

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

March 18, 2021

AGENDA PACKAGE

**Call in Number 646-838-1601
Access Code: 562840063**

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

March 11, 2021

Call in Number 646-838-1601
Access Code: 562840063

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 workshop on Thursday, March 18, 2021 at 9:00 a.m. and the regular Board meeting 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. O & M Budget
3. Adjournment

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
 - A. Approval of the Minutes of the February 18, 2021 Meeting
 - B. Financials and Check Register
6. Old Business
 - A. Pool Area Repairs
 - B. Irrigation Project
 - C. Park Re-Opening
7. New Business
 - A. Road Improvements
 - B. Resolution 2021-03, Providing Designation of Roads and Areas for Golf Cart Use
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
9. On-Site Administration Report – Project Updates
10. Supervisor Requests
11. Audience Comments
12. Adjournment

Next meeting April 15, 2021.

Heritage Oak Park CDD
March 11, 2021
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Any supporting material for the items listed above and not enclosed will be distributed at the meeting. I look forward to seeing you and, in the meantime, if you have any questions please contact me.

Sincerely,

Bob Koncar, District Manager

Fifth Order of Business

5A

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

The workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, February 18, 2021 at 9:00 a.m. immediately followed by the regular meeting at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida, 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
Jordan Lansford	District Manager, Inframark
Andy Cohen	District Attorney
Residents	

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

WORKSHOP

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Capital Improvement

- Mr. Falduto stated the entire air conditioning system in the Lodge was installed in 2007. This gives the CDD approximately six (6) years to save the money to install a new system, that will cost approximately between \$80,000 and \$100,000.
- Mr. Falduto stated the roads are another issue that money needs to be saved for.
- Mr. Carey suggested changing the heat source for the pool to a ground source.

- Mr. Carey stated he would like a third bocce court added.
- Mr. Bitgood stated the roads are in excellent shape overall and suggested adding edging to prevent any further erosion on the roads.
- Mr. Bitgood stated there are 8 sets of double doors in the Lodge and they should be replaced at some point.
- Mr. Horsman requested new gates. A discussion ensued.
- Mr. Koncar reviewed the cash reserves for the CDD. There is no emergency reserve and Mr. Koncar suggested the CDD add this line item to the budget. A discussion ensued.

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 workshop was adjourned.

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

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

SECOND ORDER OF BUSINESS**Pledge of Allegiance**

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**Audience Comments on Agenda Items**

- With no Audience comments, the next item followed.

FOURTH ORDER OF BUSINESS**Comments from the Chairman**

- Mr. Falduto explained the reason for adding this item to the agenda is to set the record straight on things that are incorrect on social media and to keep Heritage Oak Park residents up to date on items that are not on the agenda.

FIFTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the January 21, 2020 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 8, change the word and to through on bullet point number four.

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor the Consent Agenda was approved with amended Minutes, 5-0

SIXTH ORDER OF BUSINESS

Old Business

A. Streetlight Extension

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor an additional \$500 for electrical work on lighting installation was approved, 5-0.

B. CDD/HOA Garage Agreement

- A discussion ensued on the electric bill for the garage.

On MOTION by Mr. Carey seconded by Mr. Horsman with four (4), being Mr. Falduto, Mr. Carey, Mr. Horsman and Mr. Weeks, in favor and one (1) opposed, being Mr. Bitgood, the six-month garage storage agreement between the HOPCA and the CDD was approved, 4-1

SEVENTH ORDER OF BUSINESS

New Business

A. Brazilian Pepper

- A discussion ensued.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the agreement with Artistry to eliminate Brazilian Pepper plants was approved, 5-0.

- More discussion ensued.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the motion was amended for the agreement with Artistry to eliminate Brazilian Pepper plants be tabled until the September Board meeting, 5-0.

B. Gate Call Box Upgrade

- A discussion ensued.

On MOTION by Mr. Horsman seconded by Mr. Weeks with all in favor the gate call box upgrade in the amount of \$10,000 was approved, 5-0.

C. 1504 Red Oak Erosion Repair

- A discussion ensued.

On MOTION by Mr. Horsman seconded by Mr. Weeks with all in favor addressing the erosion repair problems at 1504 Red Oak with Enviro Water Utilities in the amount of \$14,835 to be paid out of the loan was approved, 5-0.

D. Pool Area Repairs

- A discussion ensued.

On MOTION by Mr. Bitgood seconded by Mr. Carey with all in favor the discussion on pool area repairs being tabled until the March meeting was approved, 5-0.

E. Mainline Replacement RFP

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor, reviewing and amending the Mainline Replacement RFP was approved, 5-0.

- It was discussed that the District Engineer needs to provide a scope of service within two (2) weeks.

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor, withdrawing the motion for reviewing and amending the Mainline Replacement RFP was approved, 5-0.

EIGHTH ORDER OF BUSINESS**Staff Reports****C. District Manager**

- Mr. Koncar reminded the Board about the budget workshop at the next meeting at 9:00 a.m. A draft will be distributed before the meeting for review.

A. District Attorney

- Mr. Cohen suggested a Resolution for golf carts and can prepare it for the next meeting agenda.

D. On-Site Manager

- The streetlight on White Oak is being replaced.
- The pool lift has been ordered and permitting has been started.
- Ms. Egan stated to be respectful and not put items on the pool chairs if you are not actively using them. Use pool etiquette and wait until the classes are over to come to the pool.

- If there is a concern about someone not wiping down their chair, wipe it down before you use it.
- Road repair locations will be brought to the next meeting.
- Canopy over the roads need to be trimmed for emergency vehicles.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor the expenditure of up to \$5000 to open the tree canopy for emergency vehicles was approved, 5-0.

B. District Engineer

Not present.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Horsman had no requests.
- Mr. Bitgood had no requests.
- Mr. Weeks stated there have been complaints about overnight parking when there is a sign that says no overnight parking. Mr. Weeks requested the sign be changed to add “without permission” if this will continue to be the practice. Mr. Falduto stated that he and Ms. Egan will prepare something for the next meeting’s agenda.
- Mr. Falduto thanked the Board for what they do and how they speak up.
- Mr. Carey stated there are a lot of marks showing on the roadsides where cars run off into the grass. Mr. Falduto stated that these areas will be brought to the Board at the next meeting and each location can be voted on for repair and prevention.

TENTH ORDER OF BUSINESS

Audience Comments

- A resident commented on the Mainline RFP.

ELEVENTH ORDER OF BUSINESS

Continuation of Meeting

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the meeting being continued to March 4, 2021 was approved, 5-0.

Secretary

Paul Falduto
Chairman

5B.

HERITAGE OAK PARK
Community Development District
Financial Report
February 28, 2021

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

February 28, 2021

Balance Sheet
February 28, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 1,044,603	\$ -	\$ -	\$ 1,044,603
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	1,657	-	-	1,657
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	2,712	-	2,712
Investments:				
Money Market Account	51,774	-	-	51,774
Cost of Issuance Fund	-	-	3,000	3,000
Reserve Fund	-	18,548	-	18,548
Revenue Fund	-	167,646	-	167,646
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,106,434	\$ 188,906	\$ 3,000	\$ 1,298,340
LIABILITIES				
Accounts Payable	\$ 9,579	\$ -	\$ -	\$ 9,579
Accrued Expenses	965	-	-	965
Sales Tax Payable	20	-	-	20
Deposits	6,955	-	-	6,955
Due To Other Funds	2,712	-	-	2,712
TOTAL LIABILITIES	20,231	-	-	20,231
FUND BALANCES				
Nonspendable:				
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	188,906	-	188,906
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:	620,837	-	-	620,837
TOTAL FUND BALANCES	\$ 1,086,203	\$ 188,906	\$ 3,000	\$ 1,278,109
TOTAL LIABILITIES & FUND BALANCES	\$ 1,106,434	\$ 188,906	\$ 3,000	\$ 1,298,340

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-21 BUDGET	FEB-21 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 2,083	\$ 75	\$ (2,008)	1.50%	\$ 417	\$ 12
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Room Rentals	500	-	-	-	0.00%	-	-
Recreational Activity Fees	53,200	-	-	-	0.00%	-	-
Special Assmnts- Tax Collector	973,784	899,156	897,350	(1,806)	92.15%	23,711	14,187
Special Assmnts- Discounts	(38,951)	(37,731)	(35,065)	2,666	90.02%	(1,245)	(417)
Other Miscellaneous Revenues	3,800	34	34	-	0.89%	-	-
Gate Bar Code/Remotes	1,000	300	281	(19)	28.10%	240	225
Access Cards	600	120	105	(15)	17.50%	70	70
TOTAL REVENUES	1,001,933	864,712	863,530	(1,182)	86.19%	23,193	14,077
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	5,000	4,800	200	40.00%	1,000	1,000
FICA Taxes	918	383	367	16	39.98%	77	77
ProfServ-Engineering	10,000	4,167	2,608	1,559	26.08%	-	-
ProfServ-Legal Services	6,000	2,500	1,114	1,386	18.57%	500	328
ProfServ-Mgmt Consulting Serv	65,547	27,311	27,311	-	41.67%	5,462	5,462
ProfServ-Special Assessment	11,112	11,112	11,112	-	100.00%	-	-
Auditing Services	5,750	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	1,500	625	148	477	9.87%	125	63
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	506	506	-	46.00%	119	119
Miscellaneous Services	3,000	3	3	-	0.10%	-	-
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessmnt Collection Cost	19,476	17,983	17,246	737	88.55%	474	275
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	151,174	81,601	75,366	6,235	49.85%	7,757	7,324
Other Public Safety							
R&M-Gate	2,700	2,000	1,818	182	67.33%	400	386
R&M-Gatehouse	1,000	-	-	-	0.00%	-	-
R&M-Security Cameras	3,600	-	-	-	0.00%	-	-
Total Other Public Safety	7,300	2,000	1,818	182	24.90%	400	386
Field							
Contracts-Mgmt Services	127,872	53,280	53,280	-	41.67%	10,656	10,656
Contracts-Lake and Wetland	6,120	2,550	2,550	-	41.67%	510	510
Contracts-Landscape	89,111	37,130	36,048	1,082	40.45%	7,426	7,210
Contracts-Irrigation	47,277	19,699	19,508	191	41.26%	3,940	3,902
Utility - General	43,320	18,050	11,297	6,753	26.08%	3,610	2,616
Utility - Water & Sewer	9,400	4,850	5,133	(283)	54.61%	2,250	1,136
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%	1,522	1,522
R&M-Irrigation	31,400	13,083	4,035	9,048	12.85%	2,617	1,500
R&M-Lake	22,100	9,300	9,225	75	41.74%	-	-
R&M-Plant Replacement	7,000	400	382	18	5.46%	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-21 BUDGET	FEB-21 ACTUAL
R&M-Trees and Trimming	6,000	425	425	-	7.08%	-	-
R&M-Pumps	2,160	1,080	250	830	11.57%	250	250
Misc-Special Projects	10,930	1,050	1,050	-	9.61%	-	-
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	1,149	1,149	-	22.98%	190	190
Capital Outlay	5,000	799	799	-	15.98%	799	799
Total Field	483,837	214,164	188,759	25,405	39.01%	33,770	30,291
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	315	315	-	7.88%	-	-
R&M-Sidewalks	10,000	9,962	9,962	-	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	19,696	22,577	(2,881)	46.68%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	74,991	31,246	4,355	26,891	5.81%	6,249	871
Contracts-Janitorial Services	18,960	7,900	7,900	-	41.67%	1,580	1,580
Contracts-Pools	10,800	4,500	1,800	2,700	16.67%	900	900
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	8,256	3,440	3,486	(46)	42.22%	688	685
R&M-Clubhouse	57,500	23,958	3,422	20,536	5.95%	4,792	1,793
R&M-Parks	15,000	6,250	1,017	5,233	6.78%	1,250	652
R&M-Pools	9,000	3,750	1,982	1,768	22.02%	750	1,800
R&M-Tennis Courts	2,500	27	27	-	1.08%	-	-
Miscellaneous Services	2,400	1,000	1,326	(326)	55.25%	200	127
Misc-Holiday Decor	750	750	413	337	55.07%	-	-
Misc-Cable TV Expenses	3,660	1,525	1,478	47	40.38%	305	280
Office Supplies	3,000	1,250	1,345	(95)	44.83%	250	360
Op Supplies - General	6,000	2,500	1,065	1,435	17.75%	500	108
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%	3,000	4,350
Total Parks and Recreation - General	264,917	92,196	39,400	52,796	14.87%	20,464	13,506
<u>Special Recreation Facilities</u>							
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	409,657	327,920	81,737	32.51%	62,391	51,507

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-21 BUDGET	FEB-21 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	(6,864)	455,055	535,610	80,555	-7803.18%	(39,198)	(37,430)
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)	\$ 455,055	\$ 535,610	\$ 80,555	-7803.18%	\$ (39,198)	\$ (37,430)
FUND BALANCE, BEGINNING (OCT 1, 2020)	552,500	552,500	552,500				
FUND BALANCE, ENDING	\$ 545,636	\$ 1,007,555	\$ 1,088,110				

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-21 BUDGET	FEB-21 ACTUAL
REVENUES							
Special Assmnts- Tax Collector	\$ 197,323	\$ 182,150	\$ 181,828	\$ (322)	92.15%	\$ 4,800	\$ 2,852
Special Assmnts- Discounts	(7,893)	(7,207)	(7,105)	102	90.02%	(194)	(84)
TOTAL REVENUES	189,430	174,943	174,723	(220)	92.24%	4,606	2,768
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	3,946	3,643	3,494	149	88.55%	96	55
Total Administration	3,946	3,643	3,494	149	88.55%	96	55
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	18,437	4,365	14,072	7.81%	96	55
Excess (deficiency) of revenues Over (under) expenditures	133,505	156,506	170,358	13,852	127.60%	4,510	2,713
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	\$ 156,506	\$ 170,358	\$ 13,852	127.60%	\$ 4,510	\$ 2,713
FUND BALANCE, BEGINNING (OCT 1, 2020)	18,548	18,548	18,548				
FUND BALANCE, ENDING	\$ 152,053	\$ 175,054	\$ 188,906				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-21 BUDGET	FEB-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	\$ -	\$ -	\$ 3,000				

**Notes to the Financial Statements
February 2021**

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 86.2% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 32.5% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		1,657	Accrued Interlocal agreement-4th Qtr 2020 and 1st 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		2,712	Due from General Fund to Debt Service.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		7,672	Invoices for current month but not paid in current month.
Accrued Expenses		965	Utilities.
Sales Tax Payable		20	Sales Tax for the gate remotes and access cards.
Deposits		6,955	Balance of Fitness Room key deposits to be reimbursed.
Due to Other Funds		2,712	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	750	25.00%	Accrued 1st Qtr
Special Assessments-Tax Collector	973,784	897,350	92.15%	Collections were at 90.94% at this time last year.
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	11,112	11,112	100.00%	Assessment roll preparation fees.
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	506	46.00%	Meetings and workshop notices
<u>Public Safety</u>				
R&M-Gate	2,700	1,818	67.33%	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	5,133	54.61%	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
<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

**Notes to the Financial Statements
February 2021**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Parks & Recreation</u>				
Contracts-Mgmt Services	74,991	4,355	5.81%	Reduced fees due to elimination of position
Contracts-Pools	10,800	1,800	16.67%	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
Communication - Telephone	8,256	3,486	42.22%	Phone services for the Lodge/Sports Bar
Miscellaneous Services	2,400	1,326	55.25%	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
Office Supplies	3,000	1,345	44.83%	Copier lease, office supplies, Office 365
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

Physical Environment

Capital Outlay - 200,000 0.00% Req 001 - to payback general fund for expenses related to irrigation fund

Construction in Progress

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

February 28, 2021

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
TOTAL	\$ 1,016,267	\$ 42,170	\$ 20,740	\$ 1,079,178	\$ 897,350	\$ 181,828
% COLLECTED				92%	92%	92%
TOTAL OUTSTANDING				\$ 91,928	\$ 76,433	\$ 15,494

Cash and Investment Report
February 28, 2021

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$1,014,553
Operating Checking Account	Valley Bank	0.10%	\$30,050
		Subtotal	\$1,044,603
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	0.25%	\$51,774
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	0.00%	\$18,548
Series 2020 Revenue Fund	US Bank	0.00%	\$167,646
CAPITAL PROJECTS FUND			
Series 2020 Cost of Issuance Fund	US Bank	0.00%	\$3,000
		Grand Total	\$1,285,770

Heritage Oak Park CDD

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Bank Reconciliation

Bank Account No. 7282 Bank United GF
Statement No. 02-21
Statement Date 2/28/2021

G/L Balance (LCY)	1,014,552.94	Statement Balance	1,031,486.76
G/L Balance	1,014,552.94	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,031,486.76
Subtotal	1,014,552.94	Outstanding Checks	16,933.82
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,014,552.94	Ending Balance	1,014,552.94
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
2/22/2021	Payment	2679	SUNTRUST BANK	1,682.60	0.00	1,682.60
2/22/2021	Payment	2680	DOLPHIN FIRE SPRINKLERS	300.00	0.00	300.00
2/22/2021	Payment	2681	STAPLES CREDIT PLAN	110.87	0.00	110.87
2/23/2021	Payment	2682	ARTISTREE LANDSCAPE	7,209.62	0.00	7,209.62
2/23/2021	Payment	2683	HOME DEPOT CREDIT SERVICES	799.00	0.00	799.00
2/25/2021	Payment	2684	DOLPHIN FIRE SPRINKLERS	1,280.00	0.00	1,280.00
2/25/2021	Payment	2685	TODD PROA	5,313.03	0.00	5,313.03
Total Outstanding Checks.....				16,933.82		16,933.82

Heritage Oak Park CDD

28

Bank Reconciliation

Bank Account No. 0663 Valley Bank GF
Statement No. 02-21
Statement Date 2/28/2021

G/L Balance (LCY)	30,049.59	Statement Balance	30,049.59
G/L Balance	30,049.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	30,049.59
Subtotal	30,049.59	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	30,049.59	Ending Balance	30,049.59
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 2/1/2021 to 2/28/2021
(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	2663	02/03/21	ARTISTREE LANDSCAPE	154114	01/21 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,209.62
001	2664	02/03/21	CENTURYLINK	01192021-8717	01/19/21-02/18/21 #311078717	Communication - Telephone	541003-57201	\$701.52
001	2665	02/03/21	COPIERS PLUS	2021-0046	FEB21 COPIES	Office Supplies	551002-57201	\$25.00
001	2666	02/03/21	COVERALL OF FT. MYERS	1160263495	CLEANING SERVICE 02/1-02/28/21	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	2667	02/03/21	DANIEL W. COLMERY	6902	MEGA BARRIER ARM CONTROL BOARD REPAIRS	Front Visitors Gate	546034-52901	\$605.00
001	2668	02/03/21	GREATAMERICA FINANCIAL SVCS	28577454	COPIER LEASE FOR 01/21	Office Supplies	551002-57201	\$104.86
001	2669	02/03/21	HD SUPPLY FACILITIES MAINT.	9188290972	WIPES AND DISPENSER	Op Supplies - General	552001-57201	\$297.98
001	2670	02/03/21	MAINSCAPE	1254612	02/21 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$3,901.50
001	2670	02/03/21	MAINSCAPE	1254903	IRRIGATION SERVICE PUMP MAINT	R&M-Pumps	546138-53901	\$250.00
001	2671	02/03/21	WATERLINE	01122021	WATERLINE MAGAZINE 52 WEEKS	R&M-Clubhouse	546015-57201	\$27.95
001	2672	02/05/21	LAKE & WETLAND MANAGEMENT	9022-WC	02/21 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	2673	02/09/21	FEDEX	7-256-25598	SERVICE FOR 01/15/21	Communication/Freight - Gen'l	541001-51301	\$21.44
001	2674	02/09/21	PERSSON, COHEN & MOONEY, P.A.	152	LEGAL SERVICE FOR 01/21	ProfServ-Legal Services	531023-51401	\$327.50
001	2675	02/09/21	SECURITY ALARM CORPORATION	230988	MONITORING FOR 02/08/21-05/07/21	R&M-Clubhouse	546015-57201	\$84.00
001	2676	02/11/21	SUN NEWSPAPERS	22267-012121	NOTICE OF WORKSHOP 02/18/21	Legal Advertising	548002-51301	\$118.69
001	2677	02/22/21	ARTISTREE LANDSCAPE	154402	PEACHLAND ENTRANCE CENTER ISLAND REVAMP	R&M-Entry Feature	546021-53901	\$1,522.14
001	2678	02/22/21	INFRAMARK, LLC	60488	02/21 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,462.25
001	2678	02/22/21	INFRAMARK, LLC	60488	02/21 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$871.01
001	2678	02/22/21	INFRAMARK, LLC	60488	02/21 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$0.21
001	2678	02/22/21	INFRAMARK, LLC	60488	02/21 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$20.18
001	2678	02/22/21	INFRAMARK, LLC	60488	02/21 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$10,656.00
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Microsoft 365	551002-57201	\$99.00
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	OP Supplies	552001-57201	\$107.60
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Battery for UPC for Fire Alarm	549001-57201	\$23.49
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Gas for PW	549900-53901	\$44.84
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Charging Cords	549001-57201	\$14.99
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Sand for Bocce Court	546066-57201	\$604.79
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Disposable Masks	549900-53901	\$14.50
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Straws	546015-57201	\$11.99
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$88.86
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Parts for PW	549900-53901	\$131.00
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Office Supplies	551002-57201	\$20.49
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Weather Station Subscription	546066-57201	\$47.40
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Doorking Gate Subscription	546034-52901	\$385.60
001	2679	02/22/21	SUNTRUST BANK	02022021-8114	02/02/21 STATEMENT PURCHASES	Op Supplies	549001-57201	\$88.05
001	2680	02/22/21	DOLPHIN FIRE SPRINKLERS	1832	BACKFLOW CERT/ ANNUAL FIRE SPRINKLER INSP	R&M-Clubhouse	546015-57201	\$300.00
001	2681	02/22/21	STAPLES CREDIT PLAN	77190-012821	PAPER/STAPLES	Paper/Staples	551002-57201	\$88.77
001	2681	02/22/21	STAPLES CREDIT PLAN	77190-012821	COPIES	Copies	551002-57201	\$9.35
001	2681	02/22/21	STAPLES CREDIT PLAN	77190-012821	COLOR COPIES	Copies	551002-57201	\$12.75
001	2682	02/23/21	ARTISTREE LANDSCAPE	154612	02/21 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,209.62
001	2683	02/23/21	HOME DEPOT CREDIT SERVICES	02052021-6325	PURCHASES 01/05/21-02/04/21	Dewalt 4000psi Pressure Washer	564043-53901	\$799.00
001	2684	02/25/21	DOLPHIN FIRE SPRINKLERS	1847	REPAIR BACKFLOW 02/19/21	R&M-Clubhouse	546015-57201	\$1,280.00
001	2685	02/25/21	TODD PROA	00097405	02/21 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04

HERITAGE OAK PARK

Community Development District

Payment Register by Fund
For the Period from 2/1/2021 to 2/28/2021
(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	2685	02/25/21	TODD PROA	00097405	02/21 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$900.00
001	2685	02/25/21	TODD PROA	00097337	POOL CHAIR LIFT	Reserve - Swimming Pools	568174-57201	\$4,349.99
001	DD00221	02/03/21	CHARLOTTE COUNTY UTILITIES	01132021-101597 ACH	26307-101597 12/08/20-01/11/21	FIRE PROTECTION	543021-53901	\$1,600.00
001	DD00221	02/03/21	CHARLOTTE COUNTY UTILITIES	01132021-101597 ACH	26307-101597 12/08/20-01/11/21	Utility - Water & Sewer	543021-53901	\$246.18
001	DD00222	02/06/21	FPL	01222021-59344 ACH	ACCT# 96809-59344 12/21/20-01/22/21	Utility - General	543001-53901	\$61.90
001	DD00223	02/06/21	FPL	01222021-32211 ACH	ACCT# 94620-32211 12/21/20-01/22/21	Utility - General	543001-53901	\$161.03
001	DD00224	02/06/21	FPL	01222021-85535 ACH	ACCT# 92945-85535 12/21/20-01/22/21	Utility - General	543001-53901	\$59.96
001	DD00225	02/06/21	FPL	01222021-29333 ACH	ACCT# 90419-29333 12/21/20-01/22/21	Utility - General	543001-53901	\$92.16
001	DD00226	02/06/21	FPL	01222021-74219 ACH	ACCT# 89079-74219 12/21/20-01/22/21	Utility - General	543001-53901	\$297.59
001	DD00227	02/06/21	FPL	01222021-88335 ACH	ACCT# 87070-88335 12/21/20-01/22/21	Utility - General	543001-53901	\$646.89
001	DD00228	02/06/21	FPL	01222021-90214 ACH	ACCT# 65998-90214 12/21/20-01/22/21	Utility - General	543001-53901	\$60.93
001	DD00229	02/06/21	FPL	01222021-28333 ACH	ACCT# 36126-28333 12/21/20-01/22/21	Utility - General	543001-53901	\$542.23
001	DD00230	02/06/21	FPL	01222021-93219 ACH	ACCT# 25921-93219 12/21/20-01/22/21	Utility - General	543001-53901	\$75.51
001	DD00231	02/06/21	FPL	01222021-03218 ACH	ACCT# 01784-03218 12/21/20-01/22/21	Utility - General	543001-53901	\$69.54
001	DD00232	02/03/21	CHARLOTTE COUNTY UTILITIES	01132021-080703 ACH	26307-080703 12/08/20-01/11/21	Utility - Water & Sewer	543021-53901	\$63.17
001	DD00233	02/19/21	PAUL J. FALDUTO , JR	PAYROLL	February 19, 2021 Payroll Posting			\$184.70
001	DD00234	02/19/21	BRIAN R. BITGOOD	PAYROLL	February 19, 2021 Payroll Posting			\$184.70
001	DD00235	02/19/21	EDWARD A. CAREY	PAYROLL	February 19, 2021 Payroll Posting			\$184.70
001	DD00236	02/19/21	KENT D. WEEKS	PAYROLL	February 19, 2021 Payroll Posting			\$184.70
001	DD00237	02/19/21	STEPHEN R. HORSMAN	PAYROLL	February 19, 2021 Payroll Posting			\$184.70
Fund Total								\$55,892.56

Total Checks Paid	\$55,892.56
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SIXTH ORDER OF BUSINESS

6A.



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
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	\$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.



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
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.

6C

Heritage Oak Park Community Development District (CDD)

Campus Opening Schedule

Florida Health Officials anticipate that all seniors in Southwest Florida, which includes Heritage Oak Park, will be vaccinated, if they so choose, by Mid-May 2021. Based on that timetable, the Heritage Oak Park CDD will implement the following re-opening schedule:

April 1st, 2021:

Prepare all indoor CDD areas for opening

April 15, 2021:

Fill Activities Position

May 1st, 2021:

Reopen the Lodge and Sport Bar and Activities Room with Social Distancing and masks required

Remove capacity restrictions from the weight room, pool area, bocce and tennis courts. Masks are still recommended for the weight room. Tables, umbrellas and chairs will be placed back out by the pool.

June 1st, 2021:

Resume all outdoor activities.

Resume indoor activities with social distancing and masks recommended, for all interior spaces of the CDD Campus

Resume indoor coffee and Wednesday Cookouts

There will be sanitizer wipes and/or hand sanitizer provided in all interior areas. All residents and guests entering CDD interior areas are strongly encouraged to wear masks if they feel endangered or susceptible to COVID, and all residents and guests are encouraged to use hand sanitizer, wash hands, and social distance. By following those simple steps, we hope that the interior areas of the CDD will be a safe place for people to congregate and enjoy themselves once more.

Thank you

Heritage Oak Park CDD Board

SEVENTH ORDER OF BUSINESS

7B

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE DESIGNATION OF CERTAIN DISTRICT ROADS AND AREAS WITHIN HERITAGE OAK PAK FOR GOLF CART USE; MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR SIGNAGE ON SAID DISTRICT ROADS AND AREAS; RESTRICTING THE HOURS OF OPERATION OF GOLF CARTS ON DISTRICT ROADS AND AREAS; IMPOSING REQUIREMENTS FOR GOLF CARTS AND GOLF CART DRIVERS OPERATING ON DISTRICT ROADS AND AREAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 316.212, Florida Statutes, a golf cart may be operated upon a public road which has been designated for golf cart use by the responsible local government entity; and

WHEREAS, the Board of Supervisors (the "Board") of Heritage Oak Park Community Development District (the "District") has determined that the operation of golf carts within the right-of-way of certain roads located within the District will not impede the safe and efficient flow of motor vehicular traffic; and

WHEREAS, the Board of the District has determined that the speed, volume, and character of motor vehicular traffic using certain roads and designated areas located within the District will allow golf carts that may travel along or cross these roads and areas with reasonable safety; and

WHEREAS, the Board of the District has determined that it is in the interests of the District, its residents, and the public to designate certain roads and additional areas for golf cart usage; and

WHEREAS, the Board wishes to adopt policies governing golf cart usage on District roads and designated additional District areas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT AS FOLLOWS:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated herein in their entirety.
2. **Designation of Certain Areas and Roadways.** The portion of the roadways located internal to the gated roadways of the District are designated for golf cart use as well as certain other parking and multipurpose areas. Golf cart usage shall be allowed on other District owned areas, including sidewalks, and the path around the pond.

3. **Right of Way.** On non-roadway areas designated for golf cart use, pedestrians and bicycles will have the right of way and golf cart operators will yield to such individuals.
4. **Golf Cart Hours of Operation.** Golf carts with headlights, tail lights, and a windshield may be operated on the designated District roads and areas referenced herein at all hours of the day. Golf carts lacking the aforementioned equipment may be operated only during the hours between sunrise and sunset.
5. **Requirements for Golf Carts using Designated Roadways.** All golf carts using roadways and areas which are designated herein for golf cart use, no matter what time of day must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
6. **Requirements for Golf Cart Operators.** Operators of golf carts on District roads and designated areas must be at least age fourteen (14), unless an adult is present, have proper insurance, which provides coverage for operation of the golf cart on District roads and designated areas and must obey all applicable traffic laws and posted signs.
7. **Conflict with County Jurisdiction and/or Authority.** To the extent that any provision of this Resolution is preempted by or conflicts with the jurisdiction or authority of the State of Florida and/or Charlotte County over the areas designated herein under any State or County law or regulation, the conflicting provision(s) of this Resolution shall have no effect.
8. **Severability.** The provisions of this Resolution are hereby declared to be severable. If any provision of this Resolution is invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof.
9. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of March, 2021.

ATTEST:

**HERITAGE OAK PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman