

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

April 15, 2021

AGENDA PACKAGE

**Call in Number 646-838-1601
Access Code: 821817194#**

April 8, 2021

Call in Number 646-838-1601
Access Code: 821817194#

Board of Supervisors
Heritage Oak Park Community
Development District

Dear Board Members:

The Board of Supervisors of the Heritage Oak Park CDD will hold their regular Board meeting on Thursday, April 15, 2021 at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

WORKSHOP

1. Call to Order and Roll Call
2. Budget Overview
3. Adjournment

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Item
4. Comments from the Chairman
5. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 4, 2021 Continued Meeting, March 18, 2021
Regular Meeting, March 25, 2021 Continued Meeting
 - B. March Financials and Check Register
6. Old Business
 - A. Irrigation Project RFP Update
 - B. Pool Area Repairs
7. New Business
 - A. Concrete Curbing
 - B. Golf Cart Replacement
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Consideration of Fiscal Year 2020 Audit
 - ii. Discussion of Proposed Budget Fiscal Year 2022
9. On-Site Administration Report – Project Updates
10. Supervisor Requests
11. Audience Comments
12. Adjournment

Next meeting is May 20, 2021.

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,

Jordan Lansford
District Manager

Fifth Order of Business

5A

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

The recessed meeting of the Board of Supervisors of the Heritage Oak Park Community Development District held on February 18, 2021 was reconvened on March 4, 2021 at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida, Call-In Number 800-747-5150; Access Code 2836125.

Present and constituting a quorum were:

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

The following is a summary of the minutes and actions taken at the March 4, 2021 continued regular meeting of the Heritage Oak Park CDD Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Discussion of Mainline Irrigation RFP

- Mr. Horsman stated this is a design build project. The concern is who will be checking the work of the contractor. Mr. Horsman would like to have this project done through a project bond so if the work is unsatisfactory, there is recourse.
- Mr. Bitgood had nothing to add to the discussion.
- Mr. Falduto stated he would like to have a pre-bid meeting with all bidding contractors present.
- Mr. Carey stated the details of the project and what the District is requesting should be clearly stated early in the RFP, so the bidder is aware. A discussion ensued on the size of pipe to be used.

- Mr. Koncar stated that the legal specification should read the Board is looking for the best design. Mr. Koncar also suggested the performance bond be extended for more than a year.
- Mr. Weeks asked which are is the worst pipes to be done first. Mr. Falduto explained that this project will be done all at one time and should not last longer than approximately four (4) months.
- Mr. Koncar noted page 4, section 3 of the legal requirements needs to be changed to state it is mandatory for every bidder of this project do a site visit.
- Mr. Koncar suggested the Board put a comprehensive list of specifications in writing and bring it to the next meeting to be voted on.

On MOTION by Mr. Horsman seconded by Mr. Bitgood with four (4) in favor, being Mr. Horsman, Mr. Bitgood, Mr. Falduto, Mr. Weeks and one (1) opposed, being Mr. Carey, bids requiring a) schedule 40 PVC pipe, with schedule 80 PVC pipe under the roads and b) replace wiring and c) baseline certified to be in all bids was approved. 4-1

- A discussion ensued on reclaimed water. Statutes state the District cannot be forced to use reclaimed water. Mr. Koncar suggested it is clearly stated in the legal documents the Board has the right to reject any bid.

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor, authorizing the advertisement for the RFP (bid) pre-bid meeting on March 25, 2021, at 10:00 a.m. to brief bidders on the project was approved. 5-0

- Mr. Falduto requested within the next three to five days, the Board have all of their revisions to the RFP and the scope of services sent to Ms. Egan, so that all can be added to the agenda package for the March 25, 2021 meeting.

THIRD ORDER OF BUSINESS

Adjournment

With there being no further business,

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

Secretary

Paul Falduto
Chairman

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

The workshop meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, March 18, 2021 at 9:00 a.m. with the regular meeting immediately following at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida, Call-In Number 800-747-5150; Access Code 2836125.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Edward Carey	Vice Chairperson
Brian Bitgood	Assistant Secretary
Steve Horsman	Assistant Secretary
Jordan Lansford	District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Terri Lusk	Accountant II, Inframark (via telephone)
Bob Koncar	District Manager, Inframark

The following is a summary of the minutes and actions taken at the March 18, 2021 workshop and regular meeting of the Heritage Oak Park CDD Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Falduto called the meeting to order and Ms. Lansford called the roll.

SECOND ORDER OF BUSINESS

O&M Budget

Adjustments and changes to the Budget were:

- \$800 was added to the gates.
- \$1500 was added to trees and trimming.
- \$5000 was added to sidewalks.
- \$10,000 was added to streetlights and roads.
- An adjustment was made to Inframark Services being reduced approximately \$15,000.
- Clubhouse was reduced by \$7500.
- R&M Pools was reduced by \$4500.

- Tennis Courts was reduced by \$500.
- Added a new line item of Reserve Air Conditioner and added \$15,000.

THIRD ORDER OF BUSINESS

Adjournment

With there being no further business,

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

REGULAR MEETING

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Falduto called the meeting to order and Ms. Lansford 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

- With no Audience comments, the next item followed.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

- Mr. Falduto stated the tree canopy is being trimmed throughout the District to allow for emergency vehicles traveling through.
- A complaint was called into the Health Department alleging the pool and pool restrooms were unsanitary and the pool deck was unsafe. The Health Department responded to this complaint and found all was sanitary and safe.
- The joint agreement with the HOA garage has been put into place.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 18, 2021 Meeting

B. Financial Statements and Check Register

- There being changes to the minutes: agenda page 6 on the minutes should be changed under the first order of business to show that Chairman Falduto called the meeting to order and not Bitgood, and on agenda page 7 on the minutes should be changed under the first order of business to show that Chairman Falduto called the meeting to order and not Bitgood, agenda page 8 on the minutes should be changed under the seventh order of business, letter A, first motion, change the word eliminate to trim.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor the Consent Agenda was approved with amended Minutes. 4-0 According to the notes all were present

SIXTH ORDER OF BUSINESS**Old Business****A. Pool Area Repairs**

- Concrete Cart Path

On MOTION by Mr. Carey seconded by Mr. Horsman with all in favor a concrete cart path was approved. 4-0.

On MOTION by Mr. Carey seconded by Mr. Bitgood with all in favor the pool repairs being tabled until next month's meeting was approved. 4-0.

B. Irrigation Project

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor discussing the Irrigation RFP was approved. 4-0

- Edits to the RFP are as follows:
 - Replacing current mainline with new mainline
 - Replacing current wiring with new wiring
 - Contractor must be Baseline certified
 - We will provide them with the map showing current piping, wiring, and valves with the specifications that the District wants

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor the Irrigation RFP with all changes was approved. 4-0

B. Park Reopening

- April 1 – Prepare all indoor CDD areas for opening.
- April 15 – Fill the Activities Position.
- May 1 – Reopen the Lodge, Sports Bar and Activities Room with social distancing and masks being required. Remove capacity restrictions from the Weight Room, Pool, Tennis and Bocce Courts, masks are still recommended for the Weight Room. The tables, umbrellas and chairs will be placed back in the pool area.
- June 1 - Resume all outdoor and indoor activities. Resume indoor coffee and Wednesday cookouts.
- Hand sanitizer and sanitizing wipes will be available.
- Masks are strongly recommended in all CDD indoor areas.

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor all Heritage Oak Park activities will resume according to Mr. Falduto's proposed schedule was approved. 4-0

SEVENTH ORDER OF BUSINESS

New Business

A. Road Improvements

- Proposals were not obtained. A discussion ensued. The Board requested one proposal for all improvements together and one proposal for them broken out.

B. Resolution 2021-03, Designation of District Roads and Areas for Golf Cart Use

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor of a discussion of Resolution 2021-03, Designation of District Roads and Areas for Golf Cart Use was approved. 4-0.

- A discussion ensued.
- There was no motion to approve Resolution 2021-03, Designation of District Roads and Areas for Golf Cart Use.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Attorney

No report.

B. District Engineer

No report.

C. District Manager

No report.

NINTH ORDER OF BUSINESS

On-Site Administration Report – Project Updates

- Ms. Egan gave an update on projects that are in the process.
- The light at the maintenance garage is out and cannot be fixed until Florida Power and Light turns off the power.
- The lift chair should be delivered in the next three (3) weeks. Installation will start when it is delivered.

TENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Bitgood stated that the new light pole at Heritage and White Oak really lights up the area.
- Mr. Bitgood stated he is disappointed in JMT Engineering and would like to look for a new District Engineer.
- Mr. Horsman gave an update on the garage sharing with the HOA.
- Mr. Falduto stated he appreciated input from the Board on all issues.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- A resident comment was heard.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the meeting being continued to March 25, 2021 at 10:00 a.m. was approved. 4-0.
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Secretary

Paul Falduto
Chairman

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

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Edward Carey	Vice Chairperson
Brian Bitgood	Assistant Secretary
Steve Horsman	Assistant Secretary
Robert Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Zane Stoneman	Main Scape
Tom Morgan	Water Equipment Technologies
Claude Corriveau	Water Equipment Technologies

The following is a summary of the minutes and actions taken at the March 25, 2021 continued meeting of the Heritage Oak Park CDD Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Presentation of Mainline Irrigation RFP

- Three individuals from two companies attended the mandatory pre-bid meeting.
- Chairman Falduto went over the plans and specification of the bid documents for the main line irrigation project.
- Chairman Falduto discussed the park opening again for community activities and seeking to hire a new Activities Coordinator.
- The meeting was adjourned for ten (10 minutes to allow the prospective bidders to review the bid documents.
- The prospective bidders asked questions of the Board.

- A site visit will be scheduled for the two prospective bidders to attend.

THIRD ORDER OF BUSINESS

Adjournment

With there being no further business,

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

Paul Falduto
Chairman

5B

HERITAGE OAK PARK
Community Development District
Financial Report
March 31, 2021

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

March 31, 2021

Balance Sheet
March 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 980,668	\$ -	\$ -	\$ 980,668
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	2,407	-	-	2,407
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	5,446	-	5,446
Investments:				
Money Market Account	51,782	-	-	51,782
Cost of Issuance Fund	-	-	3,000	3,000
Reserve Fund	-	18,548	-	18,548
Revenue Fund	-	167,647	-	167,647
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,043,257	\$ 191,641	\$ 3,000	\$ 1,237,898
LIABILITIES				
Accounts Payable	\$ 3,763	\$ -	\$ -	\$ 3,763
Deposits	6,955	-	-	6,955
Due To Other Funds	5,446	-	-	5,446
TOTAL LIABILITIES	16,286	-	-	16,286
FUND BALANCES				
Nonspendable:				
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	191,641	-	191,641
Capital Projects	-	-	3,000	3,000
Assigned to:				
Operating Reserves	242,141	-	-	242,141
Reserves - Arbor	2,500	-	-	2,500
Reserves -Roads & Streetlights	98,550	-	-	98,550
Reserves - Roof	85,000	-	-	85,000
Reserves - Swimming Pools	28,975	-	-	28,975
Unassigned:	561,605	-	-	561,605
TOTAL FUND BALANCES	\$ 1,026,971	\$ 191,641	\$ 3,000	\$ 1,221,612
TOTAL LIABILITIES & FUND BALANCES	\$ 1,043,257	\$ 191,641	\$ 3,000	\$ 1,237,898

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 2,500	\$ 86	\$ (2,414)	1.72%	\$ 417	\$ 12
Interlocal Agreement	3,000	1,500	1,500	-	50.00%	750	750
Room Rentals	500	-	-	-	0.00%	-	-
Recreational Activity Fees	53,200	-	-	-	0.00%	-	-
Special Assmnts- Tax Collector	973,784	905,156	911,510	6,354	93.60%	13,000	14,160
Special Assmnts- Discounts	(38,951)	(38,351)	(35,342)	3,009	90.73%	(620)	(277)
Other Miscellaneous Revenues	3,800	-	34	34	0.89%	-	-
Gate Bar Code/Remotes	1,000	-	281	281	28.10%	-	-
Access Cards	600	-	105	105	17.50%	-	-
TOTAL REVENUES	1,001,933	870,805	878,174	7,369	87.65%	13,547	14,645
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	6,000	5,600	400	46.67%	1,000	800
FICA Taxes	918	459	428	31	46.62%	77	61
ProfServ-Engineering	10,000	5,000	2,608	2,392	26.08%	833	-
ProfServ-Legal Services	6,000	3,000	3,996	(996)	66.60%	500	2,882
ProfServ-Mgmt Consulting Serv	65,547	32,774	32,774	-	50.00%	5,462	5,462
ProfServ-Special Assessment	11,112	11,112	11,112	-	100.00%	-	-
Auditing Services	5,750	3,750	4,000	(250)	69.57%	3,750	4,000
Communication/Freight - Gen'l	1,500	750	160	590	10.67%	125	12
Insurance - General Liability	10,836	10,836	8,423	2,413	77.73%	-	-
R&M-ADA Compliance	1,000	1,000	1,553	(553)	155.30%	-	-
Legal Advertising	1,100	685	685	-	62.27%	179	179
Miscellaneous Services	3,000	1,500	12	1,488	0.40%	250	9
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessmnt Collection Cost	19,476	18,103	17,523	580	89.97%	260	278
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	151,174	95,144	89,049	6,095	58.90%	12,436	13,683
Other Public Safety							
R&M-Gate	2,700	1,350	1,986	(636)	73.56%	225	168
R&M-Gatehouse	1,000	500	20	480	2.00%	83	20
R&M-Security Cameras	3,600	-	-	-	0.00%	-	-
Total Other Public Safety	7,300	1,850	2,006	(156)	27.48%	308	188
Field							
Contracts-Mgmt Services	127,872	63,936	63,936	-	50.00%	10,656	10,656
Contracts-Lake and Wetland	6,120	3,060	3,060	-	50.00%	510	510
Contracts-Landscape	89,111	44,556	43,258	1,298	48.54%	7,426	7,210
Contracts-Irrigation	47,277	23,639	23,409	230	49.51%	3,940	3,902
Utility - General	43,320	21,660	14,193	7,467	32.76%	3,610	2,896
Utility - Water & Sewer	9,400	5,500	6,710	(1,210)	71.38%	650	1,577
Insurance - General Liability	43,647	43,647	35,956	7,691	82.38%	-	-
R&M-Drainage	15,000	6,150	6,150	-	41.00%	-	-
R&M-Entry Feature	7,500	1,522	1,522	-	20.29%	-	-
R&M-Irrigation	31,400	28,665	28,665	-	91.29%	23,231	23,231
R&M-Lake	22,100	9,225	9,225	-	41.74%	-	-
R&M-Plant Replacement	7,000	382	382	-	5.46%	-	-
R&M-Trees and Trimming	6,000	4,025	4,025	-	67.08%	3,600	3,600

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL
R&M-Pumps	2,160	250	250	-	11.57%	-	-
Misc-Special Projects	10,930	1,050	1,050	-	9.61%	-	-
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	1,305	1,305	-	26.10%	156	156
Capital Outlay	5,000	799	799	-	15.98%	-	-
Total Field	483,837	259,371	243,895	15,476	50.41%	53,779	53,738
Road and Street Facilities							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	350	350	-	8.75%	35	35
R&M-Sidewalks	10,000	10,000	9,962	38	99.62%	-	-
R&M-Streetlights	10,000	2,800	2,800	-	28.00%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	1,250	1,250	-	12.50%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	5,369	8,250	(2,881)	153.66%	-	-
Total Road and Street Facilities	48,369	19,769	22,612	(2,843)	46.75%	35	35
Parks and Recreation - General							
Contracts-Mgmt Services	74,991	37,496	5,226	32,270	6.97%	6,249	871
Contracts-Janitorial Services	18,960	9,480	9,480	-	50.00%	1,580	1,580
Contracts-Pools	10,800	5,400	2,700	2,700	25.00%	900	900
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	8,256	4,128	4,196	(68)	50.82%	688	710
R&M-Clubhouse	57,500	28,750	3,460	25,290	6.02%	4,792	38
R&M-Parks	15,000	7,500	1,806	5,694	12.04%	1,250	789
R&M-Pools	9,000	4,500	2,991	1,509	33.23%	750	502
R&M-Tennis Courts	2,500	27	27	-	1.08%	-	-
Miscellaneous Services	2,400	1,200	1,432	(232)	59.67%	200	106
Misc-Holiday Decor	750	750	413	337	55.07%	-	-
Misc-Cable TV Expenses	3,660	1,830	1,838	(8)	50.22%	305	359
Office Supplies	3,000	1,500	1,483	17	49.43%	250	138
Op Supplies - General	6,000	3,000	1,305	1,695	21.75%	500	240
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	15,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	3,000	8,736	(5,736)	291.20%	-	-
Total Parks and Recreation - General	264,917	109,661	46,141	63,520	17.42%	17,464	6,233
Special Recreation Facilities							
Miscellaneous Services	4,500	-	-	-	0.00%	-	-
Misc-Event Expense	21,000	-	-	-	0.00%	-	-
Misc-Social Committee	26,700	-	-	-	0.00%	-	-
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	-	-	-	0.00%	-	-
Total Special Recreation Facilities	53,200	-	-	-	0.00%	-	-
TOTAL EXPENDITURES	1,008,797	485,795	403,703	82,092	40.02%	84,022	73,877

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	(6,864)	385,010	474,471	89,461	-6912.46%	(70,475)	(59,232)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(6,864)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(6,864)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (6,864)	\$ 385,010	\$ 474,471	\$ 89,461	-6912.46%	\$ (70,475)	\$ (59,232)
FUND BALANCE, BEGINNING (OCT 1, 2020)	552,500	552,500	552,500				
FUND BALANCE, ENDING	\$ 545,636	\$ 937,510	\$ 1,026,971				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%	\$ -	\$ 1
Special Assmnts- Tax Collector	197,323	181,496	184,675	3,179	93.59%	7,346	2,846
Special Assmnts- Discounts	(7,893)	(7,259)	(7,162)	97	90.74%	(252)	(56)
TOTAL REVENUES	189,430	174,237	177,514	3,277	93.71%	7,094	2,791
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	3,946	3,630	3,550	80	89.96%	147	56
Total Administration	3,946	3,630	3,550	80	89.96%	147	56
Debt Service							
Interest Expense	51,979	14,794	871	13,923	1.68%	-	-
Total Debt Service	51,979	14,794	871	13,923	1.68%	-	-
TOTAL EXPENDITURES	55,925	18,424	4,421	14,003	7.91%	147	56
Excess (deficiency) of revenues Over (under) expenditures	133,505	155,813	173,093	17,280	129.65%	6,947	2,735
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	133,505	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	133,505	-	-	-	0.00%	-	-
Net change in fund balance	\$ 133,505	\$ 155,813	\$ 173,093	\$ 17,280	129.65%	\$ 6,947	\$ 2,735
FUND BALANCE, BEGINNING (OCT 1, 2020)	18,548	18,548	18,548				
FUND BALANCE, ENDING	\$ 152,053	\$ 174,361	\$ 191,641				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 BUDGET	MAR-21 ACTUAL
EXPENDITURES							
Physical Environment							
Capital Outlay	-	-	200,000	(200,000)	0.00%	-	-
Total Physical Environment	-	-	200,000	(200,000)	0.00%	-	-
Construction In Progress							
Construction in Progress	-	-	348,438	(348,438)	0.00%	-	163,900
Total Construction In Progress	-	-	348,438	(348,438)	0.00%	-	163,900
TOTAL EXPENDITURES	-	-	548,438	(548,438)	0.00%	-	163,900
Excess (deficiency) of revenues Over (under) expenditures	-	-	(548,438)	(548,438)	0.00%	-	(163,900)
OTHER FINANCING SOURCES (USES)							
Debt Proceeds	-	-	548,438	548,438	0.00%	-	163,900
TOTAL FINANCING SOURCES (USES)	-	-	548,438	548,438	0.00%	-	163,900
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2020)	-	-	3,000				
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,000</u>				

Notes to the Financial Statements
March 2021

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 87.6% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 40.0% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		2,407	Accrued Interlocal agreement-4th Qtr 2020, 1st and 2nd Qtr 2021, HOA purchases to be reimbursed (\$157).
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		5,446	Due from General Fund to Debt Service.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		3,763	Invoices for current month but not paid in current month.
Accrued Expenses		-	Utilities.
Deposits		6,955	Balance of Fitness Room key deposits to be reimbursed.
Due to Other Funds		5,446	Due from General Fund to Debt Service.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interlocal Agreement	3,000	1,500	50.00%	Accrued 1st Qtr
Special Assessments-Tax Collector	973,784	911,510	93.60%	Collections were at 92.39% at this time last year.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	3,996	66.60%	General matters, draft understanding between CDD & HOPCA regarding shared use of garages, draft RFP for irrigation system replacement, draft Resolution for golf cart use on roads.
ProfServ-Special Assessment	11,112	11,112	100.00%	Assessment roll preparation fees.
Auditing Services	5,750	4,000	69.57%	Audit is final.
Insurance-General Liability	10,836	8,423	77.73%	Insurance paid in full for year includes new increase for revised valuations
R&M-ADA Compliance	1,000	1,553	155.30%	Webhosting paid in full for the year
Legal Advertising	1,100	685	62.27%	Meetings, workshop notices, RFP for irrigation system replacement
<u>Public Safety</u>				
R&M-Gate	2,700	1,986	73.56%	Gate remotes, gate pins, gate repairs to guard gate back entrance, LED gate arm, mega barrier arm control board at front visitor's gate
<u>Field</u>				
Utility - Water & Sewer	9,400	6,710	71.38%	Monthly Water / Sewer utilities includes annual fire protection fee (\$1,600)
Insurance - General Liability	43,647	35,956	82.38%	Insurance paid in full for year includes new increase for revised valuations
R&M-Irrigation	31,400	28,665	91.29%	Irrigation repairs, repair 2" and 3" mainline breaks
R&M-Trees and Trimming	6,000	4,025	67.08%	Remove sea grape, trimmed oak trees

Notes to the Financial Statements
March 2021

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Road & Street</u>				
R&M-Sidewalks	10,000	9,962	99.62%	Repair walkway concrete, miscellaneous repairs to sidewalks
Reserves-Roads & Streetlights	5,369	8,250	153.66%	Materials to replace streetlight heads
<u>Parks & Recreation</u>				
Contracts-Mgmt Services	74,991	5,226	6.97%	Reduced fees due to elimination of position
Contracts-Pools	10,800	2,700	25.00%	Pool closed for renovations-not charged pool service for Nov-Jan
Contracts-Pest Control	1,100	1,048	95.27%	Pest control and subterranean paid for year
Miscellaneous Services	2,400	1,432	59.67%	Donuts for audit workshop, supplies for testing day, shredding, plaque, Christmas cards, new rollers for office chairs, charging cords, battery for UPC for fire alarm
Misc-Holiday Decor	750	413	55.07%	Holiday decorations
Reserve - Swimming Pools	3,000	8,736	291.20%	Pressure test and leak detection service, permit, keyence laser measurement of pool, pool chair lift
Capital Fund 303				
Expenditures				
<u>Physical Environment</u>				
Capital Outlay	-	200,000	0.00%	Req 001 - to payback general fund for expenses related to irrigation fund
<u>Construction in Progress</u>				
Construction in Progress	-	348,438	0.00%	Reqs 002-009 - Pool renovation, french drain, repair pool light

HERITAGE OAK PARK

Community Development District

Supporting Schedules

March 31, 2021

HERITAGE OAK PARK

Community Development District

Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2021

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,171,106	\$ 973,783	\$ 197,323
Allocation %				100%	83%	17%
11/06/20	\$ 33,071	\$ 1,378	\$ 675	\$ 35,124	\$ 29,182	\$ 5,942
11/12/20	1,588	66	32	1,686	1,404	282
11/18/20	79,578	3,316	1,624	84,518	70,205	14,313
11/24/20	160,627	6,693	3,278	170,598	141,810	28,788
12/03/20	184,364	7,682	3,763	195,808	162,867	32,941
12/10/20	179,444	7,477	3,662	190,583	158,650	31,933
12/17/20	257,552	10,731	5,256	273,540	227,455	46,085
01/14/21	103,836	4,327	2,119	110,282	91,589	18,693
02/11/21	16,207	501	331	17,039	14,187	2,852
03/11/21	16,340	333	333	17,007	14,160	2,846
TOTAL	\$ 1,032,607	\$ 42,504	\$ 21,074	\$ 1,096,185	\$ 911,510	\$ 184,675
% COLLECTED				94%	94%	94%
TOTAL OUTSTANDING				\$ 74,921	\$ 62,273	\$ 12,648

Cash and Investment Report
March 31, 2021

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$950,616
Operating Checking Account	Valley Bank	0.10%	\$30,052
		Subtotal	\$980,668
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	0.20%	\$51,782
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	0.00%	\$18,548
Series 2020 Revenue Fund	US Bank	0.00%	\$167,647
CAPITAL PROJECTS FUND			
Series 2020 Cost of Issuance Fund	US Bank	0.00%	\$3,000
		Grand Total	\$1,221,845

Heritage Oak Park CDD

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Bank Reconciliation

Bank Account No. 7282 Bank United GF
Statement No. 03-21
Statement Date 3/31/2021

G/L Balance (LCY)	950,615.62	Statement Balance	972,406.44
G/L Balance	950,615.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	972,406.44
Subtotal	950,615.62	Outstanding Checks	21,790.82
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	950,615.62	Ending Balance	950,615.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/29/2019	Payment	2128	LINDA M. NADELIN	184.70	0.00	184.70
3/20/2020	Payment	2297	BRAD WARREN	36.00	0.00	36.00
3/20/2020	Payment	2324	PHILIP GARTLAND	18.00	0.00	18.00
3/11/2021	Payment	DD00251	Payment of Invoice 012954	1,576.70	0.00	1,576.70
3/26/2021	Payment	2709	MAINSCAPE	15,236.62	0.00	15,236.62
3/29/2021	Payment	DD00252	PAUL J. FALDUTO , JR	184.70	0.00	184.70
3/29/2021	Payment	DD00253	BRIAN R. BITGOOD	184.70	0.00	184.70
3/29/2021	Payment	DD00254	EDWARD A. CAREY	184.70	0.00	184.70
3/29/2021	Payment	DD00255	STEPHEN R. HORSMAN	184.70	0.00	184.70
3/30/2021	Payment	2710	MCDIRMIT DAVIS	4,000.00	0.00	4,000.00
Total Outstanding Checks.....				21,790.82		21,790.82

Heritage Oak Park CDD

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Bank Reconciliation

Bank Account No. 0663 Valley Bank GF
Statement No. 03-31
Statement Date 3/31/2021

G/L Balance (LCY)	30,052.34	Statement Balance	30,052.34
G/L Balance	30,052.34	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	30,052.34
Subtotal	30,052.34	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	30,052.34	Ending Balance	30,052.34
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 03/01/21 to 03/31/21
(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	2686	03/01/21	FPL	02222021-53151	CHK ACCT# 72189-53151 01/22/21-02/22/21	Utility - General	543001-53901	\$18.89
001	2687	03/01/21	GREATAMERICA FINANCIAL SVCS	28767134	COPIER LEASE FOR 02/21	Office Supplies	551002-57201	\$104.86
001	2688	03/01/21	MAINSCAPE	1255655	RPR 3" MAINLINE BREAK-19310 WHITE OAK	R&M-Irrigation	546041-53901	\$1,500.00
001	2688	03/01/21	MAINSCAPE	1255818	03/21 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$3,901.50
001	2689	03/01/21	TODD PROA	000969051	POOL CIRCULATION PUMP INSTALLATION	R&M-Pools	546074-57201	\$1,736.68
001	2690	03/01/21	FEDEX	7-278-97540	SERVICE FOR 02/11/21	Communication/Freight - Gen'l	541001-51301	\$21.54
001	2691	03/04/21	MAINSCAPE	1256125	RPR 3" MAINLINE LEAK-1294 GREEN OAK	R&M-Irrigation	546041-53901	\$1,400.00
001	2692	03/04/21	TODD PROA	000969104	3/2021 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$900.00
001	2692	03/04/21	TODD PROA	000969104	3/2021 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	2692	03/04/21	TODD PROA	000969070	INSTALLED NEW BREAKER	R&M-Pools	546074-57201	\$243.87
001	2692	03/04/21	TODD PROA	00097503	REPLACED VACUUM GAUGE/SERVICE	R&M-Pools	546074-57201	\$263.91
001	2693	03/08/21	CENTURYLINK	78717-021921	02/18/21-03/18/21 #3110787717	Communication - Telephone	541003-57201	\$697.18
001	2694	03/08/21	COVERALL OF FT. MYERS	1160264075	CLEANING SERVICE 03/1-03/31/21	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	2695	03/08/21	ELECTRICAL SOLUTIONS OF SW	7469	TROUBLESHOOT RED OAK IRRIG CONTROLS	R&M-Irrigation	546041-53901	\$170.00
001	2696	03/08/21	LAKE & WETLAND MANAGEMENT	9148-WC	03/21 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	2697	03/08/21	PERSSON, COHEN & MOONEY	343	LEGAL SERVICE FOR 02/21	ProfServ-Legal Services	531023-51401	\$2,882.00
001	2698	03/08/21	TODD PROA	000939203	HEATER REPAIR (3)	R&M-Pools	546074-57201	\$395.00
001	2699	03/10/21	COMCAST	02262021-4227	ACCT# 8535100601234227 01/30/21-03/29/21	Misc-Cable TV Expenses	549039-57201	\$639.34
001	2700	03/10/21	HD SUPPLY FACILITIES MAINT.	9189226182	WIPES	R&M-Parks	546066-53901	\$301.32
001	2700	03/10/21	HD SUPPLY FACILITIES MAINT.	9189226182	LYSOL	Op Supplies - General	552001-57201	\$50.83
001	2701	03/10/21	MAINSCAPE	1256248	IRRIGATION SERVICE 02/21	R&M-Irrigation	546041-53901	\$7,823.90
001	2702	03/10/21	PIPEDREAM PLUMBING OF SW FL	8595	SERVICE CALL FOR POOL BATH URINAL	R&M-Parks	546066-57201	\$225.00
001	2703	03/10/21	STAPLES CREDIT PLAN	77190-022521	PURCHASES FOR 02/16/21	Office Supplies	551002-57201	\$13.25
001	2704	03/16/21	SUN NEWSPAPERS	22267-030921	RFP IRRIG SYS MAINLINE REPLCMT 03/09/21	Legal Advertising	548002-51301	\$178.75
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Gate Remotes	546034-52901	\$167.79
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Outdoor Clock	546066-57201	\$139.09
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Phone Screens, Batteries-9v	549001-57201	\$35.78
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Batteries-AA	549001-57201	\$14.09
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Thermometers for Pool	546074-57201	\$33.15
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Water for Golf Carts	549900-53901	\$6.58
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Toilet Paper, Trash Bags, Paper Towels	552001-57201	\$172.42
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	NOC for Pool Permit	546074-57201	\$10.35
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Batteries for Awning	546066-57201	\$18.26
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Women's Pool Restroom Cleanser	546066-57201	\$4.81
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Pens, Air Freshener	552001-57201	\$16.38
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Laptop Backpack	551002-57201	\$19.99
001	2705	03/17/21	SUNTRUST BANK	03022021-8114	03/02/21 STATEMENT PURCHASES	Misc Supplies	549001-57201	\$56.33
001	2706	03/19/21	INFRAMARK, LLC	61575	03/21 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,462.25
001	2706	03/19/21	INFRAMARK, LLC	61575	03/21 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$871.01
001	2706	03/19/21	INFRAMARK, LLC	61575	03/21 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$9.00
001	2706	03/19/21	INFRAMARK, LLC	61575	03/21 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$12.13
001	2706	03/19/21	INFRAMARK, LLC	61575	03/21 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$10,656.00
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Guard Shack-Dampnid	546035-52901	\$19.94
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Lodge-A/C Filters	546015-57201	\$37.92

HERITAGE OAK PARK

Community Development District

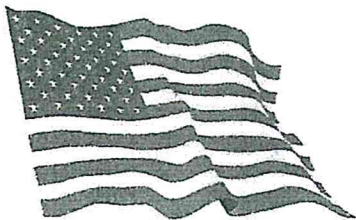
Payment Register by Fund
For the Period from 03/01/21 to 03/31/21
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Maint Supplies	549900-53901	\$55.92
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Pool Restroom-Grout	546066-57201	\$13.98
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Outdoor Clock	546066-57201	\$59.98
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Outdoor Posts	546066-57201	\$26.40
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Cold Patch for Roads	546081-54101	\$34.94
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Maint Supplies	549900-53901	\$73.42
001	2707	03/22/21	HOME DEPOT CREDIT SERVICES	030521-6325	PURCHASES FOR 02/04/21-03/04/21	Maint Supplies	549900-53901	\$20.00
001	2708	03/26/21	ARTISTREE LANDSCAPE	155193	03/21 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,209.62
001	2708	03/26/21	ARTISTREE LANDSCAPE	155397	TRIMMING OF OAKS TREES 03/18/21	R&M-Trees and Trimming	546099-53901	\$3,600.00
001	2709	03/26/21	MAINSCAPE	1254042	12/20 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$2,010.58
001	2709	03/26/21	MAINSCAPE	1251798	10/20 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$2,926.86
001	2709	03/26/21	MAINSCAPE	1252855	11/20 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$2,922.03
001	2709	03/26/21	MAINSCAPE	1255139	01/21 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$7,377.15
001	2710	03/30/21	MCDIRMIT DAVIS	48237	AUDIT SERVICE YEAR END 09/30/20	Auditing Services	532002-51301	\$4,000.00
001	DD00238	03/03/21	CHARLOTTE COUNTY UTILITIES	02102021-101597 ACH	26307-101597 01/11/21-02/08/21	Utility - Water & Sewer	543021-53901	\$1,565.97
001	DD00239	03/03/21	CHARLOTTE COUNTY UTILITIES	02102021-080703 ACH	26307-080703 01/11/21-02/08/21	Utility - Water & Sewer	543021-53901	\$63.17
001	DD00240	03/09/21	FPL	02222021-59344 ACH	ACCT# 96809-59344 01/22/21-02/22/21	Utility - General	543001-53901	\$59.64
001	DD00241	03/09/21	FPL	02222021-32211 ACH	ACCT# 94620-32211 01/22/21-02/22/21	Utility - General	543001-53901	\$134.38
001	DD00242	03/09/21	FPL	02222021-85535 ACH	ACCT# 92945-85535 01/22/21-02/22/21	Utility - General	543001-53901	\$59.96
001	DD00243	03/09/21	FPL	02222021-29333 ACH	ACCT# 90419-29333 01/22/21-02/22/21	Utility - General	543001-53901	\$84.62
001	DD00244	03/09/21	FPL	02222021-74219 ACH	ACCT# 89079-74219 01/22/21-02/22/21	Utility - General	543001-53901	\$302.87
001	DD00245	03/09/21	FPL	02222021-88335 ACH	ACCT# 87070-88335 01/22/21-02/22/21	Utility - General	543001-53901	\$1,241.12
001	DD00246	03/09/21	FPL	02222021-90214 ACH	ACCT# 65998-90214 01/22/21-02/22/21	Utility - General	543001-53901	\$53.56
001	DD00247	03/09/21	FPL	02222021-28333 ACH	ACCT# 36126-28333 01/22/21-02/22/21	Utility - General	543001-53901	\$526.92
001	DD00248	03/09/21	FPL	02222021-93219 ACH	ACCT# 25921-93219 01/22/21-02/22/21	Utility - General	543001-53901	\$68.54
001	DD00249	03/09/21	FPL	02222021-03218 ACH	ACCT# 01784-03218 01/22/21-02/22/21	Utility - General	543001-53901	\$65.62
001	DD00251	03/11/21	CHARLOTTE COUNTY UTILITIES	03112021-101597 ACH	26307-101597 02/08/21-03/09/21	Utility - Water & Sewer	543021-53901	\$1,576.70
001	DD00252	03/29/21	PAUL J. FALDUTO , JR	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
001	DD00253	03/29/21	BRIAN R. BITGOOD	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
001	DD00254	03/29/21	EDWARD A. CAREY	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
001	DD00255	03/29/21	STEPHEN R. HORSMAN	PAYROLL	March 29, 2021 Payroll Posting			\$184.70
Fund Total								\$80,256.88

Total Checks Paid	\$80,256.88
--------------------------	--------------------

Sixth Order of Business

6B.



BRADLEY A. RAY
 1085 Rhineland St.
 PORT CHARLOTTE, FL 33953
 941-743-9423

<input checked="" type="checkbox"/> Proposal Submitted To: <u>M. Egan</u>		<input type="checkbox"/> Invoice Work To Be Performed At:	
Name	<u>Heritage Oak Park</u>	Address	<u>Same</u>
Address	<u>19520 Heritage Oak Blvd</u>	City, State	<u>Same</u>
City, State	<u>Port Charlotte, FL</u>		
Phone #	<u>941 2350566</u>	Date	<u>2-2-21</u>

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- Machine to grade for new walkways, 8'x60', and 8'x44' areas.
- Form to proper grade + pitch
- Pump 3500psi concrete, fibermesh, min 4" thick.
- Haul away all debris.
- Non-Skid finish
- Cut Control joints.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the above specifications and completed in a substantial workmanlike manner. Not responsible for or damage to irrigation systems, landscaping or underground wiring. Control joints placed as needed to minimize fracturing or cracking. Total sum:

In full at completion Dollars (\$ 5670⁰⁰)
 With payments as follows:

Respectfully submitted

Note: This proposal may be withdrawn by us if not accepted within 10 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____ Date _____

Signature _____ Date _____

M



KAST Pool Company
941-391-0105

38
501 Clearview Drive
Port Charlotte, Florida
33953
United States

Prepared For
Michelle Egan
Heritage Oaks
19520 Heritage Oak Blvd
Port Charlotte, Florida
33948
United States

Estimate Date
02/16/2021

Estimate Number
0000206

Description	Rate	Qty	Line Total
Aluminum Gates installed Base posts, concrete, hinges, gates and labor included.	\$2,500.00	1	\$2,500.00
Subtotal			2,500.00
Tax			0.00
Estimate Total (USD)			\$2,500.00

Notes

50% due at signing. Balance paid upon completion.

Terms

This estimate is valid for 7 days.



KAST Pool Company
941-391-0105

39
501 Clearview Drive
Port Charlotte, Florida
33953
United States

Prepared For
Michelle Egan
Heritage Oaks
19520 Heritage Oak Blvd
Port Charlotte, Florida
33948
United States

Estimate Date
03/03/2021

Estimate Number
0000210

Description	Rate	Qty	Line Total
Concrete cart path installed 832 x 8.50	\$7,072.00	1	\$7,072.00
	\$0.00	1	\$0.00
Subtotal			7,072.00
15% Discount			-1,060.80
Tax			0.00
Estimate Total (USD)			\$6,011.20

Notes

Discount due to sod installation

50% due at signing. Remaining balance due upon completion.

Terms

This estimate is valid for 7 days.



KAST Pool Company
941-391-0105

501 Clearview Drive
Port Charlotte, Florida
33953
United States

Prepared For
Michelle Egan
Heritage Oaks
19520 Heritage Oak Blvd
Port Charlotte, Florida
33948
United States

Estimate Date
03/03/2021

Estimate Number
0000211

Description	Rate	Qty	Line Total
Paver deck inside fence across from cart path Labor & pavers included and to be installed on top of concrete base that was included in Estimate 0210	\$5,500.00	1	\$5,500.00
Subtotal			5,500.00
Tax			0.00
Estimate Total (USD)			\$5,500.00

Notes

50% due at signing. Remaining balance due upon completion.

Terms

This estimate is valid for 7 days.

SEVENTH ORDER OF BUSINESS

7A



Brad Ray <bradleyrayconcrete@gmail.com>

Road ways

1 message

18=18" width All 3500psi, fibermesh, cut control joints.
All 6" depth All areas completed as whole 14,652.00

Egan, Michelle <michelle.egan@inframark.com>

Wed, Apr 7, 2021 at 10:14 AM

To: Brad Ray <bradleyrayconcrete@gmail.com>

1624 ROL - 24 x 18 1838⁰⁰1572 ROL - cut roots 12 x 18 and 10 x 18 1838⁰⁰1280 White Oak - 7 x 18 990⁰⁰HOB between White Oak and Live Oak - 46 x 18 2630⁰⁰1152 GOT - 6 x 18 990⁰⁰1642 ROL - 12 x 18 1535⁰⁰1628 ROL - 53 x 18 2630⁰⁰1626 ROL - 11 x 18 1535⁰⁰1624 ROL - 12 x 18 start at the driveway 1535⁰⁰1522 ROL - 25 x 18 1838⁰⁰

17,359⁰⁰

Is it possible to break it down per an area and also as a whole. I know the per an area will be much much higher and I get that.

Thanks,

Michelle Egan | Project Manager

EIGHTH ORDER OF BUSINESS

8Ci.

Financial Report

September 30, 2020

**Heritage Oak Park Community
Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Oak Park Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Heritage Oak Park Community Development District* (the "District"), as of and for the year ended September 30, 2020 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated March 26, 2021, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
March 26, 2021

Our discussion and analysis of the *Heritage Oak Park Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2020 by \$4,843,062 an increase of \$2,019 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported a combined fund balance of \$574,049, an increase of \$119,068 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Heritage Oak Park Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and parks and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Governmental Funds

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. There was one budget amendment for the fiscal year. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$4,843,062 at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	2020	2019
Assets, excluding capital assets	\$ 605,009	\$ 520,074
Capital assets, net	4,371,030	4,585,107
Total assets	4,976,039	5,105,181
Liabilities, excluding long-term liabilities	32,729	68,110
Long-term liabilities	100,248	196,028
Total liabilities	132,977	264,138
Net Position:		
Net investment in capital assets	4,270,782	4,389,079
Restricted for:		
Debt service	16,779	43,676
Capital projects	3,000	-
Unrestricted	552,501	408,288
Total net position	\$ 4,843,062	\$ 4,841,043

The following is a summary of the District's Governmental activities for the fiscal years ended September 30, 2020 and 2019.

	2020	2019
Revenues:		
Program revenues	\$ 1,111,081	\$ 1,103,416
General revenues	233,079	21,555
Total revenues	1,344,160	1,124,971
Expenses:		
General government	230,866	127,865
Maintenance and operations	817,380	757,638
Parks and recreation	286,001	361,779
Interest on long-term debt	7,894	16,329
Total expenses	1,342,141	1,263,611
Change in net position	2,019	(138,640)
Net position, beginning	4,841,043	4,979,683
Net position, ending	\$ 4,843,062	\$ 4,841,043

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$1,342,141. The majority of these costs are comprised of maintenance and operations expense.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$574,049. Of this total, \$8,225 is nonspendable, \$21,548 is restricted, \$335,842 is assigned and the remainder of \$208,434 is unassigned.

For the year ended September 30, 2020 the fund balance of the general fund increased by \$145,713 due to other miscellaneous revenues. The debt service fund balance decreased by \$29,645. The capital projects fund balance increased by \$3,000 due to loan proceeds received.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was an amendment to the September 30, 2020 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020, the District had \$4,371,030 invested in assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2020, the District had \$100,248 an outstanding capital improvement revenue note. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Heritage Oak Park Community Development District's* Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

FINANCIAL STATEMENTS

	Governmental Activities
Assets:	
Cash	\$ 359,230
Due from other governments	14,649
Accounts receivable	201,357
Prepaid costs	8,225
Restricted Assets:	
Temporarily restricted investments	21,548
Capital assets:	
Capital assets not being depreciated	1,363,637
Capital assets being depreciated, net	3,007,393
Total assets	4,976,039
Liabilities:	
Accounts payable and accrued expenses	24,005
Deposits payable	6,955
Accrued interest payable	1,769
Noncurrent Liabilities:	
Due within one year	-
Due in more than one year	100,248
Total liabilities	132,977
Net Position:	
Net investment in capital assets	4,270,782
Restricted for debt service	16,779
Restricted for capital projects	3,000
Unrestricted	552,501
Total net position	\$ 4,843,062

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities:				
General government	\$ 230,866	\$ 155,805	\$ -	\$ (75,061)
Maintenance and operations	817,380	551,624	3,000	(262,756)
Parks and recreation	286,001	227,200	-	(58,801)
Interest on long-term debt	7,894	173,452	-	165,558
Total governmental activities	\$ 1,342,141	\$ 1,108,081	\$ 3,000	(231,060)
General Revenues:				
				1,361
				231,718
				233,079
				2,019
				4,841,043
				\$ 4,843,062

Heritage Oak Park Community Development District
Balance Sheet - Governmental Funds
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 359,230	\$ -	\$ -	\$ 359,230
Investments	-	18,548	3,000	21,548
Accounts receivable	201,357	-	-	201,357
Due from other governments	14,649	-	-	14,649
Prepaid costs and deposits	8,225	-	-	8,225
Total assets	<u>\$ 583,461</u>	<u>\$ 18,548</u>	<u>\$ 3,000</u>	<u>\$ 605,009</u>
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 24,005	\$ -	\$ -	\$ 24,005
Deposits payable	6,955	-	-	6,955
Total liabilities	<u>30,960</u>	<u>-</u>	<u>-</u>	<u>30,960</u>
Fund Balances:				
Nonspendable	8,225	-	-	8,225
Restricted for:				
Capital projects	-	-	3,000	3,000
Debt service	-	18,548	-	18,548
Assigned to:				
Operating reserve	120,817	-	-	120,817
Roadways and streetlights reserve	98,550	-	-	98,550
Swimming pool reserve	28,975	-	-	28,975
Roof reserve	85,000	-	-	85,000
Reserve- arbor	2,500	-	-	2,500
Unassigned	208,434	-	-	208,434
Total fund balances	<u>552,501</u>	<u>18,548</u>	<u>3,000</u>	<u>574,049</u>
Total liabilities and fund balances	<u>\$ 583,461</u>	<u>\$ 18,548</u>	<u>\$ 3,000</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

\$ 4,371,030

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable (1,769)
Bonds payable (100,248)

(102,017)

Net position of governmental activities (page 7)

\$ 4,843,062

Heritage Oak Park Community Development District
Statement of Revenues, Expenditures and Changes In Fund Balances
Governmental Funds
Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 901,942	\$ 173,452	\$ -	\$ 1,075,394
Interlocal agreement	3,000	-	-	3,000
Recreational activities	34,187	-	-	34,187
Miscellaneous income	231,718	-	-	231,718
Investment income	1,361	-	-	1,361
Total revenues	1,172,208	173,452	-	1,345,660
Expenditures:				
Current				
General government	151,059	1,107	-	152,166
Maintenance and operations	585,855	-	-	585,855
Parks and recreation	245,096	-	-	245,096
Debt Service:				
Interest	-	10,642	-	10,642
Principal	-	196,028	-	196,028
Cost of issuance	-	-	78,700	78,700
Capital outlay	58,353	-	-	58,353
Total expenditures	1,040,363	207,777	78,700	1,326,840
Excess (Deficit) of Revenues Over Expenditures	131,845	(34,325)	(78,700)	18,820
Other Financing Sources (uses)				
Notes payable issued	-	18,548	81,700	100,248
Transfers in	13,868	-	-	13,868
Transfers out	-	(13,868)	-	(13,868)
Total other financing sources (uses)	13,868	4,680	81,700	100,248
Net change in fund balances	145,713	(29,645)	3,000	119,068
Fund balances, beginning of year	406,788	48,193	-	454,981
Fund balances, end of year	\$ 552,501	\$ 18,548	\$ 3,000	\$ 574,049

Reconciliation of The Statement of Revenues, Expenditures and Changes In Fund Balances of Governmental Funds to The Statement of Activities

Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)	\$ 119,068
--	------------

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period.

Capital outlay	58,353	
Depreciation expense	<u>(262,502)</u>	(204,149)

Loss on disposal of assets not recognized in the funds.	(9,928)
---	---------

Debt proceeds in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(100,248)
---	-----------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	196,028
---	---------

Revenue recognized last year in the government wide statements but included this year in the fund statements.	(1,500)
---	---------

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	<u>2,748</u>
----------------------------	--------------

Change in net position of governmental activities (page 8)	<u><u>\$ 2,019</u></u>
---	-------------------------------

Heritage Oak Park Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - General Fund

Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 898,605	\$ 898,605	\$ 901,942	\$ 3,337
Interlocal agreement	3,000	3,000	3,000	-
Recreational activities	51,000	51,000	34,187	(16,813)
Miscellaneous income	5,400	5,400	231,718	226,318
Investment income	5,024	5,024	1,361	(3,663)
Total revenues	963,029	963,029	1,172,208	209,179
Expenditures:				
Current				
General government	146,147	158,212	151,059	7,153
Maintenance and operations	527,077	605,577	585,855	19,722
Parks and recreation	257,305	281,240	245,096	36,144
Capital outlay	32,500	52,500	58,353	(5,853)
Total expenditures	963,029	1,097,529	1,040,363	57,166
Other Financing Sources (Uses)				
Transfers in	-	-	13,868	13,868
Net change in fund balances	\$ -	\$ (134,500)	145,713	\$ 280,213
Fund balance, beginning of year			406,788	
Fund balance, end of year			\$ 552,501	

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Heritage Oak Park Community Development District* (the "District") was created on July 10, 1998 by Ordinance 98-047-OAO of Charlotte County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with GASB Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operations and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund

This is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund

This fund accounts for the accumulation of resources for the payment of debt assessments on long-term debt.

Capital Projects Fund

This fund accounts for the resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	40
Infrastructure	5-30
Recreational amenity	5-10
Furniture and equipment	5

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category for the year ended September 30, 2020.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2020, the District implemented Government Accounting Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- Commercial Paper investments are valued using Level 2 inputs.

The District's investment policy is governed by State Statutes and the District Trust Indenture. This policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized investments are:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The District's investments were held as follows at September 30, 2020:

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
Commercial paper	\$ 21,548	N/A	N/A

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 INTERFUND TRANSFERS

During 2020, the Debt Service Fund transferred \$13,868 to the General Fund as allowed by the Bond indenture, due to the payoff of the Series 2008 Bonds.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Land	\$ 1,363,637	\$ -	\$ -	\$ 1,363,637
Total capital assets, not being depreciated	1,363,637	-	-	1,363,637
Capital assets, being depreciated:				
Buildings	1,140,352	-	-	1,140,352
Infrastructure	6,210,073	20,498	(11,365)	6,219,206
Recreational Amenity	12,688	-	-	12,688
Equipment & Furniture	177,092	37,855	(10,070)	204,877
Total capital assets, being depreciated	7,540,205	58,353	(21,435)	7,577,123
Less accumulated depreciation for:				
Buildings	(550,550)	(28,509)	-	(579,059)
Infrastructure	(3,609,235)	(221,597)	1,437	(3,829,395)
Recreational Amenity	(10,972)	(605)	-	(11,577)
Equipment & Furniture	(147,978)	(11,791)	10,070	(149,699)
Total accumulated depreciation	(4,318,735)	(262,502)	11,507	(4,569,730)
Total capital assets, being depreciated, net	3,221,470	(204,149)	(9,928)	3,007,393
Governmental activities capital assets, net	\$ 4,585,107	\$ (204,149)	\$ (9,928)	\$ 4,371,030

Depreciation was charged to maintenance and operations of \$221,597 and parks and recreation of \$40,905 for the current year.

NOTE 6 LONG-TERM LIABILITIES

Series 2008 SunTrust Bonds - Public Offering

On April 17, 2008, the District issued Special Assessment Revenue Bonds comprised of \$1,875,000 Series 2008 due May 1, 2020, with a fixed interest rate of 4.36%. The Bonds were issued to refund the District's then outstanding Special Assessment Revenue Bonds, Series 1998A and to pay certain costs of issuance. Interest on the Series 2008 Bonds is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing on May 1, 2009. The bonds were repaid during the current year.

The Series 2008 Bonds, issued through a private placement, are subject to prepayment as outlined in the debt agreement. The agreement outlines other requirements of compliance, however the District is not required to establish or maintain a reserve for the Bonds. To secure the principal and interest on the Bonds, the district is required to pledge, assign, and grant a security interest in the revenues received from special assessments. The District was in compliance with the requirements at September 30, 2020.

For the year ended September 30, 2020, principal and interest of \$206,670 was paid. Total special assessment revenue pledged was \$173,452.

Series 2020 Note Payable - Private Placement

On August 21, 2020, the District entered into a loan agreement with Valley National Bank for \$2,000,000 to finance capital improvements at a fixed rate of 3.690%. Interest payments are due semiannually on November 1 and May 1. Principal on the loan will be paid serially commencing on May 1, 2022 and end on May 1, 2035. Revenues from special assessments will be used to repay the loan. As of September 30, 2020, the District has only drawn \$100,248 of those funds.

Long-term debt activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Bond Series 2008	\$ 196,028	\$ -	\$ (196,028)	\$ -	\$ -
Capital Improvement Revenue Note	-	100,248	-	100,248	-
Governmental activity long-term liabilities	<u>\$ 196,028</u>	<u>\$ 100,248</u>	<u>\$ (196,028)</u>	<u>\$ 100,248</u>	<u>\$ -</u>

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ -	\$ 11,188
2022	100,248	74,370
	<u>\$ 100,248</u>	<u>\$ 85,558</u>

NOTE 7 INTERLOCAL AGREEMENT

The District has agreed to rent out space including office supplies and garage to the Heritage Oak Part Community Association (HOPCA). Revenues for the service for the fiscal year ended September 30, 2020 were \$3,000.

NOTE 8 MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial consulting and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

NOTE 10 SUBSEQUENT EVENTS

Subsequent to year end, the District drew an additional \$384,538 on the Series 2020 Note Payable.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Heritage Oak Park Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Heritage Oak Park Community Development District* (the "District") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated March 26, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
March 26, 2021

MANAGEMENT LETTER

Board of Supervisors
Heritage Oak Park Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Heritage Oak Park Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 26, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 26, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
March 26, 2021

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Heritage Oak Park Community Development District

We have examined Heritage Oak Park Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

McDermitt Davis

Orlando, Florida
March 26, 2021

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HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

Version 2 - Proposed Budget
(Printed on 04/05/21 10:30am)

Prepared by:



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HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES									
Interest - Investments	\$ 5,802	\$ 5,179	\$ 8,835	\$ 1,359	\$ 5,000	\$ 86	\$ 90	\$ 176	\$ 5,000
Interlocal Agreement	3,000	3,000	3,000	3,000	3,000	1,500	1,500	3,000	3,000
Room Rentals	1,549	749	857	2,949	500	-	500	500	500
Recreational Activity Fees	39,654	43,189	47,790	31,238	53,200	-	1,200	1,200	53,200
Special Assmnts- Tax Collector	774,435	808,592	877,705	936,042	973,784	911,510	62,274	973,784	991,793
Special Assmnts- Discounts	(28,266)	(29,649)	(31,900)	(34,100)	(38,951)	(35,342)	-	(35,342)	(39,672)
Other Miscellaneous Revenues	1,305	2,150	10,784	202,523	3,800	34	1,100	1,134	3,800
Gate Bar Code/Remotes	646	646	1,376	674	1,000	281	300	581	1,000
Access Cards	-	-	560	246	600	105	125	230	600
Insurance Reimbursements	-	11,262	-	28,275	-	-	-	-	-
TOTAL REVENUES	798,125	845,118	919,007	1,172,206	1,001,933	878,174	67,089	945,263	1,019,221
EXPENDITURES									
Administrative									
P/R-Board of Supervisors	14,000	11,600	11,600	10,800	12,000	5,600	6,000	11,600	12,000
FICA Taxes	1,071	887	887	826	918	428	459	887	918
ProfServ-Engineering	160	-	1,928	23,853	10,000	2,608	600	3,208	10,000
ProfServ-Legal Services	4,568	3,505	8,396	9,869	6,000	3,996	1,200	5,196	6,000
ProfServ-Mgmt Consulting Serv	58,969	60,738	60,923	63,637	65,547	32,774	32,773	65,547	67,514
ProfServ-Special Assessment	9,873	10,169	10,474	10,788	11,112	11,112	-	11,112	11,445
Auditing Services	5,500	5,500	6,200	5,700	5,750	4,000	1,750	5,750	5,750
Communication/Freight - Gen'l	763	1,417	1,458	1,422	1,500	160	450	610	1,500
Insurance - General Liability	8,750	10,910	8,363	9,851	10,836	8,423	-	8,423	9,265
R&M-ADA Compliance	-	-	-	3,264	1,000	1,553	-	1,553	1,553
Legal Advertising	1,804	904	2,332	3,378	1,100	685	580	1,265	1,100
Miscellaneous Services	510	512	5,088	195	3,000	12	600	612	3,000
Misc-Bank Charges	2,116	1,803	2,043	1,532	2,400	-	600	600	2,400
Misc-Assessmnt Collection Cost	5,332	7,228	6,425	5,752	19,476	17,523	-	17,523	19,836
Office Supplies	577	-	-	15	360	-	100	100	360
Annual District Filing Fee	175	175	175	175	175	175	-	175	175
Total Administrative	114,168	115,348	126,292	151,057	151,174	89,049	45,112	134,161	152,816

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Other Public Safety									
Contracts-Mgmt Services	7,500	7,725	-	-	-	-	-	-	-
R&M-Gate	4,384	4,286	7,134	4,917	2,700	1,986	10,700	12,686	3,500
R&M-Gatehouse	-	1,140	649	18	1,000	20	980	1,000	1,000
R&M-Security Cameras	535	1,480	3,257	969	3,600	-	1,500	1,500	3,600
Total Other Public Safety	12,419	14,631	11,040	5,904	7,300	2,006	13,180	15,186	8,100
Field									
Contracts-Mgmt Services	107,514	110,739	114,061	117,483	127,872	63,936	63,936	127,872	131,709
Contracts-Lake and Wetland	6,120	6,120	6,120	6,120	6,120	3,060	3,060	6,120	6,120
Contracts-Landscape	79,628	83,996	83,996	86,515	89,111	43,258	43,258	86,516	89,111
Contracts-Irrigation	45,000	47,028	49,140	45,900	47,277	23,409	23,409	46,818	48,223
Utility - General	34,598	35,398	37,802	38,027	43,320	14,193	21,600	35,793	43,320
Utility - Water & Sewer	11,995	7,398	8,379	8,795	9,400	6,710	3,900	10,610	10,000
Insurance - General Liability	29,101	26,941	29,100	33,606	43,647	35,956	-	35,956	39,552
R&M-Drainage	13,100	21,994	16,842	5,370	15,000	6,150	8,850	15,000	15,000
R&M-Entry Feature / Wall	3,618	1,263	10,066	2,500	7,500	1,522	5,978	7,500	7,500
R&M-Irrigation	67,782	107,179	104,526	119,559	31,400	28,665	7,200	35,865	31,400
R&M-Lake	1,114	2,877	6,100	20,687	22,100	9,225	2,100	11,325	22,100
R&M-Plant Replacement	2,034	2,960	324	5,762	7,000	382	5,000	5,382	7,000
R&M-Trees and Trimming	7,921	1,750	5,254	5,545	6,000	4,025	1,975	6,000	7,500
R&M-Pumps	19,481	5,538	2,500	10,404	2,160	250	1,910	2,160	2,160
Misc-Special Projects	9,669	6,440	16,548	9,230	10,930	1,050	9,880	10,930	10,930
Natural Disaster Expense	32,476	58,424	6,726	-	5,000	-	5,000	5,000	5,000
Misc-Contingency	2,152	5,209	2,999	4,866	5,000	1,305	3,695	5,000	5,000
Capital Outlay	-	19,865	-	23,573	5,000	799	4,201	5,000	5,000
Capital Outlay - Irrigation	31,893	5,990	-	-	-	-	-	-	-
Total Field	505,196	557,109	500,483	543,942	483,837	243,895	214,952	458,847	486,625

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<i>Road and Street Facilities</i>									
R&M-Parking Lots	-	211	520	-	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	10,854	13,701	10,255	1,971	4,000	350	3,650	4,000	4,000
R&M-Sidewalks	1,743	-	-	380	10,000	9,962	-	9,962	15,000
R&M-Streetlights	19,025	5,837	3,329	1,673	10,000	2,800	7,200	10,000	10,000
Misc-Contingency	-	-	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	-	-	10,000	1,250	8,750	10,000	10,000
Capital Outlay - Streetlight Impr	-	-	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roads & Streetlights	26,709	58,430	10,548	52,485	5,369	8,250	-	8,250	15,369
<i>Total Road and Street Facilities</i>	58,331	78,179	24,652	56,509	48,369	22,612	28,600	51,212	63,369
<i>Parks and Recreation - General</i>									
Contracts-Mgmt Services	34,252	59,307	74,911	72,807	74,991	5,226	871	6,097	62,241
Contracts-Janitorial Services	14,695	18,123	18,960	18,960	18,960	9,480	9,480	18,960	18,960
Contracts-Pools	10,800	10,800	10,800	10,800	10,800	2,700	5,400	8,100	10,800
Contracts-Pest Control	1,048	1,048	1,298	1,048	1,100	1,048	-	1,048	1,100
Communication - Telephone	6,960	7,437	7,903	8,142	8,256	4,196	4,110	8,306	8,580
R&M-Clubhouse	60,633	79,674	100,335	60,458	57,500	3,460	46,540	50,000	50,000
R&M-Parks	10,997	32,540	31,892	12,253	15,000	1,806	6,000	7,806	15,000
R&M-Pools	4,270	8,083	2,420	6,872	9,000	2,991	3,000	5,991	4,500
R&M - Tennis Courts	-	17,100	-	832	2,500	27	2,473	2,500	2,000
Miscellaneous Services	2,238	2,866	3,327	2,467	2,400	1,432	1,200	2,632	2,400
Misc-Holiday Décor	812	469	527	491	750	413	-	413	750
Misc-Cable TV Expenses	881	982	1,030	3,097	3,660	1,838	1,830	3,668	3,780
Office Supplies	2,776	3,873	3,434	3,546	3,000	1,483	1,080	2,563	3,000
OpSupplies - General	2,525	2,209	5,645	3,058	6,000	1,305	1,890	3,195	6,000
Cap Outlay - Equipment	6,408	-	-	1,091	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	-	10,488	37,855	15,000	-	15,000	15,000	15,000
Reserve - Air Conditioner	-	-	-	-	-	-	-	-	15,000
Reserve - Roof	-	-	-	5,000	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	-	-	3,000	8,736	-	8,736	3,000
<i>Total Parks and Recreation - General</i>	159,295	244,511	272,970	248,777	264,917	46,141	106,874	153,015	255,111

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Special Recreation Facilities									
Miscellaneous Services	5,229	3,133	5,470	1,087	4,500	-	1,125	1,125	4,500
Misc-Event Expense	9,877	22,932	33,221	16,092	21,000	-	5,250	5,250	21,000
Misc-Social Committee	20,304	19,591	24,734	16,609	26,700	-	6,675	6,675	26,700
Misc-Trips and Tours	-	-	-	-	500	-	-	-	500
Office Supplies	618	727	763	386	500	-	125	125	500
Total Special Recreation Facilities	36,028	46,383	64,188	34,174	53,200	-	13,175	13,175	53,200
TOTAL EXPENDITURES	885,437	1,056,161	999,625	1,040,363	1,008,797	403,703	421,893	825,596	1,019,221
Excess (deficiency) of revenues									
Over (under) expenditures	(87,312)	(211,043)	(80,618)	131,843	(6,864)	474,471	(354,804)	119,666	-
OTHER FINANCING SOURCES (USES)									
Interfund Transfer - In	50,000	-	-	244,907	-	-	-	-	-
Operating Transfers-Out	(50,000)	-	-	(231,038)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	(6,864)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	13,869	(6,864)	-	-	-	-
Net change in fund balance	(87,312)	(211,043)	(80,618)	145,712	(6,864)	474,471	(354,804)	119,666	-
FUND BALANCE, BEGINNING	785,761	698,449	487,406	406,788	552,500	552,500	-	552,500	672,166
FUND BALANCE, ENDING	\$ 698,449	\$ 487,406	\$ 406,788	\$ 552,500	\$ 545,636	\$ 1,026,971	\$ (354,804)	\$ 672,166	\$ 672,166

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 672,166
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	58,369
Total Funds Available (Estimated) - 9/30/2022	730,535

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Subtotal	8,200

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	240,213	(1)
Reserve - Roads & Streetlights - Prior Years	98,550	(2)
Reserve - Roads & Streetlights - FY 2021	5,369	(3)
Reserve - Roads & Streetlights - Actual Expensed	(8,250)	(4)
Reserve - Roads & Streetlights - Current Budget Year	15,369	111,038 (5)
Reserve - Arbor - Prior Years		2,500 (3)
Reserve - Air Conditioner - Current Budget Year	-	15,000 (5)
Reserve - Roof - Prior Years	85,000	(2)
Reserve - Roof - FY 2021	25,000	(3)
Reserve - Roof - Current Budget Year	25,000	135,000 (5)
Reserve - Swimming Pools - Prior Years	28,975	(2)
Reserve - Swimming Pools - FY 2021	3,000	(3)
Reserve - Swimming Pools - Actual Expensed	(8,736)	(4)
Reserve - Swimming Pools - Current Budget Year	3,000	26,239 (5)
Subtotal	529,990	

Total Allocation of Available Funds	538,190
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Total Available for Projects	\$ 142,345
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Total Unassigned (undesignated) Cash	\$ 50,000
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Notes

- (1) Represent approximately 3 months of operating expenditures
- (2) Represents Reserves from Prior Years thru FY 2020
- (3) Represents Reserves for FY 2021
- (4) Represents actual expense in FY 2021
- (5) Represents Reserves for Current Budget Year FY 2022

Budget Narrative
Fiscal Year 2022

REVENUES

Interest-Investments

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

Interlocal Agreement

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

Room Rentals

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

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

Access Cards

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

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Auditing Services

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

Communication/Freight - General

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

Insurance-General Liability

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

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES****Administrative** (continued)**R&M - ADA Compliance**

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous-Bank Charges

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

Miscellaneous-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Other Public Safety**R&M - Gate**

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

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Other Public Safety (continued)

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

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

Field

Contracts – Management Services

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Contracts - Irrigation

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

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Field (continued)

Insurance – General Liability

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

R&M – Drainage

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

R&M – Entry Feature

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

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

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

R&M - Pumps

This is for quarterly pump maintenance contract.

Miscellaneous – Special Projects

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

Natural Disaster Expense

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

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES****Field** (continued)**Miscellaneous - Contingency**

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

Capital Outlay

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

Road and Street Facilities**R&M – Parking Lots**

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

R&M – Roads & Alleyways

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

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

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

Miscellaneous - Contingency

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

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES****Road and Street Facilities (continued)****Capital Outlay – Streetlight Improvement**

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

Reserve – Roads & Streetlights

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

Parks and Recreation – General**Contracts – Management Services**

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

R&M - Clubhouse

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

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2022**EXPENDITURES****Parks and Recreation – General** (continued)**R&M - Parks**

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Operating Supplies - General

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

Capital Outlay – Equipment

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

Capital Outlay – Clubhouse

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

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Parks and Recreation – General (continued)

Reserve – Air Conditioner

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

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

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

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

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

Miscellaneous – Trips and Tours

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

Office Supplies

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

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1	\$ -	\$ 1	\$ -
Special Assmnts- Tax Collector	-	197,323	184,675	12,648	197,323	197,323
Special Assmnts- Discounts	-	(7,893)	(7,162)	-	(7,162)	(7,893)
TOTAL REVENUES	-	189,430	177,514	12,648	190,162	189,430
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	3,946	3,550	253	3,803	3,946
Total Administrative	-	3,946	3,550	253	3,803	3,946
<i>Debt Service</i>						
Principal Debt Retirement	-	-	-	-	-	126,426
Interest Expense	-	51,979	871	11,188	12,059	74,370
Total Debt Service	-	51,979	871	11,188	12,059	200,796
TOTAL EXPENDITURES	-	55,925	4,421	11,441	15,862	204,742
Excess (deficiency) of revenues						
Over (under) expenditures	-	133,505	173,093	1,207	174,300	(15,312)
OTHER FINANCING SOURCES (USES)						
Debt Proceeds	18,548	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	133,505	-	1,207	1,207	(15,312)
TOTAL OTHER SOURCES (USES)	18,548	133,505	-	1,207	1,207	(15,312)
Net change in fund balance	18,548	133,505	173,093	1,207	175,507	(15,312)
FUND BALANCE, BEGINNING	-	18,548	18,548	-	18,548	194,055
FUND BALANCE, ENDING	\$ 18,548	\$ 152,053	\$ 191,641	\$ 1,207	\$ 194,055	\$ 178,743

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Payment	Interest	Principal	Balance
11/1/2021	37,184.83	37,184.83	-	2,000,000.00
5/1/2022	163,611.21	37,184.83	126,426.38	1,873,573.62
11/1/2022	34,834.26	34,834.26	-	1,873,573.62
5/1/2023	163,611.21	34,834.26	128,776.95	1,744,796.67
11/1/2023	32,439.99	32,439.99	-	1,744,796.67
5/1/2024	163,611.21	32,439.99	131,171.22	1,613,625.45
11/1/2024	30,001.20	30,001.20	-	1,613,625.45
5/1/2025	163,611.21	30,001.20	133,610.01	1,480,015.44
11/1/2025	27,517.06	27,517.06	-	1,480,015.44
5/1/2026	163,611.21	27,517.06	136,094.15	1,343,921.29
11/1/2026	24,986.75	24,986.75	-	1,343,921.29
5/1/2027	163,611.21	24,986.75	138,624.46	1,205,296.83
11/1/2027	22,409.38	22,409.38	-	1,205,296.83
5/1/2028	163,611.21	22,409.38	141,201.83	1,064,095.00
11/1/2028	19,784.10	19,784.10	-	1,064,095.00
5/1/2029	163,611.21	19,784.10	143,827.11	920,267.89
11/1/2029	17,110.00	17,110.00	-	920,267.89
5/1/2030	163,611.21	17,110.00	146,501.21	773,766.68
11/1/2030	14,386.19	14,386.19	-	773,766.68
5/1/2031	163,611.21	14,386.19	149,225.02	624,541.66
11/1/2031	11,611.74	11,611.74	-	624,541.66
5/1/2032	163,611.21	11,611.74	151,999.47	472,542.19
11/1/2032	8,785.70	8,785.70	-	472,542.19
5/1/2033	163,407.16	8,785.70	154,621.46	317,920.73
11/1/2033	5,910.91	5,910.91	-	317,920.73
5/1/2034	163,407.16	5,910.91	157,496.25	160,424.48
11/1/2034	2,982.68	2,982.68	-	160,424.48
5/1/2035	163,407.16	2,982.68	160,424.48	-
\$ 2,579,889.58		\$ 579,889.58	\$ 2,000,000.00	

HERITAGE OAK PARK

Community Development District

Supporting Budget Schedule

Fiscal Year 2022

**Comparison of Assessment Rates
Fiscal Year 2022 vs. Fiscal Year 2021**

Product	General Fund			Debt Service 2020			Total Assessments per Unit			Units
	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	
SF	\$1,431.16	\$1,405.17	1.8%	\$324.03	\$324.03	0.0%	\$1,755.18	\$1,729.20	1.5%	39
MF	\$1,431.16	\$1,405.17	1.8%	\$282.39	\$282.39	0.0%	\$1,713.55	\$1,687.56	1.5%	654
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