor	750	635	84.67%	Holiday decorations purchased for the 2022 Holiday season.
Misc-Cable TV Expenses	3,780	1,763	46.64%	Comcast cable services.
Cap Outlay-Clubhouse	15,000	6,595	43.97%	2017 Black Golf Cart with new batteries.
<u>Special Recreation Facilities</u>				
Office Supplies	500	514	102.80%	Miscellaneous office supplies, printer, Office 365
Debt Service Fund 203				
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	126,426	-	0.00%	Next payment to be made in May
Interest Expense	74,370	22,379	30.09%	Next payment to be made in May
Capital Fund 303				
Expenditures				
<u>Construction in Progress</u>				
Construction in Progress	-	444,105	0.00%	Requisitions 12, 13, 16, 17, 18, 19, 20, 21, 22, 23

HERITAGE OAK PARK

Community Development District

Supporting Schedules

February 28, 2022

Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,171,106	\$ 973,783	\$ 197,323
Allocation %				100%	83%	17%
11/05/21	\$ 33,748	\$ 1,406	\$ 689	\$ 35,843	\$ 29,779	\$ 6,064
11/10/21	7,938	331	162	8,431	7,020	1,411
11/18/21	84,224	3,509	1,719	89,452	74,413	15,039
11/23/21	159,040	6,627	3,246	168,912	140,406	28,506
12/02/21	196,947	8,206	4,019	209,173	174,095	35,078
12/09/21	353,047	14,710	7,205	374,962	311,701	63,261
12/16/21	89,026	3,709	1,817	94,552	78,626	15,926
01/13/22	68,735	2,864	1,403	73,002	60,682	12,320
02/15/22	22,624	700	462	23,786	19,805	3,981
TOTAL	\$ 1,015,330	\$ 42,062	\$ 20,721	\$ 1,078,113	\$ 896,526	\$ 181,587
% COLLECTED				92%	92%	92%
TOTAL OUTSTANDING				\$ 92,993	\$ 77,257	\$ 15,736

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

			Pool side Lunch	Morning Coffee Social		Masque- rade Party	Harvest Moon	Craft Fair	Movie Night	Holiday Spec tacular	New Years Eve	Jimmy Mazz	Winter Party	Vendor Day	Two Hearts Dance	Murder Mystery	Laugh Lines Comedy Show	Lucky Lepre- chaun
Date		Amount																
10/04/21	Deposit	\$230				\$230												
10/29/21	Deposit	\$3,390	\$1,347		\$68	\$450	\$1,065	\$460										
11/17/21	Refund	(\$210)					(\$210)											
11/30/21	Deposit	\$6,218	\$1,614			\$10	\$645			\$3,909		\$40						
01/04/22	Deposit	\$3,416	\$1,828							\$48	\$325	\$1,115	\$100					
01/10/22	Refund	(\$80)											(\$80)					
02/04/22	Deposit	\$1,855	\$995									\$90	(\$10)		\$340	\$240	\$200	
02/25/22	Deposit	\$8,480	\$2,335											\$1,200	\$580	\$3,360	\$940	\$65
Total		\$23,299	\$8,119	\$0	\$68	\$690	\$1,500	\$460	\$0	\$3,957	\$325	\$1,245	\$10	\$1,200	\$920	\$3,600	\$1,140	\$65
Expenses		(\$16,873)	(\$6,623)	(\$356)	\$0	(\$1,102)	(\$1,556)	(\$429)	(\$64)	(\$3,800)	(\$299)	(\$1,515)	\$0	(\$165)	(\$108)	(\$857)	\$0	\$0
Profit / (Loss)		\$6,426	\$1,496	(\$356)	\$68	(\$412)	(\$56)	\$31	(\$64)	\$157	\$26	(\$270)	\$10	\$1,035	\$812	\$2,743	\$1,140	\$65
Other Expenses		(\$1,116)																
Total Profit / (Loss)		\$5,310																

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Reserve Balance-Beginning	9,191	9,191	9191	7088	-	-	-
Revenue	32,930	39,654	43,189	47,790	31,238	5,994	23,299
Expenses	32,939	35,643	46,362	64,189	34,114	8,371	17,988
Profit(Loss)	(10)	4,011	(3,173)	(16,399)	(2,876)	(2,377)	5,310

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
February 28, 2022

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$960,456
Operating Checking Account	Valley Bank	0.08%	\$22,163
	Subtotal		\$982,619
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	0.15%	\$51,862
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	0.00%	\$19,789
Series 2020 Revenue Fund	US Bank	0.00%	\$311,627
	Subtotal		\$331,416
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	0.00%	\$535,863
	Grand Total		\$1,901,960

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 Bank United GF
Statement No. 02-22
Statement Date 2/28/2022

G/L Balance (LCY)	960,456.18	Statement Balance	983,361.67
G/L Balance	960,456.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	983,361.67
Subtotal	960,456.18	Outstanding Checks	22,905.49
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	960,456.18	Ending Balance	960,456.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/20/2020	Payment	2297	BRAD WARREN	36.00	0.00	36.00
3/20/2020	Payment	2324	PHILIP GARTLAND	18.00	0.00	18.00
12/10/2021	Payment	2949	COMCAST	353.67	0.00	353.67
2/14/2022	Payment	3006	JEST MURDER MYSTERY CO LLC	850.00	0.00	850.00
2/14/2022	Payment	3008	PAUL FALDUTO	164.66	0.00	164.66
2/16/2022	Payment	3012	DENNIS LERCH	25.50	0.00	25.50
2/16/2022	Payment	3014	MAINSCAPE	3,979.58	0.00	3,979.58
2/23/2022	Payment	3015	ARTISTREE LANDSCAPE	5,000.00	0.00	5,000.00
2/23/2022	Payment	3016	ARTISTREE LANDSCAPE	7,425.91	0.00	7,425.91
2/23/2022	Payment	3018	HUGHES ENTERTAINMENT, LLC	400.00	0.00	400.00
2/23/2022	Payment	3019	JACQUELINE N. WELLS	35.81	0.00	35.81
2/23/2022	Payment	3020	KENNETH HOWARD FRANCE	300.00	0.00	300.00
2/23/2022	Payment	3021	MIKE IMBASCIANI	1,000.00	0.00	1,000.00
2/24/2022	Payment	DD00431	Payment of Invoice 013894	3,316.36	0.00	3,316.36
Total Outstanding Checks.....				22,905.49		22,905.49

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 0663 Valley Bank
Statement No. 02-22
Statement Date 2/28/2022

G/L Balance (LCY)	22,163.15	Statement Balance	22,392.77
G/L Balance	22,163.15	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	22,392.77
Subtotal	22,163.15	Outstanding Checks	229.62
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	22,163.15	Ending Balance	22,163.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/30/2021	Payment	105	GOTHAM ENTERTAINMENT	200.00	0.00	200.00
2/17/2022	Payment	115	FEDEX	29.62	0.00	29.62
Total Outstanding Checks.....				229.62		229.62

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 02/01/22 to 02/28/22
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	115	02/17/22	FEDEX	7-654-10462	SERVICE FOR 01/27/22	Communication/Freight - Gen'l	541001-51301	\$29.62
001	116	02/17/22	STAPLES CREDIT PLAN	77190-012822	PURCHASES THRU 01/28/22	Paper, Message Pads, Binders, Tabs	551002-57201	\$43.55
001	116	02/17/22	STAPLES CREDIT PLAN	77190-012822	PURCHASES THRU 01/28/22	Murder Mystery Tickets (2/25/22)	549022-57501	\$6.56
001	116	02/17/22	STAPLES CREDIT PLAN	77190-012822	PURCHASES THRU 01/28/22	Valentines Day Tickets (2/12/22)	549022-57501	\$2.63
001	2994	02/01/22	ELECTRICAL SOLUTIONS OF SW	8031	RPLC 7 GFCI OUTLETS, 8 BUBBLE COVERS, 1 RAB BULLET	R&M-Clubhouse	546015-57201	\$809.00
001	2995	02/01/22	FPL	01222022-53151 CHK	ACCT# 72189-53151 12/21/21-01/22/22	Utility - General	543001-53901	\$20.94
001	2996	02/01/22	TODD PROA	000951325	BLACK ALGAE TREATMENT, GRANULAR 90	R&M-Pools	546074-57201	\$260.00
001	2997	02/02/22	ELECTRICAL SOLUTIONS OF SW	7931	SUPPLY 19 CUSTOM MADE AND POWDER COATED 3' EXT	Reserve - Roads & Streetlights	568136-54101	\$10,000.00
001	2998	02/03/22	CENTURYLINK	01192022-8717	ACCT# 311078717 01/19/22-02/18/22	Communication - Telephone	541003-57201	\$671.17
001	2999	02/03/22	FEDEX	7-632-33756	SERVICE FOR 01/05/22-01/07/22	Communication/Freight - Gen'l	541001-51301	\$35.16
001	2999	02/03/22	FEDEX	7-639-57297	SERVICE FOR 01/13/22-01/14/22	Communication/Freight - Gen'l	541001-51301	\$23.56
001	3000	02/03/22	GRAU & ASSOCIATES	21954	AUDIT FYE 09/30/21	Auditing Services	532002-51301	\$2,000.00
001	3001	02/03/22	GREATAMERICA FINANCIAL SVCS	30887210	COPIER LEASE FOR 01/22	Office Supplies	551002-57201	\$130.86
001	3002	02/03/22	PERSSON, COHEN & MOONEY, P.A.	1699	LEGAL SERVICE FOR 01/22	ProfServ-Legal Services	531023-51401	\$333.75
001	3003	02/03/22	RICKIE WEBB	02012022	ENTRY WALL REPAIR	R&M-Entry Feature	546021-53901	\$3,200.00
001	3004	02/03/22	TODD PROA	952019	02/22 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	3004	02/03/22	TODD PROA	952019	02/22 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$927.84
001	3005	02/14/22	FEDEX	7-646-60987	SERVICE FOR 01/20/22	Communication/Freight - Gen'l	541001-51301	\$11.83
001	3006	02/14/22	JEST MURDER MYSTERY CO LLC	02072022	MURDER MYSTERY EVENT-BALANCE DUE	Misc-Event Expense	549022-57501	\$850.00
001	3007	02/14/22	MAINSCAPE	1269589	QTRLY VFD PUMP MAINT	R&M-Pumps	546138-53901	\$250.00
001	3007	02/14/22	MAINSCAPE	1269590	01/22 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$2,030.04
001	3008	02/14/22	PAUL FALDUTO	02072022	REIMB FOOD FOR VENDOR DAY VENDORS	Reimbursement	549051-57501	\$164.66
001	3009	02/14/22	RUSSELL D JENNINGS	49051-020822	DEPOSIT FOR DJ FOR HALLOWEEN 2022 PARTY	Deposit for Halloween DJ	155000	\$100.00
001	3010	02/14/22	SOLITUDE LAKE MANAGEMENT	PI-100751695	FEB22 LAKE & POND MANAGEMENT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	3011	02/16/22	COVERALL OF FT. MYERS	1160270636	CLEANING SERVICE 02/1/22-02/28/22	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	3012	02/16/22	DENNIS LERCH	RKDD-021122	REIMB FOR ITEMS TO REPAIR BOCC COURT BENCHES	R&M-Parks	546066-57201	\$25.50
001	3013	02/16/22	JACQUELINE WELLS	021422	REIMB FOR TWO HEARTS DANCE FOOD	Two Hearts Dance 02/12/22	549051-57501	\$107.52
001	3014	02/16/22	MAINSCAPE	1269047	FEB22 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$3,979.58
001	3015	02/23/22	ARTISTREE LANDSCAPE	162016	TRIMMED TREES IN GREEN BELTS & CLUBHOUSE	R&M-Plant Replacement	546071-53901	\$5,000.00
001	3016	02/23/22	ARTISTREE LANDSCAPE	162096	FEB22 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,425.91
001	3018	02/23/22	HUGHES ENTERTAINMENT, LLC	KPARK-022122	ENTERTAINMENT FOR ST PATRICK'S DAY PARTY	Entertainment for St. Patty's Day	155000	\$400.00
001	3019	02/23/22	JACQUELINE N. WELLS	02212022	FOOD FOR MORNING COFFEE	Monday Coffee	549051-57501	\$35.81
001	3020	02/23/22	KENNETH HOWARD FRANCE	02212022	ENTERTAINMENT FOR FASHION SHOW 04/08/22	Entertainment for Fashion Show 4.8.22	155000	\$300.00
001	3021	02/23/22	MIKE IMBASCIANI	02222022	ENTERTAINMENT FOR 01/28/2023 PARTY	January 28, 2023 Party Deposit	155000	\$1,000.00
001	DD00403	02/02/22	CHARLOTTE COUNTY UTILITIES	011222-101597 ACH	26307-101597 01/12/22-02/02/22	Utility - Water & Sewer	543021-53901	\$2,850.70
001	DD00406	02/06/22	FPL	01222022-03218 ACH	ACCT# 01784-03218 12/21/21-01/22/22	Utility - General	543001-53901	\$80.34
001	DD00407	02/06/22	FPL	01222022-93219 ACH	ACCT# 25921-93219 12/21/21-01/22/22	Utility - General	543001-53901	\$196.96
001	DD00408	02/06/22	FPL	01222022-28333 ACH	ACCT# 36126-28333 12/21/21-01/22/22	Utility - General	543001-53901	\$587.92
001	DD00409	02/06/22	FPL	01222022-90214 ACH	ACCT# 65998-90214 12/21/21-01/22/22	Utility - General	543001-53901	\$138.40
001	DD00410	02/06/22	FPL	01222022-74219 ACH	ACCT# 89079-74219 12/21/21-01/22/22	Utility - General	543001-53901	\$408.10
001	DD00411	02/06/22	FPL	01222022-29333 ACH	ACCT# 90419-29333 12/21/21-01/22/22	Utility - General	543001-53901	\$125.50
001	DD00412	02/06/22	FPL	01222022-85535 ACH	ACCT# 92945-85535 12/21/21-01/22/22	Utility - General	543001-53901	\$73.78
001	DD00413	02/06/22	FPL	01222022-32211 ACH	ACCT# 94620-32211 12/21/21-01/22/22	Utility - General	543001-53901	\$257.83
001	DD00414	02/06/22	FPL	01222022-59344 ACH	ACCT# 96809-59344 12/21/21-01/22/22	Utility - General	543001-53901	\$82.56
001	DD00415	02/08/22	FPL	01222022-88335 ACH	ACCT# 87070-88335 12/21/21-01/22/22	Utility - General	543001-53901	\$2,118.30
001	DD00427	02/17/22	COMCAST	012622-4227-ACH	ACCT# 8535100601234227 01/30/22-02/28/22	Misc-Cable TV Expenses	549039-57201	\$361.33
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Blower-HOPCA to Pay Back	103000	\$379.00
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Supplies	552001-57201	\$46.84

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 02/01/22 to 02/28/22
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Pool Area Repair	546066-57201	\$29.18
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Gate	546034-52901	\$7.72
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Trash Cans	546066-57201	\$75.94
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Gate	546034-52901	\$12.34
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Gate	546034-52901	\$51.94
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Act Office 365	551002-57501	\$12.50
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Coffee Social	549051-57501	\$32.60
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Gate Remote	552001-57201	\$174.56
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Christmas Decor-Reindeer	549027-57201	\$235.38
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$274.08
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Christmas Decor-Penguins	549027-57201	\$62.05
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Christmas Decor-Garland/Snowman/Lights	549027-57201	\$338.04
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	BJs Membership	549001-57201	\$165.00
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$21.89
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Sam's Gas	549900-53901	\$21.44
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$12.64
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	BJs Membership Refund	549001-57201	(\$165.00)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Cleaning Supplies	552001-57201	\$185.04
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$4.86
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	New Trash Can and Handle Grip	546066-57201	\$69.63
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$26.78
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Office Supplies	551002-57201	\$31.61
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$208.50
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Dime Bingo Cards	549001-57501	\$25.46
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$19.24
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$14.96
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	DoorKing Gate Software	546034-52901	\$427.40
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	iPhone Screen Protector	549001-57201	\$8.15
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Weather Station Upgrade	546066-57201	\$47.40
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Channel Loc Socket Set	549900-53901	\$89.98
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Kitchen	549001-57201	\$40.70
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	OP Supplies	552001-57201	\$98.03
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	COVID Rapid Test Kits	549001-57201	\$47.99
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Refund for iPhone Screen Protector	549001-57201	(\$8.15)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Cash Register for Poolside Lunch	549022-57501	\$250.00
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Lodge Supplies	546015-57201	\$57.63
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	iPhone Accessories	549001-57201	\$30.13
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Refund for iPhone Accessories	549001-57201	(\$8.12)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Refund for iPhone Accessories	549001-57201	(\$9.60)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	iPhone Screen Protector	549001-57201	\$9.62
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	New Phone Number for Gates	546035-52901	\$40.74
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Gas	549001-57201	\$33.43
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$78.94
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$23.21
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$24.31
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Gas	549900-53901	\$48.32
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	New Gate Box Cloud Storage	546034-52901	\$67.03
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Soap	552001-57201	\$147.96
001	DD00417	02/07/22	PAUL J. FALDUTO , JR	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00418	02/07/22	BRIAN R. BITGOOD	PAYROLL	February 07, 2022 Payroll Posting			\$184.70

HERITAGE OAK PARK

Community Development District

Payment Register by Fund
For the Period from 02/01/22 to 02/28/22
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD00419	02/07/22	EDWARD A. CAREY	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00420	02/07/22	KENT D. WEEKS	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00421	02/07/22	STEPHEN R. HORSMAN	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00422	02/22/22	PAUL J. FALDUTO , JR	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00423	02/22/22	BRIAN R. BITGOOD	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00424	02/22/22	EDWARD A. CAREY	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00425	02/22/22	KENT D. WEEKS	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00426	02/22/22	STEPHEN R. HORSMAN	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
Fund Total								<u>\$55,376.57</u>

Total Checks Paid	\$55,376.57
--------------------------	--------------------

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

Version 1 - Proposed Budget

(Printed on 03/07/22 5:15pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Exhibit A - Allocation of Fund Balances	5
Budget Narrative	6-14
<u>DEBT SERVICE BUDGET</u>	
Debt Service Fund - Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
Amortization Schedule.....	16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	17

HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	FY 2020	FY 2021	BUDGET FY 2022	THRU FEB-2022	MAR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES									
Interest - Investments	\$ 5,179	\$ 8,835	\$ 1,359	\$ 275	\$ 5,000	\$ 44	\$ 105	\$ 149	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	3,000	3,000	750	2,250	3,000	3,000
Room Rentals	749	857	2,949	281	500	-	300	300	500
Recreational Activity Fees	43,189	47,790	31,238	5,994	53,200	23,299	1,200	24,499	53,200
Special Assmnts- Tax Collector	808,592	877,705	936,042	973,783	973,783	896,526	77,257	973,783	973,783
Special Assmnts- Discounts	(29,649)	(31,900)	(34,100)	(36,123)	(38,951)	(34,975)	(773)	(35,748)	(38,951)
Other Miscellaneous Revenues	13,412	10,787	202,523	34,914	3,800	3,700	-	3,700	3,800
Gate Bar Code/Remotes	646	1,376	674	927	1,000	730	300	1,030	1,200
Access Cards	-	560	246	246	600	129	125	254	600
Insurance Reimbursements	-	-	28,275	-	-	-	-	-	-
TOTAL REVENUES	845,118	919,010	1,172,206	983,297	1,001,932	890,203	80,764	970,967	1,001,932
EXPENDITURES									
Administrative									
P/R-Board of Supervisors	11,600	11,600	10,800	11,200	12,000	5,000	7,000	12,000	12,000
FICA Taxes	887	887	826	857	918	383	536	919	918
ProfServ-Engineering	-	1,928	23,853	18,418	10,000	1,245	700	1,945	10,000
ProfServ-Legal Services	3,505	8,396	9,869	10,101	6,000	2,003	2,800	4,803	6,000
ProfServ-Mgmt Consulting Serv	60,738	60,923	63,637	65,547	67,514	28,131	39,383	67,514	69,540
ProfServ-Special Assessment	10,169	10,474	10,788	11,112	11,445	11,445	-	11,445	11,788
ProfServ-Trustee Fees	-	-	-	337	-	3,704	-	3,704	3,704
Auditing Services	5,500	6,200	5,700	4,000	5,750	2,000	2,500	4,500	4,700
Communication/Freight - Gen'l	1,417	1,458	1,422	457	1,500	415	525	940	1,500
Insurance - General Liability	10,910	8,363	9,851	8,423	9,265	7,123	-	7,123	7,835
R&M-ADA Compliance	-	-	3,264	1,553	1,553	1,553	-	1,553	1,553
Legal Advertising	904	2,332	3,378	1,533	1,100	380	720	1,100	1,100
Miscellaneous Services	512	5,088	195	79	3,000	18	700	718	3,000
Misc-Bank Charges	1,803	2,043	1,532	-	2,400	-	-	-	2,400
Misc-Assessmnt Collection Cost	7,228	6,425	5,753	6,345	19,476	17,231	1,545	18,776	19,476
Office Supplies	-	-	15	-	360	15	100	115	360
Annual District Filing Fee	175	175	175	175	175	175	-	175	175
Total Administrative	115,348	126,292	151,058	140,137	152,456	80,821	56,509	137,330	156,049

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<i>Other Public Safety</i>									
Contracts-Mgmt Services	7,725	-	-	-	-	-	-	-	-
R&M-Gate	4,286	7,134	4,917	4,393	3,500	844	2,500	3,344	3,500
R&M-Gatehouse	1,140	649	18	320	1,000	686	300	986	1,000
R&M-Security Cameras	1,480	3,257	969	119	3,600	1,830	1,500	3,330	3,600
<i>Total Other Public Safety</i>	14,631	11,040	5,904	4,832	8,100	3,360	4,300	7,660	8,100
<i>Field</i>									
Contracts-Mgmt Services	110,739	114,061	117,483	127,272	131,709	54,879	76,830	131,709	135,661
Contracts-Lake and Wetland	6,120	6,120	6,120	6,120	6,120	2,550	3,570	6,120	6,120
Contracts-Landscape	83,996	83,996	86,515	86,515	89,111	37,130	51,981	89,111	91,784
Contracts-Irrigation	47,028	49,140	45,900	46,818	48,223	19,898	27,857	47,755	49,188
Utility - General	35,398	37,802	38,027	31,147	43,320	15,841	26,600	42,441	45,600
Utility - Water & Sewer	7,398	8,379	8,795	15,148	10,000	6,061	8,400	14,461	13,600
Insurance - General Liability	26,941	29,100	33,606	35,956	39,552	33,541	-	33,541	36,895
R&M-Drainage	21,994	16,842	5,370	6,520	15,000	-	15,000	15,000	15,000
R&M-Entry Feature / Wall	1,263	10,066	2,500	6,186	7,500	3,200	4,300	7,500	7,500
R&M-Irrigation	107,179	104,526	119,559	77,807	31,400	11,887	14,000	25,887	31,400
R&M-Lake	2,877	6,100	20,687	13,125	22,100	-	6,000	6,000	21,750
R&M-Plant Replacement	2,960	324	5,762	1,393	7,000	5,301	1,700	7,001	7,000
R&M-Trees and Trimming	1,750	5,254	5,545	4,025	7,500	200	7,300	7,500	7,500
R&M-Pumps	5,538	2,500	10,404	2,750	2,160	500	540	1,040	2,160
Misc-Special Projects	6,440	16,548	9,230	2,785	10,930	3,800	7,130	10,930	10,930
Natural Disaster Expense	58,424	6,726	-	-	5,000	-	5,000	5,000	5,000
Misc-Contingency	5,209	2,999	4,866	5,691	5,000	389	4,611	5,000	5,000
Capital Outlay	19,865	-	3,075	11,334	25,560	1,275	24,285	25,560	25,560
Capital Outlay - Irrigation	5,990	-	20,498	-	-	-	-	-	-
<i>Total Field</i>	557,109	500,483	543,942	480,592	507,185	196,452	285,104	481,556	517,648

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
ACCOUNT DESCRIPTION	FY 2018	FY 2019	FY 2020	FY 2021	BUDGET FY 2022	THRU FEB-2022	MAR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
Road and Street Facilities									
R&M-Parking Lots	211	520	-	-	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	13,701	10,255	1,971	350	4,000	1,086	2,914	4,000	4,000
R&M-Sidewalks	-	-	380	9,962	15,000	-	15,000	15,000	15,000
R&M-Streetlights	5,837	3,329	1,673	7,702	10,000	277	9,723	10,000	10,000
Misc-Contingency	-	-	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	-	-	10,000	-	10,000	10,000	10,000
Capital Outlay - Streetlight Impr	-	-	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roads & Streetlights	58,430	10,548	52,485	26,652	15,369	32,861	-	32,861	15,369
Total Road and Street Facilities	78,179	24,652	56,509	44,666	63,369	34,224	46,637	80,861	63,369
Parks and Recreation - General									
Contracts-Mgmt Services	59,307	74,911	72,807	16,838	34,157	14,232	6,097	20,329	34,157
Contracts-Janitorial Services	18,123	18,960	18,960	18,960	18,960	7,900	11,060	18,960	18,960
Contracts-Pools	10,800	10,800	10,800	8,100	10,800	4,556	6,495	11,051	11,134
Contracts-Pest Control	1,048	1,298	1,048	1,048	1,100	1,048	-	1,048	1,100
Communication - Telephone	7,437	7,903	8,142	8,353	8,580	3,375	4,908	8,283	8,580
R&M-Clubhouse	79,674	100,335	60,458	9,439	50,000	3,358	39,142	42,500	50,000
R&M-Parks	32,540	31,892	12,253	12,090	15,000	339	13,000	13,339	15,000
R&M-Pools	8,083	2,420	6,872	8,883	4,500	794	3,500	4,294	4,500
R&M - Tennis Courts	17,100	-	832	27	2,000	-	2,000	2,000	2,000
Miscellaneous Services	2,866	3,329	2,467	2,199	2,400	3,330	1,400	4,730	2,400
Misc-Holiday Décor	469	527	491	413	750	635	-	635	750
Misc-Cable TV Expenses	982	1,030	3,097	3,917	3,780	1,763	2,529	4,292	4,560
Office Supplies	3,873	3,434	3,546	3,718	3,000	1,080	1,470	2,550	3,000
OpSupplies - General	2,209	5,645	3,058	3,448	6,000	1,281	2,205	3,486	6,000
Cap Outlay - Equipment	-	-	1,091	7,200	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	10,488	37,855	-	15,000	6,595	8,405	15,000	15,000
Reserve - Air Conditioner	-	-	-	-	15,000	-	-	-	15,000
Reserve - Roof	-	-	5,000	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	-	8,736	3,000	-	-	-	3,000
Total Parks and Recreation - General	244,511	272,972	248,777	113,369	227,027	50,286	110,212	160,498	228,141

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Special Recreation Facilities									
Miscellaneous Services	3,133	5,470	1,087	324	4,500	602	1,125	1,727	4,500
Misc-Event Expense	22,932	33,221	16,092	2,129	21,000	6,944	7,000	13,944	21,000
Misc-Social Committee	19,591	24,734	16,609	5,400	26,700	9,928	12,000	21,928	26,700
Misc-Trips and Tours	-	-	-	-	500	-	-	-	500
Office Supplies	727	763	386	518	500	514	125	639	500
Total Special Recreation Facilities	46,383	64,188	34,174	8,371	53,200	17,988	20,250	38,238	53,200
TOTAL EXPENDITURES	1,056,161	999,627	1,040,364	791,967	1,011,337	383,131	523,012	906,143	1,026,507
Excess (deficiency) of revenues									
Over (under) expenditures	(211,043)	(80,617)	131,842	191,330	(9,405)	507,072	(442,247)	64,824	(24,575)
OTHER FINANCING SOURCES (USES)									
Interfund Transfer - In	-	-	244,906	-	-	-	-	-	-
Operating Transfers-Out	-	-	(231,038)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	(9,405)	-	-	-	(24,575)
TOTAL OTHER SOURCES (USES)	-	-	13,868	-	(9,405)	-	-	-	(24,575)
Net change in fund balance	(211,043)	(80,617)	145,710	191,330	(9,405)	507,072	(442,247)	64,824	(24,575)
FUND BALANCE, BEGINNING	698,449	487,406	406,789	552,499	743,829	743,829	-	743,829	808,653
FUND BALANCE, ENDING	\$ 487,406	\$ 406,789	\$ 552,499	\$ 743,829	\$ 734,424	\$ 1,250,901	\$ (442,247)	\$ 808,653	\$ 784,078

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 808,653
Net Change in Fund Balance - Fiscal Year 2023	(24,575)
Reserves - Fiscal Year 2023 Additions	58,369
Total Funds Available (Estimated) - 9/30/2023	842,447

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	4,076
Subtotal	<u>12,276</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		242,035	(1)
Reserve - Roads & Streetlights - Prior Years	224,848		(2)
Reserve - Roads & Streetlights - FY 2022	15,369		(3)
Reserve - Roads & Streetlights - Actual Expensed	(32,861)		(4)
Reserve - Roads & Streetlights - Current Budget Year	15,369	222,725	(5)
Reserve - Arbor - Prior Years		2,500	(3)
Reserve - Air Conditioner - FY 2022	15,000		(3)
Reserve - Air Conditioner - Current Budget Year	15,000	30,000	(5)
Reserve - Roof - Prior Years	110,000		(2)
Reserve - Roof - FY 2022	25,000		(3)
Reserve - Roof - Current Budget Year	25,000	160,000	(5)
Reserve - Swimming Pools - Prior Years	23,239		(2)
Reserve - Swimming Pools - FY 2022	3,000		(3)
Reserve - Swimming Pools - Current Budget Year	3,000	29,239	(5)
Subtotal		<u>686,499</u>	

Total Allocation of Available Funds	698,775
--	----------------

Total Available for Projects	\$ 93,672
Total Unassigned (undesignated) Cash	\$ <u>50,000</u>

Notes

- (1) Represent approximately 3 months of operating expenditures
- (2) Represents Reserves from Prior Years thru FY 2021
- (3) Represents Reserves for FY 2022
- (4) Represents actual expense in FY 2022
- (5) Represents Reserves for Current Budget Year FY 2023

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Interlocal Agreement

The District has an Interlocal agreement with Heritage Oak Park Community Association for the use of District office and supplies.

Room Rentals

The District earns income when the clubhouse is rented for an event.

Recreational Activity Fees

This is the revenue from the events that the activities department holds throughout the year.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The District earns miscellaneous income for providing services for the District, i.e. copies of pool keys, mailbox locks and keys, faxes, etc.

Gate Bar Code/Remotes

The District receives amounts for gate remotes that operate the gates of the District.

Access Cards

The District receives amounts for access cards that operate the Fitness Center.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services-Engineering

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

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Special Assessment

This is the Administrative fees to prepare the District's special assessment roll.

Auditing Services

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

Communication/Freight - General

This includes telephone, fax transmissions, printing, copies, mailing of agenda packages, checks for vendors, postage and any other required correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Administrative (continued)

R&M - ADA Compliance

This is for the cost of the ADA compliance for the website, etc.

Legal Advertising

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

Miscellaneous Services

This is for any miscellaneous charges that the District may incur during the fiscal year.

Miscellaneous-Bank Charges

This includes monthly bank charges for the maintenance of the operating accounts.

Miscellaneous-Assessment Collection Costs

The District reimburses the Charlotte County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

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

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Other Public Safety

R&M - Gate

This represents the repairs and maintenance of the gates. This also includes the purchase of new gate transmitters.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Other Public Safety (continued)

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

This is for miscellaneous repairs and maintenance on the new security cameras that were installed at the clubhouse and at the front and at the rear gates.

Field

Contracts – Management Services

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Field personnel.

Contracts – Lakes and Wetland

The District has a contract for the aquatic maintenance of the lakes in the District.

Contracts - Landscape

This line item includes mowing, edging, pruning, fertilization, semi-annual leaf pickup, irrigation repairs and maintenance, and pest and weed control of the common areas.

Contracts - Irrigation

This includes monthly monitoring of the irrigation systems throughout the District.

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

This is for the water & sewer usage for the District, plus annual fire protection fee of \$1,600.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Field (continued)

Insurance – General Liability

The general liability insurance is with Preferred Governmental Insurance Trust who specializes in providing insurance coverage for governmental agencies.

R&M – Drainage

This is for the upkeep and maintenance of the drainage areas around the District.

R&M – Entry Feature

This is for the upkeep and maintenance of the walls and fences of the District.

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

This includes any repairs and maintenance to the lakes of the District.

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

This includes any tree maintenance for the trees in the District.

R&M - Pumps

This is for quarterly pump maintenance contract.

Miscellaneous – Special Projects

This is for any special projects that may arise in the Field for the District.

Natural Disaster Expense

This is for any natural disaster expenses that may occur during or after a major weather event.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Field (continued)

Miscellaneous - Contingency

This is for any contingencies that may arise in the Field for the District.

Capital Outlay

This is for the maintenance cart that belongs to the District.

Road and Street Facilities

R&M – Parking Lots

This represents repairs and maintenance of the parking lots around the District.

R&M – Roads & Alleyways

This represents miscellaneous repairs of the roads and alleyways of the District.

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

This includes any repairs and maintenance to the streetlights in the District.

Miscellaneous - Contingency

This is a contingency in case an unexpected cost may arise in for the roads and streets.

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Streetlight Improvement

This is for the new poles and streetlights for the District.

Reserve – Roads & Streetlights

This is for the reserve that will be for installing new streetlights around the District.

Parks and Recreation – General

Contracts – Management Services

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Parks and Rec personnel.

Contracts – Janitorial Services

This includes any cleaning that may be incurred by the District for cleaning of the recreational center.

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

The District has a contract for pest control for the recreational center, guard house and other buildings owned by the District.

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

R&M - Clubhouse

This represents repairs and maintenance of the recreational center that may be required during the year.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Parks and Recreation – General (continued)

R&M - Parks

This includes bocce ball court maintenance and other park maintenance that may be required in the District.

R&M - Pools

This includes any pool maintenance that may be incurred by the District's recreational center pool.

R&M – Tennis Courts

This includes tennis court maintenance including repairing cracks and resurfacing the courts.

Miscellaneous Services

This includes any miscellaneous services that are needed to run the recreational center.

Miscellaneous – Holiday Decorations

This is for the decorations that will be displayed around the District during the Holidays.

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

This includes any office supplies that are needed to run the recreational center.

Operating Supplies - General

This includes any general maintenance supplies that are needed for the recreational center and the parks.

Capital Outlay – Equipment

This is for purchasing a new phone system and sound system for the Lodge.

Capital Outlay – Clubhouse

This is for the capital items for the clubhouse that need to be replaced.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Parks and Recreation – General (continued)

Reserve – Air Conditioner

This is for the reserve for the air conditioner of the clubhouse that will need to be replaced.

Reserve – Roof

This is for the reserve for the roof of the clubhouse that will need to be replaced.

Reserve – Swimming Pool

This is for the reserve for the swimming pool and pool equipment that will need upgrading.

Special Recreation Facilities

Miscellaneous Services

This includes bank charges and miscellaneous expenditures for the Activities Dept.

Miscellaneous – Event Expense

These are the expenditures from event planning to the decorations for the event.

Miscellaneous – Social Committee

This is for the food and drink expenditures for the events which include the poolside lunch and the coffee social.

Miscellaneous – Trips and Tours

These are the expenditures for the transportation used for the trips and tours.

Office Supplies

These are the expenditures for the office supplies necessary for the Activities Director.

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ -	\$ 6	\$ -	\$ 4	\$ -	\$ 4	\$ -
Special Assmnts- Tax Collector	-	197,323	197,323	181,587	15,736	197,323	197,323
Special Assmnts- Discounts	-	(7,324)	(7,893)	(7,087)	(157)	(7,244)	(7,893)
TOTAL REVENUES	-	190,005	189,430	174,504	15,579	190,083	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	1,286	3,946	3,490	315	3,805	3,946
Total Administrative	-	1,286	3,946	3,490	315	3,805	3,946
<i>Debt Service</i>							
Principal Debt Retirement	-	-	126,426	-	126,426	126,426	128,777
Interest Expense	-	12,099	74,370	22,379	11,188	33,567	69,669
Total Debt Service	-	12,099	200,796	22,379	137,614	159,993	198,445
TOTAL EXPENDITURES	-	13,385	204,742	25,869	137,929	163,798	202,391
Excess (deficiency) of revenues Over (under) expenditures	-	176,620	(15,312)	148,635	(122,350)	26,285	(12,962)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	3,000	-	-	-	-	-
Debt Proceeds	18,548	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(15,312)	-	(122,350)	(122,350)	(12,962)
TOTAL OTHER SOURCES (USES)	18,548	3,000	(15,312)	-	(122,350)	(122,350)	(12,962)
Net change in fund balance	18,548	179,620	(15,312)	148,635	(122,350)	(96,065)	(12,962)
FUND BALANCE, BEGINNING	-	18,548	198,168	198,168	-	198,168	102,103
FUND BALANCE, ENDING	\$ 18,548	\$ 198,168	\$ 182,856	\$ 346,803	\$ (122,350)	\$ 102,103	\$ 89,141

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Payment	Interest	Principal	Balance
11/1/2022	34,834.26	34,834.26	-	1,873,573.62
5/1/2023	163,611.21	34,834.26	128,776.95	1,744,796.67
11/1/2023	32,439.99	32,439.99	-	1,744,796.67
5/1/2024	163,611.21	32,439.99	131,171.22	1,613,625.45
11/1/2024	30,001.20	30,001.20	-	1,613,625.45
5/1/2025	163,611.21	30,001.20	133,610.01	1,480,015.44
11/1/2025	27,517.06	27,517.06	-	1,480,015.44
5/1/2026	163,611.21	27,517.06	136,094.15	1,343,921.29
11/1/2026	24,986.75	24,986.75	-	1,343,921.29
5/1/2027	163,611.21	24,986.75	138,624.46	1,205,296.83
11/1/2027	22,409.38	22,409.38	-	1,205,296.83
5/1/2028	163,611.21	22,409.38	141,201.83	1,064,095.00
11/1/2028	19,784.10	19,784.10	-	1,064,095.00
5/1/2029	163,611.21	19,784.10	143,827.11	920,267.89
11/1/2029	17,110.00	17,110.00	-	920,267.89
5/1/2030	163,611.21	17,110.00	146,501.21	773,766.68
11/1/2030	14,386.19	14,386.19	-	773,766.68
5/1/2031	163,611.21	14,386.19	149,225.02	624,541.66
11/1/2031	11,611.74	11,611.74	-	624,541.66
5/1/2032	163,611.21	11,611.74	151,999.47	472,542.19
11/1/2032	8,785.70	8,785.70	-	472,542.19
5/1/2033	163,407.16	8,785.70	154,621.46	317,920.73
11/1/2033	5,910.91	5,910.91	-	317,920.73
5/1/2034	163,407.16	5,910.91	157,496.25	160,424.48
11/1/2034	2,982.68	2,982.68	-	160,424.48
5/1/2035	163,407.16	2,982.68	160,424.48	-
\$ 2,379,093.54		\$ 505,519.92	\$ 1,873,573.62	

HERITAGE OAK PARK
Community Development District

Supporting Budget Schedule
Fiscal Year 2023

**Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund			Debt Service 2020			Total Assessments per Unit			Units
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	
SF	\$1,405.17	\$1,405.17	0.0%	\$324.03	\$324.03	0.0%	\$1,729.20	\$1,729.20	0.0%	39
MF	\$1,405.17	\$1,405.17	0.0%	\$282.39	\$282.39	0.0%	\$1,687.56	\$1,687.56	0.0%	654
										693

REGULAR MEETING

Fifth Order of Business

5A

**MINUTES OF MEETING
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, February 17, 2022 at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Edward Carey	Vice Chairperson
Steve Horsman	Assistant Secretary
Kent Weeks	Assistant Secretary
Brian Bitgood	Assistant Secretary
Bob Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Jackie Wells	Activities Coordinator, Inframark

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Falduto called the meeting to order and Mr. Koncar called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- No audience comments.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto commented on the CDD Board's attempt to get a crosswalk put in on Casada Avenue by our main gate.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. **Approval of the Minutes of the February 3, 2022 Meeting**
- B. **Financial Statements and Check Register for January 2022**

On MOTION by Mr. Horsman seconded by Mr. Weeks with all in favor the Consent Agenda was approved. 5-0

SIXTH ORDER OF BUSINESS

New Business

A. Gym Arm Proposal

Ms. Michelle Egan reported on this item.

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor the proposal from the Precision Gate & Security Company for upgraded gates at a cost of not to exceed \$20,000 was approved. 5-0

SEVENTH ORDER OF BUSINESS

Old Business

None.

EIGHTH ORDER OF BUSINESS

Staff Reports.

- A. District Attorney**
No report.
- B. District Engineer**
The new engineering firm is on board and existing requisitions are being executed.
- C. Manager**

On MOTION by Mr. Carey seconded by Mr. Horsman with all in favor advertising for a workshop meeting to be held on March 17, 2022 at 9:00 a.m. to discuss the fiscal year 2023 capital budget, to be followed by the regular Board meeting was approved. 5-0

NINTH ORDER OF BUSINESS

On-Site Administration Report – Project Updates

Ms. Egan reported on various onsite issues.

Regarding the Mainscape project issues, Mr. Koncar recommended that he, Ms. Egan, and the Chairman confer with District Counsel regarding preparing a letter to point out specific provisions in the contracts for time frames, completion of work, safety while the work is being done. The specific district requests and time frames should be spelled out and notice should be given to the contractor from the District Attorney of possibly liquidating damages down the road.

TENTH ORDER OF BUSINESS

Supervisor Requests

Supervisors commented on various topics.

Ms. Wells gave a quick update on activities and the cash register.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Audience members commented on various items.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the meeting was adjourned.

Secretary

Paul Falduto
Chairman

5B

HERITAGE OAK PARK
Community Development District

Financial Report

February 28, 2022

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 2 - 4
Debt Service Fund	Page 5
Capital Projects Fund	Page 6
Notes to the Financials	Page 7 - 8

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessment Report	Page 9
Activities Report	Page 10
Cash & Investment Report	Page 11
Bank Reconciliations	Page 12 - 13
Check Register by Fund	Page 14 - 16

HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

February 28, 2022

Balance Sheet
February 28, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 982,619	\$ -	\$ -	\$ 982,619
Cash On Hand/Petty Cash	200	-	-	200
Cash with Fiscal Agent	246,815	-	-	246,815
Accounts Receivable - Other	379	-	-	379
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	15,387	-	15,387
Investments:				
Money Market Account	51,862	-	-	51,862
Construction Fund	-	-	535,863	535,863
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	311,627	-	311,627
Prepaid Items	4,076	-	-	4,076
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,294,151	\$ 346,803	\$ 535,863	\$ 2,176,817
LIABILITIES				
Accounts Payable	\$ 24,612	\$ -	\$ -	\$ 24,612
Accrued Expenses	3,223	-	-	3,223
Sales Tax Payable	28	-	-	28
Due To Other Funds	15,387	-	-	15,387
TOTAL LIABILITIES	43,250	-	-	43,250
FUND BALANCES				
Nonspendable:				
Prepaid Items	4,076	-	-	4,076
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	346,803	-	346,803
Capital Projects	-	-	535,863	535,863
Assigned to:				
Operating Reserves	238,242	-	-	238,242
Reserves - Arbor	2,500	-	-	2,500
Reserves -Roads & Streetlights	224,818	-	-	224,818
Reserves - Roof	110,000	-	-	110,000
Reserves - Swimming Pools	23,239	-	-	23,239
Unassigned:	639,826	-	-	639,826
TOTAL FUND BALANCES	\$ 1,250,901	\$ 346,803	\$ 535,863	\$ 2,133,567
TOTAL LIABILITIES & FUND BALANCES	\$ 1,294,151	\$ 346,803	\$ 535,863	\$ 2,176,817

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 2,083	\$ 44	\$ (2,039)	0.88%	\$ 417	\$ 7
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Room Rentals	500	-	-	-	0.00%	-	-
Recreational Activity Fees	53,200	22,167	23,299	1,132	43.80%	4,433	10,335
Special Assmnts- Tax Collector	973,783	896,155	896,526	371	92.07%	20,710	19,805
Special Assmnts- Discounts	(38,951)	(35,731)	(34,975)	756	89.79%	(645)	(582)
Other Miscellaneous Revenues	3,800	3,700	3,700	-	97.37%	-	-
Gate Bar Code/Remotes	1,000	750	730	(20)	73.00%	390	365
Access Cards	600	138	129	(9)	21.50%	50	47
TOTAL REVENUES	1,001,932	890,012	890,203	191	88.85%	25,355	29,977
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	5,000	5,000	-	41.67%	1,000	2,000
FICA Taxes	918	383	383	-	41.72%	77	153
ProfServ-Engineering	10,000	4,167	1,245	2,922	12.45%	-	-
ProfServ-Legal Services	6,000	2,500	2,003	497	33.38%	500	601
ProfServ-Mgmt Consulting	67,514	28,131	28,131	-	41.67%	5,626	5,626
ProfServ-Special Assessment	11,445	11,445	11,445	-	100.00%	-	-
ProfServ-Trustee Fees	-	-	3,704	(3,704)	0.00%	-	-
Auditing Services	5,750	2,000	2,000	-	34.78%	2,000	2,000
Communication/Freight - Gen'l	1,500	625	415	210	27.67%	125	54
Insurance - General Liability	9,265	9,265	7,123	2,142	76.88%	-	-
R&M-ADA Compliance	1,553	1,553	1,553	-	100.00%	-	-
Legal Advertising	1,100	380	380	-	34.55%	-	-
Miscellaneous Services	3,000	1,250	18	1,232	0.60%	-	-
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessment Collection Cost	19,476	17,843	17,231	612	88.47%	474	384
Office Supplies	360	150	15	135	4.17%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	152,456	84,867	80,821	4,046	53.01%	9,802	10,818
Other Public Safety							
R&M-Gate	3,500	900	844	56	24.11%	570	566
R&M-Gatehouse	1,000	690	686	4	68.60%	50	41
R&M-Security Cameras	3,600	1,830	1,830	-	50.83%	-	-
Total Other Public Safety	8,100	3,420	3,360	60	41.48%	620	607
Field							
Contracts-Mgmt Services	131,709	54,879	54,879	-	41.67%	10,976	10,976
Contracts-Lake and Wetland	6,120	2,550	2,550	-	41.67%	510	510
Contracts-Landscape	89,111	37,130	37,130	-	41.67%	7,426	7,426
Contracts-Irrigation	48,223	20,093	19,898	195	41.26%	4,019	3,980
Utility - General	43,320	18,050	15,841	2,209	36.57%	3,610	3,653
Utility - Water & Sewer	10,000	4,167	6,061	(1,894)	60.61%	833	985
Insurance - General Liability	39,552	39,552	33,541	6,011	84.80%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,500	3,200	3,200	-	42.67%	3,200	3,200
R&M-Irrigation	31,400	13,083	11,887	1,196	37.86%	2,617	3,982
R&M-Lake	22,100	-	-	-	0.00%	175	-
R&M-Plant Replacement	7,000	5,301	5,301	-	75.73%	5,000	5,000

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
R&M-Trees and Trimming	7,500	200	200	-	2.67%	-	-
R&M-Pumps	2,160	1,080	500	580	23.15%	250	250
Misc-Special Projects	10,930	3,800	3,800	-	34.77%	138	138
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	389	389	-	7.78%	21	21
Capital Outlay	25,560	1,275	1,275	-	4.99%	-	-
Total Field	507,185	204,749	196,452	8,297	38.73%	38,775	40,121
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	1,086	1,086	-	27.15%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	277	277	-	2.77%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	15,369	32,861	(17,492)	213.81%	-	-
Total Road and Street Facilities	63,369	16,732	34,224	(17,492)	54.01%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	34,157	14,232	14,232	-	41.67%	2,846	2,846
Contracts-Janitorial Services	18,960	7,900	7,900	-	41.67%	1,580	1,580
Contracts-Pools	10,800	4,500	4,556	(56)	42.19%	900	928
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	8,580	3,575	3,375	200	39.34%	715	670
R&M-Clubhouse	50,000	20,833	3,358	17,475	6.72%	4,167	58
R&M-Parks	15,000	6,250	339	5,911	2.26%	1,250	248
R&M-Pools	4,500	1,875	794	1,081	17.64%	375	63
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	1,000	3,330	(2,330)	138.75%	200	144
Holiday Decoration	750	750	635	115	84.67%	-	635
Misc-Cable TV Expenses	3,780	1,575	1,763	(188)	46.64%	315	361
Office Supplies	3,000	1,250	1,080	170	36.00%	250	187
Op Supplies - General	6,000	2,500	1,281	1,219	21.35%	500	652
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	15,000	6,595	6,595	-	43.97%	-	-
Reserves- A/C	15,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	227,027	73,935	50,286	23,649	22.15%	13,098	8,372
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	1,875	602	1,273	13.38%	375	25
Misc-Event Expense	21,000	8,750	6,944	1,806	33.07%	1,750	1,770
Misc-Social Committee	26,700	11,125	9,928	1,197	37.18%	2,225	989
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	208	514	(306)	102.80%	42	13
Total Special Recreation Facilities	53,200	21,958	17,988	3,970	33.81%	4,392	2,797
TOTAL EXPENDITURES	1,011,337	405,661	383,131	22,530	37.88%	66,687	62,715

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	(9,405)	484,351	507,072	22,721	-5391.52%	(41,332)	(32,738)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(9,405)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(9,405)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (9,405)	\$ 484,351	\$ 507,072	\$ 22,721	-5391.52%	\$ (41,332)	\$ (32,738)
FUND BALANCE, BEGINNING (OCT 1, 2021)	743,829	743,829	743,829				
FUND BALANCE, ENDING	<u>\$ 734,424</u>	<u>\$ 1,228,180</u>	<u>\$ 1,250,901</u>				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 4	\$ 4	0.00%	\$ -	\$ 1
Special Assmnts- Tax Collector	197,323	184,150	181,587	(2,563)	92.03%	4,100	3,981
Special Assmnts- Discounts	(7,893)	(7,007)	(7,087)	(80)	89.79%	(294)	(118)
TOTAL REVENUES	189,430	177,143	174,504	(2,639)	92.12%	3,806	3,864
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,493	3,490	3	88.44%	96	77
Total Administration	3,946	3,493	3,490	3	88.44%	96	77
Debt Service							
Principal Debt Retirement	126,426	-	-	-	0.00%	-	-
Interest Expense	74,370	37,185	22,379	14,806	30.09%	-	-
Total Debt Service	200,796	37,185	22,379	14,806	11.15%	-	-
TOTAL EXPENDITURES	204,742	40,678	25,869	14,809	12.63%	96	77
Excess (deficiency) of revenues Over (under) expenditures	(15,312)	136,465	148,635	12,170	-970.71%	3,710	3,787
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(15,312)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(15,312)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (15,312)	\$ 136,465	\$ 148,635	\$ 12,170	-970.71%	\$ 3,710	\$ 3,787
FUND BALANCE, BEGINNING (OCT 1, 2021)	198,168	198,168	198,168				
FUND BALANCE, ENDING	\$ 182,856	\$ 334,633	\$ 346,803				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 BUDGET	FEB-22 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 19	\$ 19	0.00%	\$ -	\$ 4
TOTAL REVENUES	-	-	19	19	0.00%	-	4
EXPENDITURES							
Construction In Progress							
Construction in Progress	-	-	444,105	(444,105)	0.00%	-	197,289
Total Construction In Progress	-	-	444,105	(444,105)	0.00%	-	197,289
TOTAL EXPENDITURES	-	-	444,105	(444,105)	0.00%	-	197,289
Excess (deficiency) of revenues Over (under) expenditures	-	-	(444,086)	(444,086)	0.00%	-	(197,285)
Net change in fund balance	\$ -	\$ -	\$ (444,086)	\$ (444,086)	0.00%	\$ -	\$ (197,285)
FUND BALANCE, BEGINNING (OCT 1, 2021)	-	-	979,949				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 535,863				

Notes to the Financial Statements
February 2022

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 88.8% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 37.9% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Cash with Fiscal Agent		246,815	Deposit in transit-reimbursement for Requisitions paid by general fund.
Accounts Receivable-Other		379	Purchased blower for HOA to be reimbursed.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Due From Other Funds		15,387	Due from General Fund to Debt Service and Due from Capital Projects to General Fund.
Prepaid Items		4,076	Comedy Show in March, Farewell party in April, May party and Holiday entertainment 2022.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		24,612	Invoices for current month but not paid in current month.
Accrued Expenses		3,223	
Sales Tax Payable		28	Sales Tax for the gate remotes and access cards.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Special Assessments-Tax Collector	973,783	896,526	92.07%	Collections were at 92.5% at this time last year.
Other Misc Revenue	3,800	3,700	97.37%	Proceeds from sale of old golf cart.
Gate Bar Codes/Remotes	1,000	730	73.00%	Gate Openers less sales tax paid.
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	11,445	11,445	100.00%	Assessment roll preparation fees.
ProfServ-Trustee Fees	-	3,704	N/A	Trustee fees paid for year. Will budget for next year.
Insurance-General Liability	9,265	7,123	76.88%	Insurance paid in full for year.
R&M-ADA Compliance	1,553	1,553	100.00%	Webhosting paid in full for the year.
Legal Advertising	1,100	380	34.55%	Meetings, workshop notices, RFPs for audit firm.
<u>Public Safety</u>				
R&M-Gatehouse	1,000	686	68.60%	Installed DVR, supplies
R&M-Security Camera	3,600	1,830	50.83%	Installed license camera system at back gate.
<u>Field</u>				
Utility - Water & Sewer	10,000	6,061	60.61%	Monthly Water / Sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	39,552	33,541	84.80%	Insurance paid in full for year.
R&M-Entry Feature	7,500	3,200	42.67%	Entry wall repair.
R&M-Plant Replacement	7,000	5,301	75.73%	Plant replacement in common area, trimmed tree in Greenbelts & Clubhouse.

Notes to the Financial Statements
February 2022

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Road & Street</u>				
Reserves-Roads & Streetlights	15,369	32,861	213.81%	Street light LED extensions (10) / fixtures.
<u>Parks & Recreation</u>				
Contracts-Pools	10,800	4,556	42.19%	Monthly pool service increased in January by \$27.84/mo.
Contracts-Pest Control	1,100	1,048	95.27%	Pest control service paid for year.
Miscellaneous Services	2,400	3,330	138.75%	Reimbursed damages done to car by inoperable gate, WiFi extender, Holiday luncheons and gift cards, miscellaneous supplies.
Misc-Holiday Decor	750	635	84.67%	Holiday decorations purchased for the 2022 Holiday season.
Misc-Cable TV Expenses	3,780	1,763	46.64%	Comcast cable services.
Cap Outlay-Clubhouse	15,000	6,595	43.97%	2017 Black Golf Cart with new batteries.
<u>Special Recreation Facilities</u>				
Office Supplies	500	514	102.80%	Miscellaneous office supplies, printer, Office 365
Debt Service Fund 203				
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	126,426	-	0.00%	Next payment to be made in May
Interest Expense	74,370	22,379	30.09%	Next payment to be made in May
Capital Fund 303				
Expenditures				
<u>Construction in Progress</u>				
Construction in Progress	-	444,105	0.00%	Requisitions 12, 13, 16, 17, 18, 19, 20, 21, 22, 23

HERITAGE OAK PARK

Community Development District

Supporting Schedules

February 28, 2022

Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2022

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,171,106	\$ 973,783	\$ 197,323
Allocation %				100%	83%	17%
11/05/21	\$ 33,748	\$ 1,406	\$ 689	\$ 35,843	\$ 29,779	\$ 6,064
11/10/21	7,938	331	162	8,431	7,020	1,411
11/18/21	84,224	3,509	1,719	89,452	74,413	15,039
11/23/21	159,040	6,627	3,246	168,912	140,406	28,506
12/02/21	196,947	8,206	4,019	209,173	174,095	35,078
12/09/21	353,047	14,710	7,205	374,962	311,701	63,261
12/16/21	89,026	3,709	1,817	94,552	78,626	15,926
01/13/22	68,735	2,864	1,403	73,002	60,682	12,320
02/15/22	22,624	700	462	23,786	19,805	3,981
TOTAL	\$ 1,015,330	\$ 42,062	\$ 20,721	\$ 1,078,113	\$ 896,526	\$ 181,587
% COLLECTED				92%	92%	92%
TOTAL OUTSTANDING				\$ 92,993	\$ 77,257	\$ 15,736

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

			Pool side Lunch	Morning Coffee Social		Masque- rade Party	Harvest Moon	Craft Fair	Movie Night	Holiday Spec tacular	New Years Eve	Jimmy Mazz	Winter Party	Vendor Day	Two Hearts Dance	Murder Mystery	Laugh Lines Comedy Show	Lucky Lepre- chaun
Date		Amount																
10/04/21	Deposit	\$230				\$230												
10/29/21	Deposit	\$3,390	\$1,347		\$68	\$450	\$1,065	\$460										
11/17/21	Refund	(\$210)					(\$210)											
11/30/21	Deposit	\$6,218	\$1,614			\$10	\$645			\$3,909		\$40						
01/04/22	Deposit	\$3,416	\$1,828							\$48	\$325	\$1,115	\$100					
01/10/22	Refund	(\$80)											(\$80)					
02/04/22	Deposit	\$1,855	\$995									\$90	(\$10)		\$340	\$240	\$200	
02/25/22	Deposit	\$8,480	\$2,335											\$1,200	\$580	\$3,360	\$940	\$65
Total		\$23,299	\$8,119	\$0	\$68	\$690	\$1,500	\$460	\$0	\$3,957	\$325	\$1,245	\$10	\$1,200	\$920	\$3,600	\$1,140	\$65
Expenses		(\$16,873)	(\$6,623)	(\$356)	\$0	(\$1,102)	(\$1,556)	(\$429)	(\$64)	(\$3,800)	(\$299)	(\$1,515)	\$0	(\$165)	(\$108)	(\$857)	\$0	\$0
Profit / (Loss)		\$6,426	\$1,496	(\$356)	\$68	(\$412)	(\$56)	\$31	(\$64)	\$157	\$26	(\$270)	\$10	\$1,035	\$812	\$2,743	\$1,140	\$65
Other Expenses		(\$1,116)																
Total Profit / (Loss)		\$5,310																

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Reserve Balance-Beginning	9,191	9,191	9191	7088	-	-	-
Revenue	32,930	39,654	43,189	47,790	31,238	5,994	23,299
Expenses	32,939	35,643	46,362	64,189	34,114	8,371	17,988
Profit(Loss)	(10)	4,011	(3,173)	(16,399)	(2,876)	(2,377)	5,310

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
February 28, 2022

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$960,456
Operating Checking Account	Valley Bank	0.08%	\$22,163
	Subtotal		\$982,619
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	0.15%	\$51,862
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	0.00%	\$19,789
Series 2020 Revenue Fund	US Bank	0.00%	\$311,627
	Subtotal		\$331,416
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	0.00%	\$535,863
	Grand Total		\$1,901,960

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 Bank United GF
Statement No. 02-22
Statement Date 2/28/2022

G/L Balance (LCY)	960,456.18	Statement Balance	983,361.67
G/L Balance	960,456.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	983,361.67
Subtotal	960,456.18	Outstanding Checks	22,905.49
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	960,456.18	Ending Balance	960,456.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/20/2020	Payment	2297	BRAD WARREN	36.00	0.00	36.00
3/20/2020	Payment	2324	PHILIP GARTLAND	18.00	0.00	18.00
12/10/2021	Payment	2949	COMCAST	353.67	0.00	353.67
2/14/2022	Payment	3006	JEST MURDER MYSTERY CO LLC	850.00	0.00	850.00
2/14/2022	Payment	3008	PAUL FALDUTO	164.66	0.00	164.66
2/16/2022	Payment	3012	DENNIS LERCH	25.50	0.00	25.50
2/16/2022	Payment	3014	MAINSCAPE	3,979.58	0.00	3,979.58
2/23/2022	Payment	3015	ARTISTREE LANDSCAPE	5,000.00	0.00	5,000.00
2/23/2022	Payment	3016	ARTISTREE LANDSCAPE	7,425.91	0.00	7,425.91
2/23/2022	Payment	3018	HUGHES ENTERTAINMENT, LLC	400.00	0.00	400.00
2/23/2022	Payment	3019	JACQUELINE N. WELLS	35.81	0.00	35.81
2/23/2022	Payment	3020	KENNETH HOWARD FRANCE	300.00	0.00	300.00
2/23/2022	Payment	3021	MIKE IMBASCIANI	1,000.00	0.00	1,000.00
2/24/2022	Payment	DD00431	Payment of Invoice 013894	3,316.36	0.00	3,316.36
Total Outstanding Checks.....				22,905.49		22,905.49

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 0663 Valley Bank
Statement No. 02-22
Statement Date 2/28/2022

G/L Balance (LCY)	22,163.15	Statement Balance	22,392.77
G/L Balance	22,163.15	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	22,392.77
Subtotal	22,163.15	Outstanding Checks	229.62
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	22,163.15	Ending Balance	22,163.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/30/2021	Payment	105	GOTHAM ENTERTAINMENT	200.00	0.00	200.00
2/17/2022	Payment	115	FEDEX	29.62	0.00	29.62
Total Outstanding Checks.....				229.62		229.62

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 02/01/22 to 02/28/22
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	115	02/17/22	FEDEX	7-654-10462	SERVICE FOR 01/27/22	Communication/Freight - Gen'l	541001-51301	\$29.62
001	116	02/17/22	STAPLES CREDIT PLAN	77190-012822	PURCHASES THRU 01/28/22	Paper, Message Pads, Binders, Tabs	551002-57201	\$43.55
001	116	02/17/22	STAPLES CREDIT PLAN	77190-012822	PURCHASES THRU 01/28/22	Murder Mystery Tickets (2/25/22)	549022-57501	\$6.56
001	116	02/17/22	STAPLES CREDIT PLAN	77190-012822	PURCHASES THRU 01/28/22	Valentines Day Tickets (2/12/22)	549022-57501	\$2.63
001	2994	02/01/22	ELECTRICAL SOLUTIONS OF SW	8031	RPLC 7 GFCI OUTLETS, 8 BUBBLE COVERS, 1 RAB BULLET	R&M-Clubhouse	546015-57201	\$809.00
001	2995	02/01/22	FPL	01222022-53151 CHK	ACCT# 72189-53151 12/21/21-01/22/22	Utility - General	543001-53901	\$20.94
001	2996	02/01/22	TODD PROA	000951325	BLACK ALGAE TREATMENT, GRANULAR 90	R&M-Pools	546074-57201	\$260.00
001	2997	02/02/22	ELECTRICAL SOLUTIONS OF SW	7931	SUPPLY 19 CUSTOM MADE AND POWDER COATED 3' EXT	Reserve - Roads & Streetlights	568136-54101	\$10,000.00
001	2998	02/03/22	CENTURYLINK	01192022-8717	ACCT# 311078717 01/19/22-02/18/22	Communication - Telephone	541003-57201	\$671.17
001	2999	02/03/22	FEDEX	7-632-33756	SERVICE FOR 01/05/22-01/07/22	Communication/Freight - Gen'l	541001-51301	\$35.16
001	2999	02/03/22	FEDEX	7-639-57297	SERVICE FOR 01/13/22-01/14/22	Communication/Freight - Gen'l	541001-51301	\$23.56
001	3000	02/03/22	GRAU & ASSOCIATES	21954	AUDIT FYE 09/30/21	Auditing Services	532002-51301	\$2,000.00
001	3001	02/03/22	GREATAMERICA FINANCIAL SVCS	30887210	COPIER LEASE FOR 01/22	Office Supplies	551002-57201	\$130.86
001	3002	02/03/22	PERSSON, COHEN & MOONEY, P.A.	1699	LEGAL SERVICE FOR 01/22	ProfServ-Legal Services	531023-51401	\$333.75
001	3003	02/03/22	RICKIE WEBB	02012022	ENTRY WALL REPAIR	R&M-Entry Feature	546021-53901	\$3,200.00
001	3004	02/03/22	TODD PROA	952019	02/22 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	3004	02/03/22	TODD PROA	952019	02/22 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$927.84
001	3005	02/14/22	FEDEX	7-646-60987	SERVICE FOR 01/20/22	Communication/Freight - Gen'l	541001-51301	\$11.83
001	3006	02/14/22	JEST MURDER MYSTERY CO LLC	02072022	MURDER MYSTERY EVENT-BALANCE DUE	Misc-Event Expense	549022-57501	\$850.00
001	3007	02/14/22	MAINSCAPE	1269589	QTRLY VFD PUMP MAINT	R&M-Pumps	546138-53901	\$250.00
001	3007	02/14/22	MAINSCAPE	1269590	01/22 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$2,030.04
001	3008	02/14/22	PAUL FALDUTO	02072022	REIMB FOOD FOR VENDOR DAY VENDORS	Reimbursement	549051-57501	\$164.66
001	3009	02/14/22	RUSSELL D JENNINGS	49051-020822	DEPOSIT FOR DJ FOR HALLOWEEN 2022 PARTY	Deposit for Halloween DJ	155000	\$100.00
001	3010	02/14/22	SOLITUDE LAKE MANAGEMENT	PI-100751695	FEB22 LAKE & POND MANAGEMENT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	3011	02/16/22	COVERALL OF FT. MYERS	1160270636	CLEANING SERVICE 02/1/22-02/28/22	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	3012	02/16/22	DENNIS LERCH	RKDD-021122	REIMB FOR ITEMS TO REPAIR BOCC COURT BENCHES	R&M-Parks	546066-57201	\$25.50
001	3013	02/16/22	JACQUELINE WELLS	021422	REIMB FOR TWO HEARTS DANCE FOOD	Two Hearts Dance 02/12/22	549051-57501	\$107.52
001	3014	02/16/22	MAINSCAPE	1269047	FEB22 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$3,979.58
001	3015	02/23/22	ARTISTREE LANDSCAPE	162016	TRIMMED TREES IN GREEN BELTS & CLUBHOUSE	R&M-Plant Replacement	546071-53901	\$5,000.00
001	3016	02/23/22	ARTISTREE LANDSCAPE	162096	FEB22 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,425.91
001	3018	02/23/22	HUGHES ENTERTAINMENT, LLC	KPARK-022122	ENTERTAINMENT FOR ST PATRICK'S DAY PARTY	Entertainment for St. Patty's Day	155000	\$400.00
001	3019	02/23/22	JACQUELINE N. WELLS	02212022	FOOD FOR MORNING COFFEE	Monday Coffee	549051-57501	\$35.81
001	3020	02/23/22	KENNETH HOWARD FRANCE	02212022	ENTERTAINMENT FOR FASHION SHOW 04/08/22	Entertainment for Fashion Show 4.8.22	155000	\$300.00
001	3021	02/23/22	MIKE IMBASCIANI	02222022	ENTERTAINMENT FOR 01/28/2023 PARTY	January 28, 2023 Party Deposit	155000	\$1,000.00
001	DD00403	02/02/22	CHARLOTTE COUNTY UTILITIES	011222-101597 ACH	26307-101597 01/12/22-02/02/22	Utility - Water & Sewer	543021-53901	\$2,850.70
001	DD00406	02/06/22	FPL	01222022-03218 ACH	ACCT# 01784-03218 12/21/21-01/22/22	Utility - General	543001-53901	\$80.34
001	DD00407	02/06/22	FPL	01222022-93219 ACH	ACCT# 25921-93219 12/21/21-01/22/22	Utility - General	543001-53901	\$196.96
001	DD00408	02/06/22	FPL	01222022-28333 ACH	ACCT# 36126-28333 12/21/21-01/22/22	Utility - General	543001-53901	\$587.92
001	DD00409	02/06/22	FPL	01222022-90214 ACH	ACCT# 65998-90214 12/21/21-01/22/22	Utility - General	543001-53901	\$138.40
001	DD00410	02/06/22	FPL	01222022-74219 ACH	ACCT# 89079-74219 12/21/21-01/22/22	Utility - General	543001-53901	\$408.10
001	DD00411	02/06/22	FPL	01222022-29333 ACH	ACCT# 90419-29333 12/21/21-01/22/22	Utility - General	543001-53901	\$125.50
001	DD00412	02/06/22	FPL	01222022-85535 ACH	ACCT# 92945-85535 12/21/21-01/22/22	Utility - General	543001-53901	\$73.78
001	DD00413	02/06/22	FPL	01222022-32211 ACH	ACCT# 94620-32211 12/21/21-01/22/22	Utility - General	543001-53901	\$257.83
001	DD00414	02/06/22	FPL	01222022-59344 ACH	ACCT# 96809-59344 12/21/21-01/22/22	Utility - General	543001-53901	\$82.56
001	DD00415	02/08/22	FPL	01222022-88335 ACH	ACCT# 87070-88335 12/21/21-01/22/22	Utility - General	543001-53901	\$2,118.30
001	DD00427	02/17/22	COMCAST	012622-4227-ACH	ACCT# 8535100601234227 01/30/22-02/28/22	Misc-Cable TV Expenses	549039-57201	\$361.33
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Blower-HOPCA to Pay Back	103000	\$379.00
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Supplies	552001-57201	\$46.84

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 02/01/22 to 02/28/22
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Pool Area Repair	546066-57201	\$29.18
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Gate	546034-52901	\$7.72
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Trash Cans	546066-57201	\$75.94
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Gate	546034-52901	\$12.34
001	DD00430	02/24/22	HOME DEPOT CREDIT SERVICES	02042022-6325	PURCHASES FOR 01/05/22-02/04/22	Gate	546034-52901	\$51.94
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Act Office 365	551002-57501	\$12.50
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Coffee Social	549051-57501	\$32.60
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Gate Remote	552001-57201	\$174.56
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Christmas Decor-Reindeer	549027-57201	\$235.38
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$274.08
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Christmas Decor-Penguins	549027-57201	\$62.05
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Christmas Decor-Garland/Snowman/Lights	549027-57201	\$338.04
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	BJs Membership	549001-57201	\$165.00
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$21.89
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Sam's Gas	549900-53901	\$21.44
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$12.64
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	BJs Membership Refund	549001-57201	(\$165.00)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Cleaning Supplies	552001-57201	\$185.04
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$4.86
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	New Trash Can and Handle Grip	546066-57201	\$69.63
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$26.78
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Office Supplies	551002-57201	\$31.61
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$208.50
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Dime Bingo Cards	549001-57501	\$25.46
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$19.24
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$14.96
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	DoorKing Gate Software	546034-52901	\$427.40
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	iPhone Screen Protector	549001-57201	\$8.15
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Weather Station Upgrade	546066-57201	\$47.40
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Channel Loc Socket Set	549900-53901	\$89.98
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Kitchen	549001-57201	\$40.70
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	OP Supplies	552001-57201	\$98.03
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	COVID Rapid Test Kits	549001-57201	\$47.99
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Refund for iPhone Screen Protector	549001-57201	(\$8.15)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Cash Register for Poolside Lunch	549022-57501	\$250.00
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Lodge Supplies	546015-57201	\$57.63
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	iPhone Accessories	549001-57201	\$30.13
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Refund for iPhone Accessories	549001-57201	(\$8.12)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Refund for iPhone Accessories	549001-57201	(\$9.60)
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	iPhone Screen Protector	549001-57201	\$9.62
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	New Phone Number for Gates	546035-52901	\$40.74
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Gas	549001-57201	\$33.43
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$78.94
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$23.21
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$24.31
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Gas	549900-53901	\$48.32
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	New Gate Box Cloud Storage	546034-52901	\$67.03
001	DD00431	02/24/22	SUNTRUST BANK	02022022-8114 ACH	02/02/22 STATEMENT PURCHASES	Soap	552001-57201	\$147.96
001	DD00417	02/07/22	PAUL J. FALDUTO , JR	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00418	02/07/22	BRIAN R. BITGOOD	PAYROLL	February 07, 2022 Payroll Posting			\$184.70

HERITAGE OAK PARK

Community Development District

Payment Register by Fund
For the Period from 02/01/22 to 02/28/22
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD00419	02/07/22	EDWARD A. CAREY	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00420	02/07/22	KENT D. WEEKS	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00421	02/07/22	STEPHEN R. HORSMAN	PAYROLL	February 07, 2022 Payroll Posting			\$184.70
001	DD00422	02/22/22	PAUL J. FALDUTO , JR	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00423	02/22/22	BRIAN R. BITGOOD	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00424	02/22/22	EDWARD A. CAREY	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00425	02/22/22	KENT D. WEEKS	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
001	DD00426	02/22/22	STEPHEN R. HORSMAN	PAYROLL	February 22, 2022 Payroll Posting			\$184.70
Fund Total								<u>\$55,376.57</u>

Total Checks Paid	\$55,376.57
--------------------------	--------------------

Eighth Order of Business

8Ci.

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Heritage Oak Park 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 Charlotte County, Florida; and

WHEREAS, the Board of Supervisors of Heritage Oak Park Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Charlotte County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Brian R. Bitgood, Paul Falduto, Jr., Stephen R. Horsman, Kent Weeks and Edward Carey.

Section 2. The term of office for each member of the Board is as follows:

Brian R. Bitgood	Seat 1	Term: four years	Expires: 11/2024
Stephen R. Horsman	Seat 2	Term: four years	Expires: 11/2022
Edward Carey	Seat 3	Term: four years	Expires: 11/2024
Kent Weeks	Seat 4	Term: four years	Expires: 11/2022
Paul Falduto, Jr.	Seat 5	Term: four years	Expires: 11/2024

Section 3. Seat 2, currently held by Stephen R. Horsman, and Seat 4, currently held by Kent Weeks are scheduled for the General Election in November 2022.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 17th DAY OF MARCH 2022.

ATTEST:

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

8Cii.

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

Version 1 - Proposed Budget

(Printed on 03/07/22 5:15pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Exhibit A - Allocation of Fund Balances	5
Budget Narrative	6-14
<u>DEBT SERVICE BUDGET</u>	
Debt Service Fund - Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
Amortization Schedule.....	16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	17

HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES									
Interest - Investments	\$ 5,179	\$ 8,835	\$ 1,359	\$ 275	\$ 5,000	\$ 44	\$ 105	\$ 149	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	3,000	3,000	750	2,250	3,000	3,000
Room Rentals	749	857	2,949	281	500	-	300	300	500
Recreational Activity Fees	43,189	47,790	31,238	5,994	53,200	23,299	1,200	24,499	53,200
Special Assmnts- Tax Collector	808,592	877,705	936,042	973,783	973,783	896,526	77,257	973,783	973,783
Special Assmnts- Discounts	(29,649)	(31,900)	(34,100)	(36,123)	(38,951)	(34,975)	(773)	(35,748)	(38,951)
Other Miscellaneous Revenues	13,412	10,787	202,523	34,914	3,800	3,700	-	3,700	3,800
Gate Bar Code/Remotes	646	1,376	674	927	1,000	730	300	1,030	1,200
Access Cards	-	560	246	246	600	129	125	254	600
Insurance Reimbursements	-	-	28,275	-	-	-	-	-	-
TOTAL REVENUES	845,118	919,010	1,172,206	983,297	1,001,932	890,203	80,764	970,967	1,001,932
EXPENDITURES									
Administrative									
P/R-Board of Supervisors	11,600	11,600	10,800	11,200	12,000	5,000	7,000	12,000	12,000
FICA Taxes	887	887	826	857	918	383	536	919	918
ProfServ-Engineering	-	1,928	23,853	18,418	10,000	1,245	700	1,945	10,000
ProfServ-Legal Services	3,505	8,396	9,869	10,101	6,000	2,003	2,800	4,803	6,000
ProfServ-Mgmt Consulting Serv	60,738	60,923	63,637	65,547	67,514	28,131	39,383	67,514	69,540
ProfServ-Special Assessment	10,169	10,474	10,788	11,112	11,445	11,445	-	11,445	11,788
ProfServ-Trustee Fees	-	-	-	337	-	3,704	-	3,704	3,704
Auditing Services	5,500	6,200	5,700	4,000	5,750	2,000	2,500	4,500	4,700
Communication/Freight - Gen'l	1,417	1,458	1,422	457	1,500	415	525	940	1,500
Insurance - General Liability	10,910	8,363	9,851	8,423	9,265	7,123	-	7,123	7,835
R&M-ADA Compliance	-	-	3,264	1,553	1,553	1,553	-	1,553	1,553
Legal Advertising	904	2,332	3,378	1,533	1,100	380	720	1,100	1,100
Miscellaneous Services	512	5,088	195	79	3,000	18	700	718	3,000
Misc-Bank Charges	1,803	2,043	1,532	-	2,400	-	-	-	2,400
Misc-Assessmnt Collection Cost	7,228	6,425	5,753	6,345	19,476	17,231	1,545	18,776	19,476
Office Supplies	-	-	15	-	360	15	100	115	360
Annual District Filing Fee	175	175	175	175	175	175	-	175	175
Total Administrative	115,348	126,292	151,058	140,137	152,456	80,821	56,509	137,330	156,049

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<i>Other Public Safety</i>									
Contracts-Mgmt Services	7,725	-	-	-	-	-	-	-	-
R&M-Gate	4,286	7,134	4,917	4,393	3,500	844	2,500	3,344	3,500
R&M-Gatehouse	1,140	649	18	320	1,000	686	300	986	1,000
R&M-Security Cameras	1,480	3,257	969	119	3,600	1,830	1,500	3,330	3,600
<i>Total Other Public Safety</i>	14,631	11,040	5,904	4,832	8,100	3,360	4,300	7,660	8,100
<i>Field</i>									
Contracts-Mgmt Services	110,739	114,061	117,483	127,272	131,709	54,879	76,830	131,709	135,661
Contracts-Lake and Wetland	6,120	6,120	6,120	6,120	6,120	2,550	3,570	6,120	6,120
Contracts-Landscape	83,996	83,996	86,515	86,515	89,111	37,130	51,981	89,111	91,784
Contracts-Irrigation	47,028	49,140	45,900	46,818	48,223	19,898	27,857	47,755	49,188
Utility - General	35,398	37,802	38,027	31,147	43,320	15,841	26,600	42,441	45,600
Utility - Water & Sewer	7,398	8,379	8,795	15,148	10,000	6,061	8,400	14,461	13,600
Insurance - General Liability	26,941	29,100	33,606	35,956	39,552	33,541	-	33,541	36,895
R&M-Drainage	21,994	16,842	5,370	6,520	15,000	-	15,000	15,000	15,000
R&M-Entry Feature / Wall	1,263	10,066	2,500	6,186	7,500	3,200	4,300	7,500	7,500
R&M-Irrigation	107,179	104,526	119,559	77,807	31,400	11,887	14,000	25,887	31,400
R&M-Lake	2,877	6,100	20,687	13,125	22,100	-	6,000	6,000	21,750
R&M-Plant Replacement	2,960	324	5,762	1,393	7,000	5,301	1,700	7,001	7,000
R&M-Trees and Trimming	1,750	5,254	5,545	4,025	7,500	200	7,300	7,500	7,500
R&M-Pumps	5,538	2,500	10,404	2,750	2,160	500	540	1,040	2,160
Misc-Special Projects	6,440	16,548	9,230	2,785	10,930	3,800	7,130	10,930	10,930
Natural Disaster Expense	58,424	6,726	-	-	5,000	-	5,000	5,000	5,000
Misc-Contingency	5,209	2,999	4,866	5,691	5,000	389	4,611	5,000	5,000
Capital Outlay	19,865	-	3,075	11,334	25,560	1,275	24,285	25,560	25,560
Capital Outlay - Irrigation	5,990	-	20,498	-	-	-	-	-	-
<i>Total Field</i>	557,109	500,483	543,942	480,592	507,185	196,452	285,104	481,556	517,648

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<i>Road and Street Facilities</i>									
R&M-Parking Lots	211	520	-	-	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	13,701	10,255	1,971	350	4,000	1,086	2,914	4,000	4,000
R&M-Sidewalks	-	-	380	9,962	15,000	-	15,000	15,000	15,000
R&M-Streetlights	5,837	3,329	1,673	7,702	10,000	277	9,723	10,000	10,000
Misc-Contingency	-	-	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	-	-	10,000	-	10,000	10,000	10,000
Capital Outlay - Streetlight Impr	-	-	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roads & Streetlights	58,430	10,548	52,485	26,652	15,369	32,861	-	32,861	15,369
<i>Total Road and Street Facilities</i>	78,179	24,652	56,509	44,666	63,369	34,224	46,637	80,861	63,369
<i>Parks and Recreation - General</i>									
Contracts-Mgmt Services	59,307	74,911	72,807	16,838	34,157	14,232	6,097	20,329	34,157
Contracts-Janitorial Services	18,123	18,960	18,960	18,960	18,960	7,900	11,060	18,960	18,960
Contracts-Pools	10,800	10,800	10,800	8,100	10,800	4,556	6,495	11,051	11,134
Contracts-Pest Control	1,048	1,298	1,048	1,048	1,100	1,048	-	1,048	1,100
Communication - Telephone	7,437	7,903	8,142	8,353	8,580	3,375	4,908	8,283	8,580
R&M-Clubhouse	79,674	100,335	60,458	9,439	50,000	3,358	39,142	42,500	50,000
R&M-Parks	32,540	31,892	12,253	12,090	15,000	339	13,000	13,339	15,000
R&M-Pools	8,083	2,420	6,872	8,883	4,500	794	3,500	4,294	4,500
R&M - Tennis Courts	17,100	-	832	27	2,000	-	2,000	2,000	2,000
Miscellaneous Services	2,866	3,329	2,467	2,199	2,400	3,330	1,400	4,730	2,400
Misc-Holiday Décor	469	527	491	413	750	635	-	635	750
Misc-Cable TV Expenses	982	1,030	3,097	3,917	3,780	1,763	2,529	4,292	4,560
Office Supplies	3,873	3,434	3,546	3,718	3,000	1,080	1,470	2,550	3,000
OpSupplies - General	2,209	5,645	3,058	3,448	6,000	1,281	2,205	3,486	6,000
Cap Outlay - Equipment	-	-	1,091	7,200	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	10,488	37,855	-	15,000	6,595	8,405	15,000	15,000
Reserve - Air Conditioner	-	-	-	-	15,000	-	-	-	15,000
Reserve - Roof	-	-	5,000	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	-	8,736	3,000	-	-	-	3,000
<i>Total Parks and Recreation - General</i>	244,511	272,972	248,777	113,369	227,027	50,286	110,212	160,498	228,141

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Special Recreation Facilities									
Miscellaneous Services	3,133	5,470	1,087	324	4,500	602	1,125	1,727	4,500
Misc-Event Expense	22,932	33,221	16,092	2,129	21,000	6,944	7,000	13,944	21,000
Misc-Social Committee	19,591	24,734	16,609	5,400	26,700	9,928	12,000	21,928	26,700
Misc-Trips and Tours	-	-	-	-	500	-	-	-	500
Office Supplies	727	763	386	518	500	514	125	639	500
Total Special Recreation Facilities	46,383	64,188	34,174	8,371	53,200	17,988	20,250	38,238	53,200
TOTAL EXPENDITURES	1,056,161	999,627	1,040,364	791,967	1,011,337	383,131	523,012	906,143	1,026,507
Excess (deficiency) of revenues									
Over (under) expenditures	(211,043)	(80,617)	131,842	191,330	(9,405)	507,072	(442,247)	64,824	(24,575)
OTHER FINANCING SOURCES (USES)									
Interfund Transfer - In	-	-	244,906	-	-	-	-	-	-
Operating Transfers-Out	-	-	(231,038)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	(9,405)	-	-	-	(24,575)
TOTAL OTHER SOURCES (USES)	-	-	13,868	-	(9,405)	-	-	-	(24,575)
Net change in fund balance	(211,043)	(80,617)	145,710	191,330	(9,405)	507,072	(442,247)	64,824	(24,575)
FUND BALANCE, BEGINNING	698,449	487,406	406,789	552,499	743,829	743,829	-	743,829	808,653
FUND BALANCE, ENDING	\$ 487,406	\$ 406,789	\$ 552,499	\$ 743,829	\$ 734,424	\$ 1,250,901	\$ (442,247)	\$ 808,653	\$ 784,078

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 808,653
Net Change in Fund Balance - Fiscal Year 2023	(24,575)
Reserves - Fiscal Year 2023 Additions	58,369
Total Funds Available (Estimated) - 9/30/2023	842,447

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	4,076
Subtotal	<u>12,276</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		242,035	(1)
Reserve - Roads & Streetlights - Prior Years	224,848		(2)
Reserve - Roads & Streetlights - FY 2022	15,369		(3)
Reserve - Roads & Streetlights - Actual Expensed	(32,861)		(4)
Reserve - Roads & Streetlights - Current Budget Year	15,369	222,725	(5)
Reserve - Arbor - Prior Years		2,500	(3)
Reserve - Air Conditioner - FY 2022	15,000		(3)
Reserve - Air Conditioner - Current Budget Year	15,000	30,000	(5)
Reserve - Roof - Prior Years	110,000		(2)
Reserve - Roof - FY 2022	25,000		(3)
Reserve - Roof - Current Budget Year	25,000	160,000	(5)
Reserve - Swimming Pools - Prior Years	23,239		(2)
Reserve - Swimming Pools - FY 2022	3,000		(3)
Reserve - Swimming Pools - Current Budget Year	3,000	29,239	(5)
Subtotal		<u>686,499</u>	

Total Allocation of Available Funds	698,775
--	----------------

Total Available for Projects	\$ 93,672
Total Unassigned (undesignated) Cash	<u>\$ 50,000</u>

Notes

- (1) Represent approximately 3 months of operating expenditures
- (2) Represents Reserves from Prior Years thru FY 2021
- (3) Represents Reserves for FY 2022
- (4) Represents actual expense in FY 2022
- (5) Represents Reserves for Current Budget Year FY 2023

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Interlocal Agreement

The District has an Interlocal agreement with Heritage Oak Park Community Association for the use of District office and supplies.

Room Rentals

The District earns income when the clubhouse is rented for an event.

Recreational Activity Fees

This is the revenue from the events that the activities department holds throughout the year.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The District earns miscellaneous income for providing services for the District, i.e. copies of pool keys, mailbox locks and keys, faxes, etc.

Gate Bar Code/Remotes

The District receives amounts for gate remotes that operate the gates of the District.

Access Cards

The District receives amounts for access cards that operate the Fitness Center.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services-Engineering

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

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Special Assessment

This is the Administrative fees to prepare the District's special assessment roll.

Auditing Services

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

Communication/Freight - General

This includes telephone, fax transmissions, printing, copies, mailing of agenda packages, checks for vendors, postage and any other required correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Administrative (continued)

R&M - ADA Compliance

This is for the cost of the ADA compliance for the website, etc.

Legal Advertising

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

Miscellaneous Services

This is for any miscellaneous charges that the District may incur during the fiscal year.

Miscellaneous-Bank Charges

This includes monthly bank charges for the maintenance of the operating accounts.

Miscellaneous-Assessment Collection Costs

The District reimburses the Charlotte County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

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

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Other Public Safety

R&M - Gate

This represents the repairs and maintenance of the gates. This also includes the purchase of new gate transmitters.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Other Public Safety (continued)

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

This is for miscellaneous repairs and maintenance on the new security cameras that were installed at the clubhouse and at the front and at the rear gates.

Field

Contracts – Management Services

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Field personnel.

Contracts – Lakes and Wetland

The District has a contract for the aquatic maintenance of the lakes in the District.

Contracts - Landscape

This line item includes mowing, edging, pruning, fertilization, semi-annual leaf pickup, irrigation repairs and maintenance, and pest and weed control of the common areas.

Contracts - Irrigation

This includes monthly monitoring of the irrigation systems throughout the District.

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

This is for the water & sewer usage for the District, plus annual fire protection fee of \$1,600.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Field (continued)

Insurance – General Liability

The general liability insurance is with Preferred Governmental Insurance Trust who specializes in providing insurance coverage for governmental agencies.

R&M – Drainage

This is for the upkeep and maintenance of the drainage areas around the District.

R&M – Entry Feature

This is for the upkeep and maintenance of the walls and fences of the District.

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

This includes any repairs and maintenance to the lakes of the District.

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

This includes any tree maintenance for the trees in the District.

R&M - Pumps

This is for quarterly pump maintenance contract.

Miscellaneous – Special Projects

This is for any special projects that may arise in the Field for the District.

Natural Disaster Expense

This is for any natural disaster expenses that may occur during or after a major weather event.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Field (continued)

Miscellaneous - Contingency

This is for any contingencies that may arise in the Field for the District.

Capital Outlay

This is for the maintenance cart that belongs to the District.

Road and Street Facilities

R&M – Parking Lots

This represents repairs and maintenance of the parking lots around the District.

R&M – Roads & Alleyways

This represents miscellaneous repairs of the roads and alleyways of the District.

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

This includes any repairs and maintenance to the streetlights in the District.

Miscellaneous - Contingency

This is a contingency in case an unexpected cost may arise in for the roads and streets.

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Streetlight Improvement

This is for the new poles and streetlights for the District.

Reserve – Roads & Streetlights

This is for the reserve that will be for installing new streetlights around the District.

Parks and Recreation – General

Contracts – Management Services

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Parks and Rec personnel.

Contracts – Janitorial Services

This includes any cleaning that may be incurred by the District for cleaning of the recreational center.

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

The District has a contract for pest control for the recreational center, guard house and other buildings owned by the District.

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

R&M - Clubhouse

This represents repairs and maintenance of the recreational center that may be required during the year.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Parks and Recreation – General (continued)

R&M - Parks

This includes bocce ball court maintenance and other park maintenance that may be required in the District.

R&M - Pools

This includes any pool maintenance that may be incurred by the District's recreational center pool.

R&M – Tennis Courts

This includes tennis court maintenance including repairing cracks and resurfacing the courts.

Miscellaneous Services

This includes any miscellaneous services that are needed to run the recreational center.

Miscellaneous – Holiday Decorations

This is for the decorations that will be displayed around the District during the Holidays.

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

This includes any office supplies that are needed to run the recreational center.

Operating Supplies - General

This includes any general maintenance supplies that are needed for the recreational center and the parks.

Capital Outlay – Equipment

This is for purchasing a new phone system and sound system for the Lodge.

Capital Outlay – Clubhouse

This is for the capital items for the clubhouse that need to be replaced.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Parks and Recreation – General (continued)

Reserve – Air Conditioner

This is for the reserve for the air conditioner of the clubhouse that will need to be replaced.

Reserve – Roof

This is for the reserve for the roof of the clubhouse that will need to be replaced.

Reserve – Swimming Pool

This is for the reserve for the swimming pool and pool equipment that will need upgrading.

Special Recreation Facilities

Miscellaneous Services

This includes bank charges and miscellaneous expenditures for the Activities Dept.

Miscellaneous – Event Expense

These are the expenditures from event planning to the decorations for the event.

Miscellaneous – Social Committee

This is for the food and drink expenditures for the events which include the poolside lunch and the coffee social.

Miscellaneous – Trips and Tours

These are the expenditures for the transportation used for the trips and tours.

Office Supplies

These are the expenditures for the office supplies necessary for the Activities Director.

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU FEB-2022	PROJECTED MAR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ -	\$ 6	\$ -	\$ 4	\$ -	\$ 4	\$ -
Special Assmnts- Tax Collector	-	197,323	197,323	181,587	15,736	197,323	197,323
Special Assmnts- Discounts	-	(7,324)	(7,893)	(7,087)	(157)	(7,244)	(7,893)
TOTAL REVENUES	-	190,005	189,430	174,504	15,579	190,083	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	1,286	3,946	3,490	315	3,805	3,946
Total Administrative	-	1,286	3,946	3,490	315	3,805	3,946
<i>Debt Service</i>							
Principal Debt Retirement	-	-	126,426	-	126,426	126,426	128,777
Interest Expense	-	12,099	74,370	22,379	11,188	33,567	69,669
Total Debt Service	-	12,099	200,796	22,379	137,614	159,993	198,445
TOTAL EXPENDITURES	-	13,385	204,742	25,869	137,929	163,798	202,391
Excess (deficiency) of revenues Over (under) expenditures	-	176,620	(15,312)	148,635	(122,350)	26,285	(12,962)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	3,000	-	-	-	-	-
Debt Proceeds	18,548	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(15,312)	-	(122,350)	(122,350)	(12,962)
TOTAL OTHER SOURCES (USES)	18,548	3,000	(15,312)	-	(122,350)	(122,350)	(12,962)
Net change in fund balance	18,548	179,620	(15,312)	148,635	(122,350)	(96,065)	(12,962)
FUND BALANCE, BEGINNING	-	18,548	198,168	198,168	-	198,168	102,103
FUND BALANCE, ENDING	\$ 18,548	\$ 198,168	\$ 182,856	\$ 346,803	\$ (122,350)	\$ 102,103	\$ 89,141

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Payment	Interest	Principal	Balance
11/1/2022	34,834.26	34,834.26	-	1,873,573.62
5/1/2023	163,611.21	34,834.26	128,776.95	1,744,796.67
11/1/2023	32,439.99	32,439.99	-	1,744,796.67
5/1/2024	163,611.21	32,439.99	131,171.22	1,613,625.45
11/1/2024	30,001.20	30,001.20	-	1,613,625.45
5/1/2025	163,611.21	30,001.20	133,610.01	1,480,015.44
11/1/2025	27,517.06	27,517.06	-	1,480,015.44
5/1/2026	163,611.21	27,517.06	136,094.15	1,343,921.29
11/1/2026	24,986.75	24,986.75	-	1,343,921.29
5/1/2027	163,611.21	24,986.75	138,624.46	1,205,296.83
11/1/2027	22,409.38	22,409.38	-	1,205,296.83
5/1/2028	163,611.21	22,409.38	141,201.83	1,064,095.00
11/1/2028	19,784.10	19,784.10	-	1,064,095.00
5/1/2029	163,611.21	19,784.10	143,827.11	920,267.89
11/1/2029	17,110.00	17,110.00	-	920,267.89
5/1/2030	163,611.21	17,110.00	146,501.21	773,766.68
11/1/2030	14,386.19	14,386.19	-	773,766.68
5/1/2031	163,611.21	14,386.19	149,225.02	624,541.66
11/1/2031	11,611.74	11,611.74	-	624,541.66
5/1/2032	163,611.21	11,611.74	151,999.47	472,542.19
11/1/2032	8,785.70	8,785.70	-	472,542.19
5/1/2033	163,407.16	8,785.70	154,621.46	317,920.73
11/1/2033	5,910.91	5,910.91	-	317,920.73
5/1/2034	163,407.16	5,910.91	157,496.25	160,424.48
11/1/2034	2,982.68	2,982.68	-	160,424.48
5/1/2035	163,407.16	2,982.68	160,424.48	-
\$ 2,379,093.54		\$ 505,519.92	\$ 1,873,573.62	

HERITAGE OAK PARK

Community Development District

Supporting Budget Schedule

Fiscal Year 2023

**Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund			Debt Service 2020			Total Assessments per Unit			Units
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	
SF	\$1,405.17	\$1,405.17	0.0%	\$324.03	\$324.03	0.0%	\$1,729.20	\$1,729.20	0.0%	39
MF	\$1,405.17	\$1,405.17	0.0%	\$282.39	\$282.39	0.0%	\$1,687.56	\$1,687.56	0.0%	654
										693