

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
JANUARY 17, 2019
AGENDA PACKAGE

Heritage Oak Park Community Development District
Inframark, Infrastructure Management Services
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Tel: 954-603-0033 Fax: 954-345-1292

January 10, 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, January 17, 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 Projects for the 2020 Budget
3. AVID program
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 December 13, 2018 Meeting
 - B. Financial Statements and Check Register – November 2018 and December 2018
5. Old Business
 - A. Lodge Renovations
 - B. Fitness Center – Windows and Repairs
6. New Business
 - A. Building Access
 - B. Landscape Issues
7. Staff Reports
 - A. Attorney – Review of Legal Opinion
 - B. Engineer
 - C. Manager
 - D. Activities
 - E. Field Manager's Report
 - F. Service & Inspection Report – Lake & Wetland Management
8. On-Site Administration Report – Project Updates
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, December 13, 2018 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:

Robert Koncar	District Manager
Warren R. Ross (attended regular meeting)	District Counsel
Michelle Egan	Project Manager
Residents	

The following is a summary of the minutes and actions taken at the December 13, 2018 workshop and meeting of the Heritage Oak Park CDD Board of Supervisors.

WORKSHOP AGENDA

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Bitgood called the workshop meeting to order.

SECOND ORDER OF BUSINESS **Swearing in of New Board Members**

- o Mr. Koncar administered the oath of office to Ms. Nadelin and Mr. Bell. A copy of the signed oaths is attached and made part of the public record.

THIRD ORDER OF BUSINESS **Presentation on District Financials**

- o Mr. Koncar noted as discussed at the last meeting, we wanted to do an overview of the financials, not just for Heritage Oak Park, but financials in general and what is needed under State requirements and all GASB requirements.
- o A slide presentation of District financials was presented.

- Financials and accounting for HOP and all Special Districts in the State of Florida are done in the fiscal year, which starts October 1st and ends September 30th of each year.
- The accounting process is set up under the State of Florida and the GASB rules requiring us to have a fund accounting approach to the District's funds. It is different from what you find in the HOAs because the HOAs are based on cash.
- The accounts used for sources of revenue are the same used in local governments.
- The revenue generated primarily by the District is based on Special Assessments. It is not based on taxes. The ad valorem taxes you pay to the County and the School Board are based on the value of your home.
- The Special Assessments you pay for Heritage Oak Park and other special districts throughout the State is based on a methodology developed when the districts are formed and covers the Debt Service and the Operation & Maintenance for the District. When the papers are filed under Chapter 190 to form a District it must be established how those funds will be paid back for any debt incurred by the District as well as Operation & Maintenance.
- An Assessment Methodology is formulated and shows, based on residential types, if there is any commercial, how debt service and O&M will be paid back. That is the basis for all of your assessments going forward.
- The District is required to do an audit once per year. The auditors do not work for the management company; they work for the Board. Under GASB rules, you are required to have a separate audit performed each year
- The fund balance is the money left at the end of the fiscal year in September. Whatever funds are left over are allocated to your different reserve funds.

FOURTH ORDER OF BUSINESS**Responses to Resident Questions**

- A resident commented on Lodge renovations, but saw nothing in the budget for that.
- Mr. Koncar noted there are reserves in the 2019 budget set aside for the Arbor, the recreational facilities, road and street lights, roof repairs and swimming pool.
- Mr. Bitgood noted next year we will budget for the next stage. The renovations will take a few years so each year we will budget for that instead of taking it out of Allocated Reserves.
- Mr. Koncar noted the budget has repair and maintenance items. Actual reserves are in addition to what you have in the budget in terms of repair and maintenance.
- The audience members had several comments on the budget.

- Mr. Bitgood noted we started the budget process in January by going through Capital Improvements. After that, through workshops, and this year like last year, we will go through Operating & Maintenance, month by month, line by line.
- Our insurance has a \$5,000 deductible. We never had it in our budget, but last year we did.
- Mr. Koncar noted we have to have the budget adopted and the new assessment roll submitted to the County no later than September 15th. We have to have a preliminary budget adopted 60 days ahead of time and before the Board considers adoption of the final budget.
- In June, we adopt a preliminary budget which sets the high water mark for assessments, meaning assessments cannot go any higher than what was in the preliminary budget. Then 60 days from that date, we have a public hearing to consider final adoption of the budget.
- Audience members commented on the budget.
- Mr. Koncar suggested if a resident is out of state or out of the area and wants to see the budget, it is posted on the District website.

FIFTH ORDER OF BUSINESS

Adjournment

There being no further discussion, this portion of the meeting was adjourned.

REGULAR MEETING

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Bitgood 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

Board Reorganization – Resolution 2019-02

- Mr. Koncar noted each time a new member is seated on the Board, there is a reorganization of the Board. The floor is open to nominations for Chairman.

On MOTION by Mr. Falduto seconded by Ms. Nadelin with all in favor Mr. Bitgood was nominated as Chairman.

On MOTION by Mr. Bell seconded by Mr. Carey with all in favor the nominations for Chairman was closed.

- Mr. Koncar asked for nominations for Vice Chairman.

- Mr. Carey nominated Mr. Falduto for Vice Chairman.

Mr. Carey MOVED to nominate Mr. Falduto as Vice Chairman and Mr. Bitgood seconded the motion.

- Mr. Koncar asked if there were any more nominations for Vice Chairman.
- Ms. Nadelin nominated Mr. Bell as Vice Chairman.

Ms. Nadelin MOVED to nominate Mr. Bell as Vice Chairman and Mr. Falduto seconded the motion.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor the nominations for Vice Chairman was closed.

- The Board was requested to write down their choice for Vice Chairman since there were two nominations. Those votes will be tallied up.
- Based on the motion and the votes by the five Board members, we have two votes for Mr. Bell and three votes for Mr. Falduto.
- Mr. Falduto will become the Vice Chairman.
- The remainder of the Board will serve as Assistant Secretaries.

On MOTION by Mr. Bitgood seconded by Mr. Falduto with all in favor the remainder of the Supervisors were elected Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 15, 2018 Meeting**
- B. Financial Statements and Check Register**

On MOTION by Mr. Falduto seconded by Mr. Carey with all in favor the consent agenda was approved.

- Mr. Bitgood noted in the November 15, 2018 minutes on page 4 it states the Board will receive two financial reports because that meeting was so early in the month we were unable to receive the financial report for November.
- Mr. Koncar stated we will go back to the regular schedule in January when you will receive the November, December and January reports.
- Mr. Koncar noted in order to prepare the financials, we need to receive the Bank Reconciliation which cannot be done until the 15th of each month. If a meeting pre-dates the 15th of the month, we cannot produce the financials. The Board changed the meeting dates for two months in order to accommodate the holiday schedule.

SIXTH ORDER OF BUSINESS

Old Business

A. Pool Lift

- Ms. Egan spoke to personnel at 101 Mobility. She asked if we can wait until January because the manufacturer is changing their warranty for a pool lift from the one originally proposed.
- At the last meeting, it was suggested using a manual lift, but that would not follow ADA law.
- In the January agenda package, you will receive all warranty information, the model and other places it has been installed.
- Ms. Nadelin asked about the possibility of installing a ramp to the pool.
- Mr. Bitgood did not think that was a good idea because it would take up too much space.

B. Lodge Renovations

- Mr. Bitgood noted in January we will meet with the decorator again and decide on the approach they will take.

SEVENTH ORDER OF BUSINESS

New Business

- Mr. Bitgood noted he has an item not on the agenda because it just happened. In the Fitness Room mold was found. It has to be closed until remediated. We have to pull out all wall board underneath the windows because they are leaking. It has become a health hazard.
- We will seal the windows and get drywall up so people can use the Fitness Room.
- Mr. Bell noted you are telling me with this patch we are removing all the mold from the building. Then in January 2019, you will say we have to replace all windows because they are leaking.

- Mr. Bitgood noted the wall board will not be replaced. It has to all come out. If we replace it now, that will not be disturbed when we replace the windows.
- Mr. Bell noted in other words it is two projects: removal of the drywall and mold; then bidding out for replacement of the windows.
- Mr. Falduto noted the drywall needs to be replaced right away without getting a bid because it is a health issue. Then when we get the bids for new windows and they come in, it should not disturb what was already done, so we will not be paying for the same thing twice.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Bitgood welcomed Mr. Ross to the meeting.
- As Mr. Ross did not have a report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

- Mr. Koncar asked for a motion to adopt Resolution 2019-02.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor Resolution 2019-02, designating officers at a regular business meeting following the General Election held on November 6, 2018 as follows: Mr. Bitgood as Chairman, Mr. Falduto as Vice Chairman, Mr. Koncar as Secretary, Mr. Bloom as Treasurer, Mr. Baldwin as Assistant Treasurer, Mr. Bell as Assistant Secretary, Ms. Nadelin as Assistant Secretary and Mr. Carey was Assistant Secretary, was adopted.

- Mr. Koncar noted we will have a Workshop on January 17, 2019 at 9:00 a.m. to discuss capital projects for the 2020 budget.
- Mr. Bitgood noted we have a spreadsheet to review with the Field Manager.
- Mr. Baldwin will incorporate any suggestions the Board has into the spreadsheet.

D. Field Manager’s Report

- The Field Manager’s Report was included the agenda package.

E. Service & Inspection Report – Lake & Wetlands Management

- This report was included in the agenda package.

NINTH ORDER OF BUSINESS

On-Site Administration Report – Project Updates

- Ms. Egan noted she will prepare a spreadsheet with Jeff of Artistree.
- They are working on the concrete curbing areas around the roads.
- They will be getting new locks for the pool gates.
- They had a mainline break, however, the District does not have to pay for it. Sunncastle Roofing who are doing work on the two-story condos, ran over three valves which have to be re-built as well as the District's mainline.

TENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Falduto wished everyone a Merry Christmas and a Happy New Year. He noted Ms. Kelly Columbus has worked hard on the Christmas party and many events for the new year.
- Mr. Bell thanked everyone for re-electing him to the Board.
- All the Supervisors welcomed Ms. Nadelin to the Board.
- Mr. Carey commented people who work in the kitchen now think it is okay to bring extension cords from their homes and use them on kitchen equipment. That is not allowed.
- Ms. Nadelin commented on the kitchen extension cord plug issue.
- Mr. Falduto responded to her concerns noting a second circuit was installed and there have been no problems since.
- Mr. Bitgood noted yesterday there was a Supervisors Orientation conducted. It was a three-hour presentation in Fort Myers for old and new Supervisors. Mr. Baldwin mentioned the Avid program. He wanted Avid to be placed on all the Supervisors' computers.
- Mr. Koncar described the Avid program. He will ask Ms. Paula Davis to attend the next workshop in order to train the Supervisors on how to use Avid.

TENTH ORDER OF BUSINESS

Audience Comments

- Mr. Tom Jones commented on advertisements on public events in the Park. He commented on safety of the automatic doors locking.
- Ms. Sharon Rask noted three representatives from Charlotte County Utilities will be conducting a meeting today at 2:00 p.m. in the Sports Bar to discuss several issues and answer audience questions.
- Ms. Laura Sauerwein was concerned about the chairs outside. She is aware they are weather-proof, but still concerned.

- Mr. Paul Myers commented on street lights or lack of them in Villa III.
- Mr. Rodger Roszatycki commented on ties with the County.
- Mr. Ross addressed the resident concerns. He will provide a written legal opinion, if the Board requests, however, he would rather first review the existing law and Attorney General’s opinion on that particular section of Chapter 190.
- Mr. Bitgood asked Mr. Ross to give his written legal opinion.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

On MOTION by Mr. Bell seconded by Mr. Carey with all in favor the meeting was adjourned.

Secretary

Brian Bitgood
Chairman

4B

HERITAGE OAK PARK
Community Development District

Financial Report
November 30, 2018

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

November 30, 2018

Balance Sheet
November 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	IRRIGATION FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 401,501	\$ -	\$ -	\$ 401,501
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	7,700	-	-	7,700
Accounts Receivable - Other	750	-	-	750
Allowance - Doubtful Accounts	(916)	(102)	(310)	(1,328)
Assessments Receivable	916	102	310	1,328
Due From Other Funds	4,584	-	97,332	101,916
Investments:				
Money Market Account	269,996	-	-	269,996
Prepaid Items	700	-	-	700
Deposits	8,175	-	-	8,175
TOTAL ASSETS	\$ 693,606	\$ -	\$ 97,332	\$ 790,938
LIABILITIES				
Accounts Payable	\$ 12,711	\$ 4,438	\$ -	\$ 17,149
Accrued Expenses	510	-	-	510
Deposits	7,493	-	-	7,493
Deferred Revenue	2,625	-	-	2,625
Due To Other Funds	-	101,916	-	101,916
TOTAL LIABILITIES	23,339	106,354	-	129,693
FUND BALANCES				
Nonspendable:				
Prepaid Items	700	-	-	700
Deposits	8,175	-	-	8,175
Restricted for:				
Debt Service	-	-	97,332	97,332
Assigned to:				
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
Unassigned:	108,214	(106,354)	-	1,860
TOTAL FUND BALANCES	\$ 670,267	\$ (106,354)	\$ 97,332	\$ 661,245
TOTAL LIABILITIES & FUND BALANCES	\$ 693,606	\$ -	\$ 97,332	\$ 790,938

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-18 BUDGET	NOV-18 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 833	\$ 1,104	\$ 271	22.08%	\$ 417	\$ 583
Interlocal Agreement	3,000	-	-	-	0.00%	-	-
Room Rentals	500	211	211	-	42.20%	-	-
Recreational Activity Fees	41,500	6,917	9,445	2,528	22.76%	3,458	4,431
Special Assmnts- Tax Collector	778,628	219,000	218,055	(945)	28.01%	219,000	218,055
Special Assmnts- Discounts	(31,145)	(9,000)	(8,555)	445	27.47%	(9,000)	(8,555)
Other Miscellaneous Revenues	600	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,000	393	393	-	39.30%	-	-
TOTAL REVENUES	799,083	218,354	220,653	2,299	27.61%	213,875	214,514
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	2,000	2,000	-	16.67%	1,000	1,000
FICA Taxes	918	153	153	-	16.67%	77	77
ProfServ-Engineering	5,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	3,000	500	158	342	5.27%	250	-
ProfServ-Mgmt Consulting Serv	62,560	10,427	10,427	-	16.67%	5,213	5,213
ProfServ-Special Assessment	10,474	-	-	-	0.00%	-	-
Auditing Services	5,750	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	900	150	229	(79)	25.44%	75	189
Insurance - General Liability	12,001	12,001	8,363	3,638	69.69%	-	-
Legal Advertising	1,100	219	219	-	19.91%	103	103
Miscellaneous Services	1,200	200	76	124	6.33%	100	41
Misc-Bank Charges	2,400	400	366	34	15.25%	200	231
Misc-Assessmnt Collection Cost	15,573	4,200	4,190	10	26.91%	4,200	4,190
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	133,411	30,425	26,356	4,069	19.76%	11,218	11,044
Other Public Safety							
R&M-Gate	3,000	500	936	(436)	31.20%	250	790
R&M-Gatehouse	1,200	-	-	-	0.00%	-	-
R&M-Security Cameras	2,000	-	-	-	0.00%	-	-
Total Other Public Safety	6,200	500	936	(436)	15.10%	250	790
Field							
Contracts-Mgmt Services	114,061	19,010	19,010	-	16.67%	9,505	9,505
Contracts-Lake and Wetland	6,120	1,020	1,020	-	16.67%	510	510
Contracts-Landscape	86,515	14,419	13,999	420	16.18%	7,210	7,000
Utility - General	37,200	6,200	6,178	22	16.61%	3,100	3,093
Utility - Water & Sewer	12,000	2,000	1,055	945	8.79%	1,000	627
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%	1,725	1,725
Misc-Special Projects	10,930	-	-	-	0.00%	-	-
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	711	711	-	14.22%	689	689
Total Field	333,061	74,720	72,798	1,922	21.86%	23,739	23,149

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-18 BUDGET	NOV-18 ACTUAL
<u>Road and Street Facilities</u>							
R&M-Parking Lots	500	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	5,000	-	-	-	0.00%	-	-
R&M-Sidewalks	4,000	-	-	-	0.00%	-	-
R&M-Streetlights	7,000	134	134	-	1.91%	134	134
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	15,200	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	-	-	-	0.00%	-	-
Total Road and Street Facilities	50,069	134	134	-	0.27%	134	134
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	70,686	11,781	11,781	-	16.67%	5,891	5,891
Contracts-Janitorial Services	16,560	2,760	3,160	(400)	19.08%	1,380	1,580
Contracts-Pools	10,800	1,800	1,800	-	16.67%	900	900
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	302	250
Communication - Telephone	7,320	1,220	1,310	(90)	17.90%	610	678
R&M-Clubhouse	68,000	11,333	6,208	5,125	9.13%	5,667	3,174
R&M-Parks	6,600	1,100	5,730	(4,630)	86.82%	550	1,442
R&M-Pools	6,000	1,000	126	874	2.10%	500	63
R&M - Tennis Courts	5,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	400	233	167	9.71%	200	233
Misc-Holiday Decor	500	500	380	120	76.00%	500	380
Misc-Cable TV Expenses	1,016	169	173	(4)	17.03%	85	92
Office Supplies	2,160	360	448	(88)	20.74%	180	131
Op Supplies - General	2,700	450	274	176	10.15%	225	130
Cap Outlay - Equipment	5,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	21,500	-	-	-	0.00%	-	-
Reserve - Roof	5,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	2,500	-	-	-	0.00%	-	-
Total Parks and Recreation - General	234,842	33,973	32,671	1,302	13.91%	16,990	14,944
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	750	3,924	(3,174)	87.20%	375	419
Misc-Event Expense	12,000	2,000	5,406	(3,406)	45.05%	1,000	4,294
Misc-Social Committee	24,000	4,000	2,294	1,706	9.56%	2,000	1,151
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	83	304	(221)	60.80%	42	9
Total Special Recreation Facilities	41,500	6,833	11,928	(5,095)	28.74%	3,417	5,873
TOTAL EXPENDITURES	799,083	146,585	144,823	1,762	18.12%	55,748	55,934
Excess (deficiency) of revenues Over (under) expenditures	-	71,769	75,830	4,061	0.00%	158,127	158,580
Net change in fund balance	\$ -	\$ 71,769	\$ 75,830	\$ 4,061	0.00%	\$ 158,127	\$ 158,580
FUND BALANCE, BEGINNING (OCT 1, 2018)	594,437	594,437	594,437				
FUND BALANCE, ENDING	\$ 594,437	\$ 666,206	\$ 670,267				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-18 BUDGET	NOV-18 ACTUAL
REVENUES							
Interest - Investments	\$ 24	\$ 4	\$ 6	\$ 2	25.00%	\$ 2	\$ 3
Special Assmnts- Tax Collector	99,081	28,000	27,747	(253)	28.00%	28,000	27,747
Special Assmnts- Discounts	(3,963)	(1,100)	(1,089)	11	27.48%	(1,100)	(1,089)
Other Miscellaneous Revenues	3,500	-	-	-	0.00%	-	-
TOTAL REVENUES	98,642	26,904	26,664	(240)	27.03%	26,902	26,661
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	1,982	550	533	17	26.89%	550	533
Total Administration	1,982	550	533	17	26.89%	550	533
Field							
Contracts-Irrigation	49,500	8,250	8,190	60	16.55%	4,125	4,095
R&M-Irrigation	45,000	7,500	17,266	(9,766)	38.37%	3,750	5,052
R&M-Pumps	2,160	-	-	-	0.00%	-	-
Total Field	96,660	15,750	25,456	(9,706)	26.34%	7,875	9,147
TOTAL EXPENDITURES	98,642	16,300	25,989	(9,689)	26.35%	8,425	9,680
Excess (deficiency) of revenues Over (under) expenditures	-	10,604	675	(9,929)	0.00%	18,477	16,981
Net change in fund balance	\$ -	\$ 10,604	\$ 675	\$ (9,929)	0.00%	\$ 18,477	\$ 16,981
FUND BALANCE, BEGINNING (OCT 1, 2018)	(107,029)	(107,029)	(107,029)				
FUND BALANCE, ENDING	\$ (107,029)	\$ (96,425)	\$ (106,354)				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-18 BUDGET	NOV-18 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	60,200	60,196	(4)	28.01%	60,200	60,196
Special Assmnts- Discounts	(8,596)	(2,400)	(2,361)	39	27.47%	(2,400)	(2,361)
TOTAL REVENUES	206,301	57,800	57,835	35	28.03%	57,800	57,835
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	4,298	1,160	1,157	3	26.92%	1,160	1,157
Total Administration	4,298	1,160	1,157	3	26.92%	1,160	1,157
Debt Service							
Principal Debt Retirement	187,752	-	-	-	0.00%	-	-
Interest Expense	16,965	10,315	10,315	-	60.80%	-	-
Total Debt Service	204,717	10,315	10,315	-	5.04%	-	-
TOTAL EXPENDITURES	209,015	11,475	11,472	3	5.49%	1,160	1,157
Excess (deficiency) of revenues Over (under) expenditures	(2,714)	46,325	46,363	38	-1708.29%	56,640	56,678
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(2,714)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(2,714)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (2,714)	\$ 46,325	\$ 46,363	\$ 38	-1708.29%	\$ 56,640	\$ 56,678
FUND BALANCE, BEGINNING (OCT 1, 2018)	50,969	50,969	50,969				
FUND BALANCE, ENDING	\$ 48,255	\$ 97,294	\$ 97,332				

Notes to the Financial Statements
November 2018

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 27.6% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 18.1% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable		7,700	Sale of Garage for \$12,000 less 25 payments by HOPCA of \$375/qtr = (\$2,625) 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		750	HOA 4Q 2018 Invoice for Interlocal agreement (\$750)
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		101,916	Assessments collected in General Fund - Due from General Fund to Debt Service fund (\$97,332) plus Due from Irrigation Fund to General Fund \$101,916
Prepaid Items		700	Entertainment deposits for later this year
Deposits		8,175	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		17,149	Invoices for current month but not paid in current month
Accrued Expenses		510	Phone, misc clubhouse
Deposits		7,493	Refundable Fitness Room key deposits
Deferred Revenue	2,625		Balance due on Garage
Due to Other Funds		101,916	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
General Fund 001				
Revenues				
Interest Income	5,000	1,104	22.08%	Interest Income on Operating Account, Money Market Acct & CDs.
Room Rentals	500	211	42.20%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	41,500	9,445	22.76%	Revenues from Activities in the District.
Special Assessments-Tax Collector	778,628	218,055	28.01%	Collections were at 19.40% at this time last year
Gate Bar Codes/Remotes	1,000	393	39.30%	Gate Openers less sales tax paid.
Expenditures				
<u>Administrative</u>				
Communication/Freight - Gen'l	900	229	25.44%	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.
Legal Advertising	1,100	219	19.91%	Meeting and workshop notices for year.
Miscellaneous Services	1,200	76	6.33%	STS charges for copies.
Misc-Bank Charges	2,400	366	15.25%	Monthly bank charges from SunTrust, Regions Bank and Stonegate Bank.
Office Supplies	360	-	0.00%	Notice of increase letters.
<u>Public Safety</u>				
R&M-Gate	3,000	936	31.20%	Gate remotes, replaced arm/receiver.

Notes to the Financial Statements
November 2018

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Insurance-General Liability	29,635	29,100	98.19%	Insurance paid in full for year.
R&M-Trees and Trimming	6,000	1,725	28.75%	Remove Brazilian peppers.
<u>Parks & Recreation</u>				
Contracts-Janitorial Services	16,560	3,160	19.08%	Services increased more than expected.
Contracts-Pest Control	1,100	1,048	95.27%	Pest control paid for year.
Communication-Telephone	7,320	1,310	17.90%	Phone services for the Lodge/Sports Bar.
R&M-Parks	6,600	5,730	86.82%	Park benches, replace tennis court lights and light outside fitness center, sponge roller, AC maint, bee service, cleaning service.
Misc-Holiday Decor	500	380	76.00%	Holiday decorations for Lodge
Misc-Cable TV Expenses	1,016	173	17.03%	Services increased more than expected.
Office Supplies	2,160	448	20.74%	Copier lease, Office365 renewal, office supplies.
<u>Special Recreation Facilities</u>				
Miscellaneous Services	4,500	3,924	87.20%	Monthly activities calendar, kitchen supplies, new portable Stage, frame, cards for hand and foot, Ladies tea supplies
Misc-Event Expense	12,000	5,406	45.05%	Various event expenses
Office Supplies	500	304	60.80%	Misc office supplies, printer ink
Irrigation Fund 002				
Expenditures				
<u>Field</u>				
R&M-Irrigation	45,000	17,266	38.37%	Monthly irrigation service, repairs to mainline breaks, replace controller boxes, locate/clean valve boxes
Debt Service Fund 202				
Expenditures				
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

November 30, 2018

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					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
TOTAL	\$ 288,113	\$ 12,005	\$ 5,880	\$ 305,998	\$ 218,055	\$ 27,747	\$ 60,196
% COLLECTED				28.01%	28.01%	28.00%	28.01%
TOTAL OUTSTANDING				\$ 786,605	\$ 560,572	\$ 71,332	\$ 154,701

Cash and Investment Report
November 30, 2018

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Regions Bank	N/A	0.00%	\$326,120
Operating Checking Account - MuniNow	SunTrust	N/A	0.10%	\$75,381
			Subtotal	\$401,501
Petty Cash - Property Manager	N/A	N/A	N/A	\$200
Money Market Account	BankUnited	N/A	1.00%	\$269,996 (1)
			Total	\$671,697

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

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 8711 Regions Bank - GF
 Statement No. 11-18
 Statement Date 11/30/2018

G/L Balance (LCY)	326,119.78	Statement Balance	357,109.98
G/L Balance	326,119.78	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	357,109.98
Subtotal	326,119.78	Outstanding Checks	30,990.20
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	326,119.78	Ending Balance	326,119.78
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/10/2018	Payment	12004	EDWARD A. CAREY	184.70	0.00	184.70
10/15/2018	Payment	12417	ROBERT LAND	12.50	0.00	12.50
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
10/25/2018	Payment	12472	FRANK BLANKENSHIP	12.50	0.00	12.50
10/25/2018	Payment	12473	FRANK PIERCE	12.50	0.00	12.50
10/25/2018	Payment	12477	JOHN SANDERS	12.50	0.00	12.50
10/25/2018	Payment	12480	LAURA LAURENCE	12.50	0.00	12.50
10/25/2018	Payment	12483	MARIA TRIOLO	12.50	0.00	12.50
10/25/2018	Payment	12495	WILLIAM SCHNEIDER	12.50	0.00	12.50
11/14/2018	Payment	12513	ANN ALCANTARA	12.50	0.00	12.50
11/14/2018	Payment	12520	CINDY ADAMS	12.50	0.00	12.50
11/14/2018	Payment	12522	DALE BUTLER	12.50	0.00	12.50
11/14/2018	Payment	12525	DARLENE MURSZEWski	12.50	0.00	12.50
11/14/2018	Payment	12530	JACK BERNSTEIN	12.50	0.00	12.50
11/14/2018	Payment	12532	KELLEY COUILLARD	12.50	0.00	12.50
11/20/2018	Payment	12541	PAUL J. FALDUTO , JR	184.70	0.00	184.70
11/26/2018	Payment	12545	CLIFF'S AIR CONDITIONING &	1,200.00	0.00	1,200.00
11/26/2018	Payment	12546	GULFcoAST ENGRAVING	52.00	0.00	52.00
11/26/2018	Payment	12547	JOAN CORBEIL	45.00	0.00	45.00
11/26/2018	Payment	12552	TOM PICHE	12.50	0.00	12.50
11/26/2018	Payment	12553	VICKI GRAHAM	12.50	0.00	12.50
11/26/2018	Payment	12554	VIRGINIA MILANO	12.50	0.00	12.50
11/29/2018	Payment	12555	CHARLOTTE COUNTY TAX	66.27	0.00	66.27
11/29/2018	Payment	12556	DEBRA JOHNSON	12.50	0.00	12.50
11/29/2018	Payment	12557	INFRAMARK, LLC	20,705.89	0.00	20,705.89
11/29/2018	Payment	12558	REGIONS BANK-9343	975.70	0.00	975.70
11/29/2018	Payment	12559	WILLIAM STOCKSLAGER	12.50	0.00	12.50
11/30/2018	Payment	12560	ARTISTREE LANDSCAPE	6,999.63	0.00	6,999.63
11/30/2018	Payment	12561	CHAD LAMBERT	150.00	0.00	150.00
11/30/2018	Payment	12562	FEDEX	13.30	0.00	13.30
11/30/2018	Payment	12564	PETER ARCURI	150.00	0.00	150.00

Heritage Oak Park CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	30,990.20		30,990.20

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 6400 SunTrust Bank N.A.
 Statement No. 11-18
 Statement Date 11/30/2018

G/L Balance (LCY)	75,381.06	Statement Balance	75,381.06
G/L Balance	75,381.06	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	75,381.06
Subtotal	75,381.06	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	75,381.06	Ending Balance	75,381.06
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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HERITAGE OAK PARK
Community Development District

Payment Register by Fund
For the Period from 11/1/2018 to 11/30/2018
(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	12499	11/05/18	COIPIERS PLUS	2018-1043	10/18 MONTHLY BILLING/COPIES	Office Supplies	551002-57201	\$28.23
001	12500	11/05/18	CROWN ROOFING, LLC	55214	RESEAL WALL FLASHING	roof repair on lodge	546015-57201	\$695.00
001	12501	11/05/18	DELORES BOWERS	102618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12502	11/05/18	FLA DEPT OF ECONOMIC OPPORTUNITY	71654	2018/2019 DISTRICT FILING FEE	Annual District Filing Fee	554007-51301	\$175.00
001	12503	11/05/18	KAROL PADRUCCO	102618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12504	11/05/18	LINDA WALSH	102618	FITNESS KEY REIMBURSEMENT	Key refund	220000	\$12.50
001	12505	11/05/18	MICHAEL DIO GUARDI	413988	REPLACE KITCHEN SINK FAUCET	R&M-Clubhouse	546015-57201	\$175.00
001	12506	11/05/18	NANCY WYLD	102618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12507	11/05/18	NICKI ROTH	102618	FITNESS KEY REIMBURSEMENT	Key refund	220000	\$12.50
001	12508	11/05/18	SHIRLEY SARLIN	102618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12510	11/07/18	COMCAST	55503-102818	11/11-12/10/18 853510060075550	Misc-Cable TV Expenses	549039-57201	\$91.68
001	12511	11/07/18	FEDEX	6-353-43244	SERVICE FOR 10/23/18	Communication/Freight - Gen'l	541001-51301	\$13.98
001	12512	11/09/18	EDWARD GILLEN	102218	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12513	11/14/18	ANN ALCANTARA	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12514	11/14/18	ARMAND TOSCANO	110918	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12515	11/14/18	BEVERLY BOHACH	110918	FITNESS KEY REIMBURSEMENT	Key refund	220000	\$12.50
001	12516	11/14/18	BUFFALO GRAFFIX	503323	11/18 CALENDAR ACTIVITIES	Miscellaneous Services	549001-57501	\$107.13
001	12517	11/14/18	C & C INTERIORS, INC	2324-BAL	COLOR SCHEMES WITH STORY BOARD	remaining balance	546015-57201	\$1,200.00
001	12518	11/14/18	CHARLENE BACKUS	110918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12520	11/14/18	CINDY ADAMS	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12521	11/14/18	COVERALL OF FT. MYERS	1160245972	CLEANING SERVICE 11/1-11/30/18	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	12522	11/14/18	DALE BUTLER	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12523	11/14/18	DALE SIBLEY	110818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12524	11/14/18	DAN MAY	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12525	11/14/18	DARLENE MURSZEWski	110818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12526	11/14/18	DAVE SUNTKEN	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12527	11/14/18	DIANA JONES	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12528	11/14/18	GOOD NEWS PEST SOLUTIONS	RENEWAL	COMMERCIAL SUBTERRANEAN RENEWL	Contracts-Pest Control	534125-57201	\$250.00
001	12529	11/14/18	GREATAMERICA FINANCIAL SVCS	23558549	COPIER LEASE FOR 10/18	Office Supplies	551002-57201	\$104.86
001	12530	11/14/18	JACK BERNSTEIN	110818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12531	11/14/18	KATHRYN HOLD	110918	FITNESS KEY REIMBURSEMENT	Key refund	220000	\$12.50
001	12532	11/14/18	KELLEY COUILLARD	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12533	11/14/18	KIM PLATZER	110818	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12535	11/14/18	RICHARD GUZZI	110718	RICH GUZZI SHOW 11/12/18	Misc-Event Expense	549022-57501	\$2,000.00
001	12536	11/14/18	THE SUN	3625902	NOTICE OF WORKSHOPS FY18/19	Legal Advertising	548002-51301	\$102.96
001	12537	11/14/18	TODD PROA	0007195	11/18 MONTHLY POOL SERVICE	POOL PERFECT	546074-57201	\$63.04
001	12537	11/14/18	TODD PROA	0007195	11/18 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$900.00
001	12538	11/14/18	WOTITZKY, WOTITZKY, ROSS	6-FY18	LEGAL SERVICE FOR 10/18	ProfServ-Legal Services	531023-51401	\$157.50
001	12539	11/19/18	STAPLES CREDIT PLAN	77190-102818	10/18 OFFICE SUPPLIES	Air Freshener	552001-57201	\$5.99
001	12539	11/19/18	STAPLES CREDIT PLAN	77190-102818	10/18 OFFICE SUPPLIES	Printer Ink	551002-57201	\$48.08

**HERITAGE OAK PARK
Community Development District**

**Payment Register by Fund
For the Period from 11/1/2018 to 11/30/2018
(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	12539	11/19/18	STAPLES CREDIT PLAN	77190-102818	10/18 OFFICE SUPPLIES	Tape, Sign	551002-57201	\$35.86
001	12539	11/19/18	STAPLES CREDIT PLAN	77190-102818	10/18 OFFICE SUPPLIES	Printer Ink	551002-57501	\$74.99
001	12539	11/19/18	STAPLES CREDIT PLAN	77190-102818	10/18 OFFICE SUPPLIES	Printer Ink	551002-57501	\$219.97
001	12545	11/26/18	CLIFF'S AIR CONDITIONING &	18-2672	A/C MAINTENANCE AGREEMENT	R&M-Clubhouse	546015-57201	\$600.00
001	12545	11/26/18	CLIFF'S AIR CONDITIONING &	18-2672	A/C MAINTENANCE AGREEMENT	R&M-Parks	546066-57201	\$600.00
001	12546	11/26/18	GULFCOAST ENGRAVING	46139	DON OPPENHEIM PLAQUE	Miscellaneous Services	549001-57201	\$52.00
001	12547	11/26/18	JOAN CORBEIL	RKCDD-111418	OVERPAID FOR HOP SERIES	Reimbursement	549022-57501	\$45.00
001	12548	11/26/18	JUDITH SHERIDAN	111918	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12550	11/26/18	SUN COAST MEDIA GROUP, INC	17014-111918	NEWSPAPER 13 WEEKS	newspaper	549001-57201	\$77.01
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$160.00
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	kitchen supplies	549001-57501	\$28.11
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$11.97
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	coffee	549051-57501	\$3.67
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	cups	546015-57201	\$5.33
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	fridge bins/thermometer	546015-57201	\$38.99
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	storage containers	546015-57201	\$24.59
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	park benches	546066-57201	\$953.37
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549022-57501	\$64.19
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	locksmith	546066-57201	\$55.00
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$290.10
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$22.33
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	OP Supplies	552001-57201	\$72.32
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	coffee	549051-57501	\$6.98
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	sponge rollers/bags	546066-57201	\$205.12
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	Office 365	551002-57201	\$99.99
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$21.36
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	coffee social	549051-57501	\$8.88
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$189.65
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	kirchen supplies	552001-57201	\$37.16
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	trash bags	552001-57201	\$12.86
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	poolside lunch	549051-57501	\$258.99
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	kleenex tissues	552001-57201	\$15.98
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	gate remotes	546034-52901	\$145.63
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	cards for hand and foot	549001-57501	\$79.90
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	disposal cleaner	546015-57201	\$14.99
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	fish for fish pond	546066-57201	\$2.66
001	12551	11/26/18	SUNTRUST BANK-8114	110218-8114	11/02/18 STATEMENT PURCHASES	frame	549001-57501	\$297.51
001	12552	11/26/18	TOM PICHE	KPARK-111918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12553	11/26/18	VICKI GRAHAM	KPARK-111918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12554	11/26/18	VIRGINIA MILANO	RKCDD-111918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12555	11/29/18	CHARLOTTE COUNTY TAX	181113F	POSTAGE - MAILING FY18 TAXES	Communication/Freight - Gen'l	541001-51301	\$66.27
001	12556	11/29/18	DEBRA JOHNSON	111918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12557	11/29/18	INFRAMARK, LLC	35927	11/18 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,213.33

**HERITAGE OAK PARK
Community Development District**

**Payment Register by Fund
For the Period from 11/1/2018 to 11/30/2018
(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	12557	11/29/18	INFRAMARK, LLC	35927	11/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$9,505.08
001	12557	11/29/18	INFRAMARK, LLC	35927	11/18 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$41.05
001	12557	11/29/18	INFRAMARK, LLC	35927	11/18 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$55.93
001	12557	11/29/18	INFRAMARK, LLC	35927	11/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$5,890.50
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART POOLSIDE LUNCH	549051-57501	\$7.76
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART COFFEE SOCIAL	549051-57501	\$23.87
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART POOLSIDE LUNCH	549051-57501	\$10.44
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	LTM PARTY POOLSIDE LUNCH	549022-57501	\$3.98
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART COFFEE SOCIAL	549051-57501	\$23.98
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART POOLSIDE LUNCH	549022-57501	\$22.58
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SAMS POOLSIDE LUNCH	549051-57501	\$265.04
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SAMS THANKSGIVING CELEBRATION	549022-57501	\$20.73
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SAMS PAPER TOWELS	552001-57201	\$67.96
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SAMS VETERANS CELEBRATION	549051-57501	\$39.86
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SHELL DINNER FOR ENTERTAINERS	549051-57501	\$30.99
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SAMS TAX REFUND-POOL	549051-57501	(\$1.25)
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	OLLIES VETERANS DAY CELEBRATION	549022-57501	\$16.00
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART COFFEE SOCIAL	549051-57501	\$22.87
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	DOLLAR TREE VETERANS DAY CELEBRATION	549022-57501	\$17.12
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART VETERANS CELEBRATION	549022-57501	\$6.23
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART RICH GUZZI	549022-57501	\$21.15
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	SAMS VETERANS CELEBRATIONS	549051-57501	\$61.75
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART COFFEE SOCIAL	549051-57501	\$22.87
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART RICH GUZZI	549022-57501	\$8.50
001	12558	11/29/18	REGIONS BANK-9343	89343-111318	PURCHASES FOR 10/14-11/13/18	WALMART RICH GUZZI	549022-57501	\$283.27
001	12559	11/29/18	WILLIAM STOCKSLAGER	111918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12560	11/30/18	ARTISTREE LANDSCAPE	137365	11/18 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$6,999.63
001	12561	11/30/18	CHAD LAMBERT	112718	BALANCE FOR PARTY 12/1/18	Prepaid Items	155000	\$150.00
001	12562	11/30/18	FEDEX	6-375-08818	SERVICE FOR 11/14/18	Communication/Freight - Gen'l	541001-51301	\$13.30
001	12564	11/30/18	PETER ARCURI	112718	BALANCE FOR PARTY 12/1/18	Prepaid Items	155000	\$150.00
001	DD00035	11/01/18	CHARLOTTE COUNTY UTILITIES	01597-101118-ACH	26307-101597 09/11/18-10/09/18	Utility - Water & Sewer	543021-53901	\$373.19
001	DD00036	11/07/18	FPL	102318-ACH	SERVICE FOR 09/22/18-10/23/18	Utility - General	543001-53901	\$3,085.52
001	DD00037	11/01/18	CHARLOTTE COUNTY UTILITIES	80703-101118-ACH	26307-080703 09/11/18-10/09/18	Utility - Water & Sewer	543021-53901	\$55.17
001	12540	11/20/18	OLIN E. BELL	PAYROLL	November 20, 2018 Payroll Posting			\$184.70
001	12541	11/20/18	PAUL J. FALDUTO, JR	PAYROLL	November 20, 2018 Payroll Posting			\$184.70
001	12542	11/20/18	BRIAN R. BITGOOD	PAYROLL	November 20, 2018 Payroll Posting			\$184.70
001	12543	11/20/18	EDWARD A. CAREY	PAYROLL	November 20, 2018 Payroll Posting			\$184.70
001	12544	11/20/18	DONALD A. OPPENHEIM	PAYROLL	November 20, 2018 Payroll Posting			\$184.70
							Fund Total	\$46,379.08

**HERITAGE OAK PARK
Community Development District**

**Payment Register by Fund
For the Period from 11/1/2018 to 11/30/2018
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
IRRIGATION FUND - 002								
002	12534	11/14/18	MAINSCAPE	1224017	11/18 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,095.00
002	12549	11/26/18	MAINSCAPE	1224420	LOCATE/CLEAN VALVE BOXES	Warranty Extension	546041-53901	\$4,950.00
002	12549	11/26/18	MAINSCAPE	1224813	IRRIGATION SERVICE 10/18	R&M-Irrigation	546041-53901	\$5,836.15
002	12549	11/26/18	MAINSCAPE	1224890	RPR 3" MAINLINE-1275 & 1283 RO	1275 & 1283 Mainline Repair	546041-53901	\$613.84
Fund Total								\$15,494.99
SERIES 2008 DEBT SERVICE FUND - 202								
202	12509	11/05/18	SUNTRUST BANK	1810107174	CUST# 0040690439 P&I PAYMT	Interest Expense	572001-51701	\$10,314.93
Fund Total								\$10,314.93
Total Checks Paid								\$72,189.00

HERITAGE OAK PARK
Community Development District

Financial Report
December 31, 2018

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

December 31, 2018

Balance Sheet
December 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	IRRIGATION FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 843,572	\$ -	\$ -	\$ 843,572
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	7,700	-	-	7,700
Accounts Receivable - Other	2,224	-	-	2,224
Allowance - Doubtful Accounts	(916)	(102)	(310)	(1,328)
Assessments Receivable	916	102	310	1,328
Due From Other Funds	-	-	196,704	196,704
Investments:				
Money Market Account	270,349	-	-	270,349
Prepaid Items	300	-	-	300
Deposits	8,175	-	-	8,175
TOTAL ASSETS	\$ 1,132,520	\$ -	\$ 196,704	\$ 1,329,224
LIABILITIES				
Accounts Payable	\$ 26,443	\$ 2,909	\$ -	\$ 29,352
Accrued Expenses	510	-	-	510
Sales Tax Payable	19	-	-	19
Deposits	7,243	-	-	7,243
Deferred Revenue	2,625	-	-	2,625
Due To Other Funds	132,258	64,446	-	196,704
TOTAL LIABILITIES	169,098	67,355	-	236,453
FUND BALANCES				
Nonspendable:				
Prepaid Items	300	-	-	300
Deposits	8,175	-	-	8,175
Restricted for:				
Debt Service	-	-	196,704	196,704
Assigned to:				
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
Unassigned:	401,769	(67,355)	-	334,414
TOTAL FUND BALANCES	\$ 963,422	\$ (67,355)	\$ 196,704	\$ 1,092,771
TOTAL LIABILITIES & FUND BALANCES	\$ 1,132,520	\$ -	\$ 196,704	\$ 1,329,224

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-18 BUDGET	DEC-18 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 1,250	\$ 1,578	\$ 328	31.56%	\$ 417	\$ 478
Interlocal Agreement	3,000	750	750	-	25.00%	750	750
Room Rentals	500	211	211	-	42.20%	-	-
Recreational Activity Fees	41,500	10,375	12,021	1,646	28.97%	3,458	2,576
Special Assmnts- Tax Collector	778,628	602,000	601,994	(6)	77.31%	384,000	383,939
Special Assmnts- Discounts	(31,145)	(24,000)	(23,606)	394	75.79%	(15,100)	(15,051)
Other Miscellaneous Revenues	600	600	700	100	116.67%	600	700
Gate Bar Code/Remotes	1,000	674	674	-	67.40%	281	281
Access Cards	-	-	238	238	0.00%	-	238
TOTAL REVENUES	799,083	591,860	594,560	2,700	74.41%	374,406	373,911
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	3,000	2,800	200	23.33%	1,000	800
FICA Taxes	918	230	214	16	23.31%	77	61
ProfServ-Engineering	5,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	3,000	750	853	(103)	28.43%	250	696
ProfServ-Mgmt Consulting Serv	62,560	15,640	15,640	-	25.00%	5,213	5,213
ProfServ-Special Assessment	10,474	10,474	10,474	-	100.00%	10,474	10,474
Auditing Services	5,750	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	900	225	328	(103)	36.44%	75	99
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	300	107	193	8.92%	100	31
Misc-Bank Charges	2,400	600	581	19	24.21%	200	216
Misc-Assessmnt Collection Cost	15,573	11,600	11,568	32	74.28%	7,400	7,378
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	133,411	55,214	51,322	3,892	38.47%	24,789	24,968
Other Public Safety							
R&M-Gate	3,000	750	936	(186)	31.20%	250	-
R&M-Gatehouse	1,200	-	-	-	0.00%	-	-
R&M-Security Cameras	2,000	-	-	-	0.00%	-	-
Total Other Public Safety	6,200	750	936	(186)	15.10%	250	-
Field							
Contracts-Mgmt Services	114,061	28,515	28,515	-	25.00%	9,505	9,505
Contracts-Lake and Wetland	6,120	1,530	1,530	-	25.00%	510	510
Contracts-Landscape	86,515	21,629	20,999	630	24.27%	7,210	7,000
Utility - General	37,200	9,300	9,432	(132)	25.35%	3,100	3,254
Utility - Water & Sewer	12,000	3,000	1,550	1,450	12.92%	1,000	495
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%	2,900	2,900
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	711	711	-	14.22%	-	-
Total Field	333,061	98,945	96,462	2,483	28.96%	24,225	23,664

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-18 BUDGET	DEC-18 ACTUAL
<u>Road and Street Facilities</u>							
R&M-Parking Lots	500	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	5,000	3,265	3,265	-	65.30%	3,265	3,265
R&M-Sidewalks	4,000	-	-	-	0.00%	-	-
R&M-Streetlights	7,000	484	484	-	6.91%	350	350
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	6,439	6,439	-	64.39%	6,439	6,439
Cap Outlay - Streetlight Impr	15,200	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	5,369	7,398	(2,029)	137.79%	5,369	7,398
Total Road and Street Facilities	50,069	15,557	17,586	(2,029)	35.12%	15,423	17,452
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	70,686	17,672	17,672	-	25.00%	5,891	5,891
Contracts-Janitorial Services	16,560	4,140	4,740	(600)	28.62%	1,380	1,580
Contracts-Pools	10,800	2,700	2,700	-	25.00%	900	900
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	7,320	1,830	2,001	(171)	27.34%	610	691
R&M-Clubhouse	68,000	17,000	6,604	10,396	9.71%	5,667	396
R&M-Parks	6,600	1,650	5,730	(4,080)	86.82%	550	-
R&M-Pools	6,000	1,500	189	1,311	3.15%	500	63
R&M - Tennis Courts	5,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	600	233	367	9.71%	200	-
Misc-Holiday Decor	500	500	527	(27)	105.40%	-	148
Misc-Cable TV Expenses	1,016	254	255	(1)	25.10%	85	82
Office Supplies	2,160	540	579	(39)	26.81%	180	131
Op Supplies - General	2,700	675	420	255	15.56%	225	146
Cap Outlay - Equipment	5,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	21,500	-	-	-	0.00%	-	-
Reserve - Roof	5,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	2,500	-	-	-	0.00%	-	-
Total Parks and Recreation - General	234,842	50,161	42,698	7,463	18.18%	16,188	10,028
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	1,125	4,154	(3,029)	92.31%	375	230
Misc-Event Expense	12,000	3,000	8,724	(5,724)	72.70%	1,000	3,319
Misc-Social Committee	24,000	6,000	3,389	2,611	14.12%	2,000	1,095
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	125	304	(179)	60.80%	42	-
Total Special Recreation Facilities	41,500	10,250	16,571	(6,321)	39.93%	3,417	4,644
TOTAL EXPENDITURES	799,083	230,877	225,575	5,302	28.23%	84,292	80,756
Excess (deficiency) of revenues Over (under) expenditures	-	360,983	368,985	8,002	0.00%	290,114	293,155
Net change in fund balance	\$ -	\$ 360,983	\$ 368,985	\$ 8,002	0.00%	\$ 290,114	\$ 293,155
FUND BALANCE, BEGINNING (OCT 1, 2018)	594,437	594,437	594,437				
FUND BALANCE, ENDING	\$ 594,437	\$ 955,420	\$ 963,422				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-18 BUDGET	DEC-18 ACTUAL
REVENUES							
Interest - Investments	\$ 24	\$ 6	\$ 9	\$ 3	37.50%	\$ 2	\$ 2
Special Assmnts- Tax Collector	99,081	77,000	76,601	(399)	77.31%	50,000	48,855
Special Assmnts- Discounts	(3,963)	(3,050)	(3,004)	46	75.80%	(1,950)	(1,915)
Other Miscellaneous Revenues	3,500	-	-	-	0.00%	-	-
TOTAL REVENUES	98,642	73,956	73,606	(350)	74.62%	48,052	46,942
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	1,982	1,500	1,472	28	74.27%	1,000	939
Total Administration	1,982	1,500	1,472	28	74.27%	1,000	939
Field							
Contracts-Irrigation	49,500	12,375	12,285	90	24.82%	4,125	4,095
R&M-Irrigation	45,000	11,250	20,175	(8,925)	44.83%	3,750	2,909
R&M-Pumps	2,160	-	-	-	0.00%	-	-
Total Field	96,660	23,625	32,460	(8,835)	33.58%	7,875	7,004
TOTAL EXPENDITURES	98,642	25,125	33,932	(8,807)	34.40%	8,875	7,943
Excess (deficiency) of revenues Over (under) expenditures	-	48,831	39,674	(9,157)	0.00%	39,177	38,999
Net change in fund balance	\$ -	\$ 48,831	\$ 39,674	\$ (9,157)	0.00%	\$ 39,177	\$ 38,999
FUND BALANCE, BEGINNING (OCT 1, 2018)	(107,029)	(107,029)	(107,029)				
FUND BALANCE, ENDING	\$ (107,029)	\$ (58,198)	\$ (67,355)				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-18 BUDGET	DEC-18 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	166,000	165,749	(251)	77.13%	106,000	105,553
Special Assmnts- Discounts	(8,596)	(6,550)	(6,515)	35	75.79%	(4,200)	(4,154)
TOTAL REVENUES	206,301	159,450	159,234	(216)	77.19%	101,800	101,399
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	4,298	3,200	3,185	15	74.10%	2,050	2,028
Total Administration	4,298	3,200	3,185	15	74.10%	2,050	2,028
Debt Service							
Principal Debt Retirement	187,752	-	-	-	0.00%	-	-
Interest Expense	16,965	10,315	10,315	-	60.80%	-	-
Total Debt Service	204,717	10,315	10,315	-	5.04%	-	-
TOTAL EXPENDITURES	209,015	13,515	13,500	15	6.46%	2,050	2,028
Excess (deficiency) of revenues Over (under) expenditures	(2,714)	145,935	145,734	(201)	-5369.71%	99,750	99,371
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(2,714)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(2,714)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (2,714)	\$ 145,935	\$ 145,734	\$ (201)	-5369.71%	\$ 99,750	\$ 99,371
FUND BALANCE, BEGINNING (OCT 1, 2018)	50,970	50,969	50,970				
FUND BALANCE, ENDING	\$ 48,256	\$ 196,904	\$ 196,704				

Notes to the Financial Statements
December 2018

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 74.4% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 28.2% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable		7,700	Sale of Garage for \$12,000 less 25 payments by HOPCA of \$375/qr = (\$2,625) 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		2,224	HOA Invoice for Interlocal agreement-4Q 2018 & 1Q 2019 (\$1,500) plus 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		196,704	Assessments collected in General Fund - Due from General Fund to Debt Service fund (\$196,703.58) plus Due from Irrigation Fund to General Fund \$64,446.33
Prepaid Items		300	Entertainment deposits for later this year
Deposits		8,175	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		29,352	Invoices for current month but not paid in current month
Accrued Expenses		510	Lake maintenance (Nov18)
Sales Tax Payable		19	Sales Tax for the bar/lodge rentals
Deposits		7,243	Refundable Fitness Room key deposits
Deferred Revenue		2,625	Balance due on Garage
Due to Other Funds		196,704	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
General Fund 001				
Revenues				
Interest Income	5,000	1,578	31.56%	Interest Income on Operating Account, Money Market Acct & CD.
Interlocal Agreement	3,000	750	25.00%	Accrued 1st quarter office rent.
Room Rentals	500	211	42.20%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	41,500	12,021	28.97%	Revenues from Activities in the District.
Special Assessments-Tax Collector	778,628	601,994	77.31%	Collections were at 55.72% at this time last year.
Other Misc Revenue	600	700	116.67%	Reimbursement for gate damage from Sept 2018.
Gate Bar Codes/Remotes	1,000	674	67.40%	Gate Openers less sales tax paid.
Access Cards	-	238	0.00%	Fitness Center cards.
Expenditures				
Administrative				
ProfServ-Legal Services	3,000	853	28.43%	Legal services regarding BOS and District matters.
ProfServ-Special Assessment	10,474	10,474	100.00%	Assessment roll preparation fees.
Communication/Freight - Gen'l	900	328	36.44%	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.
Public Safety				
R&M-Gate	3,000	936	31.20%	Gate remotes, replaced arm/receiver.

Notes to the Financial Statements
December 2018

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Utility - General	37,200	9,432	25.35%	FPL monthly electric charges.
Insurance-General Liability	29,635	29,100	98.19%	Insurance paid in full for year.
R&M-Trees and Trimming	6,000	1,725	28.75%	Remove Brazilian peppers.
Misc-Special Projects	10,930	2,900	26.53%	Painted street numbers
<u>Road & Street</u>				
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
<u>Parks & Recreation</u>				
Contracts-Janitorial Services	16,560	4,740	28.62%	Services increased more than expected
Contracts-Pest Control	1,100	1,048	95.27%	Pest control paid for year
Communication-Telephone	7,320	2,001	27.34%	Phone services for the Lodge/Sports Bar
R&M-Parks	6,600	5,730	86.82%	Park benches, replace tennis court lights and light outside fitness center, sponge roller, AC maint, bee service, cleaning service.
Misc-Holiday Decor	500	527	105.40%	Holiday decorations for Lodge
Misc-Cable TV Expenses	1,016	255	25.10%	Services increased slightly more than expected
Office Supplies	2,160	579	26.81%	Copier lease, Office365 renewal, office supplies
<u>Special Recreation Facilities</u>				
Miscellaneous Services	4,500	4,154	92.31%	Monthly activities calendar, kitchen supplies, new portable Stage, frame, cards for hand and foot, Ladies tea supplies
Misc-Event Expense	12,000	8,724	72.70%	Various event expenses
Office Supplies	500	304	60.80%	Misc office supplies, printer ink
Irrigation Fund 002				
Expenditures				
<u>Field</u>				
R&M-Irrigation	45,000	20,175	44.83%	Monthly irrigation service, repairs to mainline breaks, replace controller boxes, locate/clean valve boxes
Debt Service Fund 202				
Expenditures				
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

December 31, 2018

**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
TOTAL	\$ 794,996	\$ 33,125	\$ 16,224	\$ 844,345	\$ 601,994	\$ 76,601	\$ 165,749
% COLLECTED				77.28%	77.31%	77.31%	77.13%
TOTAL OUTSTANDING				\$ 248,258	\$ 176,633	\$ 22,477	\$ 49,148

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

Month	Revenue	Expenditures	Variance	Balance
Cash Balance as of December 31, 2018				768,106
Investment - Money Market Account				270,349
Irrigation Fund owes General Fund				64,446
General Fund owes Debt Service fund				(196,704)
Adjusted Balance				906,198
January	128,791	60,210	68,581	974,779
February	22,111	57,441	(35,329)	939,450
March	18,263	61,086	(42,824)	896,627
April	20,692	59,928	(39,236)	857,391
May	17,797	57,329	(39,532)	817,858
June	4,919	58,040	(53,122)	764,737
July	9,169	57,696	(48,528)	716,209
August	3,169	57,056	(53,888)	662,321
September	5,034	176,476	(171,443)	490,879

HERITAGE OAK PARK
Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending December 31, 2018

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual FY 2019	Actual Budget
Revenues														
Interest - Investments	\$ 522	\$ 583	\$ 478	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,333	\$ 5,000
Interlocal Agreement	-	-	750	-	-	750	-	-	750	-	-	750	3,000	3,000
Room Rentals	211	-	-	-	-	-	-	-	-	-	-	289	500	500
Recreational Activity Fees	5,015	4,431	2,576	3,458	3,458	3,458	3,458	3,458	3,458	3,458	2,458	2,958	41,647	41,500
Special Assmnts- Tax Collector	-	218,065	383,939	122,996	13,000	12,000	11,000	12,628	-	5,000	-	-	778,628	778,628
Special Assmnts- Discounts	-	(8,565)	(15,051)	(5,829)	(1,080)	(620)	-	-	-	-	-	-	(31,145)	(31,145)
Other Miscellaneous Revenues	-	-	700	-	-	-	-	-	-	-	-	-	700	600
Gate Bar Code/Remotes	393	-	281	-	-	-	-	-	-	-	-	326	1,000	1,000
Access Cards	-	-	238	-	-	-	-	-	-	-	-	-	238	-
Total Revenues	6,141	214,514	373,911	121,042	15,795	16,005	14,875	16,503	4,625	8,875	2,875	4,740	799,901	799,083
Expenditures														
Administrative														
P/R-Board of Supervisors	1,000	1,000	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,800	12,000
FICA Taxes	77	77	61	77	77	77	77	77	77	77	77	77	903	918
ProfServ-Engineering	-	-	-	417	417	417	417	417	417	417	417	417	3,750	5,000
ProfServ-Legal Services	158	-	696	250	250	250	250	250	250	250	250	250	3,104	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	75	75	75	75	75	75	75	75	75	1,003	900
Insurance - General Liability	8,363	-	-	-	-	-	-	-	-	-	-	-	8,363	12,001
Legal Advertising	116	103	-	-	-	-	-	-	984	-	-	-	1,203	1,100
Miscellaneous Services	35	41	31	100	100	100	100	100	100	100	100	100	1,007	1,200
Misc-Bank Charges	135	231	216	200	200	200	200	200	200	200	200	200	2,382	2,400
Misc-Assessmnt Collection Cost	-	4,190	7,378	2,460	260	240	220	253	-	100	-	-	15,100	15,573
Office Supplies	-	-	-	30	30	30	30	30	30	30	30	30	270	360
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175
Total Administrative	15,312	11,044	24,968	9,821	7,622	11,352	9,582	7,614	8,346	7,462	7,362	7,362	127,844	133,411
Other Public Safety														
R&M-Gate	146	790	-	250	250	250	250	250	250	250	250	250	3,186	3,000
R&M-Gatehouse	-	-	-	100	100	100	100	100	100	100	100	100	900	1,200
R&M-Security Cameras	-	-	-	167	167	167	167	167	167	167	167	167	1,500	2,000
Total Other Public Safety	146	790	-	517	517	517	517	517	517	517	517	517	5,586	6,200

HERITAGE OAK PARK

Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending December 31, 2018

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL		
													Actual FY 2019	Actual Budget	
Field															
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	9,505	114,061	114,061
Contracts-Lake and Wetland	510	510	510	510	510	510	510	510	510	510	510	510	510	6,120	6,120
Contracts-Landscape	7,000	7,000	7,000	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	85,886	86,515
Utility - General	3,086	3,093	3,254	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,333	37,200
Utility - Water & Sewer	428	627	495	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,550	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	175	175	1,575	2,100
R&M-Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	3,500	3,500	3,500
R&M-Trees and Trimming	-	1,725	-	-	-	-	-	-	-	-	-	-	6,000	7,725	6,000
Misc-Special Projects	-	-	2,900	-	-	-	-	-	-	-	-	-	10,930	13,830	10,930
Misc-Hurricane Expense	-	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Misc-Contingency	22	689	-	-	-	-	-	-	-	-	-	-	4,978	5,689	5,000
Total Field	49,651	23,149	23,664	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	66,908	335,369	333,061	
Road and Street Facilities															
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	-	-	-	-	-	-	-	-	-	6,516	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
Total Road and Street Facilities	-	134	17,452	-	-	-	-	-	-	-	-	34,512	52,098	50,069	
Parks and Recreation - General															
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	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	1,580	18,960	16,560
Contracts-Pools	900	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800
Contracts-Pest Control	798	250	-	-	-	-	-	-	-	-	-	-	-	1,048	1,100
Communication - Telephone	633	678	691	610	610	610	610	610	610	610	610	610	610	7,492	7,320
R&M-Clubhouse	3,034	3,174	396	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	57,604	68,000
R&M-Parks	4,288	1,442	-	550	550	550	550	550	550	550	550	550	550	10,680	6,600
R&M-Pools	63	63	63	500	500	500	500	500	500	500	500	500	500	4,689	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 December 31, 2018

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL		
													Actual FY 2019	Actual Budget	
Miscellaneous Services	-	233	-	200	200	200	200	200	200	200	200	200	200	2,033	2,400
Misc-Holiday Decor	-	380	148	-	-	-	-	-	-	-	-	-	-	528	500
Misc-Cable TV Expenses	82	92	82	85	85	85	85	85	85	85	85	85	85	1,018	1,016
Office Supplies	317	131	131	180	180	180	180	180	180	180	180	180	180	2,199	2,160
Op Supplies - General	144	130	146	225	225	225	225	225	225	225	225	225	225	2,445	2,700
Cap Outlay - Equipment	-	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Cap Outlay-Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	21,500	21,500	21,500
Reserve - Roof	-	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Reserve - Swimming Pools	-	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500	2,500
Total Parks and Recreation - General	17,730	14,944	10,028	16,387	16,387	16,387	16,387	16,387	16,387	16,387	16,387	16,387	55,387	229,182	234,842
<u>Special Recreation Facilities</u>															
Miscellaneous Services	3,504	419	230	375	375	375	375	375	375	375	375	375	375	7,528	4,500
Misc-Event Expense	1,112	4,294	3,319	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	17,725	12,000
Misc-Social Committee	1,143	1,151	1,095	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	21,389	24,000
Misc-Trips and Tours	-	-	-	-	-	-	-	-	-	-	-	-	500	500	500
Office Supplies	295	9	-	42	42	42	42	42	42	42	42	42	42	679	500
Total Special Recreation Facilities	6,054	5,873	4,644	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,917	47,821	41,500
Total Expenditures	88,892	55,933	80,756	51,641	49,441	53,171	51,401	49,434	50,165	49,281	49,181	168,601	797,900	799,083	
Excess (deficiency) of revenues Over (under) expenditures	(82,751)	158,581	293,155	69,401	(33,646)	(37,166)	(36,526)	(32,931)	(45,540)	(40,406)	(46,306)	(163,861)	2,001	-	
Net change in fund balance	\$ (82,751)	\$ 158,581	\$ 293,155	\$ 69,401	\$ (33,646)	\$ (37,166)	\$ (36,526)	\$ (32,931)	\$ (45,540)	\$ (40,406)	\$ (46,306)	\$ (163,861)	\$ 2,001	\$ -	

HERITAGE OAK PARK
Community Development District

Irrigation Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report
For the Period Ending December 31, 2018

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL		
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual FY 2019	Adopted Budget	
Revenues															
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	7,686	6,209	2,004	5,579	1,000	-	-	-	-	99,081	99,081	
Special Assmnts- Discounts	-	(1,090)	(1,915)	(231)	(186)	(40)	(56)	-	-	-	-	-	(3,518)	(3,963)	
Other Miscellaneous Revenues	-	-	-	292	292	292	292	292	292	292	292	292	2,625	3,500	
Total Revenues	3	26,661	46,942	7,749	6,316	2,258	5,817	1,294	294	294	294	294	98,214	98,642	
Expenditures															
Administrative															
Misc-Assessmnt Collection Cost	-	533	939	154	124	40	112	20	-	-	-	-	1,922	1,982	
Total Administrative	-	533	939	154	124	40	112	20	-	-	-	-	1,922	1,982	
Field															
Contracts-Irrigation	4,095	4,095	4,095	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	49,410	49,500	
R&M-Irrigation	12,214	5,052	2,909	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	53,925	45,000	
R&M-Pumps	-	-	-	540	-	-	540	-	-	540	-	-	1,620	2,160	
Total Field	16,309	9,147	7,004	8,415	7,875	7,875	8,415	7,875	7,875	8,415	7,875	7,875	104,955	96,660	
Total Expenditures	16,309	9,680	7,943	8,569	7,999	7,915	8,527	7,895	7,875	8,415	7,875	7,875	106,877	98,642	
Excess (deficiency) of revenues															
Over (under) expenditures	(16,306)	16,981	38,999	(820)	(1,683)	(5,657)	(2,710)	(6,601)	(7,581)	(8,121)	(7,581)	(7,581)	(8,662)	-	
Over (under) expenditures	\$ (16,306)	\$ 16,981	\$ 38,999	\$ (820)	\$ (1,683)	\$ (5,657)	\$ (2,710)	\$ (6,601)	\$ (7,581)	\$ (8,121)	\$ (7,581)	\$ (7,581)	\$ (8,662)	\$ -	

HERITAGE OAK PARK

Community Development District

Activities Fund Deposits**Deposit**

Date	Amount	Poolside Lunch	Pancake Bfast	Morning Coffee Social	HOP Series	Halloween Roaring 20's	Veterans Day	Rich Guzzi	Thanks giving	Wait Duo Dance	Christ mas Celeb	New Year's Eve
10/01/18	Deposit	\$782			\$80	\$702						
10/02/18	Deposit	\$541	\$378	\$28		\$135						
10/10/18	Deposit	\$1,800	\$475	\$28		\$117	\$10	\$1,170				
10/24/18	Deposit	\$1,892	\$492	\$76	\$360	\$54	\$10	\$480	\$420			
11/08/18	Deposit	\$1,317	\$720	\$8		\$27	\$50	\$225	\$287			
11/15/18	Deposit	\$3,113	\$826	\$104			\$40	\$150	\$168	\$290	\$1,535	
12/07/18	Deposit	\$2,576	\$819	\$36	\$310				\$105	\$406	\$900	
Total	\$12,021	\$3,710	\$280	\$0	\$750	\$1,035	\$110	\$2,025	\$980	\$696	\$2,435	\$0
Expenses	(\$12,113)	(\$2,538)	(\$371)	(\$265)	(\$45)	(\$991)	(\$295)	(\$2,313)	(\$976)	(\$714)	(\$1,878)	(\$1,727)
Profit / (Loss)	(\$92)	\$1,172	(\$91)	(\$265)	\$705	\$44	(\$185)	(\$288)	\$4	(\$18)	\$557	(\$1,727)
Other Expenses	(\$4,457)											
Total Profit / (Loss)	(\$4,549)											

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
	7,194	9,191	9,191	9191	7088
Revenue	34,756	32,930	39,654	43,189	12,021
Expenses	32,759	32,939	35,643	46,362	16,570
Profit(Loss)	1,996	(10)	4,011	(3,173)	(4,549)

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
December 31, 2018

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Regions Bank	N/A	0.00%	\$768,106
Operating Checking Account - MuniNow	SunTrust	N/A	0.10%	\$75,466
			Subtotal	\$843,572
Petty Cash - Property Manager	N/A	N/A	N/A	\$200
Money Market Account	BankUnited	N/A	1.00%	\$270,349 (1)
			Total	\$1,114,122

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

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 8711 Regions Bank - GF
Statement No. 12-18
Statement Date 12/31/2018

G/L Balance (LCY)	768,106.39	Statement Balance	788,971.04
G/L Balance	768,106.39	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	788,971.04
Subtotal	768,106.39	Outstanding Checks	20,864.65
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	768,106.39	Ending Balance	768,106.39
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
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	12530	JACK BERNSTEIN	12.50	0.00	12.50
11/14/2018	Payment	12532	KELLEY COUILLARD	12.50	0.00	12.50
11/29/2018	Payment	12556	DEBRA JOHNSON	12.50	0.00	12.50
11/30/2018	Payment	12561	CHAD LAMBERT	150.00	0.00	150.00
11/30/2018	Payment	12564	PETER ARCURI	150.00	0.00	150.00
12/5/2018	Payment	12568	KELLY COLUMBUS	300.00	0.00	300.00
12/10/2018	Payment	12570	ANDREW HEBEN	12.50	0.00	12.50
12/10/2018	Payment	12574	COMCAST	81.78	0.00	81.78
12/10/2018	Payment	12577	DAVID EASLEY	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	12584	KATHLEEN RUTZ	12.50	0.00	12.50
12/10/2018	Payment	12590	SOPHIE KELLY	12.50	0.00	12.50
12/10/2018	Payment	12591	SUE WILEMAN	12.50	0.00	12.50
12/12/2018	Payment	12594	ALBERT GODFREY	12.50	0.00	12.50
12/12/2018	Payment	12595	CHARLY'S ASPHALT MAINTENANCE	6,165.00	0.00	6,165.00
12/18/2018	Payment	12602	MAINSCAPE	8,932.98	0.00	8,932.98
12/21/2018	Payment	12607	PAUL J. FALDUTO , JR	184.70	0.00	184.70
12/21/2018	Payment	12608	BRIAN R. BITGOOD	184.70	0.00	184.70
12/31/2018	Payment	12611	REGIONS BANK-9343	4,105.28	0.00	4,105.28
Total Outstanding Checks.....				20,864.65		20,864.65

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 6400 SunTrust Bank N.A.
 Statement No. 12-18
 Statement Date 12/31/2018

G/L Balance (LCY)	75,466.01	Statement Balance	75,466.01
G/L Balance	75,466.01	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	75,466.01
Subtotal	75,466.01	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	75,466.01	Ending Balance	75,466.01
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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HERITAGE OAK PARK
Community Development District

Payment Register by Fund
For the Period from 12/1/2018 to 12/31/2018
(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	12565	12/03/18	HOME DEPOT CREDIT SERVICES	16325-110518	PURCHASES 10/05/18-11/04/18	Poolside Lunch	549022-57501	\$39.94
001	12565	12/03/18	HOME DEPOT CREDIT SERVICES	16325-110518	PURCHASES 10/05/18-11/04/18	Kitchen	546015-57201	\$249.00
001	12565	12/03/18	HOME DEPOT CREDIT SERVICES	16325-110518	PURCHASES 10/05/18-11/04/18	Tools	549900-53901	\$21.94
001	12565	12/03/18	HOME DEPOT CREDIT SERVICES	16325-110518	PURCHASES 10/05/18-11/04/18	Pool Restrooms	546066-57201	\$37.73
001	12565	12/03/18	HOME DEPOT CREDIT SERVICES	16325-110518	PURCHASES 10/05/18-11/04/18	Parks	546066-57201	\$33.98
001	12566	12/04/18	FEDEX	6-381-39857	SERVICE FOR 11/16/18	Communication/Freight - Gen'l	541001-51301	\$13.37
001	12567	12/05/18	DATTILO, NICK	120318	12/14/18 CHRISTMAS PARTY MUSIC	Misc-Event Expense	549022-57501	\$400.00
001	12568	12/05/18	KELLY COLUMBUS	RKCDD-120318	WAIT DUO PARTY REIMB	Misc-Event Expense	549022-57501	\$300.00
001	12569	12/05/18	PETTY CASH	113018	6/11-11/19/18 REPLENISHMENT	Poolside Lunch	549051-57501	\$12.00
001	12569	12/05/18	PETTY CASH	113018	6/11-11/19/18 REPLENISHMENT	Ladies Tea Party	549022-57501	\$19.15
001	12569	12/05/18	PETTY CASH	113018	6/11-11/19/18 REPLENISHMENT	Ladies Tea Party	549022-57501	\$2.94
001	12569	12/05/18	PETTY CASH	113018	6/11-11/19/18 REPLENISHMENT	Ladies Tea Party	549022-57501	\$17.04
001	12569	12/05/18	PETTY CASH	113018	6/11-11/19/18 REPLENISHMENT	Wreaths across America	549001-57501	\$150.00
001	12570	12/10/18	ANDREW HEBEN	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12571	12/10/18	BUFFALO GRAFFIX	503798	12/18 ACTIVITIES CALENDARS	Miscellaneous Services	549001-57501	\$107.13
001	12572	12/10/18	CENTURYLINK	78717-101918	10/19/18-11/18/18 #311078717	Communication - Telephone	541003-57201	\$632.70
001	12573	12/10/18	CENTURYLINK	78717-111918	11/19/18-12/18/18 #311078717	Communication - Telephone	541003-57201	\$677.62
001	12574	12/10/18	COMCAST	55503-112818	12/11-01/10/19 853510060075550	Misc-Cable TV Expenses	549039-57201	\$81.78
001	12575	12/10/18	COVERALL OF FT. MYERS	1160246686	CLEANING 12/1-12/31/18	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	12576	12/10/18	DANIEL W. COLMERY	6544	REPLACED ARM/RECEIVER	Rear Gate	546034-52901	\$790.00
001	12577	12/10/18	DAVID EASLEY	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12578	12/10/18	DAVID NASIDKA	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12579	12/10/18	EDWARD TARASEVICH	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12580	12/10/18	GOOD NEWS PEST SOLUTIONS	111218	PEST CONTROL-BEE SERVICE	R&M-Parks	546066-57201	\$250.00
001	12581	12/10/18	GREATAMERICA FINANCIAL SVCS	23739040	COPIER LEASE FOR 11/18	Office Supplies	551002-57201	\$130.86
001	12582	12/10/18	HD SUPPLY FACILITIES MAINT.	9168037504	RESIN BENCHES 5FT (3)	R&M-Clubhouse	546015-57201	\$897.00
001	12583	12/10/18	JOSEPH CAPUTA	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12584	12/10/18	KATHLEEN RUTZ	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12585	12/10/18	LAKE & WETLAND MANAGEMENT	5944	12/18 LAKE MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	12586	12/10/18	MAINSCAPE	1225057	REMOVE BRAZILIAN PEPPERS	R&M-Trees and Trimming	546099-53901	\$1,725.00
001	12587	12/10/18	MAINSCAPE	1224968	ARBORJET CONSULTATION	Misc-Contingency	549900-53901	\$150.00
001	12588	12/10/18	NEVILLE SUMPTER	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12589	12/10/18	ROXANNE OELLRICH	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50

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001	12590	12/10/18	SOPHIE KELLY	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12591	12/10/18	SUE WILEMAN	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12592	12/10/18	THOMAS REDMOND	120618	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12593	12/10/18	TODD PROA	0007355	12/18 MONTHLY POOL SERVICE	POOL PERFECT	546074-57201	\$63.04
001	12593	12/10/18	TODD PROA	0007355	12/18 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$900.00
001	12594	12/12/18	ALBERT GODFREY	RKCDD-121018	FITNESS KEY REIMBURSEMENT	Key Refund	220000	\$12.50
001	12595	12/12/18	CHARLY'S ASPHALT MAINTENANCE	RKCDD-120618	RESTRIPING, STOPBARS, RFLCTRS	Approved at BOS meeting	546081-54101	\$3,265.00
001	12595	12/12/18	CHARLY'S ASPHALT MAINTENANCE	RKCDD-120618	RESTRIPING, STOPBARS, RFLCTRS	Street Numbers	549053-53901	\$2,900.00
001	12596	12/12/18	COVERALL OF FT. MYERS	1160246140	CLEANING SERVICE 10/29/18	R&M-Clubhouse	546015-57201	\$450.00
001	12597	12/12/18	DON BENJAMIN	113018	11/17/18 FRENCH TOAST REIMB	Misc-Social Committee	549051-57501	\$110.07
001	12598	12/12/18	ELECTRICAL SOLUTIONS OF SW	5879	REPAIRS TO STREETLIGHTS	Condo Street Light	546095-54101	\$350.00
001	12599	12/18/18	COVERALL OF FT. MYERS	1160246854	CLEANING SERVICE 11/27/18	Pool Restrooms	546066-57201	\$360.00
001	12600	12/18/18	FEDEX	6-388-59282	SERVICE FOR 11/26/18	Communication/Freight - Gen'l	541001-51301	\$13.88
001	12600	12/18/18	FEDEX	6-395-36716	SERVICE FOR 11/30-12/5/18	Communication/Freight - Gen'l	541001-51301	\$44.55
001	12601	12/18/18	HOME DEPOT CREDIT SERVICES	16325-120518	PURCHASES 11/05/18-12/04/18	Poolside Lunch	549022-57501	\$45.94
001	12601	12/18/18	HOME DEPOT CREDIT SERVICES	16325-120518	PURCHASES 11/05/18-12/04/18	Misc Supplies	549900-53901	\$27.56
001	12601	12/18/18	HOME DEPOT CREDIT SERVICES	16325-120518	PURCHASES 11/05/18-12/04/18	Pressure Washer Supplies	549900-53901	\$111.73
001	12601	12/18/18	HOME DEPOT CREDIT SERVICES	16325-120518	PURCHASES 11/05/18-12/04/18	Christmas Decorations	549027-57201	\$379.72
001	12602	12/18/18	MAINSCAPE	1225710	ARBORJET/FERTILIZE OAK TREES	Fert For Dying Trees	549900-53901	\$400.00
001	12603	12/18/18	STAPLES CREDIT PLAN	77190-112718	PURCHASES FOR 11/14-11/26/18	Op Supplies - General	552001-57201	\$61.74
001	12603	12/18/18	STAPLES CREDIT PLAN	77190-112718	PURCHASES FOR 11/14-11/26/18	Miscellaneous Services	549001-57201	\$22.88
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Work Phones	549001-57201	\$13.93
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$367.19
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Halloween Party-Roaring Twenties	549022-57501	\$39.98
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Veterans Day	549051-57501	\$133.74
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Veterans Day	549051-57501	\$20.00
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Batteries	546015-57201	\$26.92
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Thank you gifts	549001-57201	\$36.04
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	ACT Supplies	551002-57501	\$8.54
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Ballot Box	549001-57201	\$31.47
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Pickleball net	546066-57201	\$159.99
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	New BIG Coffee Pot	549001-57501	\$123.20
001	12604	12/18/18	SUNTRUST BANK-8114	8114-120218	12/02/18 STATEMENT PURCHASES	Thanksgiving	549022-57501	\$36.40
001	12605	12/18/18	WOTITZKY, WOTITZKY, ROSS	7-NOV	LEGAL SERVICE FOR 11/18	ProfServ-Legal Services	531023-51401	\$695.63
001	12610	12/26/18	INFRAMARK, LLC	36723	12/18 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,213.33

HERITAGE OAK PARK
Community Development District

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001	12610	12/26/18	INFRAMARK, LLC	36723	12/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$9,505.08
001	12610	12/26/18	INFRAMARK, LLC	36723	12/18 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$31.10
001	12610	12/26/18	INFRAMARK, LLC	36723	12/18 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$24.44
001	12610	12/26/18	INFRAMARK, LLC	36723	12/18 MANAGEMENT FEES	ProfServ-Special Assessment	531038-51301	\$10,474.00
001	12610	12/26/18	INFRAMARK, LLC	36723	12/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$5,890.50
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving	549051-57501	\$38.24
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549051-57501	\$323.45
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549051-57501	\$14.72
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving	549022-57501	\$17.40
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving	549051-57501	\$27.65
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving	549022-57501	\$4.26
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving	549022-57501	\$27.24
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$11.84
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving	549022-57501	\$727.97
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Wait Duo Dance	549022-57501	\$10.70
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$36.38
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$42.76
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Coffee Social	549051-57501	\$25.84
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549022-57501	\$22.67
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Decorations	549027-57201	\$112.39
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549051-57501	\$344.58
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Coffee Social	549051-57501	\$29.38
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Cleaning Supplies	552001-57201	\$146.48
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Wait Duo Dance	549022-57501	\$3.43
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549051-57501	\$4.49
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$642.00
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$642.00
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Coffee Social	549051-57501	\$25.84
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Decorations	549027-57201	\$35.27
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$7.27
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549022-57501	\$12.09
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Coffee Social	549051-57501	\$21.86
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Poolside Lunch	549051-57501	\$12.42
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Christmas Party	549022-57501	\$10.66
001	12611	12/31/18	REGIONS BANK-9343	3417-121318	PURCHASES 11/14/18-12/13/18	Thanksgiving-Credit due	155000	\$724.00

HERITAGE OAK PARK
Community Development District

Payment Register by Fund
For the Period from 12/1/2018 to 12/31/2018
(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	DD00038	12/06/18	FPL	120618-ACH	SERVICE FOR 10/23/18-11/21/18	Utility - General	543001-53901	\$3,092.70
001	12606	12/21/18	OLIN E. BELL	PAYROLL	December 21, 2018 Payroll Posting			\$184.70
001	12607	12/21/18	PAUL J. FALDUTO , JR	PAYROLL	December 21, 2018 Payroll Posting			\$184.70
001	12608	12/21/18	BRIAN R. BITGOOD	PAYROLL	December 21, 2018 Payroll Posting			\$184.70
001	12609	12/21/18	EDWARD A. CAREY	PAYROLL	December 21, 2018 Payroll Posting			\$184.70
							Fund Total	\$59,253.55
IRRIGATION FUND - 002								
002	12602	12/18/18	MAINSCAPE	1225411	12/18 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,095.00
002	12602	12/18/18	MAINSCAPE	1225982	IRRIGATION SERVICE 11/18	Month end bill 2 of 2	546041-53901	\$3,227.28
002	12602	12/18/18	MAINSCAPE	1225780	IRRIGATION SERVICE 11/18	Month end bill 1 of 2	546041-53901	\$1,210.70
							Fund Total	\$8,532.98
							Total Checks Paid	\$67,786.53

Fifth Order of Business

5B.



1149 MARKET CIRCLE
 PORT CHARLOTTE, FLORIDA 33953
 PHONE: (941) 624-6277
 FAX: (941) 629-8677
 office@charlottecountyglass.com

SALE AGREEMENT

ShipTo: CHARLOTTE COUNTY GLASS, INC

Account#: A00594

1146 MARKET CIRCLE 106142
 PORT CHARLOTTE, FL 33953-3820
 Phone# Fax# (941) 629-8677

Last Modified Date: 12/21/2018 11:42:49

PO#: HOP GYM

Job Name: HOP GYM

Job Address:

Quote # 5520358

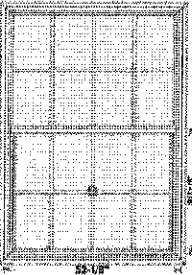
Ship Date:

Sales Person: Mike Mueller

Customer CONTRACTORS PRICING

Account #

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price	Sell Price	Ext Price
			\$1,595.90	\$1,060.68	\$1,060.68
Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 TLIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					
		<p>Certification Type: AAMAA440 Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: ACTUAL Rough Masonry: 53 7/8 X 76 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT) Balance Type: CONSTANT Tempered Location: UNIT Glass Makeup: LIT207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 4A2D LITES (3V1H BARS) Reinf. Upgrade: AAMAMAXIMP1 - Max Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: N - None Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL 1435 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p> <p>Frame Type: 1.375FIN Window Style: STD Size Code: 36.0000 Actual Size: 52 1/8 X 75 Wood Frame Opening: 52 3/8 X 75 1/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 -TMP - 7/16 AIR-5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0813 - 13/16" Flat Grid Between Grid Location: UNIT Summary Bottom: 4A2D LITES (3V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 37.1430 CAR#: 190-286/1029 NegativeDesignPressure: 70.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300</p>			
Location:		Notes:			
0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price	Sell Price	Ext Price
			\$1,445.90	\$960.99	\$960.99
Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					

Quote # 5520358

Print Date 12/21/2018

Page 1 of 6

	<p>Certification Type: AAMAA440 Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: ACTUAL Rough Masonry: 53 7/8 X 76 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0813 - 13/16" Flat Grid Between Grid Location: UNIT Summary Bottom: 4A2D LITES (3V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 37.1430 CAR#: 190-286/1029 NegativeDesignPressure: 70.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300</p>	<p>Frame Type: 1.375FIN Window Style: STD Size Code: 36.0000 Actual Size: 52 1/8 X 75 Wood Frame Opening: 52 3/8 X 75 1/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 4A2D LITES (3V1H BARS) Reinf. Upgrade: AAMAMAXIMP1 - Max Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: N - None Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL 1435 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p>
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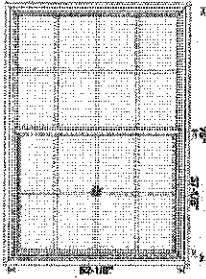
Location: _____ Notes: _____

0003	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$1,445.90	Sell Price \$960.99	Ext Price \$960.99
Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL.					

	<p>Certification Type: AAMAA440 Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: ACTUAL Rough Masonry: 53 7/8 X 76 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0813 - 13/16" Flat Grid Between Grid Location: UNIT Summary Bottom: 4A2D LITES (3V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 37.1430 CAR#: 190-286/1029 NegativeDesignPressure: 70.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300</p>	<p>Frame Type: 1.375FIN Window Style: STD Size Code: 36.0000 Actual Size: 52 1/8 X 75 Wood Frame Opening: 52 3/8 X 75 1/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 4A2D LITES (3V1H BARS) Reinf. Upgrade: AAMAMAXIMP1 - Max Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: N - None Decralite: N Prep for Mull: N PositiveDesignPressure: 65.0000 PANumber: FL 1435 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p>
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Location: _____ Notes: _____

0004	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$1,445.90	Sell Price \$960.99	Ext Price \$960.99
Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL.					

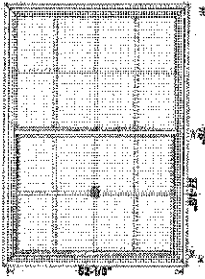


Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 53 7/8 X 76
 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0813 - 13/16" Flat Grid Between
 Grid Location: UNIT
 Summary Bottom: 4A2D LITES (3V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 CAR#: 190-286/1029
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 36.0000
 Actual Size: 52 1/8 X 75
 Wood Frame Opening: 52 3/8 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 4A2D LITES (3V1H BARS)
 Reinf. Upgrade: AAMAMAXIMP1 - Max
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL 1435
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: Notes:

0005 (5.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$1,445.90	Sell Price \$960.99	Ext Price \$960.99
Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					

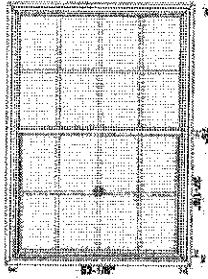


Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 53 7/8 X 76
 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0813 - 13/16" Flat Grid Between
 Grid Location: UNIT
 Summary Bottom: 4A2D LITES (3V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 CAR#: 190-286/1029
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 36.0000
 Actual Size: 52 1/8 X 75
 Wood Frame Opening: 52 3/8 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 4A2D LITES (3V1H BARS)
 Reinf. Upgrade: AAMAMAXIMP1 - Max
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL 1435
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: Notes:

0006 (6.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$1,445.90	Sell Price \$960.99	Ext Price \$960.99
Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL					



Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 53 7/8 X 76
 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0813 - 13/16" Flat Grid Between
 Grid Location: UNIT
 Summary Bottom: 4A2D LITES (3V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 CAR#: 190-286/1029
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

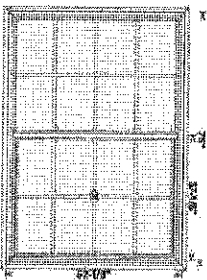
Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 36.0000
 Actual Size: 52 1/8 X 75
 Wood Frame Opening: 52 3/8 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 4A2D LITES (3V1H BARS)
 Reinf. Upgrade: AAMAMAXIMP1 - Max
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL 1435
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location:

Notes:

0007 (7.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$1,445.90	Sell Price \$960.99	Ext Price \$960.99
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Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 53 7/8 X 76
 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0813 - 13/16" Flat Grid Between
 Grid Location: UNIT
 Summary Bottom: 4A2D LITES (3V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 CAR#: 190-286/1029
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

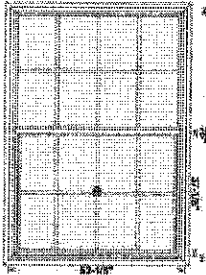
Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 36.0000
 Actual Size: 52 1/8 X 75
 Wood Frame Opening: 52 3/8 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 4A2D LITES (3V1H BARS)
 Reinf. Upgrade: AAMAMAXIMP1 - Max
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL 1435
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location:

Notes:

0008 (8.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	List Price \$1,445.90	Sell Price \$960.99	Ext Price \$960.99
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Configuration: 52.125X75.X.,36,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,13/16" GBG,3V1H/3V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: COMMODITY
 Size Ref: ACTUAL
 Rough Masonry: 53 7/8 X 76
 Egress Opening: 47 7/8 X 27 1/8 (9.0081 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0813 - 13/16" Flat Grid Between
 Grid Location: UNIT
 Summary Bottom: 4A2D LITES (3V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 CAR#: 190-286/1029
 NegativeDesignPressure: 70.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 36.0000
 Actual Size: 52 1/8 X 75
 Wood Frame Opening: 52 3/8 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 4A2D LITES (3V1H BARS)
 Reinf. Upgrade: AAMAMAXIMP1 - Max
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 65.0000
 PANumber: FL 1435
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: _____ Notes: _____

0009 (1.00)	SPECIAL LABOR SPECIAL LABOR	Ordered: 1.00	List Price \$0.00	Sell Price \$2,700.00	Ext Price \$2,700.00
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Configuration: _____

Location: W/PERMIT _____ Notes: _____

Products Ordered	Total Quantity
SH5500	8
SPECIAL LABOR	1

TOTAL LIST AMOUNT: \$11717.20

TOTAL SALE AMT:	\$10,487.61
TOTAL CUSTOMER TAX:	<i>Tax Exempt</i>
NET SALE AMOUNT:	

Although every precaution is taken to prevent damage during removal of old windows CHARLOTTE COUNTY GLASS will not be held responsible for any repair work to paint, drywall, stucco, tile, marble sills, alarm wiring and or contacts, window treatments, etc. All materials supplied are guaranteed. Any alterations involving an extra cost will be at owners expense. All agreements contingent upon delivery. Our workers are fully covered by Workmans's Compensation Insurance.

By signing this quote you are accepting this proposal as written. Orders are placed directly off of this quote.
 SIGNATURE: _____

CASH OR CHECKS ACCEPTED

QUOTE GOOD FOR 30 DAYS

Page Number 67

ANY REPAIRS NEEDED, DUE TO IMPROPER INSTALLATION BY OTHERS WILL BE BILLABLE.
1.5% INTEREST MONTHLY ON ALL INVOICES LEFT UNPAID AFTER 30 DAYS

Quote # 5520358

Print Date 12/21/2018

Page 6 of 6

Seventh Order of Business

7A



1107 WEST MARION AVENUE, UNIT 111
PUNTA GORDA, FLORIDA 33950-5372

TELEPHONE (941) 639-2171

FACSIMILE (941) 639-8617

EDWARD L. WOTITZKY*

WARREN R. ROSS**

MICHAEL R. MCKINLEY

CHEYENNE R. YOUNG

TAMSEN HAYS

* FL BAR BOARD CERTIFIED
REAL ESTATE LAWYER

** ALSO MEMBER OF THE BAR

LEO WOTITZKY (1912 - 2005)

FRANK WOTITZKY (1916 - 2013)

WEBSITE: www.wotitzkylaw.com

December 18, 2018

Sent Via Electronic Mail

Heritage Oak Park Community Development District
Attention: Brian Bitgood, Chairman
19520 Heritage Oak Boulevard
Port Charlotte, Florida 33948
Hopcdd1@outlook.com

Re: Legal Opinion regarding Abolishment of HOPCDD and
Voting for Board of Supervisors (BOS)

Dear Mr. Bitgood:

Below is my legal opinion regarding the potential abolishment of Heritage Oak
Park Community Development District and voting for the Board of Supervisors (BOS) by
non-residents:

- A. Voting for BOS by Non-Residents: As you know, Chapter §190, F.S., governs all CDD's in Florida. F.S. Sec. §190.006 references those individuals that can vote for the BOS as being restricted to "qualified electors." The term "qualified elector" is defined by F.S. Sec. §190.003 as someone who meets several criteria, including that they are "a legal resident of Florida and the district (CDD), and who is registered to vote in the County where the CDD is located." Since that is a state statute, that can only be changed by the State Legislature.

ESTABLISHED 1940

Re: Legal Opinion regarding Abolishment of HOPCDD and
Voting for Board of Supervisors (BOS)
December 18, 2018
Page 2 of 3

- B. (1) Abolishment/Contraction of the CDD: HOPCDD was created by County Ordinance (See Attachment #6). There are several means by which it can be abolished, as set forth at attachments #1-#4. Basically, pursuit of the CDD's abolishment can be initiated by the County, a CDD landowner, or the CDD BOS, with the procedure for abolishment differing depending on who the initiator is and what the CDD's status is at that point in time. (The details regarding the conditions and requirements pertaining to each of the several alternatives are set forth in the statutory sections I have attached at #1 - #4. Because the different means of getting to the end point of abolishment have two (2) things in common, I will skip over, for now, the requirements and criteria incident to the process depending on who initiates it, and set out the two (2) main obstacles to the possible abolishment of the CDD.
- B. (2) All of the different ways this can be accomplished require that the CDD's day to day functions and responsibilities be taken over by the County and that its existing debt be assumed by the County. While I do not have in front of me, as I write this opinion, a complete list of the HOPCDD's functions and responsibilities or its debts/liabilities, I am under the distinct impression that the County's assumption of all of those functions and the liabilities, at the current time, would be an impossibility.

Re: Legal Opinion regarding Abolishment of HOPCDD and
Voting for Board of Supervisors (BOS)
December 18, 2018
Page 3 of 3

I would add that the legal expense of pursuing this process would be significant.

- B (3) For informational purposes, I have attached, at #5, a copy of a Lee County Court Order where a Lee County CDD was abolished a few years ago.

Let me know if you want additional details provided or have questions that I can respond to on any of these topics.

Very truly yours,

WOTITZKY, WOTITZKY, ROSS, MCKINLEY & YOUNG, P.A.



Warren R. Ross

WRR/djb

Enclosures

Cc: Michelle Egan
Robert Koncar



Fla. Stat. § 190.046

The Florida code and constitution are current through the 2018 Second Regular Session of the 25th Legislature.

LexisNexis® Florida Annotated Statutes > Title XIII. Planning and Development. (Chs. 186 — 191) > Chapter 190. Community Development Districts. (§§ 190.001 — 190.049)

§ 190.046. Termination, contraction, or expansion of district.

(1) ~~land~~
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If the petitioner seeks to contract the district, the petition shall describe what services and facilities are currently provided by the district to the area being removed, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land element of the adopted local government comprehensive plan.

(b) For those districts initially established by county ordinance, the petition for ordinance amendment shall be filed with the county commission. If the land to be included or excluded is, in whole or in part, within the boundaries of a municipality, then the county commission shall not amend the ordinance without municipal approval. A public hearing shall be held in the same manner and with the same public notice as other ordinance amendments. The county commission shall consider the record of the public hearing and the factors set forth in s. 190.005(1)(e) in making its determination to grant or deny the petition for ordinance amendment.

Fla. Stat. § 190.046

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(5) The local general-purpose government within the geographical boundaries of which the district lies may adopt a nonemergency ordinance providing for a plan for the transfer of a specific community development service from a district to the local general-purpose government. The plan must provide for the assumption and guarantee of the district debt that is related to the service by the local general-purpose government and must demonstrate the ability of the local general-purpose government to provide such service:

(a) As efficiently as the district.

(b) At a level of quality equal to or higher than the level of quality actually delivered by the district to the users of the service.

(c) At a charge equal to or lower than the actual charge by the district to the users of the service.

(6) No later than 30 days following the adoption of a transfer plan ordinance, the board of supervisors may file, in the circuit court for the county in which the local general-purpose government that adopted the ordinance is located, a petition seeking review by certiorari of the factual and legal basis for the adoption of the transfer plan ordinance.

(7) Upon the transfer of all of the community development services of the district to a general-purpose unit of local government, the district shall be terminated in accordance with a plan of termination which shall be adopted by the board of supervisors and filed with the clerk of the circuit court.

(8) If, within 5 years after the effective date of the rule or ordinance establishing the district, a landowner has not received a development permit, as defined in chapter 380, on some part or all of the area covered by the district, then the district will

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Fla. Stat. § 190.046

be automatically dissolved and a judge of the circuit court shall cause a statement to that effect to be filed in the public records.

(9) In the event the district has become inactive pursuant to s. 189.062, the respective board of county commissioners or city commission shall be informed and it shall take appropriate action.

(10) If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district or, if the district was established by rule of the Florida Land and Water Adjudicatory Commission, the district may be dissolved by repeal of such rule of the commission.

History

378 s. 34, ch. 2

(e) The Florida Land and Water Adjudicatory Commission shall consider the entire record of the local hearing, the transcript of the hearing, resolutions adopted by local general-purpose governments as provided in paragraph (c), and the following factors and make a determination to grant or deny a petition for the establishment of a community development district:

1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the district is amenable to separate special-district government.

As of: December 17, 2018 1:30 PM Z

Balfour Grp., LLC v. Alexen Cmty. Dev. Dist.

Circuit Court of the Twentieth Judicial Circuit of Florida, Lee County

September 25, 2012, Filed

CASE NO.: 11-CA-003914

5

Reporter

2012 Fla. Cir. LEXIS 13080 *

BALFOUR GROUP, LLC, Plaintiff, v. ALEXEN
COMMUNITY DEVELOPMENT DISTRICT, Defendant.

MICHAEL T. MCHUGH

CIRCUIT JUDGE

Judges: [*1] Judge: Hon. Michael T. McHugh CIRCUIT
JUDGE

End of Document

Opinion by: Michael T. McHugh

Opinion

**ORDER DETERMINING DISSOLUTION OF ALEXEN
COMMUNITY DEVELOPMENT DISTRICT AND
DIRECTING THE CLERK OF COURT TO RECORD
IN OFFICIAL RECORDS**

THIS MATTER, having come to be considered on the
Stipulated Motion of the parties, and the Court having
considered the circumstances, it is hereby:

ORDERED AND ADJUDGED that said Motion be
GRANTED as follows:

1. All financial obligations owed to Alexen Community
Development District by the Plaintiff and owed by Alexen
Community Development District to its creditors have been
resolved.

2. Pursuant to *Florida Statute Section 190.046(7)*, the Alexen
Community Development District is hereby dissolved.

3. The Clerk of Court is directed to record this Order in the
Official Records of Lee County, Florida.

4. Each party shall bear its own attorneys' fees and costs.

5. The Clerk of Court is directed to close this case.

DONE and ORDERED in Chambers at Lee County, Florida
on this 25th day of September, 2012.

/s/ [Signature]

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CHARLOTTE CO. ATTY.

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002

Effective Date July 10, 1998

ORDINANCE
NUMBER 98 0470A0

AN ORDINANCE OF THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS, RELATING TO THE ESTABLISHMENT OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW PERTAINING TO THE PETITION TO ESTABLISH THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT FILED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; ESTABLISHING THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT; NAMING THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition to establish the Heritage Oak Park Community Development District pursuant to Chapter 190, Florida Statutes, was submitted to the Charlotte County Board of County Commissioners (the "Board") by Ramar, Ltd., a Florida limited partnership, on May 21, 1998; and

WHEREAS, the proposed Heritage Oak Park Community Development District (the "District") comprises approximately 104 acres, all located within Charlotte County, thus vesting jurisdiction with the Board the decision whether to create this Community Development District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, notice has been given through an advertisement in the Sarasota Herald-Tribune, Charlotte County Edition ("Charlotte A.M.") once a week for at least four consecutive weeks prior to the hearing conducted by the Board on the Petition to establish the District; and

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CHARLOTTE CO. ATTY.

0003

WHEREAS, the Board did conduct a public hearing to consider the Petition to establish the District on July 7, 1998, and

WHEREAS, the Board, at the July 7, 1998, duly noticed public hearing on the Petition to establish the District, heard and considered the testimony thereat and the reports, recommendations, exhibits, and other documentary evidence introduced at that public hearing; and

WHEREAS, the Board has made findings of facts and conclusions of law hereinafter set forth with regard to the Petition to establish the District; and

WHEREAS, the Board, having considered all of the foregoing and been fully advised and informed of the premises, has determined that it is in the best interest of the citizens of Charlotte County to approve the Petition to establish the District;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Charlotte County, Florida:

Section 1. The Board of County Commissioners of Charlotte County hereby makes the following FINDINGS OF FACT:

1. Ramar, Ltd., submitted a Petition to establish the District pursuant to Chapter 190, Florida Statutes, to Charlotte County on May 21, 1998.

2. The Petition contains all of the information required by Chapter 190, Florida Statutes.

3. Notice of the public hearing to consider the Petition to establish the District containing the time and place for the hearing, describing the area to be included in the District, including a map showing the area to be covered by the District, was published

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CHARLOTTE CO. ATTY.

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In the Sarasota Herald-Tribune, Charlotte County Edition ("Charlotte A.M.") on June 9, 16, 23 and 30, 1998.

4. The property that will comprise the District is less than 1,000 acres and located entirely within the boundaries of Charlotte County, Florida.
5. The Board held a public hearing on the Petition to establish the District on July 7, 1998.
6. The Board has reviewed the Petition to establish the District and found all the statements therein to be true and correct.
7. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the Charlotte County Comprehensive Plan.
8. The approximately 104 acres of the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community.
9. The detailed economic impact statement of the proposed District establishes that the revenue bonds and assessment bonds proposed to be used to provide the capital to build the District's infrastructure are the best alternative available for delivering the proposed community development services and facilities to the area that will be served by the District.
10. The District proposes to construct certain infrastructure which may include, but are not limited to, the following: surface water management system; potable water distribution system; sewer and wastewater collection system; non-potable water distribution and irrigation system; streets, sidewalks, and lighting; parks and facilities for indoor and outdoor recreational, cultural and educational uses; fire prevention and control

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CHARLOTTE CO. ATTY.

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facilities; security, including, but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems. Provided, however, that the authority of the District hereunder is subject to the limitations set forth under Section 4 herein. The proposed services and facilities are compatible with the services provided by Charlotte County.

11. The property comprising the proposed District is all contained within a single contiguous parcel located within the Murdock Center DRI, making the area amenable to separate special-district government, pursuant to Chapter 190, Florida Statutes.

Section 2. The Board of County Commissioners of Charlotte County hereby makes the following CONCLUSIONS OF LAW:

After having considered the Petition to establish the District, the recommendations of the County's own professional staff, the testimony received at the July 7, 1998, public hearing and based on the above Findings of Fact, the Board hereby concludes that:

1. The Board is the exclusive entity with the power to establish the District pursuant to Section 190.005(2)(e), Florida Statutes.
2. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the Charlotte County Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, inter-related community.
4. The proposed District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.

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CHARLOTTE CO. ATTY.

008

5. The proposed and potential community development services, including, without limitation, the surface water management system; potable water distribution system; sewer and wastewater collection system; non-potable water distribution and irrigation system; streets, sidewalks, and lighting; parks and facilities for indoor and outdoor recreational, cultural and educational uses; fire prevention and control facilities; security, including, but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems, will be compatible with the capacity and uses of existing local and regional community development services and facilities.

6. The area to be served by the District is amenable to separate, special-district government, pursuant to Section 190, Florida Statutes.

Section 3. The Board of County of Charlotte County hereby enters the following ORDER:

1. The Petition to establish the District is hereby ordered approved.
2. The District shall be known as Heritage Oak Park Community Development District.
3. The District is generally bounded by Quesada Avenue, Peachland Boulevard, the Lion Heart Waterway and the Crestview Waterway. The exact legal description of the District is contained in Exhibit "A".
4. The five persons designated to be the initial members of the Board of Supervisors are as follows: Robert A. Morris, III, Robert A. Morris, Jr., Pamela Morris, Philip J. Palmer and Kathleen Palmer.
5. The District is created for the purposes set forth in Chapter 190, Florida Statutes.

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CHARLOTTE CO. ATTY.

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6. In addition to the special powers contained in Section 190.012(1), Florida Statutes, the District shall also have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for and within the District:

(a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and

(b) fire prevention and control, including water mains and plugs, and

(c) security, including but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems; and

(d) provided, however, that the authority of the District hereunder is subject to the limitations set forth under Section 4 herein.

Section 4. As a stipulation associated with passage hereof, the District expressly agrees to and is bound as follows:

1. The District expressly agrees that it shall not vacate, condemn or encroach into any Charlotte County easements associated with the Crestview and Lion Heart Waterways, nor shall it vacate, condemn or encroach into any portion of said waterways without the prior written consent of Charlotte County.

2. Nothing within this Ordinance shall be construed to limit the authority of the Board of County Commissioners' ability to create special districts, including the area within the District.

3. As recited in Section 190.002(3), Florida Statutes, the establishment of the District is not a development order, and that as to the development of property within the District, as to Charlotte County, "all applicable planning and permitting laws, rules,

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CHARLOTTE CO. ATTY.

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regulations and policies control the development of the land to be serviced by the District." The District agrees that adoption of this Ordinance does not affect or diminish the authority of the County with regard to the approval of development activities, including but not limited to the stormwater management system and site plan approval as respective phases of the Heritage Oak Park project are submitted for review.

4. The District shall not implement a mosquito control or solid waste collection program.

5. The District will not request a franchise to operate a water and sewer system, nor shall it attempt to start in any other fashion its own utility within the District. The District further agrees that completed water and sewer lines within the District shall be conveyed to Charlotte County Utilities along with easements for maintenance thereof, in accordance with requirements of Charlotte County in force and effect and as amended thereafter by Charlotte County.

6. All infrastructure and other improvements within the District, including but not limited to roads, utility lines, and drainage features, as well as residential buildings and other structures, will comply with all applicable codes or regulations of the County in force and effect and as amended thereafter by Charlotte County.

Section 5. In the event that any portion or section of this Ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of the Ordinance which shall remain in full force and effect.

Section 6. This Ordinance shall take effect upon its filing in the Office of the Secretary of State, State of Florida.

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CHARLOTTE CO. ATTY.

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PASSED AND DULY ADOPTED this 7th day of July, 1998.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By Matthew D. DeBoer
Matthew D. DeBoer, Chairman

ATTEST:
Barbara T. Scott, Clerk of Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By Barbara T. Scott
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Renee Francis Lee
Renee Francis Lee, County Attorney
CFL

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CHARLOTTE CO. ATTY.

010

EXHIBIT "A - 1"

Part of the Northeast 1/4 of Section 8, Township 40 South, Range 22 East, Charlotte County, Florida, more particularly described as follows:

Commencing at the point of intersection of the North line of Quesada Avenue with the centerline of the Lionheart Waterway shown on the record plat of the FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION, SECTION NINETY-SIX, per plat thereof, recorded in Plat Book 15, Page 52, Public Records of Charlotte County, Florida; thence North 00°29'10" West along the centerline of said Lionheart Waterway a distance of 20.00 feet to a point 60.00 feet North of the South line of the Northeast 1/4 of said Section 8; thence North 89°57'16" West along the North line of aforesaid Quesada Avenue parallel with the South line of said Northeast 1/4 a distance of 50.00 feet to the Point of Beginning; thence North 89°57'16" West along the North line of said Quesada Avenue a distance of 201.76 feet; thence North 67°27'16" West a distance of 104.52 feet; thence North 89°57'16" West along the North line of said Quesada Avenue parallel with aforesaid South line of the Northeast 1/4 a distance of 1,505.07 feet to a point lying 275.00 feet East of the West line of the Northeast 1/4 of said Section 8, with said West line being the centerline of the Crestview Waterway (150 feet wide); thence North 00°17'27" West parallel with the West line of said Northeast 1/4 a distance of 435.00 feet; thence North 89°57'16" West a distance of 200.00 feet to the East line of aforesaid Crestview Waterway, thence North 00°17'27" West along said East line parallel with and 75.00 feet distant from the West line of said Northeast 1/4 of Section 8 a distance of 1,537.61 feet to a point on the South line of Peachland Boulevard (Official Record Book 1127, Page 448); thence along the South line of said Peachland Boulevard the following 3 courses: thence North 69°00'45" East a distance of 1,075.16 feet to the point of curvature of a curve to the right having a radius of 1,910.00 feet and a central angle of 21°05'43"; thence along the arc of said curve an arc length of 703.23 feet to the point of tangency of said curve; thence South 89°53'32" East a distance of 300.43 feet to a point on the West line of aforesaid Lionheart Waterway (100 feet wide); thence South 00°29'10" East along said West line a distance of 2,525.50 feet to the Point of Beginning.

Less and except those lands described in Exhibit "A-2" attached hereto.

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CHARLOTTE CO., FLA.

0011

12/05/97 FRI 09:43 FAX 9413801400

WILLIAMS PARKER HARRISON

0002

EXHIBIT "A-2"

SURVEYOR'S DESCRIPTION (PARCEL "A"):

Part of the Northeast Quarter of Section 8, Township 40 South, Range 22 East, Charlotte County, Florida more particularly described as follows:

Commencing at the Point of Intersection of the North Line of Quesada Avenue with the center line of the Lion Heart Waterway as shown on the Record Plat of the First Replot in Part Charlotte Subdivision, Section Ninety-Six as recorded in Plat Book 13, Pages 52A thru 52F, of the Public Records of said Charlotte County, Florida; thence North 00°29'10" West, along the center line of said Lion Heart Waterway, a distance of 20.00 feet to a point 60.00 feet North of the South Line of the Northeast Quarter of said Section 8; thence North 89°57'16" West, along the North Line of aforesaid Quesada Avenue parallel with the South Line of said Northeast Quarter, a distance of 30.00 feet to the intersection point of the west right-of-way line of Lion Heart Waterway and the north line of aforesaid Quesada Avenue; thence continue North 89°57'16" West, along the North Line of said Quesada Avenue, a distance of 201.76 feet; thence North 67°27'16" West, along the North Line of said Quesada Avenue a distance of 104.52 feet; thence North 89°57'16" West, along the North Line of said Quesada Avenue parallel with aforesaid South Line of the Northeast Quarter, a distance of 997.86 feet; thence North 26°26'52" West, a distance of 90.51 feet; thence North 20°06'17" West, a distance of 143.77 feet; thence North 39°27'15" West, a distance of 66.34 feet; thence North 21°31'12" West, a distance of 47.89 feet; thence North 00°42'04" West, a distance of 69.18 feet; thence North 24°17'00" West, a distance of 45.99 feet; thence North 35°47'18" West, a distance of 144.68 feet to the Point of Beginning of Parcel "A";

thence North 89°58'27" West, a distance of 331.31 feet; thence North 00°2'32" East, a distance of 138.10 feet; thence North 79°30'51" East, a distance of 130.59 feet; thence North 00°00'00" East, a distance of 26.13 feet; thence South 79°23'16" East, a distance of 48.82 feet; thence South 38°48'49" East, a distance of 229.93 feet to the Point of Beginning.

Parcel contains 0.94 acres, more or less.

SURVEYOR'S DESCRIPTION (PARCEL "B"):

Part of the Northeast Quarter of Section 3, Township 40 South, Range 22 East, Charlotte County, Florida more particularly described as follows:

Commencing at the Point of Intersection of the North Line of Quesada Avenue with the center line of the Lion Heart Waterway as shown on the Record Plat of the First Replot in Part Charlotte Subdivision, Section Ninety-Six as recorded in Plat Book 13, Pages 52A thru 52F, of the Public Records of Charlotte County, Florida; thence North 00°29'10" West, along the center line of said Lion Heart Waterway, a distance of 20.00 feet to a point 60.00 feet North of the South Line of the Northeast Quarter of said Section 8; thence North 89°57'16" West, along the North Line of Quesada Avenue parallel with the South Line of said Northeast Quarter, a distance of 30.00 feet to the intersection point of the west right-of-way line of Lion Heart Waterway; thence continue North 89°57'16" West, along the North Line of said Quesada Avenue, a distance of 201.76 feet; thence North 67°27'16" West, along the North Line of said Quesada Avenue, a distance of 104.52 feet; thence North 89°57'16" West, along the North Line of said Quesada Avenue parallel with aforesaid South Line of the Northeast Quarter, a distance of 953.38 feet to the Point of Beginning of Parcel "B";

thence continue North 89°57'16" West, along the North line of said Quesada Avenue, a distance of 32.48 feet; thence North 26°26'52" West, a distance of 90.51 feet; thence North 20°06'17" West, a distance of 143.77 feet; thence North 39°27'15" West, a distance of 66.34 feet; thence North 21°31'12" West, a distance of 47.89 feet; thence North 00°42'04" West, a distance of 69.18 feet; thence North 24°17'00" West, a distance of 45.99 feet; thence North 35°47'18" West, a distance of 144.68 feet; thence North 38°48'49" West, a distance of 229.93 feet; thence North 79°23'16" West, a distance of 48.82 feet; thence North 51°21'45" West, a distance of 41.85 feet; thence North 34°45'02" West, a distance of 96.87 feet; thence North 69°38'48" East, a distance of 63.68 feet; thence South 04°48'15" East, a distance of 46.55 feet; thence South 71°27'01" East, a distance of 95.98 feet; thence South 52°30'02" East, a distance of 35.37 feet; thence South 09°26'25" East, a distance of 87.51 feet; thence South 32°50'58" East, a distance of 84.75 feet; thence South 21°56'39" East, a distance of 129.16 feet; thence South 37°11'29" East, a distance of 79.10 feet; thence South 52°30'25" East, a distance of 36.50 feet; thence South 41°50'45" East, a distance of 37.75 feet; thence South 17°04'24" East, a distance of 29.04 feet; thence South 02°57'48" East, a distance of 80.92 feet; thence South 10°30'31" East, a distance of 58.78 feet; thence South 19°48'34" East, a distance of 131.12 feet; thence South 26°29'20" East, a distance of 90.11 feet; thence South 18°18'03" East, a distance of 19.51 feet to the Intersection of the North line of aforesaid Quesada Avenue and to the Point of Beginning.

Parcel contains 1.46 acres, more or less.

IMAGED DL

OR BOOK 1575 PAGE 0721