

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AUGUST 16, 2018
AGENDA PACKAGE

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

August 9, 2018

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, August 16, 2018 at 10:00 a.m. in the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida. Following is the advanced agenda for the 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 Minutes of the July 19, 2018 Meeting
 - B. Financial Statements and Check Register
5. Public Hearing to Adopt the Budget for Fiscal Year 2019
 - A. Consideration of Resolution 2018-04 Adopting the Budget for Fiscal Year 2019
 - B. Consideration of Resolution 2018-05 Levy of Non Ad Valorem Assessments
6. Old Business
 - A. Kitchen Operational Protocols
 - B. Canopy on the Bocce Courts
 - C. Update on Irrigation Mainline Engineering
7. New Business
 - A. Request from Waterside Club IV
 - B. Security Review
8. In-House Staff Reports
9. Staff Reports
 - A. Attorney
 - i. ADA Website Compliance
 - B. Engineer
 - C. Manager
 - D. Field Manager's Report
10. On-Site Administration Report – Project Updates
11. Supervisor Requests
12. Audience Comments
13. 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

Fourth Order of Business

4A.

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

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, July 19, 2018 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
Donald Oppenheim	Assistant Secretary
Edward Carey	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Wendell Gaertner (via telephone)	Public Resources Advisory Group (PRAG)
Residents	

The following is a summary of the minutes and actions taken at the July 19, 2018 meeting of the Heritage Oak Park CDD Board of Supervisors.

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

Audience Comments on Agenda Items

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the June 7, 2018 Continued Meeting
- B. Approval of the Minutes of the June 21, 2018 Meeting
- C. Financial Statements and Check Register

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

FIFTH ORDER OF BUSINESS

Old Business

A. Further Discussion on the Financial Advisor

- Mr. Bitgood noted Mr. Gaertner was at the prior meeting. He is here today via telephone to review SEC regulations and the process that takes a minimum of three months to go through.
- Mr. Gaertner noted the process the Board has to go through to borrow any kind of money under Florida Law as a special assessment takes a minimum of a three-month process.
- The process under Florida Law is you must first come up with what the project is. Your District Engineer has to certify what the expected cost of the project will be.
- The District Manager has to develop an Assessment Methodology Report that takes the cost and the benefit of the improvements and allocates what assessments would be required for each property owner as their share of the total principal amount and the annual amount of assessments.
- During the process your Financial Advisor is working with those parties to come up with what estimates of what the financing would be; what the costs will be in addition to the construction; what reserves are necessary; what the expected interest rate would be and what are the terms of the financing. That helps translate your project cost numbers into your annual debt service numbers and creates the preliminary assessment methodology report.
- You would then have to notice a public meeting with at least 30-day notice and a letter has to be sent to each homeowner stating what the maximum assessment would be if you choose to implement the financing.
- That takes a little while to prepare and get notices out. It is about a 45-day period, after you receive preliminary numbers and until the public notice or public meeting is held. During that time period, your team along with us, if we were your financial advisor, would put the financials in place and review all legal documentation necessary. Then after the public hearing, you would be able to implement your assessments and close the financing.
- For projects that are relatively small, under \$8 million, a bank loan is usually more efficient. They tend to carry a higher interest rate, but they have less costs. The other option is a bond issue with typically a lower interest rate, but has more costs involved.
- Mr. Bitgood requested Mr. Gaertner discuss validation.

- Mr. Gaertner noted under Florida Law, Special District Debt needs to be validated. This is a legal term where you take your proposed financing; then your District Attorney and your Bond Counselor file that with the courts and say this District is planning to issue this debt.
- He described the validation further and the importance of the District Attorney and Bond Counsel in this process.
- Mr. Bitgood thanked Mr. Gaertner for his time and will receive updates on what is happening.

Let the record reflect Mr. Gaertner left the meeting via telephone.

B. Update on Irrigation Mainline Engineering

- Mr. Carey gave the Board an update on the irrigation mainline engineering.
- He discussed reclaimed water and the misconception we just dump it into the pond.
- Mr. Bitgood noted under our Engineering Agreement, we have two open meetings in our contract for questions.
- Mr. Bitgood would like some kind of a report from Mr. Carey, even if it just verbal, so the public can understand what is going on. Maybe September would be a good time to do that.
- Mr. Falduto noted my concern with scheduling the meeting with the engineers too early is that we only have two open meetings in the contract. We do not want an open meeting before they have something concrete for us because then we would be wasting one of our open meetings. Scheduling too early would be a mistake. We should wait until we have something more concrete on paper before we have them in here to ask questions.
- Mr. Bitgood asked Ms. Egan to contact them.

SIXTH ORDER OF BUSINESS

New Business

A. Discussion on Back Doors at the Activity Center

- Mr. Falduto noted the reason this is on the agenda is because we have seen a lot of people in blue Security Alarm shirts walking around. They are working on installing electronic locks on the entry doors to the facilities for the Sports Bar; the Lodge, the bathrooms at the pool and the Library and the Activity Room.
- Those locks should be installed and up and running sometime next week.
- We are not putting electronic locks on the five back doors, the two doors off the corners of the Lodge and the three doors going to the lanai.

- Since the last meeting, we had the three doors of the lanai locked at all times.
- He proposed to keep those three doors locked and the other doors unlocked during business hours, meaning the far left corner door that goes to the Sports Bar and the far right corner door that goes to the Activity and Library walkway. They should be open from 7:00 a.m. until close of business at 4:00 p.m. at which time those doors would be locked by staff when they leave. The two doors on the main entry door off the parking lot and the main entry door to the pool would be open from 7:00 a.m. until 10:00 p.m.
- At 10:00 p.m. they would be automatically, electronically locked. At 7:00 a.m. they would automatically, electronically open.
- This eliminates the position we currently pay \$7,500 a year for locking and unlocking the doors manually. We would be able to take that out of the budget.
- He wanted to put this before the Board to make sure the Board did not want to do something different with the back doors of the main Lodge doors.

Mr. Falduto MOVED to keep the three lanai doors locked all the time; to use the doors that go to the Sports Bar and the Library unlocked during normal business hours Monday through Friday and have the Main Entry doors to the Lodge and the pool and the parking lot open from 7:00 a.m. to 10:00 p.m. and Mr. Oppenheim seconded the motion.

- The Supervisors voiced their opinions.

On VOICE vote with Mr. Bitgood, Mr. Falduto, Mr. Oppenheim and Mr. Carey voting aye and Mr. Bell voting nay, the prior motion was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion on ADA Website Compliance

- Mr. Koncar noted recently there have been several Federal lawsuits filed against districts and local governments for non-compliance with ADA requirements. The issue is many websites were not set up to handle responses from the visually impaired, but meet all the other requirements. All files on the website are converted to PDF. There is technology that allows you to take a PDF file and convert it to an audio file so someone who is visually impaired can go onto the website, identify a document and listen to it from an audio standpoint.

- He will work with the District Attorney on this, but recommends the Board authorize staff to bring back proposals for compliance with this requirement to keep the Board from being involved in some type of Federal action for non-compliance with ADA requirements.
- Unfortunately, to do this, it gets expensive from what we have identified with consultants already, but we feel there will not be a choice for the Board.
- He recommends instructing staff to bring back proposals at your August meeting for consideration on bringing your website into compliance with this ADA requirement.

Mr. Oppenheim MOVED to authorize staff to bring proposals for consideration on bringing the District website into compliance with the ADA requirement at the August Board meeting, and Mr. Bell seconded the motion.

- Mr. Bitgood asked whether Federal Grants were looked into.
- Mr. Koncar does not believe there are, based on the research already done. However, he will check into this further.
- Mr. Carey noted HOPCA is looking at new website platform next year. From what he has seen, it is a very good website and is very user friendly.

On VOICE vote with all in favor, the prior motion was approved.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Discussion on Modified, Tentative Budget for Fiscal Year 2019

ii. Proposed Meeting Schedule for Fiscal Year 2019

iii. Consideration of Resolution 2018-03A Approving Adoption and Execution of the Statewide Mutual Aid Agreement

- Mr. Koncar noted the modified, tentative budget was distributed to the Board based on the tentative budget that was approved by the Board. No further action is required at this time.
- Letters will be going to residents for the public hearing coming up for the consideration of the final adoption of the budget.
- We place this item on the agenda to see if there are any questions from Board members, but there is no action required by the Board at this time.

- Mr. Bitgood asked for the August meeting can we include the reduction for the person who locks up at night?
- Mr. Koncar stated you mean change the budget to reflect that \$7,500 reduction.
- Mr. Bitgood stated plus the FICA.

ii. Proposed Meeting Schedule for Fiscal Year 2019

- Mr. Koncar reviewed the meeting schedule for Fiscal Year 2019.
- After some discussion, the December 2018 and March 2019 meeting dates were changed.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor the meeting schedule for Fiscal Year 2019 with the December 2018 and the March 2019 dates changed was approved, as amended.

iii. Consideration of Resolution 2018-03A Approving Adoption and Execution of the Statewide Mutual Aid Agreement

- Mr. Koncar noted this was sent to us through the FEMA process. With the hurricane last year, we learned some lessons.
- Mr. Koncar noted the Statewide Mutual Aid Agreement allows for assistance from State, local governments and other special districts. Since the community development districts in Florida are considered special units of local government they are included in this process.
- There is a reimbursement schedule set up. The same is true if we were to provide support to other districts or the county or the city, then it provides for some response for that as well in terms of funding that the District would receive.
- Mr. Bitgood noted we have a contract with Unlimited Restoration and assumed it would kick in first.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor this issue was tabled.

D. Field Manager’s Report

- Mr. Koncar noted the Field Management Report, prepared by Brandon Romine, was included in the agenda package.

EIGHTH ORDER OF BUSINESS

On-Site Administration Report – Project Updates

- Ms. Egan updated the Board on the following:
 - Tennis Courts – they were scheduled to start yesterday. She received an email this morning that they will be here on Friday or Monday morning. When she receives confirmation, she will send out an email blast.
 - Wind screens will be replaced.
 - The locks are being installed. They started yesterday.
 - There will be noise when drilling is performed.
 - There will be tree trimming performed on the roads.
 - Last week, she met with Artistree on complaints about landscaping around the lake.
 - She noticed branches hanging over the walkways. She spoke to them about the issue with the weeds.
 - Mr. Bitgood noted he does not want to keep meeting with Artistree every month to complain about their services. If this continues, he will ask the Board to consider going out for bids if there are no objections.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Bell noted he wanted to thank staff since the last meeting when he mentioned the Park does not look presentable. The hedges on Heritage Oak Boulevard were taken care of almost immediately and within five working days, the parking lot was handled. He thanked staff.
- Mr. Bell asked about activities for Candidates Night.
- Mr. Bitgood noted it will probably be in September and will be scheduled before Early Voting.

TENTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Secretary

Brian Bitgood
Chairman

4B

HERITAGE OAK PARK
Community Development District

Financial Report

July 31, 2018

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

July 31, 2018

Balance Sheet
July 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	IRRIGATION FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 219,743	\$ -	\$ -	\$ 219,743
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	7,700	-	-	7,700
Accounts Receivable - Other	-	275	-	275
Allowance - Doubtful Accounts	(916)	(102)	(310)	(1,328)
Assessments Receivable	916	102	310	1,328
Due From Other Funds	14,222	-	48,750	62,972
Investments:				
Money Market Account	472,212	-	-	472,212
Prepaid Items	2,500	-	-	2,500
Deposits	8,175	-	-	8,175
TOTAL ASSETS	\$ 724,752	\$ 275	\$ 48,750	\$ 773,777
LIABILITIES				
Accounts Payable	\$ 14,794	\$ 275	\$ -	\$ 15,069
Accrued Expenses	1,519	1,000	-	2,519
Sales Tax Payable	5	-	-	5
Deposits	8,918	-	-	8,918
Deferred Revenue	2,625	-	-	2,625
Due To Other Funds	-	62,972	-	62,972
TOTAL LIABILITIES	27,861	64,247	-	92,108
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,500	-	-	2,500
Deposits	8,175	-	-	8,175
Restricted for:				
Debt Service	-	-	48,750	48,750
Assigned to:				
Operating Reserves	127,293	-	-	127,293
Reserves-Recreation Facilities	9,191	-	-	9,191
Reserves -Roads & Streetlights	333,055	-	-	333,055
Reserves - Roof	75,000	-	-	75,000
Reserves - Swimming Pools	21,475	-	-	21,475
Unassigned:	120,202	(63,972)	-	56,230
TOTAL FUND BALANCES	\$ 696,891	\$ (63,972)	\$ 48,750	\$ 681,669
TOTAL LIABILITIES & FUND BALANCES	\$ 724,752	\$ 275	\$ 48,750	\$ 773,777

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	JUL-18 BUDGET	JUL-18 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 4,167	\$ 4,279	\$ 112	85.58%	\$ 417	\$ 485
Interlocal Agreement	3,000	2,250	2,250	-	75.00%	-	-
Room Rentals	500	417	477	60	95.40%	42	70
Recreational Activity Fees	41,500	34,583	39,750	5,167	95.78%	3,458	1,519
Special Assmnts- Tax Collector	723,875	723,875	723,589	(286)	99.96%	3,000	4,304
Special Assmnts- Discounts	(28,955)	(28,955)	(26,258)	2,697	90.69%	-	-
Other Miscellaneous Revenues	600	500	2,150	1,650	358.33%	50	-
Gate Bar Code/Remotes	1,000	833	646	(187)	64.60%	83	-
TOTAL REVENUES	746,520	737,670	746,883	9,213	100.05%	7,050	6,378
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	10,000	9,600	400	80.00%	1,000	1,000
FICA Taxes	918	765	734	31	79.96%	77	77
ProfServ-Engineering	1,000	833	-	833	0.00%	83	-
ProfServ-Legal Services	3,000	2,500	3,505	(1,005)	116.83%	250	565
ProfServ-Mgmt Consulting Serv	60,738	50,615	50,615	-	83.33%	5,062	5,062
ProfServ-Special Assessment	10,169	10,169	10,169	-	100.00%	-	-
Auditing Services	5,750	5,750	5,500	250	95.65%	-	-
Communication/Freight - Gen'l	900	750	651	99	72.33%	75	43
Insurance - General Liability	9,625	9,625	10,910	(1,285)	113.35%	-	-
Legal Advertising	1,100	1,100	904	196	82.18%	323	323
Miscellaneous Services	1,200	1,000	417	583	34.75%	100	149
Misc-Bank Charges	2,400	2,000	1,564	436	65.17%	200	141
Misc-Assessmnt Collection Cost	14,478	14,478	13,947	531	96.33%	148	86
Office Supplies	360	300	-	300	0.00%	30	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	123,813	110,060	108,691	1,369	87.79%	7,025	7,446
Other Public Safety							
Contracts-Mgmt Services	7,725	6,438	6,438	-	83.34%	644	644
R&M-Gate	3,000	2,500	3,210	(710)	107.00%	250	356
R&M-Gatehouse	1,200	1,000	1,140	(140)	95.00%	100	850
R&M-Security Cameras	2,000	1,667	1,400	267	70.00%	167	-
Total Other Public Safety	13,925	11,605	12,188	(583)	87.53%	1,161	1,850
Field							
Contracts-Mgmt Services	110,739	92,283	92,283	-	83.33%	9,228	9,228
Contracts-Lake and Wetland	6,120	5,100	5,100	-	83.33%	510	510
Contracts-Landscape	82,016	68,347	69,996	(1,649)	85.34%	6,835	7,000
Utility - General	37,200	31,000	29,851	1,149	80.24%	3,100	3,103
Utility - Water & Sewer	12,000	10,000	6,539	3,461	54.49%	1,000	604
Insurance - General Liability	32,011	32,011	26,941	5,070	84.16%	-	-
R&M-Drainage	10,000	10,000	21,644	(11,644)	216.44%	-	6,977
R&M-Entry Feature	7,000	218	218	-	3.11%	98	98
R&M-Lake	2,100	1,750	2,670	(920)	127.14%	175	1,009
R&M-Plant Replacement	3,500	2,960	2,960	-	84.57%	1,009	1,009
R&M-Trees and Trimming	6,000	1,750	1,750	-	29.17%	-	-
Misc-Special Projects	10,930	9,430	9,430	-	86.28%	1,000	1,000
Misc-Hurricane Expense	-	-	47,162	(47,162)	0.00%	-	-
Misc-Contingency	5,000	4,167	4,854	(687)	97.08%	417	1,201
Total Field	324,616	269,016	321,398	(52,382)	99.01%	23,372	31,739

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	JUL-18 BUDGET	JUL-18 ACTUAL
Road and Street Facilities							
R&M-Parking Lots	250	155	155	-	62.00%	65	65
R&M-Roads & Alleyways	7,000	3,834	3,834	-	54.77%	701	701
R&M-Sidewalks	3,960	-	-	-	0.00%	-	-
R&M-Streetlights	9,500	5,667	5,667	-	59.65%	170	170
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	9,845	9,845	-	98.45%	-	-
Cap Outlay - Streetlight Impr	15,200	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	5,369	58,430	(53,061)	1088.28%	-	-
Total Road and Street Facilities	54,279	24,870	77,931	(53,061)	143.57%	936	936
Parks and Recreation - General							
Contracts-Mgmt Services	59,307	49,423	49,423	-	83.33%	4,942	4,942
Contracts-Janitorial Services	16,560	13,800	14,963	(1,163)	90.36%	1,380	1,580
Contracts-Pools	10,800	9,000	9,000	-	83.33%	900	900
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	7,320	6,100	6,136	(36)	83.83%	610	619
R&M-Clubhouse	18,000	15,000	18,916	(3,916)	105.09%	1,500	790
R&M-Parks	6,600	5,500	11,991	(6,491)	181.68%	550	733
R&M-Pools	6,000	5,000	7,770	(2,770)	129.50%	500	829
R&M - Tennis Courts	20,000	16,667	11,286	5,381	56.43%	1,667	-
Miscellaneous Services	2,400	2,000	2,547	(547)	106.13%	200	271
Misc-Holiday Decor	500	500	469	31	93.80%	-	-
Misc-Cable TV Expenses	940	783	819	(36)	87.13%	78	82
Office Supplies	2,160	1,800	3,077	(1,277)	142.45%	180	188
Op Supplies - General	2,700	2,250	1,890	360	70.00%	225	151
Cap Outlay - Equipment	5,000	5,000	28,942	(23,942)	578.84%	-	-
Cap Outlay-Clubhouse	21,500	21,500	39,914	(18,414)	185.65%	-	-
Reserve - Roof	5,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	2,500	-	-	-	0.00%	-	-
Total Parks and Recreation - General	188,387	155,423	208,191	(52,768)	110.51%	12,732	11,085
Special Recreation Facilities							
Miscellaneous Services	4,500	3,750	2,397	1,353	53.27%	375	216
Misc-Event Expense	12,000	10,000	22,159	(12,159)	184.66%	1,000	105
Misc-Social Committee	24,000	20,000	16,932	3,068	70.55%	2,000	907
Misc-Trips and Tours	500	417	-	417	0.00%	42	-
Office Supplies	500	417	727	(310)	145.40%	42	-
Total Special Recreation Facilities	41,500	34,584	42,215	(7,631)	101.72%	3,459	1,228
TOTAL EXPENDITURES	746,520	605,558	770,614	(165,056)	103.23%	48,685	54,284
Excess (deficiency) of revenues Over (under) expenditures	-	132,112	(23,731)	(155,843)	0.00%	(41,635)	(47,906)
Net change in fund balance	\$ -	\$ 132,112	\$ (23,731)	\$ (155,843)	0.00%	\$ (41,635)	\$ (47,906)
FUND BALANCE, BEGINNING (OCT 1, 2017)	720,622	720,622	720,622				
FUND BALANCE, ENDING	\$ 720,622	\$ 852,734	\$ 696,891				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	JUL-18 BUDGET	JUL-18 ACTUAL
REVENUES							
Interest - Investments	\$ 24	\$ 20	\$ 20	\$ -	83.33%	\$ 2	\$ 2
Special Assmnts- Tax Collector	84,719	84,719	84,686	(33)	99.96%	-	504
Special Assmnts- Discounts	(3,389)	(3,389)	(3,073)	316	90.68%	-	-
Other Miscellaneous Revenues	3,500	2,917	-	(2,917)	0.00%	292	-
TOTAL REVENUES	84,854	84,267	81,633	(2,634)	96.20%	294	506
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	1,694	1,694	1,632	62	96.34%	-	10
Total Administration	1,694	1,694	1,632	62	96.34%	-	10
Field							
Contracts-Irrigation	45,000	37,500	39,190	(1,690)	87.09%	3,750	3,919
R&M-Irrigation	36,000	30,000	71,081	(41,081)	197.45%	3,000	5,446
R&M-Pumps	2,160	2,160	11,528	(9,368)	533.70%	540	-
Total Field	83,160	69,660	121,799	(52,139)	146.46%	7,290	9,365
TOTAL EXPENDITURES	84,854	71,354	123,431	(52,077)	145.46%	7,290	9,375
Excess (deficiency) of revenues Over (under) expenditures	-	12,913	(41,798)	(54,711)	0.00%	(6,996)	(8,869)
Net change in fund balance	\$ -	\$ 12,913	\$ (41,798)	\$ (54,711)	0.00%	\$ (6,996)	\$ (8,869)
FUND BALANCE, BEGINNING (OCT 1, 2017)	(22,174)	(22,174)	(22,174)				
FUND BALANCE, ENDING	\$ (22,174)	\$ (9,261)	\$ (63,972)				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	JUL-18 BUDGET	JUL-18 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	214,897	214,812	(85)	99.96%	-	1,277
Special Assmnts- Discounts	(8,596)	(8,596)	(7,799)	797	90.73%	-	-
TOTAL REVENUES	206,301	206,301	207,013	712	100.35%	-	1,277
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	4,298	4,298	4,130	168	96.09%	-	26
Total Administration	4,298	4,298	4,130	168	96.09%	-	26
Debt Service							
Principal Debt Retirement	179,804	179,804	179,804	-	100.00%	-	-
Interest Expense	24,913	24,913	26,699	(1,786)	107.17%	-	-
Total Debt Service	204,717	204,717	206,503	(1,786)	100.87%	-	-
TOTAL EXPENDITURES	209,015	209,015	210,633	(1,618)	100.77%	-	26
Excess (deficiency) of revenues Over (under) expenditures	(2,714)	(2,714)	(3,620)	(906)	133.38%	-	1,251
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)	\$ (2,714)	\$ (3,620)	\$ (906)	133.38%	\$ -	\$ 1,251
FUND BALANCE, BEGINNING (OCT 1, 2017)	52,370	52,370	52,370				
FUND BALANCE, ENDING	\$ 49,656	\$ 49,656	\$ 48,750				

Notes to the Financial Statements
July 2018

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 100.0% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 103.2% 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		275	HOA Invoice to be reimburse to CDD
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		62,972	Assessments collected in General Fund - Due from General Fund to Debt Service fund
Prepaid Items		2,500	Entertainment deposits for later this year
Deposits		8,175	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		15,069	Invoices for current month but not paid in current month
Accrued Expenses		2,519	Irrigation maintenance, phone, utilities
Sales Tax Payable		5	Sales Tax for the bar/lodge rentals
Deposits		8,918	Refundable Fitness Room key deposits
Deferred Revenue		2,625	Balance due on Garage
Due to Other Funds		62,972	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				
Room Rentals	500	477	95.40%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	723,875	723,589	99.96%	Collections were at 100% at this time last year
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	3,000	3,505	116.83%	Legal services for agreements and food service issues
ProfServ-Special Assessment	10,169	10,169	100.00%	Assessment roll preparation fees
Auditing Services	5,750	5,500	95.65%	Audit is final
Insurance-General Liability	9,625	10,910	113.35%	Insurance paid in full for year
<u>Public Safety</u>				
R&M-Gate	3,000	3,210	107.00%	Gate remotes, entry arm LED lights, new 17' LED gate arm installed, Doorking IM server subscription, back entrance gate arm bracket, rear exit barrier arm, secure exit gate, mega barrier arm shear pin
R&M-Gatehouse	1,200	1,140	95.00%	Guard shack window film, mirror privacy windows, remove/replace soffit fascia

Notes to the Financial Statements
July 2018

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Contracts-Landscape	82,016	69,996	85.34%	Landscape charges increased slightly more than budgeted
Insurance-General Liability	32,011	26,941	84.16%	Insurance paid in full for year
R&M-Drainage	10,000	21,644	216.44%	Cast iron grinder pump, stones for washout, concrete, remove/replace grates with steel grates
R&M-Lake	2,100	2,670	127.14%	Replace aerator in main cab, lake signage, rip rap for lake, big pond grass
R&M-Plant Replacement	3,500	2,960	84.57%	Remove/replace new landscape, soil install
Misc-Special Projects	10,930	9,430	86.28%	Prepare area for bench pads, access control installation, retrofit 14 canlights to LED
Misc-Hurricane Expense	-	47,162	0.00%	New floors from Hurricane Irma damage, lodge ceiling repairs, misc hurricane supplies plus amount being reimbursed from insurance claim (\$11,263)
Misc-Contingency	5,000	4,854	97.08%	Misc repairs, replace electrical items, keyless entry for maintenance garage, temp help for maintenance, replaced springs on maintenance barn, blower for gas grill, weather station, golf cart service for batteries & tires
<u>Road & Street</u>				
Cap Outlay - Sidewalk Impr	10,000	9,845	98.45%	Lake sidewalk trip repairs; cut, remove and replace damaged walkway
Reserves-Roads & Streetlights	5,369	58,430	1088.28%	Install asphalt compacted
<u>Parks & Recreation</u>				
Contracts-Janitorial Services	16,560	14,963	90.36%	Monthly service increased in April
Contracts-Pest Control	1,100	1,048	95.27%	Pest control paid for year
R&M-Clubhouse	18,000	18,916	105.09%	Paint kitchen, install fan, replace electrical items, special kitchen cleaning, frame for lodge, bike rack, access control installation, kitchen keyless entry, 5yr sprinkler inspection, annual sprinkler inspection, backflow certification, install can lights in office, temp help to clean offices, retrofit can lights to LED, replace uplights on trees, lightbulbs, remove/replace tankless water heater, retrofit 18 lights to LED, signs in Lodge, retrofit 12 canlights, Sunsetter awning repair, floor cleaner, flags
R&M-Parks	6,600	11,991	181.68%	Motion detector for fitness center, bocce court rake/squeegee, pool gate latch, new handle for gate, 4 new benches, Sunsetter awning repair, access control installation, bocce court sand and labor to help spread, ac repair, sports bar thermostat, bocce balls/court supplies/plaque, replace 2 lights on pergola with LED, fish pond pump, wall tiles, new cabinet, retrofit 12 canlights, stones, bark, nuggets, table umbrellas, ac coil for Sportsbar ac, umbrellas for pool deck, bocce court score boards
R&M-Pools	6,000	7,770	129.50%	Chemicals, repipe shower, new grounding bar, new pool light, crank valve installed, DE grid installation, pool railing wrap, pool permit, new ring buoys, vacuum motor installation, wireless temp sensor
Miscellaneous Services	2,400	2,547	106.13%	Misc supplies for office cleaning and move, signs for bulletin board, internet bridge, employee gift cards, bathroom décor, subscriptions for newspaper and Amazon Prime, Sam's Club membership fees
Misc-Holiday Decor	500	469	93.80%	Holiday decorations for Lodge
Misc-Cable TV Expenses	940	819	87.13%	Cable service increased in November more than budgeted
Office Supplies	2,160	3,077	142.45%	Office supplies, antivirus protection, Office 365 for Board, copier maint agreement
Cap Outlay - Equipment	5,000	28,942	578.84%	New windows for Lodge and Sports Bar, new rocking chairs, new treadmill and recumbent bike
Cap Outlay - Clubhouse	21,500	39,914	185.65%	New kitchen counters, office renovations draw #1, new office furniture, replace 8 toilets in Clubhouse/Pool

Notes to the Financial Statements
July 2018

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Special Recreation Facilities</u>				
Misc-Event Expense	12,000	22,159	184.66%	Various event expenses
Office Supplies	500	727	145.40%	Misc office supplies, printer ink, business cards, keyboard tray
Irrigation Fund 002				
Revenues				
Special Assessments-Tax Collector	84,719	84,686	99.96%	Collections were at 100% at this time last year
Expenditures				
<u>Field</u>				
R&M-Irrigation	36,000	71,081	197.45%	Monthly irrigation service, repairs to mainline breaks, replace controller boxes
R&M-Pumps	2,160	11,528	533.70%	Bi-monthly pump maintenance, replace 5hp submersible pump/motor #9, replace 3hp submersible pump
Debt Service Fund 202				
Revenues				
Special Assessments-Tax Collector	214,897	214,812	99.96%	Collections were at 100% at this time last year
Expenditures				
Principal Debt Payment	179,804	179,804	100.00%	Next Principal payment to be made next year
Interest Payment	24,913	26,699	107.17%	Next Principal payment to be made next year

HERITAGE OAK PARK

Community Development District

Supporting Schedules

July 31, 2018

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2018**

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				\$1,023,490	\$723,873	\$84,719	\$214,897
Allocation %				100%	71%	8%	21%
11/09/17	\$ 28,899	\$ 1,204	\$ 590	\$ 30,693	\$ 21,708	\$ 2,541	\$ 6,444
11/14/17	4,168	174	85	4,427	3,131	366	929
11/21/17	30,360	1,265	620	32,244	22,805	2,669	6,770
11/28/17	123,488	5,145	2,520	131,154	92,760	10,856	27,538
12/07/17	108,206	4,509	2,208	114,922	81,280	9,513	24,130
12/14/17	102,983	4,291	2,102	109,375	77,357	9,054	22,965
12/21/17	138,814	5,784	2,833	147,431	104,272	12,204	30,955
01/11/18	308,787	12,866	6,302	327,955	231,949	27,146	68,859
02/08/18	31,087	961	634	32,683	23,115	2,705	6,862
03/08/18	17,252	352	352	17,956	12,700	1,486	3,770
04/12/18	24,648	249	503	25,400	17,964	2,102	5,333
04/27/18	31,704	320	647	32,671	23,107	2,704	6,860
05/10/18	9,890	-	202	10,092	7,138	835	2,118
07/12/18	5,963	-	122	6,084	4,304	504	1,277
TOTAL	\$ 966,247	\$ 37,120	\$ 19,719	\$ 1,023,087	\$ 723,589	\$ 84,686	\$ 214,812
% COLLECTED				99.96%	99.96%	99.96%	99.96%
TOTAL OUTSTANDING				\$ 403	\$ 284	\$ 33	\$ 86

Cash Flow Projections - Summary by Month
Operations & Maintenance
Fiscal Year 2017 - 2018

Month	Revenue	Expenditures	Variance	Balance
Cash Balance as of July 31, 2018				219,743
Investment - Money Market Account				472,212
Irrigation Fund owes General Fund				62,972
General Fund owes Debt Service fund				(48,750)
Adjusted Balance				706,177
August	4,339	52,870	(48,531)	657,646
September	3,763	100,008	(96,245)	561,401
*October	4,000	88,000	(84,000)	477,401

*Figures based on FY 2019 Budget

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending July 31, 2018

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Projected FY2018	Actual Budget
Revenues														
Interest - Investments	\$ 342	\$ 258	\$ 302	\$ 341	\$ 330	\$ 838	\$ 453	\$ 471	\$ 458	\$ 485	\$ 385	\$ 385	\$ 5,048	\$ 5,000
Interlocal Agreement	-	-	750	-	-	750	750	-	-	-	750	-	3,000	3,000
Room Rentals	309	-	-	-	-	98	-	-	-	70	-	75	552	500
Recreational Activity Fees	1,381	4,069	3,125	6,494	6,896	2,514	2,786	9,805	1,160	1,519	2,500	3,000	45,250	41,500
Special Assmnts- Tax Collector	-	140,403	262,909	231,949	23,115	12,700	41,071	7,138	-	4,304	284	-	723,873	723,875
Special Assmnts- Discounts	-	(5,272)	(10,211)	(9,271)	(709)	(312)	(483)	-	-	-	-	-	(26,258)	(28,955)
Other Miscellaneous Revenues	-	-	-	-	-	750	1,400	-	-	-	50	50	2,250	600
Gate Bar Code/Remotes	-	-	-	-	365	140	140	-	-	-	83	-	728	1,000
Total Revenues	2,032	139,458	256,875	229,513	29,997	17,478	46,117	17,414	1,618	6,378	4,053	3,510	754,443	746,520
Expenditures														
Administrative														
P/R-Board of Supervisors	1,000	1,000	1,000	800	800	1,000	1,000	2,000	-	1,000	1,000	1,000	11,600	12,000
FICA Taxes	77	77	77	61	61	77	77	153	-	77	77	77	887	918
Prof/Serv-Engineering	-	-	-	-	-	-	-	-	-	-	-	440	440	1,000
Prof/Serv-Legal Services	656	-	-	-	-	866	499	551	368	565	-	-	3,505	3,000
Prof/Serv-Mgmt Consulting Serv	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	5,062	60,738	60,738
Prof/Serv-Special Assessment	-	-	10,169	-	-	-	-	-	-	-	-	-	10,169	10,169
Auditing Services	-	-	-	-	-	-	5,500	-	-	-	-	-	5,500	5,750
Communication/Freight - Gen'l	82	39	52	70	38	114	73	90	49	43	75	75	801	900
Insurance - General Liability	10,910	-	-	-	-	-	-	-	-	-	-	-	10,910	9,625
Legal Advertising	97	267	-	90	-	(90)	83	70	63	323	600	-	1,504	1,100
Miscellaneous Services	25	1	39	24	39	27	32	49	33	149	100	100	616	1,200
Misc-Bank Charges	143	179	110	178	145	164	171	169	163	141	175	175	1,913	2,400
Misc-Assessmnt Collection Cost	-	2,703	5,054	4,454	448	248	812	143	-	86	6	-	13,954	14,478
Office Supplies	-	-	-	-	-	-	-	-	-	-	30	30	60	360
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175
Total Administrative	18,226	9,327	21,562	10,738	6,592	7,467	13,308	8,287	5,738	7,445	7,124	6,958	122,772	123,813
Other Public Safety														
Contractis-Mgmt Services	644	644	644	644	644	644	644	644	644	644	644	644	7,725	7,725
R&M-Gate	-	110	125	864	467	426	-	710	151	356	200	200	3,610	3,000
R&M-Gatehouse	-	-	-	-	-	102	100	88	-	850	100	100	1,340	1,200
R&M-Security Cameras	-	-	-	100	-	-	-	-	1,300	1,850	100	100	1,600	2,000
Total Other Public Safety	644	754	769	1,608	1,111	1,172	744	1,442	2,095	1,850	1,044	1,044	14,275	13,925

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending July 31, 2018

Field	Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Projected FY2018	Actual Budget
	Contracts-Mgmt Services	9,228	9,228	9,228	9,228	9,228	9,228	9,228	9,228	9,228	9,228	9,228	9,228	110,739	110,739
	Contracts-Lake and Wetland	510	510	510	510	510	510	510	510	510	510	510	510	6,120	6,120
	Contracts-Landscape	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	83,996	82,016
	Utility - General	3,064	2,981	3,151	3,375	3,064	2,764	2,871	2,897	2,581	3,103	3,100	3,100	36,051	37,200
	Utility - Water & Sewer	513	947	178	523	500	450	689	1,265	870	604	2,150	550	9,239	12,000
	Insurance - General Liability	26,941	-	-	-	-	-	-	-	-	-	-	-	26,941	32,011
	R&M-Drainage	-	310	469	-	-	9,258	4,640	-	-	6,977	-	-	21,644	10,000
	R&M-Entry Feature	-	-	111	9	-	-	-	-	-	98	-	3,402	3,620	7,000
	R&M-Lake	105	685	-	-	127	-	1,951	695	50	1,009	175	175	3,020	2,100
	R&M-Plant Replacement	-	-	-	-	-	-	-	-	-	1,009	-	540	3,500	3,500
	R&M-Trees and Trimming	-	-	-	-	-	1,750	-	-	-	-	-	4,250	6,000	6,000
	Misc-Special Projects	-	2,130	3,990	-	-	2,310	-	-	-	1,000	-	1,500	10,930	10,930
	Hurricane Contingency	27,959	16,506	-	-	13,959	-	-	(11,263)	-	-	-	-	-	-
	Misc-Contingency	5	825	1,991	17	531	4	77	131	72	1,201	-	146	47,162	5,000
	Total Field	75,325	41,123	26,618	20,662	34,919	33,274	26,966	10,463	20,311	31,739	22,163	30,402	373,962	324,616
	Road and Street Facilities														
	R&M-Parking Lots	-	-	-	-	-	-	90	-	-	65	-	95	250	250
	R&M-Roads & Alleyways	-	-	-	544	602	580	1,407	-	-	701	-	3,166	7,000	7,000
	R&M-Sidewalks	-	-	-	-	-	-	-	-	-	-	-	3,960	3,960	3,960
	R&M-Streetlights	-	-	1,580	-	260	1,970	-	645	925	170	-	3,833	9,500	9,500
	Misc-Contingency	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	3,000
	Cap Outlay - Sidewalk Impr	-	3,847	-	-	-	-	5,998	-	-	-	-	155	10,000	10,000
	Cap Outlay - Streetlight Impr	-	-	-	-	-	-	-	-	-	-	-	15,200	15,200	15,200
	Reserve - Roads & Streetlights	-	-	-	-	-	-	-	-	58,430	-	-	-	58,430	5,369
	Total Road and Street Facilities	-	3,964	1,580	544	862	2,550	7,495	645	59,355	936	-	29,409	107,340	54,279
	Parks and Recreation - General														
	Contracts-Mgmt Services	4,942	4,942	4,942	4,942	4,942	4,942	4,942	4,942	4,942	4,942	4,942	4,942	59,307	59,307
	Contracts-Janitorial Services	1,380	1,380	1,380	1,380	1,380	1,380	1,943	1,580	1,580	1,580	1,580	1,580	18,123	16,560
	Contracts-Pools	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800
	Contracts-Pest Control	798	250	-	-	-	-	-	-	-	-	-	-	1,048	1,100
	Communication - Telephone	597	597	597	600	597	620	625	665	619	619	620	620	7,375	7,320
	R&M-Clubhouse	624	1,816	5,454	3,424	1,474	2,694	1,082	1,558	-	790	1,500	1,500	21,916	18,000
	R&M-Parks	-	2,123	2,539	720	2,068	175	1,174	758	1,701	733	550	550	13,092	6,600
	R&M-Pools	215	194	-	280	93	253	93	5,206	607	829	500	500	8,770	6,000
	R&M-Tennis Courts	-	-	-	-	-	5,643	-	5,643	-	-	-	8,714	20,000	20,000

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report

For the Period Ending July 31, 2018

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Projected FY2018	Actual Budget
Miscellaneous Services	-	209	643	564	176	53	225	242	163	271	200	200	2,946	2,400
Misc-Holiday Decor	-	-	390	78	-	-	-	-	-	-	-	-	469	500
Misc-Cable TV Expenses	76	85	85	82	82	82	82	82	82	82	82	82	983	940
Office Supplies	120	550	145	278	272	432	346	586	160	188	180	180	3,438	2,160
Op Supplies - General	-	380	51	12	218	214	144	269	452	151	225	225	2,341	2,700
Cap Outlay - Equipment	-	-	11,357	-	866	-	11,199	5,520	-	-	-	-	28,942	5,000
Cap Outlay-Clubhouse	7,525	13,918	-	19,409	-	(938)	-	-	-	-	-	-	39,914	21,500
Reserve - Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Reserve - Swimming Pools	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500
Total Parks and Recreation - General	17,178	27,345	28,484	32,669	13,068	16,450	22,755	27,951	11,206	11,085	11,279	19,994	239,463	188,387
Special Recreation Facilities														
Miscellaneous Services	96	443	227	209	249	296	59	465	139	216	300	300	2,998	4,500
Misc-Event Expense	34	1,179	861	3,934	3,979	9,706	1,474	812	75	105	2,000	2,000	26,159	12,000
Misc-Social Committee	-	2,266	288	61	3,745	1,355	4,288	1,775	2,246	907	2,000	2,000	20,932	24,000
Misc-Trips and Tours	-	-	-	-	-	-	-	-	-	-	-	400	400	500
Office Supplies	-	20	-	273	302	-	66	9	55	-	42	42	809	500
Total Special Recreation Facilities	130	3,908	1,376	4,477	8,275	11,357	5,887	3,061	2,515	1,228	4,342	4,742	51,298	41,500
Total Expenditures	111,502	86,421	80,388	70,698	64,827	72,270	77,155	51,849	101,219	54,283	45,951	92,549	909,110	746,520
Excess (deficiency) of revenues														
Over (under) expenditures	(109,470)	53,037	176,487	158,815	(34,830)	(54,792)	(31,038)	(34,435)	(99,601)	(47,905)	(41,898)	(89,038)	(154,666)	-
Other Financing Sources (Uses)														
Operating Transfers-Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Financing Sources (Uses)														
Net change in fund balance	\$ (109,470)	\$ 53,037	\$ 176,487	\$ 158,815	\$ (34,830)	\$ (54,792)	\$ (31,038)	\$ (34,435)	\$ (99,601)	\$ (47,905)	\$ (41,898)	\$ (89,038)	\$ (154,666)	\$ -

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report

For the Period Ending July 31, 2018

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Budget	Sep Budget	TOTAL		
													Projected FY 2018	Adopted Budget	
Revenues															
Interest - Investments	\$ 2	\$ 1	\$ 2	\$ 1	\$ 1	\$ 4	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 24	\$ 24
Special Assmnts- Tax Collector	-	16,432	30,770	27,146	2,705	1,486	4,807	835	-	504	34	-	-	84,719	84,719
Special Assmnts- Discounts	-	(616)	(1,195)	(1,085)	(84)	(36)	(57)	-	-	-	-	-	-	(3,073)	(3,389)
Other Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	250	250	250	500	3,500
Total Revenues	2	15,817	29,577	26,062	2,622	1,454	4,752	837	2	506	286	252	252	82,170	84,854
Expenditures															
Administrative															
Misc-Assessmnt Collection Cost	-	316	592	521	52	29	95	17	-	10	-	-	-	1,633	1,694
Total Administrative	-	316	592	521	52	29	95	17	-	10	-	-	-	1,633	1,694
Field															
Contractis-Irrigation	3,750	3,750	3,750	4,426	3,919	3,919	3,919	3,919	3,919	3,919	3,919	3,919	3,919	47,028	45,000
R&M-Irrigation	1,000	9,150	13,489	6,465	4,141	6,414	12,074	6,957	5,944	5,446	3,000	3,000	3,000	77,081	36,000
R&M-Pumps	-	-	-	540	5,990	-	-	4,998	-	-	-	-	540	12,068	2,160
Total Field	4,750	12,900	17,239	11,431	14,050	10,333	15,993	15,874	9,863	9,365	6,919	7,459	7,459	136,177	83,160
Total Expenditures	4,750	13,216	17,832	11,952	14,102	10,362	16,088	15,891	9,863	9,375	6,919	7,459	7,459	137,810	84,854
Excess (deficiency) of revenues	(4,748)	2,601	11,745	14,110	(11,480)	(8,908)	(11,336)	(15,054)	(9,861)	(8,869)	(6,633)	(7,207)	(7,207)	(55,639)	-
Over (under) expenditures	\$ (4,748)	\$ 2,601	\$ 11,745	\$ 14,110	\$ (11,480)	\$ (8,908)	\$ (11,336)	\$ (15,054)	\$ (9,861)	\$ (8,869)	\$ (6,633)	\$ (7,207)	\$ (7,207)	\$ (55,639)	\$ -

Cash and Investment Report
July 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%	\$144,641
Operating Checking Account - MuniNow	SunTrust	N/A	0.10%	\$75,102
			Subtotal	\$219,743
Petty Cash - Property Manager	N/A	N/A	N/A	\$200
Money Market Account	BankUnited	N/A	1.00%	\$368,453 (1)
Money Market Account	Centennial	N/A	0.40%	\$103,758 (2)
			Subtotal	\$472,212
			Total	\$692,155

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

NOTE 2 - Invested Funds into a Money Market Account with Centennial Bank at variable rates.

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 8711 Regions Bank - GF
 Statement No. 07-18
 Statement Date 7/31/2018

G/L Balance (LCY)	144,641.15	Statement Balance	148,237.60
G/L Balance	144,641.15	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	148,237.60
Subtotal	144,641.15	Outstanding Checks	3,596.45
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	144,641.15	Ending Balance	144,641.15
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
2/20/2018	Payment	12074	EDWARD A. CAREY	184.70	0.00	184.70
3/20/2018	Payment	12117	EDWARD A. CAREY	184.70	0.00	184.70
5/2/2018	Payment	12192	HELEN MCLEOD	25.00	0.00	25.00
7/23/2018	Payment	12290	OLIN E. BELL	184.70	0.00	184.70
7/23/2018	Payment	12291	PAUL J. FALDUTO , JR	184.70	0.00	184.70
7/30/2018	Payment	12296	SUNTRUST BANK-8114	997.74	0.00	997.74
7/31/2018	Payment	12297	HOME DEPOT CREDIT SERVICES	732.13	0.00	732.13
7/31/2018	Payment	12298	REGIONS BANK-9343	60.20	0.00	60.20
7/31/2018	Payment	12299	SAM'S CLUB DIRECT	857.88	0.00	857.88
Total Outstanding Checks.....				3,596.45		3,596.45

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 6400 SunTrust Bank N.A.
 Statement No. 07-18
 Statement Date 7/31/2018

G/L Balance (LCY)	75,102.05	Statement Balance	75,102.05
G/L Balance	75,102.05	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	75,102.05
Subtotal	75,102.05	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	75,102.05	Ending Balance	75,102.05
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 7/1/18 to 7/31/18
(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	12269	07/02/18	BUFFALO GRAFFIX	501042	7/18 ACTIVITIES CALENDARS	Miscellaneous Services	549001-57501	\$88.79
001	12270	07/02/18	CLIFF'S AIR CONDITIONING &	18-1192	A/C EVAPORATOR COIL-SPORTSBAR	R&M-Parks	546066-57201	\$1,250.00
001	12271	07/02/18	COPIERS PLUS	2018-0761	6/18 MONTHLY BILLING/COPIES	Office Supplies	551002-57201	\$25.28
001	12272	07/02/18	ELECTRICAL SOLUTIONS OF SW	5457	REPLACE 2 STREETLIGHTS W/LED	R&M-Streetlights	546095-54101	\$925.00
001	12273	07/02/18	GREATAMERICA FINANCIAL SVCS	22850842	COPIER LEASE FOR 6/18	Office Supplies	551002-57201	\$104.86
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Memorial Day	549051-57501	\$17.94
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Coffee Social	549051-57501	\$19.90
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Poolside Lunch	549051-57501	\$189.03
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	OP Supplies	552001-57201	\$37.16
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Poolside Lunch	549051-57501	\$264.10
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Poolside Lunch	549051-57501	\$88.33
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Annual Mbr Fee	549001-57201	\$15.00
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Annual Mbr Fee	549001-57501	\$45.00
001	12274	07/02/18	SAM'S CLUB DIRECT	062018-1667	PURCHASES FOR 5/20-6/19/18	Annual Mbr Fee	549900-53901	\$15.00
001	12275	07/02/18	SECURITY ALARM CORPORATION	190866	SECURITY CAMERA REPAIRS	R&M-Security Cameras	546345-52901	\$1,300.00
001	12276	07/10/18	ARTISTREE LANDSCAPE	134607	BIG POND GRASS/SOIL INSTALL	R&M-Lake	546042-53901	\$1,008.75
001	12276	07/10/18	ARTISTREE LANDSCAPE	134607	BIG POND GRASS/SOIL INSTALL	R&M-Plant Replacement	546071-53901	\$1,008.75
001	12277	07/10/18	ROGER BENEDICT	062818	KEY REFUND-ROGER BENEDICT	Deposits	220000	\$12.50
001	12278	07/18/18	COMCAST	55503-062818	7/11-8/10/18 #8535100600755503	Misc-Cable TV Expenses	549039-57201	\$81.78
001	12279	07/18/18	COVERALL OF FT. MYERS	1160243155	CLEANING SERVICE 7/1-7/31/18	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	12280	07/18/18	DANIEL W. COLLIMERY	6464	MEGA BARRIER ARM SHEAR PIN	front resident gate	546034-52901	\$255.00
001	12281	07/18/18	FEDEX	6-233-54106	SERVICE FOR 6/25-6/27/18	Communication/Freight - Gen'l	541001-51301	\$25.82
001	12282	07/18/18	INFRAMARK, LLC	30303	CLEAN CULVERTS 5/1/18	R&M-Drainage	546019-53901	\$6,976.75
001	12283	07/18/18	LAKE & WETLAND MANAGEMENT	5399	7/18 LAKE MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	12285	07/18/18	ROBERT BRIARTON	061118	REMOVE REPLACE SOFFIT FASCIA	FRONT ENTRYWAY	546035-52901	\$850.00
001	12286	07/18/18	STAPLES CREDIT PLAN	2108652841	OFFICE SUPPLIES	Office Supplies	551002-57201	\$31.36
001	12287	07/18/18	SUNLAND PAVING CO., INC.	25382	RPR ASPHALT CAR STOP	repair damaged asphalt	546081-54101	\$475.00
001	12287	07/18/18	SUNLAND PAVING CO., INC.	25382	RPR ASPHALT CAR STOP	new parking stop	546065-54101	\$65.00
001	12288	07/18/18	TODD PROA	0006692	VACUUM MOTOR INSTALLATION	R&M-Pools	546074-57201	\$428.38
001	12289	07/18/18	WOTITZKY, WOTITZKY, ROSS	5-053018	5/30-6/18 LEGAL SERVICE	ProfServ-Legal Services	531023-51401	\$584.64
001	12295	07/26/18	INFRAMARK, LLC	32382	7/18 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,061.50
001	12295	07/26/18	INFRAMARK, LLC	32382	7/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-52901	\$643.75

HERITAGE OAK PARK

Community Development District

Payment Register by Fund For the Period from 7/1/18 to 7/31/18 (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	12295	07/26/18	INFRAMARK, LLC	32382	7/18 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$149.25
001	12295	07/26/18	INFRAMARK, LLC	32382	7/18 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$17.39
001	12295	07/26/18	INFRAMARK, LLC	32382	7/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$9,228.25
001	12295	07/26/18	INFRAMARK, LLC	32382	7/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$4,942.25
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	FLOORGY.COM CLEANER	546015-57201	\$245.07
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	AMAZON RING BUOY	546074-57201	\$75.15
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	SAMS CLUB POOLSIDE LUNCH	549022-57501	\$25.34
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	AMAZON BUOY BRKT/LINE	546074-57201	\$22.62
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	AMAZON THERMOMETER	546015-57201	\$12.44
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	AMAZON STRAWS	549051-57501	\$10.44
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	AMAZON POOL SUPPLIES	546074-57201	\$19.70
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	AMAZON RING BUOY	546074-57201	\$75.14
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	SAMS CLUB MEMBERSHIP	549001-57201	\$140.00
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	FLAGMAN OF AMERICA	546015-57201	\$176.41
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	PUBLIX COFFEE CREAMER	546015-57201	\$6.69
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	PUBLIX CART WATER	549900-53901	\$4.76
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	SAMS CLEANING SUPPLIES	552001-57201	\$104.58
001	12296	07/30/18	SUNTRUST BANK-8114	070218-8114	07/02/18 STATEMENT PURCHASES	MISC SUPPLIES	549001-57201	\$79.40
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	Lights for fitness Lodge	546066-57201	\$29.98
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	Flap for the women's lodge restroom	546015-57201	\$5.58
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	MISC Field supplies	549900-53901	\$23.44
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	umbrella for the pool deck	546066-57201	\$89.98
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	toilet valve for womens lodge restroom	546015-57201	\$7.48
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	umbrellas for the pool deck	546066-57201	\$289.94
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	Speed Humps	546081-54101	\$225.85
001	12297	07/31/18	HOME DEPOT CREDIT SERVICES	16325-070518	PURCHASES 06/05/18-7/04/18	Poolside Lunch	549022-57501	\$79.88
001	12298	07/31/18	REGIONS BANK-9343	071318-3417	PURCHASES 6/14/18-7/13/18	Poolside Lunch	549051-57501	\$20.16
001	12298	07/31/18	REGIONS BANK-9343	071318-3417	PURCHASES 6/14/18-7/13/18	Poolside Lunch	549051-57501	\$25.13
001	12298	07/31/18	REGIONS BANK-9343	071318-3417	PURCHASES 6/14/18-7/13/18	Coffee Social	549051-57501	\$14.91
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	Poolside Lunch	549051-57501	\$134.96
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	Kitchen Supplies	549001-57501	\$32.33
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	OP Supplies	552001-57201	\$37.16
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	Poolside Lunch	549051-57501	\$182.68
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	4th of July	549001-57501	\$39.92

HERITAGE OAK PARK
Community Development District

Payment Register by Fund
For the Period from 7/1/18 to 7/31/18
(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	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	Poolside Lunch	549051-57501	\$93.84
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	Poolside Lunch	549051-57501	\$208.28
001	12299	07/31/18	SAM'S CLUB DIRECT	71667-072018	PURCHASES FOR 6/19-7/17/18	Poolside Lunch	549051-57501	\$128.71
001	DD00025	07/07/18	FPL	062218-ACH	SERVICE FOR 05/23/18-06/22/18	Utility - General	543001-53901	\$2,581.48
001	12290	07/23/18	OLIN E. BELL	PAYROLL	July 23, 2018 Payroll Posting			\$184.70
001	12291	07/23/18	PAUL J. FALDUITO , JR	PAYROLL	July 23, 2018 Payroll Posting			\$184.70
001	12292	07/23/18	BRIAN R. BITGOOD	PAYROLL	July 23, 2018 Payroll Posting			\$184.70
001	12293	07/23/18	EDWARD A. CAREY	PAYROLL	July 23, 2018 Payroll Posting			\$184.70
001	12294	07/23/18	DONALD A. OPPENHEIM	PAYROLL	July 23, 2018 Payroll Posting			\$184.70
Fund Total								\$44,454.44

IRRIGATION FUND - 002

002	12284	07/18/18	MAINSCAPE	1219469	IRRIGATION SERVICE 06/18	R&M-Irrigation	546041-53901	\$4,446.45
002	12284	07/18/18	MAINSCAPE	1218720	IRRIGATION MAINT 7/18	Contracts-Irrigation	534073-53901	\$3,919.00
Fund Total								\$8,365.45

Total Checks Paid **\$52,819.89**

Fifth Order of Business

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2019

Version 5 - Modified Tentative Budget
(Printed on 08/03/18 10:30am)

Prepared by:



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HERITAGE OAK PARK
Community Development District

Operating Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUL-2018	AUG - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 5,780	\$ 5,000	\$ 4,279	\$ 769	\$ 5,048	\$ 5,000
Interlocal Agreement	3,000	3,000	2,250	750	3,000	3,000
Room Rentals	1,549	500	477	75	552	500
Recreational Activity Fees	39,654	41,500	39,750	5,500	45,250	41,500
Special Assmnts- Tax Collector	681,462	723,875	723,589	284	723,873	787,093
Special Assmnts- Discounts	(24,871)	(28,955)	(26,258)	-	(26,258)	(31,484)
Other Miscellaneous Revenues	1,305	600	2,150	100	2,250	600
Gate Bar Code/Remotes	646	1,000	646	82	728	1,000
TOTAL REVENUES	708,525	746,520	746,883	7,560	754,443	807,209
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	14,000	12,000	9,600	2,000	11,600	12,000
FICA Taxes	1,071	918	734	153	887	918
ProfServ-Engineering	160	1,000	-	440	440	5,000
ProfServ-Legal Services	4,568	3,000	3,505	-	3,505	3,000
ProfServ-Mgmt Consulting Serv	58,969	60,738	50,615	10,123	60,738	62,560
ProfServ-Special Assessment	9,873	10,169	10,169	-	10,169	10,474
Auditing Services	5,500	5,750	5,500	-	5,500	5,750
Communication/Freight - Gen'l	763	900	651	150	801	900
Insurance - General Liability	8,750	9,625	10,910	-	10,910	12,001
Legal Advertising	1,804	1,100	904	600	1,504	1,100
Miscellaneous Services	510	1,200	417	199	616	1,200
Misc-Bank Charges	2,116	2,400	1,564	349	1,913	2,400
Misc-Assessmnt Collection Cost	4,692	14,478	13,947	7	13,954	15,742
Office Supplies	577	360	-	60	60	360
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	113,528	123,813	108,691	14,081	122,772	133,580
<i>Other Public Safety</i>						
Contracts-Mgmt Services	7,500	7,725	6,438	1,287	7,725	7,957
R&M-Gate	4,384	3,000	3,210	400	3,610	3,000
R&M-Gatehouse	-	1,200	1,140	200	1,340	1,200
R&M-Security Cameras	535	2,000	1,400	200	1,600	2,000
Total Other Public Safety	12,419	13,925	12,188	2,087	14,275	14,157

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	BUDGET FY 2018	THRU JUL-2018	AUG - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Field						
Contracts-Mgmt Services	107,514	110,739	92,283	18,456	110,739	114,061
Contracts-Lake and Wetland	6,120	6,120	5,100	1,020	6,120	6,120
Contracts-Landscape	79,628	82,016	69,996	14,000	83,996	86,515
Utility - General	34,598	37,200	29,851	6,200	36,051	37,200
Utility - Water & Sewer	11,995	12,000	6,539	2,700	9,239	12,000
Insurance - General Liability	29,101	32,011	26,941	-	26,941	29,635
R&M-Drainage	13,100	10,000	21,644	-	21,644	10,000
R&M-Entry Feature / Wall	2,768	7,000	218	3,402	3,620	5,000
R&M-Lake	1,114	2,100	2,670	350	3,020	2,100
R&M-Plant Replacement	2,034	3,500	2,960	540	3,500	3,500
R&M-Trees and Trimming	7,921	6,000	1,750	4,250	6,000	6,000
R&M - Wall	850	-	-	-	-	-
Misc-Special Projects	9,669	10,930	9,430	1,500	10,930	10,930
Misc-Hurricane Expense	32,476	-	47,162	-	47,162	5,000
Misc-Contingency	2,152	5,000	4,854	146	5,000	5,000
Total Field	341,040	324,616	321,398	52,564	373,962	333,061
Road and Street Facilities						
R&M-Parking Lots	-	250	155	95	250	500
R&M-Roads & Alleyways	10,854	7,000	3,834	3,166	7,000	5,000
R&M-Sidewalks	1,743	3,960	-	3,960	3,960	4,000
R&M-Streetlights	19,025	9,500	5,667	3,833	9,500	7,000
Misc-Contingency	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	10,000	9,845	155	10,000	10,000
Capital Outlay - Streetlight Impr	-	15,200	-	15,200	15,200	15,200
Reserve - Roads & Streetlights	26,709	5,369	58,430	-	58,430	5,369
Total Road and Street Facilities	58,331	54,279	77,931	29,409	107,340	50,069

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<i>Parks and Recreation - General</i>						
Contracts-Mgmt Services	34,252	59,307	49,423	9,884	59,307	70,686
Contracts-Janitorial Services	14,695	16,560	14,963	3,160	18,123	16,560
Contracts-Pools	10,800	10,800	9,000	1,800	10,800	10,800
Contracts-Pest Control	1,048	1,100	1,048	-	1,048	1,100
Communication - Telephone	6,960	7,320	6,136	1,240	7,376	7,320
R&M-Clubhouse	60,633	18,000	18,916	3,000	21,916	68,000
R&M-Parks	10,997	6,600	11,991	1,100	13,091	6,600
R&M-Pools	4,270	6,000	7,770	1,000	8,770	6,000
R&M - Tennis Courts	-	20,000	11,286	8,714	20,000	5,000
Miscellaneous Services	2,238	2,400	2,547	400	2,947	2,400
Misc-Holiday Décor	812	500	469	-	469	500
Misc-Cable TV Expenses	881	940	819	164	983	1,016
Office Supplies	2,776	2,160	3,077	360	3,437	2,160
OpSupplies - General	2,525	2,700	1,890	450	2,340	2,700
Cap Outlay - Equipment	6,408	5,000	28,942	-	28,942	5,000
Cap Outlay-Clubhouse	-	21,500	39,914	-	39,914	21,500
Reserve - Roof	-	5,000	-	-	-	5,000
Reserve - Swimming Pools	-	2,500	-	-	-	2,500
Total Parks and Recreation - General	159,295	188,387	208,191	31,272	239,463	234,842
<i>Special Recreation Facilities</i>						
Miscellaneous Services	5,229	4,500	2,397	600	2,997	4,500
Misc-Event Expense	9,877	12,000	22,159	4,000	26,159	12,000
Misc-Social Committee	20,304	24,000	16,932	4,000	20,932	24,000
Misc-Trips and Tours	-	500	-	400	400	500
Office Supplies	618	500	727	83	810	500
Total Special Recreation Facilities	36,028	41,500	42,215	9,083	51,298	41,500
TOTAL EXPENDITURES	720,641	746,520	770,614	138,496	909,110	807,209
Excess (deficiency) of revenues						
Over (under) expenditures	(12,116)	-	(23,731)	(130,935)	(154,666)	-
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(50,000)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	(50,000)	-	-	-	-	-
Net change in fund balance	(62,116)	-	(23,731)	(130,935)	(154,666)	-
FUND BALANCE, BEGINNING	782,738	720,622	720,622	-	720,622	565,956
FUND BALANCE, ENDING	\$ 720,622	\$ 720,622	\$ 696,891	\$ (130,935)	\$ 565,956	\$ 565,956

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 565,956
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	12,869
Total Funds Available (Estimated) - 9/30/2019	578,825

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,175
Prepaid Items	<u>2,500</u>
Subtotal	<u>10,675</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	159,621	(1)
Reserve - Recreation Facilities - Prior Years	9,191	(2)
Reserve - Roads & Streetlights - Prior Years	333,055	(2)
Reserve - Roads & Streetlights - FY 2018	5,369	(3)
Reserve - Roads & Streetlights - Actual Expensed	(58,430)	(4)
Reserve - Roads & Streetlights - Current Budget Year	<u>5,369</u>	285,363 (4)
Reserve - Arbor - FY 2018		2,500 (3)
Reserve - Roof - Prior Years	75,000	(2)
Reserve - Roof - FY 2018	5,000	(3)
Reserve - Roof - Current Budget Year	<u>5,000</u>	85,000 (4)
Reserve - Swimming Pools - Prior Years	21,475	(2)
Reserve - Swimming Pools - FY 2018	2,500	(3)
Reserve - Swimming Pools - Current Budget Year	<u>2,500</u>	26,475 (4)
Subtotal	<u>568,150</u>	

Total Allocation of Available Funds	578,825
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Total Unassigned (undesignated) Cash	<u><u>\$ -</u></u>
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Notes

- (1) Should represent approximately 3 months of operating expenditures, but is reduced by (\$38,964) to keep total Unassigned(undesignated) Cash from being negative
- (2) Represents Reserves from Prior Years thru FY 2017
- (3) Represents Reserves for FY 2018
- (4) Represents Reserves for Current Budget Year FY 2019

Budget Narrative
Fiscal Year 2019

REVENUES

Interest-Investments

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

Interlocal Agreement

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

Room Rentals

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

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Administrative (continued)

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Auditing Services

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

Communication/Freight - General

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

Insurance-General Liability

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous-Bank Charges

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

Miscellaneous-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Other Public Safety

Contracts – Management Services

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

R&M - Gate

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

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

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

Field

Contracts – Management Services

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Insurance – General Liability

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

R&M – Drainage

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

R&M – Entry Feature

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

R&M - Lake

This includes any maintenance to the lakes of the District.

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Field (continued)

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

Miscellaneous – Special Projects

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

Miscellaneous – Hurricane Expense

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

Miscellaneous - Contingency

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

Road and Street Facilities

R&M – Parking Lots

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

R&M – Roads & Alleyways

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

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

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

Miscellaneous - Contingency

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

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

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

Reserve – Roads & Streetlights

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Parks and Recreation – General

Contracts – Management Services

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Operating Supplies - General

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Parks and Recreation – General (continued)

Capital Outlay – Equipment

This is for purchasing treadmills and exercise equipment that needs to be replaced.

Capital Outlay – Clubhouse

This is for the capital items for the clubhouse that needed to be replaced which include the kitchen (\$7,500), sports bar window replacement (\$5,000), toilets (\$4,000) and proximity cards (\$5,000).

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

This includes bank charges and miscellaneous expenditures for the Activities Dept plus any expense for gifts and donations.

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

These are the food and drink expenditures for the events requiring food which include the poolside lunch and the coffee social.

Miscellaneous – Trips and Tours

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

Office Supplies

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 22	\$ 24	\$ 20	\$ 4	\$ 24	\$ 24
Special Assmnts- Tax Collector	92,973	84,719	84,686	33	84,719	99,081
Special Assmnts- Discounts	(3,395)	(3,389)	(3,073)	-	(3,073)	(3,963)
Other Miscellaneous Revenues	-	3,500	-	500	500	3,500
TOTAL REVENUES	89,600	84,854	81,633	537	82,170	98,642
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	640	1,694	1,632	1	1,633	1,982
Total Administrative	640	1,694	1,632	1	1,633	1,982
<i>Field</i>						
Contracts-Irrigation	45,000	45,000	39,190	7,838	47,028	49,500
R&M-Irrigation	67,782	36,000	71,081	6,000	77,081	45,000
R&M-Pumps	19,481	2,160	11,528	540	12,068	2,160
Capital Outlay	31,893	-	-	-	-	-
Total Field	164,156	83,160	121,799	14,378	136,177	96,660
TOTAL EXPENDITURES	164,796	84,854	123,431	14,379	137,810	98,642
Excess (deficiency) of revenues Over (under) expenditures	(75,196)	-	(41,798)	(13,841)	(55,639)	-
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	50,000	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	50,000	-	-	-	-	-
Net change in fund balance	(25,196)	-	(41,798)	(13,841)	(55,639)	-
FUND BALANCE, BEGINNING	3,022	(22,174)	(22,174)	-	(22,174)	(77,813)
FUND BALANCE, ENDING	\$ (22,174)	\$ (22,174)	\$ (63,972)	\$ (13,841)	\$ (77,813)	\$ (77,813)

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ (77,813)
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	-
Total Funds Available (Estimated) - 9/30/2019	(77,813)

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance	
Operating Reserve - First Quarter Operating Capital	- (1)
Subtotal	<u>-</u>
Total Allocation of Available Funds	-

Total Unassigned (undesignated) Cash \$ (77,813)

Notes

(1) Should represent approximately 3 months of operating expenditures less reserves but was eliminated as there is not enough to reserve at this time.

Budget Narrative
Fiscal Year 2019

REVENUES

Interest-Investments

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

This is for the revenue collected for irrigation reimbursement.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

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

Field

Contracts - Irrigation

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Pumps

This is for quarterly pump maintenance contract.

Capital Outlay

This is for the new 30HP 230 volt 3 phase submersible pump.

HERITAGE OAK PARK
Community Development District

Debt Service Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	214,897	214,812	85	214,897	655,803
Special Assmnts- Discounts	(7,836)	(8,596)	(7,799)	-	(7,799)	(26,232)
TOTAL REVENUES	207,061	206,301	207,013	85	207,098	629,571
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,480	4,298	4,130	2	4,132	13,116
Total Administrative	1,480	4,298	4,130	2	4,132	13,116
<i>Debt Service</i>						
Principal Debt Retirement	172,192	179,804	179,804	-	179,804	416,455
Interest Expense	32,505	24,913	26,699	-	26,699	200,000
Total Debt Service	204,697	204,717	206,503	-	206,503	616,455
TOTAL EXPENDITURES	206,177	209,015	210,633	2	210,635	629,571
Excess (deficiency) of revenues Over (under) expenditures	884	(2,714)	(3,620)	84	(3,536)	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(2,714)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(2,714)	-	-	-	-
Net change in fund balance	884	(2,714)	(3,620)	84	(3,536)	-
FUND BALANCE, BEGINNING	51,486	52,370	52,370	-	52,370	48,834
FUND BALANCE, ENDING	\$ 52,370	\$ 49,656	\$ 48,750	\$ 84	\$ 48,834	\$ 48,834

** \$5,000,000 Loan at 10 years

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	214,897	214,812	85	214,897	478,410
Special Assmnts- Discounts	(7,836)	(8,596)	(7,799)	-	(7,799)	(19,136)
TOTAL REVENUES	207,061	206,301	207,013	85	207,098	459,274
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,480	4,298	4,130	2	4,132	9,568
Total Administrative	1,480	4,298	4,130	2	4,132	9,568
<i>Debt Service</i>						
Principal Debt Retirement	172,192	179,804	179,804	-	179,804	249,706
Interest Expense	32,505	24,913	26,699	-	26,699	200,000
Total Debt Service	204,697	204,717	206,503	-	206,503	449,706
TOTAL EXPENDITURES	206,177	209,015	210,633	2	210,635	459,274
Excess (deficiency) of revenues Over (under) expenditures	884	(2,714)	(3,620)	84	(3,536)	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(2,714)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(2,714)	-	-	-	-
Net change in fund balance	884	(2,714)	(3,620)	84	(3,536)	-
FUND BALANCE, BEGINNING	51,486	52,370	52,370	-	52,370	48,834
FUND BALANCE, ENDING	\$ 52,370	\$ 49,656	\$ 48,750	\$ 84	\$ 48,834	\$ 48,834

** \$5,000,000 Loan at 15 years

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	214,897	214,812	85	214,897	327,901
Special Assmnts- Discounts	(7,836)	(8,596)	(7,799)	-	(7,799)	(13,116)
TOTAL REVENUES	207,061	206,301	207,013	85	207,098	314,785
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,480	4,298	4,130	2	4,132	6,558
Total Administrative	1,480	4,298	4,130	2	4,132	6,558
<i>Debt Service</i>						
Principal Debt Retirement	172,192	179,804	179,804	-	179,804	208,227
Interest Expense	32,505	24,913	26,699	-	26,699	100,000
Total Debt Service	204,697	204,717	206,503	-	206,503	308,227
TOTAL EXPENDITURES	206,177	209,015	210,633	2	210,635	314,785
Excess (deficiency) of revenues Over (under) expenditures	884	(2,714)	(3,620)	84	(3,536)	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(2,714)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(2,714)	-	-	-	-
Net change in fund balance	884	(2,714)	(3,620)	84	(3,536)	-
FUND BALANCE, BEGINNING	51,486	52,370	52,370	-	52,370	48,834
FUND BALANCE, ENDING	\$ 52,370	\$ 49,656	\$ 48,750	\$ 84	\$ 48,834	\$ 48,834

** \$2,500,000 Loan at 10 years

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUL-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	214,897	214,812	85	214,897	239,205
Special Assmnts- Discounts	(7,836)	(8,596)	(7,799)	-	(7,799)	(9,568)
TOTAL REVENUES	207,061	206,301	207,013	85	207,098	229,637
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,480	4,298	4,130	2	4,132	4,784
Total Administrative	1,480	4,298	4,130	2	4,132	4,784
<i>Debt Service</i>						
Principal Debt Retirement	172,192	179,804	179,804	-	179,804	124,853
Interest Expense	32,505	24,913	26,699	-	26,699	100,000
Total Debt Service	204,697	204,717	206,503	-	206,503	224,853
TOTAL EXPENDITURES	206,177	209,015	210,633	2	210,635	229,637
Excess (deficiency) of revenues Over (under) expenditures	884	(2,714)	(3,620)	84	(3,536)	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(2,714)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(2,714)	-	-	-	-
Net change in fund balance	884	(2,714)	(3,620)	84	(3,536)	-
FUND BALANCE, BEGINNING	51,486	52,370	52,370	-	52,370	48,834
FUND BALANCE, ENDING	\$ 52,370	\$ 49,656	\$ 48,750	\$ 84	\$ 48,834	\$ 48,834

** \$2,500,000 Loan at 15 years

HERITAGE OAK PARK
Community Development District

Supporting Budget Schedules
Fiscal Year 2019

**Comparison of Assessment Rates
Fiscal Year 2019 vs. Fiscal Year 2018**

Product	General Fund			Irrigation Fund			Debt Service 2008			10 yr Loan @ \$2.5M Debt Service 2018*			Total Assessments per Unit			Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
	SF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$355.65	n/a	\$538.44	\$0.00	n/a	\$1,817.19	\$1,522.45	
MF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$309.96	n/a	\$469.27	\$0.00	n/a	\$1,748.02	\$1,476.76	18.4%	654
																693

*Includes units that have prepaid 2008 DS

Product	General Fund			Irrigation Fund			Debt Service 2008			15 yr Loan @ \$2.5M Debt Service 2018*			Total Assessments per Unit			Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
	SF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$355.65	n/a	\$392.80	\$0.00	n/a	\$1,671.55	\$1,522.45	
MF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$309.96	n/a	\$342.33	\$0.00	n/a	\$1,621.08	\$1,476.76	9.8%	654
																693

*Includes units that have prepaid 2008 DS

Product	General Fund			Irrigation Fund			Debt Service 2008			10 yr Loan @ \$5M Debt Service 2018*			Total Assessments per Unit			Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
	SF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$355.65	n/a	\$984.18	\$0.00	n/a	\$2,262.93	\$1,522.45	
MF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$309.96	n/a	\$911.26	\$0.00	n/a	\$2,190.01	\$1,476.76	48.3%	654
																693

*Includes units that have prepaid 2008 DS

Product	General Fund			Irrigation Fund			Debt Service 2008			15 yr Loan @ \$5M Debt Service 2018*			Total Assessments per Unit			Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
	SF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$355.65	n/a	\$717.96	\$0.00	n/a	\$1,996.71	\$1,522.45	
MF	\$1,135.78	\$1,044.55	8.7%	\$142.97	\$122.25	17.0%	\$0.00	\$309.96	n/a	\$664.77	\$0.00	n/a	\$1,943.52	\$1,476.76	31.6%	654
																693

*Includes units that have prepaid 2008 DS

5A

RESOLUTION 2018-04**A RESOLUTION OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018; AND ENDING SEPTEMBER 30, 2019, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 17, 2018, the Board set August 16, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will

constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Charlotte County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2018 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Heritage Oak Park Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the

Heritage Oak Park Community Development District for the Fiscal Year Ending September 30, 2019, as Adopted by the Board of Supervisors on August 16, 2018.”

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Heritage Oak Park Community Development District, for the Fiscal Year beginning October 1, 2018, and ending September 30, 2019 _____ (\$ _____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
CAPITAL PROJECTS FUND	\$
ENTERPRISE FUNDS	\$
Total All Funds	\$

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2019 Maintenance Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said Assessment Levy shall be distributed as follows:

General Fund O & M	\$ [See Assessment Levy Resolution 2018-05]
Debt Service Fund	\$ [See Assessment Levy Resolution 2018-05]

- b. The designee of the Chair of the Board of Supervisors of the Heritage Oak Park Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Charlotte County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 16th day of August, 2018.

Heritage Oak Park Community Development
District

Brian Bitgood
Chairman

Attest:

Assistant Secretary

5B.

RESOLUTION 2018-05

**A RESOLUTION LEVYING AND IMPOSING A NON
AD VALOREM MAINTENANCE SPECIAL
ASSESSMENT FOR THE HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT FOR
FISCAL YEAR 2019**

Preamble

Whereas, certain improvements existing within the Heritage Oak Park Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2019, will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2019 will amount to \$_____; and

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that this resolution levies only the maintenance assessments for 2019, the Chair of the District, or the designee of the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner

to the Tax Collector in and for Charlotte County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE
BOARD OF SUPERVISORS OF THE HERITAGE
OAK PARK COMMUNITY DEVELOPMENT
DISTRICT OF CHARLOTTE COUNTY, FLORIDA;**

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Chapters 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Charlotte County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Charlotte County Tax Collector by the designee of the Chair of the Board on compatible medium no later than September 15, 2018, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the Heritage Oak Park Community Development District.

Section 6. The Chair of the Board of the Heritage Oak Park Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 16th day of August, 2018, by the Board of Supervisors of the Heritage Oak Park Community Development District, Charlotte County, Florida.

Assistant Secretary

Brian Bitgood
Chairman