

**HERITAGE OAK PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FEBRUARY 21, 2019**  
**AGENDA PACKAGE**

Heritage Oak Park Community Development District  
**Inframark, Infrastructure Management Services**  
210 N. University Drive, #702, Coral Springs, FL 33071  
Tel: 954-603-0033 Fax: 954-345-1292

---

February 14, 2019

Board of Supervisors  
Heritage Oak Park Community  
Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Heritage Oak Park CDD will be held on Thursday, February 21, 2019 at 10:00 a.m. and a workshop on the same date at 9:00 a.m. in the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida. Following is the advanced agenda for the meeting:

**WORKSHOP**

1. Call to Order and Roll Call
2. Capital Improvement Plan Update
3. Responses to Resident Questions
4. Adjournment

**REGULAR MEETING**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
  - A. Approval of the Minutes of January 17, 2019 Meeting
  - B. Financial Statements and Check Register
5. Old Business
  - A. Pool Update
  - B. Lodge Renovations
  - C. Landscape Services
6. New Business
  - A. Speed Humps on Green Oak
  - B. Banking Report
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - i. Proposal from Persson, Cohen & Mooney, P.A.
  - D. Field Manager's Report
  - E. Service & Inspection Report – Lake & Wetland Management
8. On-Site Administration Report – Project Updates

Heritage Oak Park CDD  
February 21, 2019  
Page 2

9. Supervisor Requests
10. Audience Comments
11. Adjournment

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

# **Regular Meeting**

# **Fourth Order of Business**

**4A.**

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

The workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, January 17, 2019 at 9:00 a.m. immediately followed by the regular meeting at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

Present and constituting a quorum were:

Brian Bitgood	Chairperson
Paul Falduto, Jr.	Vice Chairperson
Olin Earl Bell	Assistant Secretary
Linda Nadelin	Assistant Secretary
Edward Carey	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Michelle Egan	Project Manager
Kelly Columbus	Activities Coordinator
Residents	

*The following is a summary of the minutes and actions taken at the January 17, 2019 meeting of the Heritage Oak Park CDD Board of Supervisors.*

*Due to a failure of the recording equipment, the portion of the minutes under the Workshop Agenda could not be transcribed.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Bitgood called the meeting to order and Mr. Faircloth 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**

- o Ms. Sharon Rask commented on storm damage to trees and landscaping services.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the December 13, 2018 Meeting**

**B. Financial Statements and Check Register – November 2018 and December 2018**

On MOTION by Mr. Falduto seconded by Mr. Bell with all in favor the Consent Agenda was approved.

**FIFTH ORDER OF BUSINESS**

**Old Business**

**A. Lodge Renovations**

- Mr. Bitgood noted the residents selected the Cool Contemporary Design.
- He will be in contact with the Interior Designer and then present to the Board exactly what they want to do.
- We need at least three bids for painting.
- Mr. Falduto noted we at least have to have the colors available before we get bids for painting. He was advised by one painter that if we change the colors drastically that would require additional painting and would cost us more money.

**B. Fitness Center – Windows and Repairs**

- Mr. Bitgood noted we received quotes to replace the windows in the Fitness Center because the existing ones are leaking.
- We received a proposal from Charlotte County Glass to do work on eight windows.

On MOTION by Mr. Bell seconded by Mr. Carey with all in favor the proposal from Charlotte County Glass in the amount of \$10,487.61 for eight windows was approved.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Building Access**

- Mr. Bell requested a card to have access to all buildings. That way on Saturday or Sunday morning he could have access to check all buildings to make sure everything was alright.
- Mr. Bitgood noted the buildings automatically open at 7:00 a.m.

On MOTION by Mr. Falduto seconded by Ms. Nadelin with all in favor providing access cards (or Proximity Cards) to the Supervisors for building access during the hours of 10:00 p.m. to 7:00 a.m. when the buildings are closed was approved.

**B. Landscape Issues**



- Mr. Bitgood noted on December 20<sup>th</sup> we had a tornado in the Park. Because of that, it blocked Winding Oak, Green Oak, part of Red Oak and part of Water Oak.
- We called Artistree telling them, “We have an issue here and how soon can we get people to come here”. They responded, “They have nobody on staff; maybe tomorrow or the day after”.
- We called Mainscape who responded within two hours with all their equipment.
- Artistree has not been doing the job we need. Mr. Bitgood is very frustrated with them.
- He requested Ms. Egan prepare contract bids for three companies.
- He spends at least four hours per week dealing with Artistree and not receiving responses we should be getting.

Mr. Falduto MOVED to prepare a bid for landscaping services for the CDD and Mr. Carey seconded the motion.

- Ms. Nadelin noted the bid should include debris removal.
- Mr. Bitgood noted last year, when Hurricane Irma came through, we knew Artistree would be unable to do the entire park in a reasonable amount of time. So he made emergency contact with Mainscape, who came in and cleared all the roads.
- He would like the ability to have an emergency contact.
- Mr. Bell asked to have the prior bid package be sent to all Supervisors in order to provide comments back to Ms. Egan. The results will be presented at the February Board meeting.
- Mr. Bitgood will contact the HOA and see if we can coordinate. HOA is very frustrated with Artistree as well.
- Staff recommended District Counsel review the bid packet for input and have hourly rates for manpower and equipment included for any future disasters that would require cleanup.

On VOICE vote with all in favor the prior motion passed.

**Pool Issues:**

- Mr. Todd from a pool company made a presentation and discussed pools, pool shifting and pool repairs.

- He suggested taking core samples of the pool to see if there is a void around the pool causing the need for repeated repairs to the pool.

On MOTION by Mr. Bell seconded by Ms. Nadelin with all in favor to proceed with taking core samples of the pool was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney – Review of Legal Opinion**

- Mr. Bitgood noted we received a legal opinion which was posted on the District’s website concerning the abolishment of the CDD and voting for a Board of Supervisors.
- Mr. Faircloth noted this question is asked of us many times from various districts and residents, in other words, when are they going to have to quit paying assessments for the CDD and when is the CDD going to go away.
- Per State Statutes, this is never going to happen. From my understanding and what your attorney has written, the only way that could happen is if another governmental agency assumes the responsibilities of the CDD. District Counsel stated that is highly unlikely that your County would take your responsibilities over.
- The legal opinion was included in the agenda package.

**B. Engineer**

There being no report, the next item followed.

**C. Manager**

- There being no report, the next item followed.

**D. Activities**

- Ms. Columbus updated everyone on upcoming shows, events and entertainment in the coming months.
- On February 7<sup>th</sup>, a “Fashion Show in Paris” will take place. The Culinary School will cater the event.
- The Valentine’s Day Party will be held on Tuesday, February 12<sup>th</sup>, which is almost sold out. There will be an entertainer and a sweet treat table for everyone who attends the party.
- Ms. Columbus spoke about a planned trip to Athens, Greece on March 15<sup>th</sup>. More trips are planned for 2019 and 2020 to Cuba, Ireland and Scotland and a sailboat cruise.

- There will be a luau on Friday, March 8<sup>th</sup>, with Hawaiian dancers and music.
- She spoke of other events that will take place.

**E. Field Manager’s Report**

- The Field Manager’s Report was not included in the agenda package, but will be made available by staff soon.

**F. Service & Inspection Report – Lake & Wetland Management**

There being no report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**On-Site Administration Report – Project Updates**

- Ms. Egan commented on the sound system and DB Sound will be coming out to inspect the system.
- Mr. Bitgood noted Ms. Egan has been spending a lot of time working with billing for irrigation. We bill back to the different associations and neighborhoods in the Park. She has been working extensively on this to get caught up.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

- Ms. Nadelin commented on the condition of animals, in particular dogs, in the Park.
- Mr. Falduto commented on the gates and people should approach the gates slowly.
- Mr. Bitgood noted he was surprised at the District Counsel’s response with the Legal Opinion because usually it takes months before he responds.
- He commented on the District Counsel’s usual lack of responses to the District’s issues.
- Mr. Bitgood requested District Manager obtain resumes from other attorneys who serve other community development districts.
- Mr. Bitgood noted he spoke to Mr. Alan Baldwin yesterday. He was looking at bank fees from Regents Bank, which have greatly increased. He wanted Mr. Baldwin to come up with suggestions to move to a different bank that does not charge all those fees.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Ms. Nancy Cassidy wanted to know the status of Hurricane Irma insurance.
- Staff responded and explained the FEMA responses to claims and reimbursement.
- Mr. Paul Myers commented on street lights. He read from a prepared paper.



**4B**

**HERITAGE OAK PARK**  
Community Development District

*Financial Report*

*January 31, 2019*

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 - 3
Irrigation Fund .....	Page 4
Debt Service Fund .....	Page 5
Notes to the Financials .....	Page 6 - 7

**SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessment Report .....	Page 8
Cash Flow Projections .....	Page 9 - 13
Activities Report .....	Page 14
Cash & Investment Report .....	Page 15
Bank Reconciliations .....	Page 16 - 18
Check Register by Fund .....	Page 19 - 22

---

**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**January 31, 2019**



**Balance Sheet**  
January 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	IRRIGATION FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 885,499	\$ -	\$ -	\$ 885,499
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	6,950	-	-	6,950
Accounts Receivable - Other	724	-	-	724
Allowance - Doubtful Accounts	(916)	(102)	(310)	(1,328)
Assessments Receivable	916	102	310	1,328
Due From Other Funds	-	-	219,548	219,548
Investments:				
Money Market Account	270,733	-	-	270,733
Deposits	8,175	-	-	8,175
<b>TOTAL ASSETS</b>	<b>\$ 1,172,281</b>	<b>\$ -</b>	<b>\$ 219,548</b>	<b>\$ 1,391,829</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 12,910	\$ -	\$ -	\$ 12,910
Sales Tax Payable	14	-	-	14
Deposits	7,105	-	-	7,105
Deferred Revenue	1,875	-	-	1,875
Due To Other Funds	156,100	63,448	-	219,548
<b>TOTAL LIABILITIES</b>	<b>178,004</b>	<b>63,448</b>	<b>-</b>	<b>241,452</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Deposits	8,175	-	-	8,175
<b>Restricted for:</b>				
Debt Service	-	-	219,548	219,548
<b>Assigned to:</b>				
Operating Reserves	159,621	-	-	159,621
Reserves - Arbor	2,500	-	-	2,500
Reserves - Recreation Facilities	7,088	-	-	7,088
Reserves - Roads & Streetlights	279,994	-	-	279,994
Reserves - Roof	80,000	-	-	80,000
Reserves - Swimming Pools	23,975	-	-	23,975
<b>Unassigned:</b>	432,924	(63,448)	-	369,476
<b>TOTAL FUND BALANCES</b>	<b>\$ 994,277</b>	<b>\$ (63,448)</b>	<b>\$ 219,548</b>	<b>\$ 1,150,377</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,172,281</b>	<b>\$ -</b>	<b>\$ 219,548</b>	<b>\$ 1,391,829</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-19 BUDGET</u>	<u>JAN-19 ACTUAL</u>
<b>REVENUES</b>							
Interest - Investments	\$ 5,000	\$ 1,667	\$ 2,098	\$ 431	41.96%	\$ 417	\$ 519
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Room Rentals	500	243	243	-	48.60%	33	33
Recreational Activity Fees	41,500	13,833	26,196	12,363	63.12%	3,458	14,175
Special Assmnts- Tax Collector	778,628	670,000	688,120	18,120	88.38%	250,000	86,126
Special Assmnts- Discounts	(31,145)	(28,845)	(26,352)	2,493	84.61%	(10,945)	(2,746)
Other Miscellaneous Revenues	600	-	4,103	4,103	683.83%	-	3,403
Gate Bar Code/Remotes	1,000	393	843	450	84.30%	-	169
Access Cards	-	-	338	338	0.00%	-	100
<b>TOTAL REVENUES</b>	<b>799,083</b>	<b>658,041</b>	<b>696,339</b>	<b>38,298</b>	<b>87.14%</b>	<b>242,963</b>	<b>101,779</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	4,000	3,600	400	30.00%	1,000	800
FICA Taxes	918	306	275	31	29.96%	77	61
ProfServ-Engineering	5,000	1,667	-	1,667	0.00%	417	-
ProfServ-Legal Services	3,000	1,000	853	147	28.43%	250	-
ProfServ-Mgmt Consulting Serv	62,560	20,853	20,853	-	33.33%	5,213	5,213
ProfServ-Special Assessment	10,474	10,474	10,474	-	100.00%	-	-
Auditing Services	5,750	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	900	300	363	(63)	40.33%	75	35
Insurance - General Liability	12,001	12,001	8,363	3,638	69.69%	-	-
Legal Advertising	1,100	219	219	-	19.91%	-	-
Miscellaneous Services	1,200	400	315	85	26.25%	100	208
Misc-Bank Charges	2,400	800	733	67	30.54%	200	152
Misc-Assessmnt Collection Cost	15,573	13,400	13,235	165	84.99%	5,000	1,668
Office Supplies	360	120	-	120	0.00%	30	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
<b>Total Administration</b>	<b>133,411</b>	<b>65,715</b>	<b>59,458</b>	<b>6,257</b>	<b>44.57%</b>	<b>12,362</b>	<b>8,137</b>
<b>Other Public Safety</b>							
R&M-Gate	3,000	1,000	936	64	31.20%	250	-
R&M-Gatehouse	1,200	400	250	150	20.83%	100	250
R&M-Security Cameras	2,000	667	144	523	7.20%	167	144
<b>Total Other Public Safety</b>	<b>6,200</b>	<b>2,067</b>	<b>1,330</b>	<b>737</b>	<b>21.45%</b>	<b>517</b>	<b>394</b>
<b>Field</b>							
Contracts-Mgmt Services	114,061	38,020	38,020	-	33.33%	9,505	9,505
Contracts-Lake and Wetland	6,120	2,040	2,040	-	33.33%	510	510
Contracts-Landscape	86,515	28,838	27,999	839	32.36%	7,210	7,000
Utility - General	37,200	12,400	13,217	(817)	35.53%	3,100	3,784
Utility - Water & Sewer	12,000	4,000	3,617	383	30.14%	1,000	2,067
Insurance - General Liability	29,635	29,635	29,100	535	98.19%	-	-
R&M-Drainage	10,000	-	-	-	0.00%	-	-
R&M-Entry Feature	5,000	-	-	-	0.00%	-	-
R&M-Lake	2,100	-	-	-	0.00%	-	-
R&M-Plant Replacement	3,500	-	-	-	0.00%	-	-
R&M-Trees and Trimming	6,000	1,725	1,725	-	28.75%	-	-
Misc-Special Projects	10,930	2,900	2,900	-	26.53%	-	-
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	903	903	-	18.06%	192	192
<b>Total Field</b>	<b>333,061</b>	<b>120,461</b>	<b>119,521</b>	<b>940</b>	<b>35.89%</b>	<b>21,517</b>	<b>23,058</b>

Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-19 BUDGET	JAN-19 ACTUAL
<b>Road and Street Facilities</b>							
R&M-Parking Lots	500	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	5,000	3,265	3,265	-	65.30%	-	-
R&M-Sidewalks	4,000	-	-	-	0.00%	-	-
R&M-Streetlights	7,000	876	876	-	12.51%	392	392
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	6,439	6,439	-	64.39%	-	-
Cap Outlay - Streetlight Impr	15,200	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	5,369	7,398	(2,029)	137.79%	-	-
<b>Total Road and Street Facilities</b>	<b>50,069</b>	<b>15,949</b>	<b>17,978</b>	<b>(2,029)</b>	<b>35.91%</b>	<b>392</b>	<b>392</b>
<b>Parks and Recreation - General</b>							
Contracts-Mgmt Services	70,686	23,562	23,562	-	33.33%	5,891	5,891
Contracts-Janitorial Services	16,560	5,520	6,320	(800)	38.16%	1,380	1,580
Contracts-Pools	10,800	3,600	3,600	-	33.33%	900	900
Contracts-Pest Control	1,100	1,100	1,298	(198)	118.00%	-	250
Communication - Telephone	7,320	2,440	2,649	(209)	36.19%	610	647
R&M-Clubhouse	68,000	22,667	7,426	15,241	10.92%	5,667	822
R&M-Parks	6,600	2,200	7,626	(5,426)	115.55%	550	1,896
R&M-Pools	6,000	2,000	1,107	893	18.45%	500	260
R&M - Tennis Courts	5,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	800	733	67	30.54%	200	500
Misc-Holiday Decor	500	500	527	(27)	105.40%	-	-
Misc-Cable TV Expenses	1,016	339	349	(10)	34.35%	85	94
Office Supplies	2,160	720	757	(37)	35.05%	180	179
Op Supplies - General	2,700	900	555	345	20.56%	225	135
Cap Outlay - Equipment	5,000	530	530	-	10.60%	530	530
Cap Outlay-Clubhouse	21,500	5,244	5,244	-	24.39%	5,244	5,244
Reserve - Roof	5,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	2,500	-	-	-	0.00%	-	-
<b>Total Parks and Recreation - General</b>	<b>234,842</b>	<b>72,122</b>	<b>62,283</b>	<b>9,839</b>	<b>26.52%</b>	<b>21,962</b>	<b>18,928</b>
<b>Special Recreation Facilities</b>							
Miscellaneous Services	4,500	1,500	4,334	(2,834)	96.31%	375	180
Misc-Event Expense	12,000	4,000	24,395	(20,395)	203.29%	1,000	15,670
Misc-Social Committee	24,000	8,000	6,892	1,108	28.72%	2,000	3,503
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	167	308	(141)	61.60%	42	5
<b>Total Special Recreation Facilities</b>	<b>41,500</b>	<b>13,667</b>	<b>35,929</b>	<b>(22,262)</b>	<b>86.58%</b>	<b>3,417</b>	<b>19,358</b>
<b>TOTAL EXPENDITURES</b>	<b>799,083</b>	<b>289,981</b>	<b>296,499</b>	<b>(6,518)</b>	<b>37.10%</b>	<b>60,167</b>	<b>70,267</b>
Excess (deficiency) of revenues Over (under) expenditures	-	368,060	399,840	31,780	0.00%	182,796	31,512
Net change in fund balance	\$ -	\$ 368,060	\$ 399,840	\$ 31,780	0.00%	\$ 182,796	\$ 31,512
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>594,437</b>	<b>594,437</b>	<b>594,437</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 594,437</b>	<b>\$ 962,497</b>	<b>\$ 994,277</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-19 BUDGET	JAN-19 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 24	\$ 8	\$ 9	\$ 1	37.50%	\$ 2	\$ 2
Special Assmnts- Tax Collector	99,081	74,575	87,561	12,986	88.37%	4,575	10,959
Special Assmnts- Discounts	(3,963)	(3,083)	(3,353)	(270)	84.61%	(183)	(350)
Other Miscellaneous Revenues	3,500	1,167	322	(845)	9.20%	292	322
<b>TOTAL REVENUES</b>	<b>98,642</b>	<b>72,667</b>	<b>84,539</b>	<b>11,872</b>	<b>85.70%</b>	<b>4,686</b>	<b>10,933</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessmnt Collection Cost	1,982	1,492	1,684	(192)	84.96%	92	212
<b>Total Administration</b>	<b>1,982</b>	<b>1,492</b>	<b>1,684</b>	<b>(192)</b>	<b>84.96%</b>	<b>92</b>	<b>212</b>
<b>Field</b>							
Contracts-Irrigation	49,500	16,500	16,380	120	33.09%	4,125	4,095
R&M-Irrigation	45,000	15,000	22,894	(7,894)	50.88%	3,750	2,719
R&M-Pumps	2,160	-	-	-	0.00%	-	-
<b>Total Field</b>	<b>96,660</b>	<b>31,500</b>	<b>39,274</b>	<b>(7,774)</b>	<b>40.63%</b>	<b>7,875</b>	<b>6,814</b>
<b>TOTAL EXPENDITURES</b>	<b>98,642</b>	<b>32,992</b>	<b>40,958</b>	<b>(7,966)</b>	<b>41.52%</b>	<b>7,967</b>	<b>7,026</b>
Excess (deficiency) of revenues Over (under) expenditures	-	39,675	43,581	3,906	0.00%	(3,281)	3,907
Net change in fund balance	\$ -	\$ 39,675	\$ 43,581	\$ 3,906	0.00%	\$ (3,281)	\$ 3,907
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>(107,029)</b>	<b>(107,029)</b>	<b>(107,029)</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ (107,029)</b>	<b>\$ (67,354)</b>	<b>\$ (63,448)</b>				

Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Period Ending January 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-19 BUDGET	JAN-19 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	188,500	189,520	1,020	88.19%	68,850	23,770
Special Assmnts- Discounts	(8,596)	(8,365)	(6,975)	1,390	81.14%	(2,681)	(459)
<b>TOTAL REVENUES</b>	<b>206,301</b>	<b>180,135</b>	<b>182,545</b>	<b>2,410</b>	<b>88.48%</b>	<b>66,169</b>	<b>23,311</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessmnt Collection Cost	4,298	3,771	3,651	120	84.95%	1,377	466
<b>Total Administration</b>	<b>4,298</b>	<b>3,771</b>	<b>3,651</b>	<b>120</b>	<b>84.95%</b>	<b>1,377</b>	<b>466</b>
<b>Debt Service</b>							
Principal Debt Retirement	187,752	-	-	-	0.00%	-	-
Interest Expense	16,965	10,315	10,315	-	60.80%	-	-
<b>Total Debt Service</b>	<b>204,717</b>	<b>10,315</b>	<b>10,315</b>	<b>-</b>	<b>5.04%</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>209,015</b>	<b>14,086</b>	<b>13,966</b>	<b>120</b>	<b>6.68%</b>	<b>1,377</b>	<b>466</b>
Excess (deficiency) of revenues Over (under) expenditures	(2,714)	166,049	168,579	2,530	-6211.46%	64,792	22,845
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(2,714)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2,714)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (2,714)	\$ 166,049	\$ 168,579	\$ 2,530	-6211.46%	\$ 64,792	\$ 22,845
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>50,969</b>	<b>50,969</b>	<b>50,969</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 48,255</b>	<b>\$ 217,018</b>	<b>\$ 219,548</b>				

**Notes to the Financial Statements  
January 2019**

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 87.1% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 37.1% of the Annual Budget.

**Balance Sheet**

Account Name	Annual Budget	YTD Actual	Explanation
<b>Assets</b>			
Accounts Receivable		6,950	Sale of Garage for \$12,000 less 27 payments by HOPCA of \$375/qtr = (\$1,875) plus (\$500) owed to the district from HOPCA for an invoice paid by the CDD, (\$4,575) owed to the district from Grau
Accounts Receivable-Other		724	Waiting on credit from Honeybaked Ham due to duplicate charge on credit card.
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		219,548	Assessments collected in General Fund - Due from General Fund to Debt Service fund (\$219,548) plus Due from Irrigation Fund to General Fund \$63,448
Deposits		8,175	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		12,910	Invoices for current month but not paid in current month
Sales Tax Payable		14	Sales Tax for the gate remotes and sports bar/lodge rentals
Deposits		7,105	Balance of Fitness Room key deposits to be reimbursed
Deferred Revenue		1,875	Balance due on Garage
Due to Other Funds		219,548	Due to the General fund from the Irrigation fund and due to Debt Service fund from the General fund

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	5,000	2,098	41.96%	Interest Income on Operating Account, Money Market Acct & CD.
Interlocal Agreement	3,000	750	25.00%	1st quarter office rent.
Room Rentals	500	243	48.60%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	41,500	26,196	63.12%	Revenues from Activities in the District.
Special Assessments-Tax Collector	778,628	688,120	88.38%	Collections were at 87.76% at this time last year.
Other Misc Revenue	600	4,103	683.83%	Reimbursement for gate damage from Sept 2018 (\$700), garage payments #26 & #27, storm clean-up reimbursement (\$2,225)
Gate Bar Codes/Remotes	1,000	843	84.30%	Gate Openers less sales tax paid.
Access Cards	-	338	0.00%	Fitness Center cards.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Special Assessment	10,474	10,474	100.00%	Assessment roll preparation fees.
Communication/Freight - Gen'l	900	363	40.33%	IMS charges, FedEx charges, postage for mailing FY 18 taxes.
Insurance-General Liability	12,001	8,363	69.69%	Insurance paid in full for year.

Notes to the Financial Statements  
January 2019

**Variance Analysis (continued)**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b><u>Field</u></b>				
Utility - General	37,200	13,217	35.53%	FPL monthly electric charges.
Utility Services - Water & Sewer	12,000	3,617	30.14%	Monthly Water / Sewer utilities plus Annual Fire Protection fee (\$1,600)
Insurance-General Liability	29,635	29,100	98.19%	Insurance paid in full for year.
<b><u>Road &amp; Street</u></b>				
R&M-Roads & Alleyways	5,000	3,265	65.30%	Restriping, stopbars, reflectors
Cap Outlay - Sidewalk Impr	10,000	6,439	64.39%	Sidewalk repairs/improvements
Reserves-Roads & Streetlights	5,369	7,398	137.79%	Road curbing
<b><u>Parks &amp; Recreation</u></b>				
Contracts-Janitorial Services	16,560	6,320	38.16%	Services increased more than expected
Contracts-Pest Control	1,100	1,298	118.00%	Pest control plus subterranean paid for year
Communication-Telephone	7,320	2,649	36.19%	Phone services for the Lodge/Sports Bar
R&M-Parks	6,600	7,626	115.55%	Park benches, replace tennis court lights and light outside fitness center, sponge roller, AC maint, bee service, cleaning service, pickleball net, drywall removal in gym, temp labor for bocce court maintenance, window cleaning
Misc-Holiday Decor	500	527	105.40%	Holiday decorations for Lodge
Office Supplies	2,160	757	35.05%	Copier lease, Office365 renewal, office supplies
<b><u>Special Recreation Facilities</u></b>				
Miscellaneous Services	4,500	4,334	96.31%	Monthly activities calendar, kitchen supplies, new portable Stage, frame, cards for hand and foot, Ladies tea supplies, wreath donation.
Misc-Event Expense	12,000	24,395	203.29%	Various event expenses including entertainment
Office Supplies	500	308	61.60%	Misc office supplies, printer ink
<b>Irrigation Fund 002</b>				
<b>Expenditures</b>				
<b><u>Field</u></b>				
R&M-Irrigation	45,000	22,894	50.88%	Monthly irrigation service, repairs to mainline breaks, replace controller boxes, locate/clean valve boxes
<b>Debt Service Fund 202</b>				
<b>Expenditures</b>				
Principal Debt Payment	187,752	-	0.00%	Next Principal payment to be made in May 2016
Interest Payment	16,965	10,315	60.80%	Next Interest payment to be made in May 2016

**HERITAGE OAK PARK**

Community Development District

**Supporting Schedules**

**January 31, 2019**



**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector  
Monthly Collection Distributions  
For the Fiscal Year Ending September 30, 2019**

					ALLOCATION		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Irrigation Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,092,603	\$778,627	\$99,078	\$214,897
Allocation %				100%	71%	9%	20%
11/08/18	\$31,551	\$1,315	\$644	\$33,510	\$23,836	\$3,033	\$6,641
11/15/18	1,483	62	30	1,575	1,123	143	310
11/21/18	132,388	5,516	2,702	140,606	99,928	12,715	27,963
11/29/18	122,691	5,112	2,504	130,307	93,169	11,855	25,283
12/06/18	197,141	8,214	4,023	209,378	149,310	18,999	41,069
12/13/18	309,741	12,906	6,321	328,969	234,629	29,856	64,484
01/10/19	114,954	3,555	2,346	120,855	86,126	10,959	23,770
<b>TOTAL</b>	<b>\$ 909,950</b>	<b>\$ 36,680</b>	<b>\$ 18,570</b>	<b>\$ 965,200</b>	<b>\$ 688,120</b>	<b>\$ 87,561</b>	<b>\$ 189,520</b>
% COLLECTED				88.34%	88.38%	88.38%	88.19%
<b>TOTAL OUTSTANDING</b>				<b>\$ 127,402</b>	<b>\$ 90,507</b>	<b>\$ 11,518</b>	<b>\$ 25,378</b>

**Cash Flow Projections - Summary by Month**  
Operations & Maintenance  
Fiscal Year 2018 - 2019

Month	Revenue	Expenditures	Variance	Balance
Cash Balance as of January 31, 2019				809,937
Investment - Money Market Account				270,733
Irrigation Fund owes General Fund				63,448
General Fund owes Debt Service fund				(219,548)
Adjusted Balance				924,570
February	51,111	58,041	(6,929)	917,641
March	25,133	61,224	(36,091)	881,550
April	17,452	59,862	(42,411)	839,139
May	17,797	57,329	(39,532)	799,606
June	4,919	58,040	(53,122)	746,485
July	9,169	57,696	(48,528)	697,957
August	3,169	57,056	(53,888)	644,069
September	5,034	164,804	(159,771)	484,299

**HERITAGE OAK PARK**  
Community Development District

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report**  
**For the Period Ending January 31, 2019**

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual FY 2019	Actual Budget
<b>Revenues</b>														
Interest - Investments	\$ 522	\$ 583	\$ 478	\$ 519	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,435	\$ 5,000
Interlocal Agreement	-	-	750	-	-	750	-	-	750	-	-	750	3,000	3,000
Room Rentals	211	-	-	33	-	-	-	-	-	-	-	289	533	500
Recreational Activity Fees	5,015	4,431	2,576	14,175	3,458	3,458	3,458	3,458	3,458	3,458	2,458	2,958	52,364	41,500
Special Assmnts- Tax Collector	-	218,065	383,939	86,126	43,000	18,870	11,000	12,628	-	5,000	-	-	778,628	778,628
Special Assmnts- Discounts	-	(8,565)	(15,051)	(2,746)	(2,080)	(620)	-	-	-	-	-	-	(29,062)	(31,145)
Other Miscellaneous Revenues	-	-	700	3,403	-	-	-	-	-	-	-	-	4,103	600
Gate Bar Code/Remotes	393	-	281	169	-	-	-	-	-	-	-	326	1,169	1,000
Access Cards	-	-	238	100	-	-	-	-	-	-	-	-	338	-
<b>Total Revenues</b>	<b>6,141</b>	<b>214,514</b>	<b>373,911</b>	<b>101,779</b>	<b>44,795</b>	<b>22,875</b>	<b>14,875</b>	<b>16,503</b>	<b>4,625</b>	<b>8,875</b>	<b>2,875</b>	<b>4,740</b>	<b>816,508</b>	<b>799,083</b>
<b>Expenditures</b>														
<b>Administrative</b>														
P/R-Board of Supervisors	1,000	1,000	800	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,600	12,000
FICA Taxes	77	77	61	61	77	77	77	77	77	77	77	77	887	918
ProfServ-Engineering	-	-	-	-	417	417	417	417	417	417	417	417	3,333	5,000
ProfServ-Legal Services	158	-	696	-	250	250	250	250	250	250	250	250	2,854	3,000
ProfServ-Mgmt Consulting Serv	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	62,560	62,560
ProfServ-Special Assessment	-	-	10,474	-	-	-	-	-	-	-	-	-	10,474	10,474
Auditing Services	-	-	-	-	-	3,750	2,000	-	-	-	-	-	5,750	5,750
Communication/Freight - Gen'l	40	189	99	35	75	75	75	75	75	75	75	75	963	900
Insurance - General Liability	8,363	-	-	-	-	-	-	-	-	-	-	-	8,363	12,001
Legal Advertising	116	103	-	-	-	-	-	-	984	-	-	-	1,203	1,100
Miscellaneous Services	35	41	31	208	100	100	100	100	100	100	100	100	1,115	1,200
Misc-Bank Charges	135	231	216	152	200	200	200	200	200	200	200	200	2,334	2,400
Misc-Assessmnt Collection Cost	-	4,190	7,378	1,668	860	377	220	253	-	100	-	-	15,046	15,573
Office Supplies	-	-	-	-	30	30	30	30	30	30	30	30	240	360
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175
<b>Total Administrative</b>	<b>15,312</b>	<b>11,044</b>	<b>24,968</b>	<b>8,137</b>	<b>8,222</b>	<b>11,489</b>	<b>9,582</b>	<b>7,614</b>	<b>8,346</b>	<b>7,462</b>	<b>7,362</b>	<b>7,362</b>	<b>126,897</b>	<b>133,411</b>
<b>Other Public Safety</b>														
R&M-Gate	146	790	-	-	250	250	250	250	250	250	250	250	2,936	3,000
R&M-Gatehouse	-	-	-	250	100	100	100	100	100	100	100	100	1,050	1,200
R&M-Security Cameras	-	-	-	144	167	167	167	167	167	167	167	167	1,477	2,000
<b>Total Other Public Safety</b>	<b>146</b>	<b>790</b>	<b>-</b>	<b>394</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>5,463</b>	<b>6,200</b>

**HERITAGE OAK PARK**

**General Fund**

Community Development District

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report**  
**For the Period Ending January 31, 2019**

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual FY 2019	Actual Budget
<b>Field</b>														
Contracts-Mgmt Services	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	114,061	114,061
Contracts-Lake and Wetland	510	510	510	510	510	510	510	510	510	510	510	510	6,120	6,120
Contracts-Landscape	7,000	7,000	7,000	7,000	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	85,675	86,515
Utility - General	3,086	3,093	3,254	3,784	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	38,017	37,200
Utility - Water & Sewer	428	627	495	2,067	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,617	12,000
Insurance - General Liability	29,100	-	-	-	-	-	-	-	-	-	-	-	29,100	29,635
R&M-Drainage	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	10,000
R&M-Entry Feature	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
R&M-Lake	-	-	-	-	175	175	175	175	175	175	175	175	1,400	2,100
R&M-Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	3,500	3,500	3,500
R&M-Trees and Trimming	-	1,725	-	-	-	-	-	-	-	-	-	4,275	6,000	6,000
Misc-Special Projects	-	-	2,900	-	-	-	-	-	-	-	-	8,030	10,930	10,930
Misc-Hurricane Expense	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Misc-Contingency	22	689	-	192	-	-	-	-	-	-	-	4,097	5,000	5,000
<b>Total Field</b>	<b>49,651</b>	<b>23,149</b>	<b>23,664</b>	<b>23,058</b>	<b>21,500</b>	<b>21,500</b>	<b>21,500</b>	<b>21,500</b>	<b>21,500</b>	<b>21,500</b>	<b>21,500</b>	<b>61,402</b>	<b>331,420</b>	<b>333,061</b>
<b>Road and Street Facilities</b>														
R&M-Parking Lots	-	-	-	-	-	-	-	-	-	-	-	500	500	500
R&M-Roads & Alleyways	-	-	3,265	-	-	-	-	-	-	-	-	1,735	5,000	5,000
R&M-Sidewalks	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	4,000
R&M-Streetlights	-	134	350	392	-	-	-	-	-	-	-	6,124	7,000	7,000
Misc-Contingency	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	3,000
Cap Outlay - Sidewalk Impr	-	-	6,439	-	-	-	-	-	-	-	-	3,561	10,000	10,000
Cap Outlay - Streetlight Impr	-	-	-	-	-	-	-	-	-	-	-	15,200	15,200	15,200
Reserve - Roads & Streetlights	-	-	7,398	-	-	-	-	-	-	-	-	-	7,398	5,369
<b>Total Road and Street Facilities</b>	<b>-</b>	<b>134</b>	<b>17,452</b>	<b>392</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>34,120</b>	<b>52,098</b>	<b>50,069</b>
<b>Parks and Recreation - General</b>														
Contracts-Mgmt Services	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	70,686	70,686
Contracts-Janitorial Services	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	18,960	16,560
Contracts-Pools	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800
Contracts-Pest Control	798	250	-	250	-	-	-	-	-	-	-	-	1,298	1,100
Communication - Telephone	633	678	691	647	610	610	610	610	610	610	610	610	7,529	7,320
R&M-Clubhouse	3,034	3,174	396	822	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	52,759	68,000
R&M-Parks	4,288	1,442	-	1,896	550	550	550	550	550	550	550	550	12,026	6,600
R&M-Pools	63	63	721	260	500	500	500	500	500	500	500	500	5,107	6,000
R&M-Tennis Courts	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000

**HERITAGE OAK PARK**  
Community Development District

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report**  
**For the Period Ending January 31, 2019**

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual FY 2019	Actual Budget
Miscellaneous Services	-	233	-	500	200	200	200	200	200	200	200	200	2,333	2,400
Misc-Holiday Decor	-	380	148	-	-	-	-	-	-	-	-	-	528	500
Misc-Cable TV Expenses	82	92	82	94	85	85	85	85	85	85	85	85	1,027	1,016
Office Supplies	317	131	131	179	180	180	180	180	180	180	180	180	2,198	2,160
Op Supplies - General	144	130	146	135	225	225	225	225	225	225	225	225	2,355	2,700
Cap Outlay - Equipment	-	-	-	530	-	-	-	-	-	-	-	4,470	5,000	5,000
Cap Outlay-Clubhouse	-	-	-	5,244	-	-	-	-	-	-	-	16,256	21,500	21,500
Reserve - Roof	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Reserve - Swimming Pools	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500	2,500
<b>Total Parks and Recreation - General</b>	<b>17,730</b>	<b>14,944</b>	<b>10,686</b>	<b>18,928</b>	<b>16,387</b>	<b>16,387</b>	<b>16,387</b>	<b>16,387</b>	<b>16,387</b>	<b>16,387</b>	<b>16,387</b>	<b>49,613</b>	<b>226,607</b>	<b>234,842</b>
<b><i>Special Recreation Facilities</i></b>														
Miscellaneous Services	3,504	419	230	180	375	375	375	375	375	375	375	375	7,333	4,500
Misc-Event Expense	1,112	4,294	3,319	15,670	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	32,395	12,000
Misc-Social Committee	1,143	1,151	1,095	3,503	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	22,892	24,000
Misc-Trips and Tours	-	-	-	-	-	-	-	-	-	-	-	500	500	500
Office Supplies	295	9	-	5	42	42	42	42	42	42	42	42	642	500
<b>Total Special Recreation Facilities</b>	<b>6,054</b>	<b>5,873</b>	<b>4,644</b>	<b>19,358</b>	<b>3,417</b>	<b>3,417</b>	<b>3,417</b>	<b>3,417</b>	<b>3,417</b>	<b>3,417</b>	<b>3,417</b>	<b>3,917</b>	<b>63,762</b>	<b>41,500</b>
<b>Total Expenditures</b>	<b>88,892</b>	<b>55,933</b>	<b>81,414</b>	<b>70,267</b>	<b>50,041</b>	<b>53,309</b>	<b>51,401</b>	<b>49,434</b>	<b>50,165</b>	<b>49,281</b>	<b>49,181</b>	<b>156,929</b>	<b>806,248</b>	<b>799,083</b>
Excess (deficiency) of revenues Over (under) expenditures	(82,751)	158,581	292,497	31,512	(5,246)	(30,434)	(36,526)	(32,931)	(45,540)	(40,406)	(46,306)	(152,189)	10,260	-
Net change in fund balance	\$ (82,751)	\$ 158,581	\$ 292,497	\$ 31,512	\$ (5,246)	\$ (30,434)	\$ (36,526)	\$ (32,931)	\$ (45,540)	\$ (40,406)	\$ (46,306)	\$ (152,189)	\$ 10,260	\$ -

**HERITAGE OAK PARK**  
Community Development District

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Trend Report**  
**For the Period Ending January 31, 2019**

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL		
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual FY 2019	Adopted Budget	
<b>Revenues</b>															
Interest - Investments	\$ 3	\$ 3	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 26	\$ 24
Special Assmnts- Tax Collector	-	27,748	48,855	10,959	6,209	2,004	2,306	1,000	-	-	-	-	99,081	99,081	
Special Assmnts- Discounts	-	(1,090)	(1,915)	(350)	(186)	(40)	(23)	-	-	-	-	-	(3,604)	(3,963)	
Other Miscellaneous Revenues	-	-	-	322	292	292	292	292	292	292	292	292	2,655	3,500	
<b>Total Revenues</b>	<b>3</b>	<b>26,661</b>	<b>46,942</b>	<b>10,933</b>	<b>6,316</b>	<b>2,258</b>	<b>2,577</b>	<b>1,294</b>	<b>294</b>	<b>294</b>	<b>294</b>	<b>294</b>	<b>98,158</b>	<b>98,642</b>	
<b>Expenditures</b>															
<b>Administrative</b>															
Misc-Assessmnt Collection Cost	-	533	939	212	124	40	46	20	-	-	-	-	1,914	1,982	
<b>Total Administrative</b>	<b>-</b>	<b>533</b>	<b>939</b>	<b>212</b>	<b>124</b>	<b>40</b>	<b>46</b>	<b>20</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,914</b>	<b>1,982</b>	
<b>Field</b>															
Contracts-Irrigation	4,095	4,095	4,095	4,095	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	49,380	49,500	
R&M-Irrigation	12,214	5,052	2,909	2,719	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	52,894	45,000	
R&M-Pumps	-	-	-	-	-	-	540	-	-	540	-	-	1,080	2,160	
<b>Total Field</b>	<b>16,309</b>	<b>9,147</b>	<b>7,004</b>	<b>6,814</b>	<b>7,875</b>	<b>7,875</b>	<b>8,415</b>	<b>7,875</b>	<b>7,875</b>	<b>8,415</b>	<b>7,875</b>	<b>7,875</b>	<b>103,354</b>	<b>96,660</b>	
<b>Total Expenditures</b>	<b>16,309</b>	<b>9,680</b>	<b>7,943</b>	<b>7,026</b>	<b>7,999</b>	<b>7,915</b>	<b>8,461</b>	<b>7,895</b>	<b>7,875</b>	<b>8,415</b>	<b>7,875</b>	<b>7,875</b>	<b>105,268</b>	<b>98,642</b>	
Excess (deficiency) of revenues															
Over (under) expenditures	(16,306)	16,981	38,999	3,907	(1,683)	(5,657)	(5,885)	(6,601)	(7,581)	(8,121)	(7,581)	(7,581)	(7,110)	-	
Over (under) expenditures	\$ (16,306)	\$ 16,981	\$ 38,999	\$ 3,907	\$ (1,683)	\$ (5,657)	\$ (5,885)	\$ (6,601)	\$ (7,581)	\$ (8,121)	\$ (7,581)	\$ (7,581)	\$ (7,110)	\$ -	

**HERITAGE OAK PARK**  
Community Development District

**Activities Fund Deposits**

Deposit																					
Date	Amount	Trivia Night	Poolside Lunch	Pancake Bfst	Morning Coffee Social	HOP Series	Hallo ween Roaring 20's	Veterans Day	Rich Guzzi	Thanks giving	Wait Duo Dance	Christ mas Celeb	New Year's Eve	Sports Dance Party	High Tea	Night Watch Fund raiser	Canada Night	Fashion Show	Valentine's Party		
10/01/18	Deposit					\$80	\$702														
10/02/18	Deposit		\$378	\$28			\$135														
10/10/18	Deposit		\$475	\$28			\$117	\$10	\$1,170												
10/24/18	Deposit		\$492	\$76		\$360	\$54	\$10	\$480	\$420											
11/08/18	Deposit		\$720	\$8			\$27	\$50	\$225	\$287											
11/15/18	Deposit		\$826	\$104				\$40	\$150	\$168	\$290	\$1,535									
12/07/18	Deposit		\$819	\$36		\$310				\$105	\$406	\$900									
01/03/19	Deposit		\$750	\$115						\$4		\$75	\$4,475	\$352	\$259						
01/16/19	Deposit		\$319	\$54		\$1,155								\$168	\$112	\$630	\$882	\$660	\$170		
01/23/19	Deposit		\$730			\$730															
01/23/19	Deposit	\$18	\$437	\$56												\$570	\$18	\$1,056	\$1,110		
<b>Total</b>	<b>\$26,196</b>	<b>\$18</b>	<b>\$5,216</b>	<b>\$505</b>	<b>\$0</b>	<b>\$2,635</b>	<b>\$1,035</b>	<b>\$110</b>	<b>\$2,025</b>	<b>\$984</b>	<b>\$696</b>	<b>\$2,510</b>	<b>\$4,475</b>	<b>\$520</b>	<b>\$371</b>	<b>\$1,200</b>	<b>\$900</b>	<b>\$1,716</b>	<b>\$1,280</b>		
<b>Expenses</b>	<b>(\$31,287)</b>	<b>\$0</b>	<b>(\$3,970)</b>	<b>(\$458)</b>	<b>(\$348)</b>	<b>(\$10,045)</b>	<b>(\$991)</b>	<b>(\$295)</b>	<b>(\$2,313)</b>	<b>(\$976)</b>	<b>(\$714)</b>	<b>(\$2,366)</b>	<b>(\$7,916)</b>	<b>(\$606)</b>	<b>(\$288)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
<b>Profit / (Loss)</b>	<b>(\$5,091)</b>	<b>\$18</b>	<b>\$1,246</b>	<b>\$47</b>	<b>(\$348)</b>	<b>(\$7,410)</b>	<b>\$44</b>	<b>(\$185)</b>	<b>(\$288)</b>	<b>\$8</b>	<b>(\$18)</b>	<b>\$144</b>	<b>(\$3,441)</b>	<b>(\$86)</b>	<b>\$83</b>	<b>\$1,200</b>	<b>\$900</b>	<b>\$1,716</b>	<b>\$1,280</b>		
<b>Other Expenses</b>	<b>(\$4,642)</b>																				
<b>Total Profit / (Loss)</b>	<b>(\$9,733)</b>																				

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Reserve Balance-Beginning	7,194	9,191	9,191	9191	7088
Revenue	34,756	32,930	39,654	43,189	26,196
Expenses	32,759	32,939	35,643	46,362	35,929
Profit(Loss)	1,996	(10)	4,011	(3,173)	(9,733)

Notes: Revenue and Expenses are per financial statements  
Expenses also include office supplies for activities department not tied to a specific activity

**Cash and Investment Report**  
January 31, 2019

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Operating Checking Account	Regions Bank	N/A	0.00%	\$809,937 (2)
Operating Checking Account - MuniNow	SunTrust	N/A	0.10%	\$75,562
			<b>Subtotal</b>	<b>\$885,499</b>
Petty Cash - Property Manager	N/A	N/A	N/A	\$200
Money Market Account	BankUnited	N/A	1.75%	\$270,733 (1)
			<b>Total</b>	<b>\$1,156,432</b>

NOTE 1 - Invested Funds into a Money Market Account with BankUnited at variable rates.

NOTE 2 - Transferred excess funds from Operating to the Money Market in February.



**Heritage Oak Park CDD**

Bank Reconciliation

**Bank Account No.** 8711 Regions Bank Main Checking  
**Statement No.** 01-19  
**Statement Date** 1/31/2019

<b>G/L Balance (LCY)</b>	809,937.35	<b>Statement Balance</b>	853,644.19
<b>G/L Balance</b>	809,937.35	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	853,644.19
<b>Subtotal</b>	809,937.35	<b>Outstanding Checks</b>	43,706.84
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	809,937.35	<b>Ending Balance</b>	809,937.35
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
<b>Outstanding Checks</b>						
1/10/2018	Payment	12004	EDWARD A. CAREY	184.70	0.00	184.70
10/18/2018	Payment	12431	FEDEX	13.01	0.00	13.01
10/18/2018	Payment	12441	JOHN LEMARCA	12.50	0.00	12.50
10/18/2018	Payment	12443	MARGARET LUCIANO	12.50	0.00	12.50
11/14/2018	Payment	12513	ANN ALCANTARA	12.50	0.00	12.50
11/14/2018	Payment	12532	KELLEY COUILLARD	12.50	0.00	12.50
12/10/2018	Payment	12570	ANDREW HEBEN	12.50	0.00	12.50
12/10/2018	Payment	12579	EDWARD TARASEVICH	12.50	0.00	12.50
12/10/2018	Payment	12580	GOOD NEWS PEST SOLUTIONS	250.00	0.00	250.00
12/10/2018	Payment	12590	SOPHIE KELLY	12.50	0.00	12.50
12/12/2018	Payment	12594	ALBERT GODFREY	12.50	0.00	12.50
1/2/2019	Payment	12621	JANE FLYNN	12.50	0.00	12.50
1/2/2019	Payment	12622	JEAN FRECHETTE	12.50	0.00	12.50
1/2/2019	Payment	12625	LINDA OLIVER	12.50	0.00	12.50
1/8/2019	Payment	12646	POLAR ICE OF FLORIDA INC	288.38	0.00	288.38
1/14/2019	Payment	12648	DO ALL RENTAL	738.50	0.00	738.50
1/16/2019	Payment	12649	PAUL FALDUTO	495.00	0.00	495.00
1/18/2019	Payment	12650	DOREEN BOWERS	288.29	0.00	288.29
1/24/2019	Payment	12653	PAUL J. FALDUTO , JR	184.70	0.00	184.70
1/24/2019	Payment	12654	BRIAN R. BITGOOD	184.70	0.00	184.70
1/28/2019	Payment	12656	DENNIS LERCH	12.50	0.00	12.50
1/28/2019	Payment	12657	DON BENJAMIN	87.16	0.00	87.16
1/28/2019	Payment	12658	ELECTRICAL SOLUTIONS OF SW	392.00	0.00	392.00
1/28/2019	Payment	12659	EXPRESS SERVICE , INC	108.42	0.00	108.42
1/28/2019	Payment	12660	GRACE ABOURJAILY	12.50	0.00	12.50
1/28/2019	Payment	12661	HOME DEPOT CREDIT SERVICES	170.92	0.00	170.92
1/28/2019	Payment	12662	INFRAMARK, LLC	20,838.08	0.00	20,838.08
1/28/2019	Payment	12663	MAINSCAPE	6,813.50	0.00	6,813.50
1/28/2019	Payment	12664	REGIONS BANK-9343	766.20	0.00	766.20
1/28/2019	Payment	12666	STAPLES CREDIT PLAN	529.99	0.00	529.99
1/28/2019	Payment	12667	SUNTRUST BANK-8114	4,198.66	0.00	4,198.66
1/28/2019	Payment	12668	THOMAS NEISS	12.50	0.00	12.50
1/29/2019	Payment	12669	ARTISTREE LANDSCAPE	6,999.63	0.00	6,999.63

**Heritage Oak Park CDD**

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	43,706.84		43,706.84

**Heritage Oak Park CDD**

Bank Reconciliation

Bank Account No. 6400 SUNTRUST BANK N.A.  
 Statement No. 01-19  
 Statement Date 1/31/2019

<b>G/L Balance (LCY)</b>	75,561.59	<b>Statement Balance</b>	75,561.59
<b>G/L Balance</b>	75,561.59	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	75,561.59
<b>Subtotal</b>	75,561.59	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	75,561.59	<b>Ending Balance</b>	75,561.59
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
--------------	---------------	--------------	-------------	--------	----------------	------------

**HERITAGE OAK PARK**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 01/01/19 to 01/31/19**  
**(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	12612	01/02/19	ARTISTREE LANDSCAPE	138045	12/18 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$6,999.63
001	12613	01/02/19	BRADLEY A-RAY INC	1408	ROAD CURBING	Reserve - Roads & Streetlights	568136-54101	\$7,398.00
001	12613	01/02/19	BRADLEY A-RAY INC	1407	SIDEWALK REPAIRS/IMPROVEMENTS	Cap Outlay - Streetlight Impr	564034-54101	\$6,439.00
001	12614	01/02/19	CHARLES DANNER	122618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12615	01/02/19	CLIFF'S AIR CONDITIONING &	18-2851	RPL 1/2HP CONDENSER MTR/CAPAC	R&M-Clubhouse	546015-57201	\$396.00
001	12616	01/02/19	CLYDE COLE	122618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12617	01/02/19	DON BENJAMIN	121918	REIMB FOR PANCAKE BREAKFAST	Pancake Breakfast	549051-57501	\$141.13
001	12618	01/02/19	ELECTRICAL SOLUTIONS OF SW	5840	PHOTOCELL STREET LIGHT	Condo Street light	546095-54101	\$134.00
001	12619	01/02/19	FEDEX	6-345-99422	SERVICE FOR 10/15-10/16/18	Communication/Freight - Gen'l	541001-51301	\$26.26
001	12619	01/02/19	FEDEX	6-402-94817	SERVICE FOR 12/12/18	Communication/Freight - Gen'l	541001-51301	\$13.03
001	12620	01/02/19	GLORIA OZIMEK	121918	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12621	01/02/19	JANE FLYNN	122618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12622	01/02/19	JEAN FRECHETTE	122318	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12623	01/02/19	JOAN LOCHE	121718	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12624	01/02/19	KAY RUSSO	122018	REIMB FOR CHRISTMAS PARTY	Christmas Party	549051-57501	\$85.36
001	12625	01/02/19	LINDA OLIVER	121718	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12627	01/02/19	NYNA SYKES	121718	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12628	01/03/19	BARBARA KOOP	122618	REIMB-TABLECLOTHS CARDS/DOMINO	Miscellaneous Services	549001-57501	\$122.92
001	12629	01/03/19	BUFFALO GRAFFIX	504086	1/18 ACTIVITIES CALENDARS	Jan19 Calendar	549001-57501	\$107.13
001	12630	01/03/19	CENTURYLINK	78717-121918	SERVICE FOR 12/19/18-1/18/19	Communication - Telephone	541003-57201	\$691.12
001	12631	01/03/19	FEDEX	6-410-08538	SERVICE FOR 12/19/18	Communication/Freight - Gen'l	541001-51301	\$16.68
001	12632	01/03/19	GREATAMERICA FINANCIAL SVCS	23915233	COPIER LEASE FOR 12/18	Office Supplies	551002-57201	\$130.86
001	12633	01/07/19	ELECTRICAL SOLUTIONS OF SW	5929	REPLACE GFCI IN KITCHEN	R&M-Clubhouse	546015-57201	\$139.00
001	12634	01/07/19	JAMES LA PIERRE	010218	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12635	01/07/19	JOE SAWDAI	RKCDD-010219	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12636	01/07/19	LAKE & WETLAND MANAGEMENT	5828	11/18 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	12637	01/07/19	RICK WEBBS REFINISHINGS INC	121918	DRYWALL REMOVAL IN CLUBHSE GYM	fitness room	546066-57201	\$1,200.00
001	12638	01/07/19	SANDRA WALTER	010219	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12639	01/07/19	TERESA LYNDAKER	010219	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12640	01/07/19	TODD PROA	0007670	SEAL PLATE CLAMP INSTALLATION	R&M-Pools	546074-57201	\$196.85
001	12640	01/07/19	TODD PROA	0007535	MAIN DRAIN COVER INSTALLATION	R&M-Pools	546074-57201	\$283.29
001	12640	01/07/19	TODD PROA	0007584	01/19 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	12640	01/07/19	TODD PROA	0007584	01/19 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$900.00

**HERITAGE OAK PARK**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 01/01/19 to 01/31/19**  
**(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	12640	01/07/19	TODD PROA	0007536	RPR AUTOFILL PIPE UNDER HEATER	R&M-Pools	546074-57201	\$374.99
001	12641	01/08/19	COMCAST	55503-122818	01/11-02/10/19 853510060075550	Misc-Cable TV Expenses	549039-57201	\$93.92
001	12642	01/08/19	COVERALL OF FT. MYERS	1160247377	CLEANING SERVICE 01/1-01/31/19	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	12643	01/08/19	GOOD NEWS PEST SOLUTIONS	19382-122618	COMMERCIAL SUBTERRANEAN RENEW	Contracts-Pest Control	534125-57201	\$250.00
001	12644	01/08/19	LAKE & WETLAND MANAGEMENT	6060	01/19 LAKE MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	12645	01/08/19	MICHAEL DIO GUARDI	414055	RPL TRAP PRIMER MENS POOL BATH	R&M-Parks	546066-57201	\$140.00
001	12646	01/08/19	POLAR ICE OF FLORIDA INC	KPARK-010219	RPL THICKNESS CONTROL-ICE MACH	R&M-Clubhouse	546015-57201	\$288.38
001	12647	01/10/19	MJ PRODUCTIONS INC	2249	2018 NEW YEAR'S EVE EVENT	Balance for NYE	549022-57501	\$3,500.00
001	12648	01/14/19	DO ALL RENTAL	40927	RENTAL FOR NEW YEARS EVE	Rental for NYE	549022-57501	\$738.50
001	12649	01/16/19	PAUL FALDUTO	010919	REIMB SPORTS DANCE PARTY	Misc-Event Expense	549022-57501	\$495.00
001	12650	01/18/19	DOREEN BOWERS	010919	REIMB HIGH TEA 1/12/19	Misc-Event Expense	549022-57501	\$62.50
001	12650	01/18/19	DOREEN BOWERS	010919	REIMB HIGH TEA 1/12/19	Misc-Social Committee	549051-57501	\$225.79
001	12651	01/18/19	STARS OF LACAGE	011519	HOP SERIES-EDWARDS TWINS	HOP Series 1/20-1/21/19	549022-57501	\$10,000.00
001	12656	01/28/19	DENNIS LERCH	012119	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12657	01/28/19	DON BENJAMIN	KPARK-012319	REIMB FOR FRENCH TOAST BFAST	Reimb for French Toast Breakfast	549022-57501	\$87.16
001	12658	01/28/19	ELECTRICAL SOLUTIONS OF SW	5966	REPLACE BAD SOCKET/PHOTOCELL	R&M-Streetlights	546095-54101	\$392.00
001	12659	01/28/19	EXPRESS SERVICE , INC	21730394	TEMP FOR BOCCCE CTS	Bocce court help	546066-57201	\$108.42
001	12660	01/28/19	GRACE ABOURJAILY	012119	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12661	01/28/19	HOME DEPOT CREDIT SERVICES	010419-6325	PURCHASES 12/05/18-01/04/19	Poolside Lunch	549022-57501	\$45.94
001	12661	01/28/19	HOME DEPOT CREDIT SERVICES	010419-6325	PURCHASES 12/05/18-01/04/19	woodfiller	546066-57201	\$30.61
001	12661	01/28/19	HOME DEPOT CREDIT SERVICES	010419-6325	PURCHASES 12/05/18-01/04/19	OP Supplies	552001-57201	\$14.43
001	12661	01/28/19	HOME DEPOT CREDIT SERVICES	010419-6325	PURCHASES 12/05/18-01/04/19	Pressure Washer	549900-53901	\$79.94
001	12662	01/28/19	INFRAMARK, LLC	37584	01/19 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,213.33
001	12662	01/28/19	INFRAMARK, LLC	37584	01/19 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$9,505.08
001	12662	01/28/19	INFRAMARK, LLC	37584	01/19 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$207.55
001	12662	01/28/19	INFRAMARK, LLC	37584	01/19 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$21.62
001	12662	01/28/19	INFRAMARK, LLC	37584	01/19 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$5,890.50
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Poolside Lunch	549051-57501	\$4.99
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Poolside Lunch	549051-57501	\$19.55
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549022-57501	\$32.99
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549022-57501	\$35.05
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Poolside Lunch	549051-57501	\$14.72
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Activities Binder	551002-57501	\$4.73
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Coffee Social	549051-57501	\$9.92
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549051-57501	\$32.05

**HERITAGE OAK PARK**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 01/01/19 to 01/31/19**  
**(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	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549051-57501	\$44.87
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Poolside Lunch	549051-57501	\$330.18
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549022-57501	\$4.71
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549022-57501	\$50.53
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Sports Party	549022-57501	\$43.31
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Sports Party	549022-57501	\$68.09
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	NYE Party	549022-57501	\$46.64
001	12664	01/28/19	REGIONS BANK-9343	011319-3417	PURCHASES 12/14/18-01/13/19	Coffee Social	549051-57501	\$23.87
001	12665	01/28/19	SECURITY ALARM CORPORATION	196917	MONITORING 11/08/18-02/07/19	R&M-Security Cameras	546345-52901	\$144.00
001	12666	01/28/19	STAPLES CREDIT PLAN	122818-7190	PURCHASES FOR 11/27-12/28/18	new Epson projector	564005-57201	\$529.99
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	fuel for pressure washer	549900-53901	\$31.53
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$253.18
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Christmas Party	549022-57501	\$23.74
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Kitchen Supplies	549001-57501	\$39.31
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$93.11
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Coffee Social	549051-57501	\$29.48
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Kirchen Supplies	549001-57501	\$33.98
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Christmas Party	549022-57501	\$26.04
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Oven Cleaner	546015-57201	\$6.39
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Kitchen Power strip	546015-57201	\$10.55
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Mouse pad and pencil sharpener	551002-57201	\$29.18
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	OP Supplies	552001-57201	\$26.83
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Desk Calendar	551002-57201	\$12.47
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Christmas Party	549022-57501	\$390.25
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Christmas Party	549051-57501	\$47.52
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$330.48
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Pull cord for PW	549900-53901	\$80.25
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	batteries for FACP	546015-57201	\$40.56
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	donuts for workshop	549001-57201	\$35.09
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	employee Christmas	549001-57201	\$464.64
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$339.90
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	OP supplies	552001-57201	\$18.58
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Coffee Social	549022-57501	\$19.98
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	OP supplies	552001-57201	\$74.76
001	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	NYE Party Food	549051-57501	\$1,703.80

**HERITAGE OAK PARK**  
**Community Development District**

**Payment Register by Fund**  
**For the Period from 01/01/19 to 01/31/19**  
**(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	12667	01/28/19	SUNTRUST BANK-8114	010219-8114	01/02/19 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$37.06
001	12668	01/28/19	THOMAS NEISS	012119	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12669	01/29/19	ARTISTREE LANDSCAPE	138527	01/19 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$6,999.63
001	DD00039	01/05/19	FPL	122118-ACH	SERVICE FOR 11/21/18-12/21/18	Utility - General	543001-53901	\$3,254.17
001	DD00041	01/04/19	CHARLOTTE COUNTY UTILITIES	121218-101597	SERVICE FOR 11/08/18-12/10/18	Utility - Water & Sewer	543021-53901	\$440.09
001	DD00043	01/04/19	CHARLOTTE COUNTY UTILITIES	121218-080703-ACH	SERVICE FOR 11/08/18-12/10/18	Utility - Water & Sewer	543021-53901	\$55.17
001	12652	01/24/19	OLIN E. BELL	PAYROLL	January 24, 2019 Payroll Posting			\$184.70
001	12653	01/24/19	PAUL J. FALDUTO , JR	PAYROLL	January 24, 2019 Payroll Posting			\$184.70
001	12654	01/24/19	BRIAN R. BITGOOD	PAYROLL	January 24, 2019 Payroll Posting			\$184.70
001	12655	01/24/19	EDWARD A. CAREY	PAYROLL	January 24, 2019 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$83,163.17</b>

**IRRIGATION FUND - 002**

002	12626	01/02/19	MAINSCAPE	1226212	RPR 2" MAINLINE @ 1300 RED OAK	R&M-Irrigation	546041-53901	\$2,909.23
002	12663	01/28/19	MAINSCAPE	1227023	IRRIGATION SERVICE 12/18	R&M-Irrigation	546041-53901	\$2,718.50
002	12663	01/28/19	MAINSCAPE	1226905	01/19 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,095.00
<b>Fund Total</b>								<b>\$9,722.73</b>

<b>Total Checks Paid</b>	<b>\$92,885.90</b>
--------------------------	--------------------

## **Seventh Order of Business**



**7Ci.**



**PERSSON, COHEN & MOONEY, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*  
Andrew H. Cohen  
Kelly M. Fernandez\*  
Maggie D. Mooney\*  
R. David Jackson\*  
Regina A. Kardash\*

\* Board Certified City, County and Local Government Law  
\*\* Of Counsel

Telephone (941) 306-4730  
Facsimile (941) 306-4832  
Email: [acohen@swflgovlaw.com](mailto:acohen@swflgovlaw.com)

Reply to: Lakewood Ranch

January 25, 2019

**VIA REGULAR U.S. MAIL**  
**AND E-MAIL [Justin.Faircloth@inframark.com](mailto:Justin.Faircloth@inframark.com)**

Heritage Oak Park CDD  
c/o Justin Faircloth, District Manager  
5911 Country Lakes Dr.  
Fort Myers, Florida 33905

Re: Heritage Oak Park Community Development District

Dear Justin:

Please allow this correspondence to serve as our proposal to provide District Attorney services for Heritage Oak Park Community Development District. Our firm appreciates the opportunity of being considered for the position.

As you may know, currently our firm represents over twenty (20) community development districts ("CDDs") across southwest Florida, with the primary focus on resident-controlled districts. Additionally, we serve as counsel to several other local governmental entities and special districts including Holiday Park Recreation District and various fire districts. In addition, Kelly Fernandez is the City Attorney for the City of Venice and Maggie Mooney is the Town Attorney for the Town of Longboat Key, while David Jackson serves as the Assistant City Attorney and Assistant Town Attorney to these municipalities, respectively.

Approximately ninety percent (90%) of my personal practice is dedicated to CDD and related governmental work and the remainder is dedicated to community association collections. Our firm's experience is with all facets of municipal, special district and CDD representation including financing and assessment support. I have performed numerous bond validations and represented multiple CDDs in the

---

Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285

issuance and refinancing of bonds as well as the implementation and revisions to assessments for both bond debt and operations and maintenance. I am well-versed in Chapter 190, Florida Statutes, and collection procedures pursuant to Chapters 718 and 720, Florida Statutes, relating to condominium and homeowner associations, respectively.

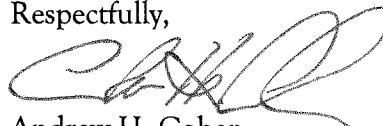
I would be the primary counsel for the District with David Jackson as alternate counsel. I would respectfully submit that our firm's background in representing community development districts, (including Heritage Lake Park Community Development District in the immediate vicinity) other local government entities and community associations would be an asset and benefit to our representation of Heritage Oak Park Community Development District.

Our firm would propose to provide services to the District on an hourly basis. The rate of compensation for routine work that we would perform including, but not limited to, contract review, research, consulting and attendance at meetings is currently \$258.00 per hour for attorney time (applicable to all attorneys in the firm) whether for litigation or non-litigation matters. Travel time would be billed at our regular hourly rate but we are in close proximity to your community. Paralegal time would be billed at \$95 per hour. We do not bill clients for incidental costs. Non-routine matters such as bond refinancings would be billed separately. I know that you are familiar with our billing practices and work product but, if the Board has any questions about our practices or client representation, we would be happy to respond or put the Board in contact with other community development districts with whom we work.

I have included resumes of all attorneys in our firm. In addition, I have included a list of the community development districts we currently represent as well as a representative sample of my references with contact information. I would encourage you or members of the Board of Supervisors to contact any of my references.

I will be pleased to answer any additional questions you or the Board may have and would appreciate the opportunity to meet with you and/or the Board at your convenience if it is appropriate.

Respectfully,



Andrew H. Cohen

AHC/ag



**PERSSON, COHEN & MOONEY, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

**ANDREW H. COHEN**

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: [acohen@swflgovlaw.com](mailto:acohen@swflgovlaw.com)

Practice areas include: Governmental Law, Special Districts  
and Community Association collections

Education: University of Florida College of Law  
Gainesville, Florida  
Juris Doctorate, 1996

New College (Honors College  
for the State University System)  
Sarasota, Florida  
B.A. Political Science, 1993

Qualifications:

- Over 22 years of legal practice
- Representation of multiple community development districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Trustee of the Hershorn Schiff Community Day School Board of Trustees

Awards: Evan J. Yegelwel Book Award in Environmental Law, Spring 1996



# PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

## R. DAVID JACKSON

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: [djackson@swflgovlaw.com](mailto:djackson@swflgovlaw.com)

Practice areas include: Governmental Law, Special Districts  
and Environmental Law

Education: Stetson University College of Law  
Gulfport, Florida  
Juris Doctorate, 1999

University of Florida  
Gainesville, Florida  
B.S. Civil Engineering, 1994

Qualifications:

- Board Certified in City, County and Local Government Law
- Over 19 years of legal practice
- Representation of public and private clients on a variety of issues including, but not limited to, civil and administrative proceedings
- Lecturer on Florida's Public Records and Sunshine Laws
- Formerly served as Assistant General Counsel to the Southwest Florida Water Management District

Affiliations: Florida Bar Association  
United States Patent and Trademark Office, registered Attorney  
Chair - Leadership Manatee Board of Governors  
Member, Executive Board of Directors - Braden River Soccer Club



# PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

## KELLY M. FERNANDEZ

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: [kfernandez@swflgovlaw.com](mailto:kfernandez@swflgovlaw.com)

Practice areas include: Governmental Law, Zoning and Land Use, and Community Association Law

Education: University of Florida College of Law, Gainesville, Florida  
J.D., *with honors*, May 2003

University of Florida, Gainesville, Florida  
B.S. in Wildlife Ecology and Conservation, May 2000  
Minors in Zoology and Agriculture & Natural Resources Ethics & Policy

Qualifications:

- Board Certified in City, County and Local Government Law
- Represents local governments, community development districts and community associations in Southwest Florida
- Handles litigation within the administrative and state courts
- Previously represented the Florida Department of Community Affairs in growth management and emergency management matters
- Lectures on various local government issues including vacation rentals, quasi-judicial hearings and public records and Sunshine Law.

Affiliations:

The Florida Bar, October 2003 - present  
Florida Bar City, County, and Local Government Section  
Florida Bar Environmental and Land Use Law Section  
Executive Council, 2006-2012  
Sarasota County Bar Association, 2009-present  
Junior League of Sarasota, 2009-present  
Leadership Sarasota Class of 2018

Awards:

Florida Bar Environmental and Land Use Law Section's Judy Florence Memorial Outstanding Service Award, 2006



**PERSSON, COHEN & MOONEY, P.A.**  
ATTORNEYS AND COUNSELORS AT LAW

**MAGGIE D. MOONEY**

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: [mmooney@swflgovlaw.com](mailto:mmooney@swflgovlaw.com)

Practice areas include: Local Government and Special Districts, Zoning and Land Use Law

Education: University of Florida College of Law, Gainesville, Florida  
J.D. and Certificate in Environmental & Land Use, 2001

Florida State University, Tallahassee, Florida,  
B.S. in Communications, Cum Laude, 1997

Qualifications:

- Board Certified in City, County and Local Government Law
- Represented private and government clients before all courts in Florida, including Florida federal district Courts
- Lecturer on Florida's Public Records and Sunshine Laws, Ethics Laws, Public Procurement and Intergovernmental Conflict

Affiliations:

The Florida Bar, May 2001 - present  
Florida Bar City, County and Local Government Section,  
Executive Council Board Member (2011-2014)  
Manatee and Sarasota County Bar Associations  
Chair, Sarasota County Bar Association's Local & State  
Government Section (2016-present)

Awards:

Biz941 Magazine's "Top 25 People to Watch" (2009)  
Government/Cities/Municipalities by Super Lawyers  
Magazine (2011-2015)  
"AV" Rated by Martindale Hubbell



# PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

## REGINA ANN KARDASH

6853 Energy Court, Lakewood Ranch, Florida 34240

Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: rkardash@swflgovlaw.com

Practice areas include: Local Government, Special Districts,  
Zoning and Land Use

### Education:

Stetson University College of Law

International Law Focus

Gulfport, Florida

Juris Doctor, 2007

Florida Southern College

Humanities, concentrations in Art History and Theology

Lakeland, Florida, Bachelor of Arts Cum Laude, 2002

### Qualifications:

- Board Certified City, County and Local Government Law
- Town Attorney, Indian Shores
- Town Attorney, Belleair Shore

### Affiliations:

The Florida Bar, 2009 - present

Federal Middle District of Florida, 2010 - present

St. Petersburg Bar Association, 2008 - present

Clearwater Bar Association, 2014 - present

Pinellas County Chapter, Florida Association of  
Women Lawyers, 2010 - present (Past President)

Florida Municipal Attorneys Association, 2008 - present

### Awards:

2013 Leaders in the Law Recipient

Sixth Judicial Circuit Pro Bono Recognition, Honorable  
Mention, 2015 & 2016



Community Development District List

Aqua One Community Development District Bradenton, Florida	Lakewood Ranch Community Development Dist. 6 Lakewood Ranch, Florida
Bobcat Trail Community Development District North Port, Florida	Lexington Community Development District Parrish, Florida
Buckhead Trails Community Development District Palmetto, Florida	Mandarin Grove Community Development District Palmetto, Florida
Cone Ranch Community Development District Parrish, Florida	Meadow Pointe II Community Development District Wesley Chapel, Florida
Copperstone Community Development District Parrish, Florida	University Place Community Development Dist. Bradenton, Florida
Greyhawk Landing Community Development Dist. Bradenton, Florida	Venetian Community Development District Venice, Florida
Heritage Lake Park Community Development Dist. Port Charlotte, Florida	Waterlefe Community Development District Bradenton, Florida
Heritage Harbour South Comm. Development Dist. Bradenton, Florida	Wildcat Preserve Community Development District Parrish, Florida
Heritage Isles Community Development District Tampa, Florida	
K-Bar Ranch II Community Development District Tampa, Florida	
Laguna Lakes Community Development District Ft. Myers, Florida	
Lake St. Charles Community Development District Riverview, Florida	
Lakewood Ranch Community Development Dist. 2 Lakewood Ranch, Florida	
Lakewood Ranch Community Development Dist. 4 Lakewood Ranch, Florida	
Lakewood Ranch Community Development Dist. 5 Lakewood Ranch, Florida	

## REFERENCES

Lakewood Ranch Community Development Districts  
Ms. Anne Ross - Executive Director  
8175 Lakewood Ranch Boulevard  
Bradenton, FL 34202-5208  
941/907-0202  
[anne.ross@lwrtownhall.com](mailto:anne.ross@lwrtownhall.com)

Meadow Pointe II Community Development District  
Mr. Michael Cline - Chairman  
30051 County Line Road  
Wesley Chapel, Florida 33543  
813/991-5016  
[mikecline@mpicdd.org](mailto:mikecline@mpicdd.org)

Waterlefe Community Development District  
Mr. Kenneth E. Bumgarner - Chairman  
10309 Winding Stream Way  
Bradenton, Florida 34212  
941/748-2107  
[ken@waterlefecdd.com](mailto:ken@waterlefecdd.com)