

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
DECEMBER 13, 2018
AGENDA PACKAGE

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

December 6, 2018

Board of Supervisors
Heritage Oak Park Community
Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Heritage Oak Park CDD will be held on Thursday, December 13, 2018 at 10:00 a.m. and a Workshop at 9:00 a.m. in the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida. Following is the advanced agenda for the meeting:

WORKSHOP

1. Call to Order and Roll Call
2. Presentation on District Financials
3. Responses to Resident Questions
4. Swearing in of New Board Members
5. Adjournment

REGULAR MEETING

1. Call to Order and Roll Call
2. Board Reorganization- Resolution 2019-02
3. Pledge of Allegiance
4. Audience Comments on Agenda Items
5. Approval of Consent Agenda
 - A. Approval of the Minutes of November 15, 2018 Meeting
 - B. Financial Statements and Check Register
6. Old Business
 - A. Pool Lift
 - B. Lodge Renovations
7. New Business
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Field Manager's Report
 - E. Service & Inspection Report – Lake & Wetland Management
9. On-Site Administration Report – Project Updates
10. Supervisor Requests
11. Audience Comments
12. Adjournment

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

Sincerely,

Bob Koncar
District Manager

Second Order of Business

RESOLUTION 2019-02

**A RESOLUTION DESIGNATING OFFICERS OF
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of Heritage Oak Park Community Development District at a regular business meeting following the General Election held on November 6 2018, desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Bob Koncar</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Alan Baldwin</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 2018.

Chairman

Secretary

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, November 15, 2018 at 9:00 a.m. immediately followed by the regular meeting at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

Present and constituting a quorum were:

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

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Patricia Gwinn	HOPCA Manager
Residents	

The following is a summary of the minutes and actions taken at the November 15, 2018 workshop and meeting of the Heritage Oak Park CDD Board of Supervisors.

WORKSHOP AGENDA

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Bitgood called the workshop meeting to order.

SECOND ORDER OF BUSINESS

Discussion on Landscaping

- Mr. Bitgood noted the Board will discuss a topic and then the audience will make comments.
- The reason this item was put on the agenda is because over the last year there have been issues with Artistree and he knows HOPCA feels the same way.
- Ms. Gwinn and Mr. Bitgood have shared meetings with Artistree several times. Ms. Gwinn noted after a meeting with this vendor, services improved for a while and then returned to how it was. She feels there is no consistency with what they do, especially trimming, they seem to trim when they want to and how they want to.

- Ms. Egan also has had issues with them. She sent letters. She noted things improve for a while and then return to the way things were.
- Mr. Falduto thinks landscaping is one of the more important things in the Park because it is the first thing people see. We have to convey to them they must be consistent going forward.
- It is not just the CDD or the HOA, individual condo associations work with Artistree as well.
- It has to be a park-wide agreement that we hold them to task, start doing what we need them to do consistently or we will have to replace them.
- Having multiple landscapers in the Park did not work out when that was tried.
- Mr. Falduto noted Mr. Tamayo at Artistree called him two days ago and said somebody from the Board approached him and said what they were doing is so wrong in the Park that we are getting rid of you. Mr. Falduto felt that is not good and could hurt us with vendors in the future.
- Mr. Oppenheim agreed.
- Mr. Bell noted we have had four different landscape vendors in this Park since 2004. The same thing happens every time there is a turnover. He has heard the same remarks; they did not do this; they did not do that. If we have a contract and make it so stringent that they have to live by it or pay a penalty. You can fine or put a penalty in the contract.
- Mr. Bell asked what option, if any, do we have to make amendments to the contracts?
- Mr. Koncar noted contracts are usually agreeable contracts. We can go back to the vendor and say here is how we want to amend the contract. They would have to agree to that.
- We can investigate and get back to the Board. In our other communities, we have a community inspection once a month. If there are shortfalls, we document the shortfall and send them to the vendor in a letter. We have to specify the period of time they have to fix it. If they do not fix it in the timeframe, we can take action and terminate the contract.
- Mr. Bell wants to pursue some of those options just presented.
- Mr. Oppenheim noted this is the largest contract we have in the Park. HOA is considerably larger than the CDD part of it. Going back some years, we had this problem with Valley Crest. At that time, HOA voted Valley Crest down and voted Mainscape in. What happens is the companies become complacent about what they do. It may be time to change again, but we need clauses in the contract about not complying.
- Ms. Egan pointed out that they meet with Artistree once per week.

- Several members of the audience commented on the Artistree contract. They commented on landscaping around the lake and trimming trees.
- One resident asked who will enforce our requirements?
- Mr. Koncar noted that will be up to the management company to enforce it.
- Mr. Falduto asked Mr. Tamayo of Artistree why the trimming is done the way it is in Florida. Mr. Tamayo explained there are two types of trimming cycles in Florida. There is rainy season trimming cycle and there is non-rainy season cycle.
- Mr. Bell noted if we were not satisfied with the work, we would hold payment to the vendor.
- Mr. Bitgood noted he will meet with Ms. Milano, Ms. Quinn and Ms. Egan to prepare a plan of action for everyone.

THIRD ORDER OF BUSINESS**Lodge Renovations**

- Mr. Bitgood noted this year the Lodge would be painted.
- They contacted a commercial decorator who came up with three different scenarios.
- Lodge renovation is more than painting the Lodge; it is window treatment, furniture, coordinator, what color to be used and where. He requested Ms. Connie Gustafson to talk this morning about the procedures to go through to bring everyone up to date.
- Ms. Connie Gustafson discussed the exterior design of the Lodge. First, the exterior has to be painted and then the interior of the Lodge would need to be painted.
- Mr. Falduto asked Ms. Gustafson if we change the color significantly on the outside of the buildings, that would probably require more coats and would be more expensive.
- Ms. Gustafson responded not typically with the paints they have today. They have such strong pigments. They will be putting two coats of primer first.
- Mr. Falduto noted two coats will cost more money.
- Mr. Carey commented for clarification he assumed when we talk about painting the exterior of this building, we are talking about all the other buildings in this complex.

THIRD ORDER OF BUSINESS**Adjournment**

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

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

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There being no audience comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the October 18, 2018 Meeting

Mr. Falduto MOVED to approve the Consent Agenda and Mr. Oppenheim seconded the motion.

- Mr. Bell wanted to know the reason there were no financials in the agenda package.
- Mr. Koncar explained the reason was the meeting was moved up by one week because of Thanksgiving. We do not get the reconciliation report from the bank until the 15th of each month. Next month you will receive two financial reports.

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

FIFTH ORDER OF BUSINESS

Old Business

A. Pool Lift

- Mr. Falduto noted quotes for the pool lift were received.
- Ms. Egan received quotes from 101 Mobility. One was for a new Aqua Creek Ranger and the other for a used Global R-375 Pool Lift that has no warranty, but is in excellent condition.
- The Supervisors noted there was not a lot of information for these quotes for a pool lift.
- Once more information is received, the Board will act on that.
- Mr. Bitgood noted Ms. Linda Nadelin who will be on the Board, suggested we consider a manual lift as opposed to an electronic lift.

On MOTION by Mr. Falduto seconded by Mr. Carey with all in favor obtaining quotes for installation of pool lifts and bring quotes back at the next Board meeting was approved.

SIXTH ORDER OF BUSINESS

New Business

A. Roof Cleaning

- Mr. Bitgood noted we received proposals for roof cleaning.
- Mr. Oppenheim noted chemical mildew on the roofs.
- Mr. Falduto noted there is a big difference between the quotes obtained.
- Mr. Bitgood noted on the roofs on the Guard Shack and Sports Bar have a lot of rust.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor the Board asked to table quotes for roof cleaning.

B. Pressure Washing

- Ms. Egan noted this is for pressure washing around the buildings. She contacted vendors Mazzoni, A-1 and Hoover and only received a response from Hoover.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor power washing the rear walls was approved.

C. Lodge Renovations

- Mr. Bitgood noted during the Workshop earlier, we discussed Lodge renovations.
- Within the next few days there will be mailboxes for residents to give input on colors and ideas for the Lodge. There will be cards, write your name down and drop in one of the boxes in order to get feedback from residents.

D. Concrete

- Mr. Bitgood noted there are two major safety areas with regard to the concrete.
- One is near Waterside Club I. The concrete there is breaking apart. The other area is near the lake by the Lodge. Also behind Waterside IV is also another problem area.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor making concrete repairs at a cost of \$7,439 was approved.

- Mr. Bitgood noted the second item is concrete edging along the roads.
- We have a quote of \$7,998, however, if we do this in conjunction with the other project, they will be taking \$2,000 off the total price. Combined the cost would be \$13,437.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor concrete road buffers at a cost of \$7,998 with the \$2,000 discount was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Acceptance of the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2018

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year 2018 was accepted.

ii. Consideration of Resolution 2019-01 Budget Amendment for FY 2018

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor Resolution 2019-01 amending the District's General Fund Budgets for Fiscal Year 2018 was adopted.

- Mr. Koncar noted for the Workshop next month, he recommended on the agenda, Presentation of the Financials for the District. We will prepare the presentation for the Board.
- He recommended sending out an email blast to the residents asking if they have any questions they would like to have addressed by the Board, so in this way they can prepare comments before the Workshop and the Board can address them at the Workshop.

D. Field Manager's Report

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

On-Site Administration Report – Project Updates

- Ms. Egan noted this weekend they will do pool restrooms and scrubbing the tiles.
- She asked the electrician and the pool contractor to come to the December Board meeting.
- Janitorial services are going back to four nights: Wednesday, Friday, Saturday and Sunday.

- Ms. Egan, Mr. Bitgood and Jeff of Artistree toured around the lake a few months ago to look at erosion issues. In the past, they put down rip rap, river rock and sometimes soil and oyster plants or other grasses to hold the bank. She has not received his quote back yet. There are 15 areas with major washouts.
- The Board can choose to put in either plants, soil or river rock; it is up to the Board.
- Mr. Bitgood noted the most effective way to avoid erosion is by plantings.
- Next month we will start discussing the budget cycle.

NINTH ORDER OF BUSINESS**Supervisor Requests**

- Mr. Oppenheim noted it is time to reset the timer on the lights coming in the Park. They come on much later and they shut off too early.
- Mr. Oppenheim noted he has had the privilege of serving for the past eight years on the Board. He congratulated Ms. Nadelin on her election to the Board.
- Mr. Carey commented on the weeds in the pond.
- Mr. Bell commented on lighting on Red Oak and in the Condo area.
- Mr. Bell asked to have a packet put together showing financial records for activities for the last three months of the year.
- Mr. Bitgood requested the District donate 10 wreaths at \$15 per wreath to Wreaths Across America.
- Mr. Bell noted we would have to do it as a donation through the Activities Department. You cannot do it as government entity. That is the way it was in the past. He noted for every two purchased, Wreaths Across America presents a third one.

On MOTION by Mr. Bitgood seconded by Mr. Carey with all in favor donating ten wreaths to Wreaths Across America through the Activities Department was approved.

TENTH ORDER OF BUSINESS**Audience Comments**

- A resident commented on the workshop agenda which needs more explanation.
- A resident commented on pressure washing. She spoke about vendor who submitted proposals, but no one called them back. She felt before deciding on a contract with anyone, the Board should get more responses.

- Mr. Mike Nitka commented on the cleaning of roofs.
- A resident commented on a safety issue on the walkway that is covered by mold.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Secretary

Brian Bitgood
Chairman

5B.

HERITAGE OAK PARK
Community Development District

Financial Report

October 31, 2018

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

October 31, 2018

Balance Sheet
October 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	IRRIGATION FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 81,438	\$ -	\$ -	\$ 81,438
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	7,700	-	-	7,700
Accounts Receivable - Other	750	-	-	750
Allowance - Doubtful Accounts	(916)	(102)	(310)	(1,328)
Assessments Receivable	916	102	310	1,328
Due From Other Funds	61,580	-	50,969	112,549
Investments:				
Money Market Account	369,531	-	-	369,531
Prepaid Items	2,127	-	-	2,127
Deposits	8,175	-	-	8,175
TOTAL ASSETS	\$ 531,501	\$ -	\$ 50,969	\$ 582,470
LIABILITIES				
Accounts Payable	\$ 8,451	\$ 10,786	\$ 10,315	\$ 29,552
Accrued Expenses	944	-	-	944
Sales Tax Payable	41	-	-	41
Deposits	7,755	-	-	7,755
Deferred Revenue	2,625	-	-	2,625
Due To Other Funds	-	112,549	-	112,549
TOTAL LIABILITIES	19,816	123,335	10,315	153,466
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,127	-	-	2,127
Deposits	8,175	-	-	8,175
Restricted for:				
Debt Service	-	-	40,654	40,654
Assigned to:				
Operating Reserves	107,826	-	-	107,826
Reserves - Arbor	2,500	-	-	2,500
Reserves - Recreation Facilities	7,088	-	-	7,088
Reserves - Roads & Streetlights	279,994	-	-	279,994
Reserves - Roof	80,000	-	-	80,000
Reserves - Swimming Pools	23,975	-	-	23,975
Unassigned:	-	(123,335)	-	(123,335)
TOTAL FUND BALANCES	\$ 511,685	\$ (123,335)	\$ 40,654	\$ 429,004
TOTAL LIABILITIES & FUND BALANCES	\$ 531,501	\$ -	\$ 50,969	\$ 582,470

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-18 BUDGET	OCT-18 ACTUAL
REVENUES							
Interest - Investments	\$ 5,000	\$ 417	\$ 522	\$ 105	10.44%	\$ 417	\$ 521
Interlocal Agreement	3,000	-	-	-	0.00%	-	-
Room Rentals	500	211	211	-	42.20%	211	211
Recreational Activity Fees	41,500	3,458	5,015	1,557	12.08%	3,458	5,015
Special Assmnts- Tax Collector	778,628	-	-	-	0.00%	-	-
Special Assmnts- Discounts	(31,145)	-	-	-	0.00%	-	-
Other Miscellaneous Revenues	600	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,000	393	393	-	39.30%	393	393
TOTAL REVENUES	799,083	4,479	6,141	1,662	0.77%	4,479	6,140
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	1,000	1,000	-	8.33%	1,000	1,000
FICA Taxes	918	77	77	-	8.39%	77	77
ProfServ-Engineering	5,000	417	-	417	0.00%	417	-
ProfServ-Legal Services	3,000	250	158	92	5.27%	250	158
ProfServ-Mgmt Consulting Serv	62,560	5,213	5,213	-	8.33%	5,213	5,213
ProfServ-Special Assessment	10,474	-	-	-	0.00%	-	-
Auditing Services	5,750	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	900	75	40	35	4.44%	75	40
Insurance - General Liability	12,001	12,001	8,363	3,638	69.69%	12,001	8,363
Legal Advertising	1,100	116	116	-	10.55%	116	116
Miscellaneous Services	1,200	100	35	65	2.92%	100	35
Misc-Bank Charges	2,400	200	135	65	5.63%	200	135
Misc-Assessmnt Collection Cost	15,573	-	-	-	0.00%	-	-
Office Supplies	360	30	-	30	0.00%	30	-
Annual District Filing Fee	175	175	175	-	100.00%	175	175
Total Administration	133,411	19,654	15,312	4,342	11.48%	19,654	15,312
Other Public Safety							
R&M-Gate	3,000	250	146	104	4.87%	250	146
R&M-Gatehouse	1,200	100	-	100	0.00%	100	-
R&M-Security Cameras	2,000	167	-	167	0.00%	167	-
Total Other Public Safety	6,200	517	146	371	2.35%	517	146
Field							
Contracts-Mgmt Services	114,061	9,505	9,505	-	8.33%	9,505	9,505
Contracts-Lake and Wetland	6,120	510	510	-	8.33%	510	510
Contracts-Landscape	86,515	7,210	7,000	210	8.09%	7,210	7,000
Utility - General	37,200	3,100	3,086	14	8.30%	3,100	3,086
Utility - Water & Sewer	12,000	1,000	428	572	3.57%	1,000	428
Insurance - General Liability	29,635	29,635	29,100	535	98.19%	29,635	29,100
R&M-Drainage	10,000	-	-	-	0.00%	-	-
R&M-Entry Feature	5,000	-	-	-	0.00%	-	-
R&M-Lake	2,100	175	-	175	0.00%	175	-
R&M-Plant Replacement	3,500	-	-	-	0.00%	-	-
R&M-Trees and Trimming	6,000	-	-	-	0.00%	-	-
Misc-Special Projects	10,930	-	-	-	0.00%	-	-
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	22	22	-	0.44%	22	22
Total Field	333,061	51,157	49,651	1,506	14.91%	51,157	49,651

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-18 BUDGET	OCT-18 ACTUAL
<u>Road and Street Facilities</u>							
R&M-Parking Lots	500	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	5,000	-	-	-	0.00%	-	-
R&M-Sidewalks	4,000	-	-	-	0.00%	-	-
R&M-Streetlights	7,000	-	-	-	0.00%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	15,200	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	-	-	-	0.00%	-	-
Total Road and Street Facilities	50,069	-	-	-	0.00%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	70,686	5,891	5,891	-	8.33%	5,891	5,891
Contracts-Janitorial Services	16,560	1,380	1,580	(200)	9.54%	1,380	1,580
Contracts-Pools	10,800	900	900	-	8.33%	900	900
Contracts-Pest Control	1,100	798	798	-	72.55%	798	798
Communication - Telephone	7,320	610	633	(23)	8.65%	610	633
R&M-Clubhouse	68,000	5,667	3,034	2,633	4.46%	5,667	3,034
R&M-Parks	6,600	550	4,288	(3,738)	64.97%	550	4,288
R&M-Pools	6,000	500	63	437	1.05%	500	63
R&M - Tennis Courts	5,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	200	-	200	0.00%	200	-
Misc-Holiday Decor	500	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	1,016	85	82	3	8.07%	85	82
Office Supplies	2,160	180	317	(137)	14.68%	180	317
Op Supplies - General	2,700	225	144	81	5.33%	225	144
Cap Outlay - Equipment	5,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	21,500	-	-	-	0.00%	-	-
Reserve - Roof	5,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	2,500	-	-	-	0.00%	-	-
Total Parks and Recreation - General	234,842	16,986	17,730	(744)	7.55%	16,986	17,730
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	375	3,504	(3,129)	77.87%	375	3,504
Misc-Event Expense	12,000	1,000	1,112	(112)	9.27%	1,000	1,112
Misc-Social Committee	24,000	2,000	1,143	857	4.76%	2,000	1,143
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	42	295	(253)	59.00%	42	295
Total Special Recreation Facilities	41,500	3,417	6,054	(2,637)	14.59%	3,417	6,054
TOTAL EXPENDITURES	799,083	91,731	88,893	2,838	11.12%	91,731	88,893
Excess (deficiency) of revenues Over (under) expenditures	-	(87,252)	(82,752)	4,500	0.00%	(87,252)	(82,753)
Net change in fund balance	\$ -	\$ (87,252)	\$ (82,752)	\$ 4,500	0.00%	\$ (87,252)	\$ (82,753)
FUND BALANCE, BEGINNING (OCT 1, 2018)	594,437	594,437	594,437				
FUND BALANCE, ENDING	\$ 594,437	\$ 507,185	\$ 511,685				

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-18 BUDGET	OCT-18 ACTUAL
REVENUES							
Interest - Investments	\$ 24	\$ 2	\$ 3	\$ 1	12.50%	\$ 2	\$ 3
Special Assmnts- Tax Collector	99,081	-	-	-	0.00%	-	-
Special Assmnts- Discounts	(3,963)	-	-	-	0.00%	-	-
Other Miscellaneous Revenues	3,500	292	-	(292)	0.00%	292	-
TOTAL REVENUES	98,642	294	3	(291)	0.00%	294	3
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	1,982	-	-	-	0.00%	-	-
Total Administration	1,982	-	-	-	0.00%	-	-
Field							
Contracts-Irrigation	49,500	4,125	4,095	30	8.27%	4,125	4,095
R&M-Irrigation	45,000	3,750	12,214	(8,464)	27.14%	3,750	12,214
R&M-Pumps	2,160	540	-	540	0.00%	540	-
Total Field	96,660	8,415	16,309	(7,894)	16.87%	8,415	16,309
TOTAL EXPENDITURES	98,642	8,415	16,309	(7,894)	16.53%	8,415	16,309
Excess (deficiency) of revenues							
Over (under) expenditures	-	(8,121)	(16,306)	(8,185)	0.00%	(8,121)	(16,306)
Net change in fund balance	\$ -	\$ (8,121)	\$ (16,306)	\$ (8,185)	0.00%	\$ (8,121)	\$ (16,306)
FUND BALANCE, BEGINNING (OCT 1, 2018)	(107,029)	(107,029)	(107,029)				
FUND BALANCE, ENDING	\$ (107,029)	\$ (115,150)	\$ (123,335)				

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-18 BUDGET	OCT-18 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	-	-	-	0.00%	-	-
Special Assmnts- Discounts	(8,596)	-	-	-	0.00%	-	-
TOTAL REVENUES	206,301	-	-	-	0.00%	-	-
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	4,298	-	-	-	0.00%	-	-
Total Administration	4,298	-	-	-	0.00%	-	-
Debt Service							
Principal Debt Retirement	187,752	-	-	-	0.00%	-	-
Interest Expense	16,965	10,315	10,315	-	60.80%	10,315	10,315
Total Debt Service	204,717	10,315	10,315	-	5.04%	10,315	10,315
TOTAL EXPENDITURES	209,015	10,315	10,315	-	4.94%	10,315	10,315
Excess (deficiency) of revenues Over (under) expenditures	(2,714)	(10,315)	(10,315)	-	380.07%	(10,315)	(10,315)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(2,714)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(2,714)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (2,714)	\$ (10,315)	\$ (10,315)	\$ -	380.07%	\$ (10,315)	\$ (10,315)
FUND BALANCE, BEGINNING (OCT 1, 2018)	50,969	50,969	50,969				
FUND BALANCE, ENDING	\$ 48,255	\$ 40,654	\$ 40,654				

Notes to the Financial Statements
October 2018

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 00.8% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 11.1% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable		7,700	Sale of Garage for \$12,000 less 25 payments by HOPCA of \$375/qtr = (\$2,625) plus (\$500) owed to the district from HOPCA for an invoice paid by the CDD, (\$4,575) owed to the district from Grau
Accounts Receivable-Other		750	HOA Invoice for Interlocal agreement (\$750)
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013
Assessments Receivable		1,328	Assessments uncollected from FY 2013
Due From Other Funds		112,549	Assessments collected in General Fund - Due from General Fund to Debt Service fund (\$50,969) plus Due from Irrigation Fund to General Fund \$112,549
Prepaid Items		2,127	Entertainment deposits for later this year
Deposits		8,175	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		29,552	Invoices for current month but not paid in current month
Accrued Expenses		944	Phone, misc clubhouse
Sales Tax Payable		41	Sales Tax for the bar/lodge rentals
Deposits		7,755	Refundable Fitness Room key deposits
Deferred Revenue		2,625	Balance due on Garage
Due to Other Funds		112,549	Due to the General fund from the Irrigation fund and due to Debt Service fund from the General fund

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	5,000	522	10.44%	Interest Income on Operating Account, Money Market Acct & CD.
Room Rentals	500	211	42.20%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	41,500	5,015	12.08%	Revenues from Activities in the District.
Gate Bar Codes/Remotes	1,000	393	39.30%	Gate Openers less sales tax paid.
Expenditures				
<u>Administrative</u>				
Insurance-General Liability	12,001	8,363	69.69%	Insurance paid in full for year
Legal Advertising	1,100	116	10.55%	Meeting notices for year
<u>Field</u>				
Insurance-General Liability	29,635	29,100	98.19%	Insurance paid in full for year
<u>Parks & Recreation</u>				
Contracts-Janitorial Services	16,560	1,580	9.54%	Services increased more than expected
Contracts-Pest Control	1,100	798	72.55%	Pest control paid for year
Communication-Telephone	7,320	633	8.65%	Phone services for the Lodge/Sports Bar
R&M-Parks	6,600	4,288	64.97%	Park benches, replace tennis court lights and light outside fitness center, sponge roller
Office Supplies	2,160	317	14.68%	Copier lease, Office365 renewal, office supplies

Notes to the Financial Statements
October 2018

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Special Recreation Facilities</u>				
Miscellaneous Services	4,500	3,504	77.87%	Monthly activities calendar, kitchen supplies, new portable Stage, frame, cards for hand and foot
Misc-Event Expense	12,000	1,112	9.27%	Various event expenses
Office Supplies	500	295	59.00%	Misc office supplies, printer ink
Irrigation Fund 002				
Expenditures				
<u>Field</u>				
R&M-Irrigation	45,000	12,214	27.14%	Monthly irrigation service, repairs to mainline breaks, replace controller boxes, locate/clean valve boxes
Debt Service Fund 202				
Expenditures				
Principal Debt Payment	187,752	-	0.00%	Next Principal payment to be made in May 2016
Interest Payment	16,965	10,315	60.80%	Next Interest payment to be made in May 2016

HERITAGE OAK PARK

Community Development District

Supporting Schedules

October 31, 2018

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

<u>Month</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Variance</u>	<u>Balance</u>
Cash Balance as of October 31, 2018				81,438
Investment - Money Market Account				369,531
Irrigation Fund owes General Fund				112,549
General Fund owes Debt Service fund				(50,969)
Adjusted Balance				<u>512,550</u>
October	6,144	105,201	(99,057)	413,493
November	167,397	61,058	106,338	618,888
December	310,891	73,730	237,160	749,710
January	247,616	62,488	185,127	697,677
February	45,749	57,720	(11,972)	500,578
March	18,124	60,883	(42,760)	469,790
April	59,925	60,528	(604)	511,946
May	17,757	57,129	(39,373)	473,177
June	4,919	57,840	(52,922)	459,628
July	9,994	57,513	(47,520)	465,030
August	4,169	56,856	(52,688)	459,862
September	6,415	191,833	(185,419)	327,131

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending October 31, 2018

Account Description		Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL	
														Actual FY 2019	Actual Budget
Revenues															
Interest - Investments	\$	522	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,105	\$ 5,000
Interlocal Agreement	-	-	-	750	-	-	750	-	-	750	-	-	750	3,000	3,000
Room Rentals	211	-	-	-	-	-	-	-	-	-	-	-	289	500	500
Recreational Activity Fees	5,015	3,458	3,458	3,458	3,458	3,458	3,458	3,458	3,458	3,458	3,458	3,458	3,458	43,057	41,500
Special Assmnts- Tax Collector	-	150,000	270,000	250,000	250,000	27,000	13,000	51,000	12,628	-	5,000	-	-	778,628	778,628
Special Assmnts- Discounts	-	(6,000)	(11,900)	(10,945)	(1,080)	(1,080)	(620)	(600)	-	-	-	-	-	(31,145)	(31,145)
Other Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-	600	600	600
Gate Bar Code/Remotes	393	-	-	-	-	-	-	-	-	-	-	-	607	1,000	1,000
Total Revenues	6,141	147,875	262,725	242,930	29,795	29,795	17,005	54,275	16,503	4,625	8,875	3,875	6,121	800,745	799,083
Expendures															
Administrative															
P/R-Board of Supervisors	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	12,000
FICA Taxes	77	77	77	77	77	77	77	77	77	77	77	77	77	918	918
ProfServ-Engineering	-	417	417	417	417	417	417	417	417	417	417	417	417	4,583	5,000
ProfServ-Legal Services	158	250	250	250	250	250	250	250	250	250	250	250	250	2,908	3,000
ProfServ-Mgmt Consulting Serv	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	62,560	62,560
ProfServ-Special Assessment	-	-	10,474	-	-	-	-	-	-	-	-	-	-	10,474	10,474
Auditing Services	-	-	-	-	-	-	3,750	2,000	-	-	-	-	-	5,750	5,750
Communication/Freight - Gen'l	40	75	75	75	75	75	75	75	75	75	75	75	75	865	900
Insurance - General Liability	8,363	-	-	-	-	-	-	-	-	-	-	-	-	8,363	12,001
Legal Advertising	116	-	-	-	-	-	-	-	-	984	-	-	-	1,100	1,100
Miscellaneous Services	35	100	100	100	100	100	100	100	100	100	100	100	100	1,135	1,200
Misc-Bank Charges	135	200	200	200	200	200	200	200	200	200	200	200	200	2,335	2,400
Misc-Assessmnt Collection Cost	-	3,000	5,400	5,000	5,000	540	260	1,020	253	-	100	-	-	15,573	15,573
Office Supplies	-	30	30	30	30	30	30	30	30	30	30	30	30	330	360
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	-	175	175
Total Administrative	15,312	10,362	23,236	12,362	7,902	7,902	11,372	10,382	7,615	8,346	7,462	7,362	7,362	129,069	133,411
Other Public Safety															
R&M-Gate	146	250	250	250	250	250	250	250	250	250	250	250	250	2,896	3,000
R&M-Gatehouse	-	100	100	100	100	100	100	100	100	100	100	100	100	1,100	1,200
R&M-Security Cameras	-	167	167	167	167	167	167	167	167	167	167	167	167	1,833	2,000
Total Other Public Safety	146	517	517	517	517	517	517	517	517	517	517	517	517	5,829	6,200

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending October 31, 2018

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL	
													Actual FY 2019	Budget
Field														
Contracts-Mgmt Services	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	114,061	114,061
Contracts-Lake and Wetland	510	510	510	510	510	510	510	510	510	510	510	510	6,120	6,120
Contracts-Landscape	7,000	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	86,305	86,515
Utility - General	3,086	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,186	37,200
Utility - Water & Sewer	428	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,428	12,000
Insurance - General Liability	29,100	-	-	-	-	-	-	-	-	-	-	-	29,100	29,635
R&M-Drainage	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	10,000
R&M-Entry Feature	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
R&M-Lake	-	175	175	175	175	175	175	175	175	175	175	175	1,925	2,100
R&M-Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	3,500	3,500	3,500
R&M-Trees and Trimming	-	-	-	-	-	-	-	-	-	-	-	6,000	6,000	6,000
Misc-Special Projects	-	-	-	-	-	-	-	-	-	-	-	10,930	10,930	10,930
Misc-Hurricane Expense	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Misc-Contingency	22	-	-	-	-	-	-	-	-	-	-	4,978	5,000	5,000
Total Field	49,651	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	66,908	331,555	333,061
Road and Street Facilities														
R&M-Parking Lots	-	-	-	-	-	-	-	-	-	-	-	500	500	500
R&M-Roads & Alleyways	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
R&M-Sidewalks	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	4,000
R&M-Streetlights	-	-	-	-	-	-	-	-	-	-	-	7,000	7,000	7,000
Misc-Contingency	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	3,000
Cap Outlay - Sidewalk Impr	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	10,000
Cap Outlay - Streetlight Impr	-	-	-	-	-	-	-	-	-	-	-	15,200	15,200	15,200
Reserve - Roads & Streetlights	-	-	-	-	-	-	-	-	-	-	-	5,369	5,369	5,369
Total Road and Street Facilities	-	-	-	-	-	-	-	-	-	-	-	50,069	50,069	50,069
Parks and Recreation - General														
Contracts-Mgmt Services	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	5,891	70,886	70,886
Contracts-Janitorial Services	1,580	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	16,760	16,560
Contracts-Pools	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800
Contracts-Pest Control	798	302	-	-	-	-	-	-	-	-	-	-	1,100	1,100
Communication - Telephone	633	610	610	610	610	610	610	610	610	610	610	610	7,343	7,320
R&M-Clubhouse	3,034	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	65,367	68,000
R&M-Parks	4,288	550	550	550	550	550	550	550	550	550	550	550	10,338	6,600
R&M-Pools	63	500	500	500	500	500	500	500	500	500	500	500	5,563	6,000
R&M-Tennis Courts	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000

Statement of Revenues, Expenditures and Changes in Fund Balances

*Trend Report
For the Period Ending October 31, 2018*

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL	
													Actual FY 2019	Actual Budget
Miscellaneous Services	-	200	200	200	200	200	200	200	200	200	200	200	2,200	2,400
Misc-Holiday Decor	-	500	-	-	-	-	-	-	-	-	-	-	500	500
Misc-Cable TV Expenses	82	85	85	85	85	85	85	85	85	85	85	85	1,013	1,016
Office Supplies	317	180	180	180	180	180	180	180	180	180	180	180	2,297	2,160
Op Supplies - General	144	225	225	225	225	225	225	225	225	225	225	225	2,619	2,700
Cap Outlay - Equipment	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Cap Outlay-Clubhouse	-	-	-	-	-	-	-	-	-	-	-	21,500	21,500	21,500
Reserve - Roof	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000
Reserve - Swimming Pools	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500	2,500
Total Parks and Recreation - General	17,730	16,989	16,187	16,187	16,187	16,187	16,187	16,187	16,187	16,187	16,187	55,187	235,387	234,842
Special Recreation Facilities														
Miscellaneous Services	3,504	375	375	375	375	375	375	375	375	375	375	375	7,629	4,500
Misc-Event Expense	1,112	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,112	12,000
Misc-Social Committee	1,143	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	23,143	24,000
Misc-Trips and Tours	-	-	-	-	-	-	-	-	-	-	-	500	500	500
Office Supplies	295	42	42	42	42	42	42	42	42	42	42	42	753	500
Total Special Recreation Facilities	6,054	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,917	44,137	41,500
Total Expenditures	88,892	52,783	64,855	53,981	49,521	52,991	52,001	49,234	49,965	49,081	48,981	183,958	796,247	799,083
Excess (deficiency) of revenues	(82,751)	95,092	197,870	188,949	(19,726)	(35,986)	2,274	(32,731)	(45,340)	(40,206)	(45,106)	(177,837)	4,498	-
Over (under) expenditures	\$ (82,751)	\$ 95,092	\$ 197,870	\$ 188,949	\$ (19,726)	\$ (35,986)	\$ 2,274	\$ (32,731)	\$ (45,340)	\$ (40,206)	\$ (45,106)	\$ (177,837)	\$ 4,498	\$ -
Net change in fund balance														

Statement of Revenues, Expenditures and Changes in Fund Balances

Trend Report

For the Period Ending October 31, 2018

Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL			
													Actual FY 2019	Adopted Budget		
Revenues																
Interest - Investments	\$	3	\$	2	\$	2	\$	2	\$	2	\$	2	\$	2	\$	24
Special Assmnts- Tax Collector	-	20,000	50,000	4,575	16,209	859	5,579	1,000	-	859	-	-	-	99,081	99,081	
Special Assmnts- Discounts	-	(772)	(2,128)	(183)	(549)	(34)	(223)	(40)	-	(34)	-	-	-	(3,963)	(3,963)	
Other Miscellaneous Revenues	-	292	292	292	292	292	292	292	292	292	292	292	292	3,208	3,500	
Total Revenues	3	19,522	48,166	4,686	15,954	1,119	5,650	1,254	294	1,119	294	294	294	98,351	98,642	
Expenditures																
Administrative																
Misc-Assessmnt Collection Cost	-	400	1,000	92	324	17	112	20	-	17	-	-	-	1,982	1,982	
Total Administrative	-	400	1,000	92	324	17	112	20	-	17	-	-	-	1,982	1,982	
Field																
Contracts-Irrigation	4,095	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	4,125	49,470	49,500	
R&M-Irrigation	12,214	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	53,464	45,000	
R&M-Pumps	-	-	-	540	-	-	540	-	-	540	-	-	-	1,620	2,160	
Total Field	16,309	7,875	7,875	8,415	7,875	7,875	8,415	7,875	7,875	8,415	7,875	7,875	7,875	104,554	96,660	
Total Expenditures	16,309	8,275	8,875	8,507	8,199	7,892	8,527	7,895	7,875	8,432	7,875	7,875	7,875	106,536	98,642	
Excess (deficiency) of revenues	(16,306)	11,247	39,291	(3,821)	7,755	(6,773)	(2,877)	(6,641)	(7,581)	(7,313)	(7,581)	(7,581)	(7,581)	(8,185)	-	
Over (under) expenditures	\$ (16,306)	\$ 11,247	\$ 39,291	\$ (3,821)	\$ 7,755	\$ (6,773)	\$ (2,877)	\$ (6,641)	\$ (7,581)	\$ (7,313)	\$ (7,581)	\$ (7,581)	\$ (7,581)	\$ (8,185)	\$ -	

HERITAGE OAK PARK

Community Development District

Activities Fund Deposits**Deposit**

Date	Amount	Poolside Lunch	Pancake Bfast	Morning Coffee Social	HOP Series	Hallo ween Roaring 20's	Veterans Day	Rich Guzzi	Thanks giving
10/01/18 Deposit	\$782				\$80	\$702			
10/02/18 Deposit	\$541	\$378	\$28			\$135			
10/10/18 Deposit	\$1,800	\$475	\$28			\$117	\$10	\$1,170	
10/24/18 Deposit	\$1,892	\$492	\$76		\$360	\$54	\$10	\$480	\$420
Total	\$5,015	\$1,345	\$132	\$0	\$440	\$1,008	\$20	\$1,650	\$420
Expenses	(\$2,254)	(\$1,070)	(\$120)	(\$68)	\$0	(\$920)	\$0	\$0	(\$76)
Profit / (Loss)	\$2,760	\$275	\$12	(\$68)	\$440	\$88	\$20	\$1,650	\$344
Other Expenses	(\$3,799)								
Total Profit / (Loss)	(\$1,039)								

Cash and Investment Report
October 31, 2018

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Regions Bank	N/A	0.00%	\$6,135
Operating Checking Account - MuniNow	SunTrust	N/A	0.10%	\$75,303
			Subtotal	\$81,438
Petty Cash - Property Manager	N/A	N/A	N/A	\$200
Money Market Account	BankUnited	N/A	1.00%	\$369,531 (1)
			Total	\$451,169

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

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 8711 Regions Bank - GF
Statement No. 10-18
Statement Date 10/31/2018

G/L Balance (LCY)	6,135.19	Statement Balance	27,669.07
G/L Balance	6,135.19	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	27,669.07
Subtotal	6,135.19	Outstanding Checks	21,533.88
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	6,135.19	Ending Balance	6,135.19
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/10/2018	Payment	12004	EDWARD A. CAREY	184.70	0.00	184.70
10/8/2018	Payment	12391	COMCAST	81.78	0.00	81.78
10/10/2018	Payment	12400	MEL STOLTZFUS	12.50	0.00	12.50
10/10/2018	Payment	12403	SLOBODAN MIRIC	12.50	0.00	12.50
10/15/2018	Payment	12415	MARY LOU FAHRENKOPH	12.50	0.00	12.50
10/15/2018	Payment	12417	ROBERT LAND	12.50	0.00	12.50
10/18/2018	Payment	12426	CONNIE GUSTAFSON	12.50	0.00	12.50
10/18/2018	Payment	12431	FEDEX	13.01	0.00	13.01
10/18/2018	Payment	12433	FRANK DOLCE	12.50	0.00	12.50
10/18/2018	Payment	12436	GEORGE FOXALL	12.50	0.00	12.50
10/18/2018	Payment	12438	GUDLAUG COX	12.50	0.00	12.50
10/18/2018	Payment	12441	JOHN LEMARCA	12.50	0.00	12.50
10/18/2018	Payment	12442	LOLA CASEY	12.50	0.00	12.50
10/18/2018	Payment	12443	MARGARET LUCIANO	12.50	0.00	12.50
10/18/2018	Payment	12447	PAT KELLER	12.50	0.00	12.50
10/18/2018	Payment	12448	PAUL FALDUTO	12.50	0.00	12.50
10/18/2018	Payment	12455	STEVEN HALL	12.50	0.00	12.50
10/22/2018	Payment	12457	PAUL J. FALDUTO , JR	184.70	0.00	184.70
10/25/2018	Payment	12470	DONALD BOHACH	12.50	0.00	12.50
10/25/2018	Payment	12471	EDWARD GUILLEN	12.50	0.00	12.50
10/25/2018	Payment	12472	FRANK BLANKENSHIP	12.50	0.00	12.50
10/25/2018	Payment	12473	FRANK PIERCE	12.50	0.00	12.50
10/25/2018	Payment	12476	JOHN HILTON	12.50	0.00	12.50
10/25/2018	Payment	12477	JOHN SANDERS	12.50	0.00	12.50
10/25/2018	Payment	12478	JUDY DEGRINNEY	12.50	0.00	12.50
10/25/2018	Payment	12479	KAY RUSSO	12.50	0.00	12.50
10/25/2018	Payment	12480	LAURA LAURENCE	12.50	0.00	12.50
10/25/2018	Payment	12481	LINDA NANNINI	12.50	0.00	12.50
10/25/2018	Payment	12483	MARIA TRIOLO	12.50	0.00	12.50
10/25/2018	Payment	12486	PATRICIA FINLAN	12.50	0.00	12.50
10/25/2018	Payment	12489	RODGER ROSZATYCKI	12.50	0.00	12.50
10/25/2018	Payment	12492	SONJIA BACK	12.50	0.00	12.50
10/25/2018	Payment	12493	SPIRO ROTSOS	12.50	0.00	12.50
10/25/2018	Payment	12494	SUE RACHER	12.50	0.00	12.50
10/25/2018	Payment	12495	WILLIAM SCHNEIDER	12.50	0.00	12.50

Heritage Oak Park CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
10/26/2018	Payment	12496	INFRAMARK, LLC	20,657.19	0.00	20,657.19
10/26/2018	Payment	12497	KAREN KOVALCIK	12.50	0.00	12.50
10/26/2018	Payment	12498	ROBIN MICHAUD	12.50	0.00	12.50
Total Outstanding Checks.....				21,533.88		21,533.88

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 6400 SunTrust Bank N.A.
Statement No. 10-18
Statement Date 10/31/2018

G/L Balance (LCY)	75,302.86	Statement Balance	75,302.86
G/L Balance	75,302.86	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	75,302.86
Subtotal	75,302.86	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	75,302.86	Ending Balance	75,302.86
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 10/01/18 to 10/31/18
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	12369	10/01/18	DANIEL W. COLMERY	6503	INSTALLED LED MODULE-BACK EXIT	R&M-Gate	546034-52901	\$275.00
001	12370	10/01/18	ELECTRICAL SOLUTIONS OF SW	5644	SERVICE CALL STREET LIGHT	R&M-Streetlights	546095-54101	\$170.00
001	12371	10/01/18	GREATAMERICA FINANCIAL SVCS	23372577	CORPER LEASE FOR 9/18	Office Supplies	551002-57201	\$104.86
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	AMAZON SUPPLIES LADIES TEA PARTY	549022-57501	\$4.49
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	LTM PARTY SUPPLIES LADIES TEA PARTY	549022-57501	\$6.48
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	GOODWILL SUPPLIES LADIES TEA PARTY	549022-57501	\$6.41
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	DOLLAR TREE SUPPLIES SUMMER DANCE	549022-57501	\$22.47
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	DOLLAR TREE SUPPLIES LADIES TEA PARTY	549022-57501	\$19.19
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART POOLSIDE LUNCH	549051-57501	\$21.70
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART SUPPLIES LADIES TEA PARTY	549022-57501	\$4.44
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART SUPPLIES LADIES TEA PARTY	549022-57501	\$24.30
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	PUBLIX SUPPLIES LADIES TEA PARTY	549051-57501	\$280.60
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	PUBLIX SUPPLIES LADIES TEA PARTY	549022-57501	\$8.56
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	PUBLIX RETURN SUPPLIES SUMMER DANCE PARTY	549051-57501	\$203.25
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	PUBLIX SUPPLIES LADIES TEA PARTY	549022-57501	(\$21.62)
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART SUPPLIES LADIES TEA PARTY	549022-57501	\$10.72
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART SUPPLIES LADIES TEA PARTY	549022-57501	\$16.85
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	DOLLAR TREE SUMMER DANCE PARTY	549022-57501	\$5.35
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART SUPPLIES POOLSIDE LUNCH	549022-57501	\$11.50
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	DOLLAR TREE LABOR DAY CELEBRATION	549022-57501	\$13.91
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	AMAZON HALLOWEEN ROARING "20'S" SUPPLIES	549022-57501	\$13.70
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	AMAZON HALLOWEEN ROARING "20'S" SUPPLIES	549022-57501	\$76.14
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	AMAZON HALLOWEEN ROARING "20'S" SUPPLIES	549022-57501	\$9.60
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	HALLOWEEN ROARING "20'S" SUPPLIES	549022-57501	\$13.32
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART POOLSIDE LUNCH SUPPLIES	549051-57501	\$22.65
001	12373	10/01/18	REGIONS BANK	091318	PURCHASES 8/14/18-9/13/18	WALMART HALLOWEEN ROARING "20'S" SUPPLIES	549022-57501	\$4.20
001	12374	10/01/18	SECURITY ALARM CORPORATION	195096	SERVICE CALL FOR DVR 9/21/18	R&M-Security Cameras	546345-52901	\$80.00
001	12375	10/01/18	THE SUN	3610203	NOTICE OF MEETINGS FY19	Legal Advertising	548002-51301	\$115.83
001	12376	10/01/18	TODD PROA	0005129	CAULKING CRACKS IN TILE	R&M-Pools	546074-57201	\$85.00
001	12377	10/03/18	BUFFALO GRAFFIX	502860	10/18 ACTIVITIES CALENDARS	Miscellaneous Services	549001-57501	\$99.71
001	12378	10/03/18	CENTURYLINK	78717-091918	09/19/18-10/18/18 #311078717	Communication - Telephone	541003-57201	\$630.16
001	12380	10/03/18	COPIERS PLUS	2018-0996	10/18 MONTHLY BILLING/COPIES	Office Supplies	551002-57201	\$25.00
001	12382	10/03/18	D.S. FRANKS & ASSOCIATES.	181007	9/18 STORMWATER INSPECT-PH II	SWFVMD REPORT	546019-53901	\$175.00
001	12382	10/03/18	D.S. FRANKS & ASSOCIATES.	181008	9/18 STORMWATER INSPECT-PH III	SWFVMD REPORT	546019-53901	\$175.00
001	12383	10/03/18	ELECTRICAL SOLUTIONS OF SW	5671	RPL FIXTURES/POST AT ENTRANCE	R&M-Entry Feature	546021-53901	\$1,045.00
001	12384	10/03/18	FEDEX	6-317-72101	SERVICE FOR 9/19/18	Communication/Freight - Gen'l	541001-51301	\$16.66
001	12385	10/03/18	LAKE & WETLAND MANAGEMENT	5730	10/18 LAKE MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	12387	10/03/18	MARY STUMPE	RKDD-092718	KEY REFUND-MARY STUMPE	Deposits	220000-57501	\$25.00
001	12388	10/03/18	OLIN BELL	100218	REIMB FOR MATERIAL FOR CHAIRS	Lodge Chairs	546015-57201	\$33.30
001	12389	10/03/18	TODD PROA	0007003	10/18 MONTHLY POOL SERVICE	POOL PERFECT	546074-57201	\$63.04

HERITAGE OAK PARK
Community Development District

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001	12389	10/03/18	TODD PROA	0007003	10/18 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$900.00
001	12391	10/08/18	COMCAST	55503-092818	10/11-11/10/18 853510060075550	Misc-Cable TV Expenses	549039-57201	\$81.78
001	12392	10/08/18	PUBLIC RISK INSURANCE	57660	PK2FL1008400217-14 10/18-10/19	Insurance - General Liability	545002-51301	\$8,363.00
001	12392	10/08/18	PUBLIC RISK INSURANCE	57660	PK2FL1008400217-14 10/18-10/19	Insurance - General Liability	545002-53901	\$29,100.00
001	12393	10/08/18	FEDEX	6-325-54930	SERVICE FOR 9/24/18	Communication/Freight - Gen'l	541001-51301	\$13.07
001	12394	10/10/18	CHARLOTTE COUNTY SAFE & LOCK	46958	NEW GYM KEYS	R&M-Parks	546066-57201	\$175.00
001	12395	10/10/18	COVERALL OF FT. MYERS	1160245267	CLEANING SERVICE 10/1-10/31/18	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	12396	10/10/18	FRANK PORZIO	KPARK-100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12397	10/10/18	HENRY ERETH	100818	KEY REFUND-HENRY ERETH	key refund-moving	220000	\$25.00
001	12398	10/10/18	IRENE JONES	100818-KR	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12399	10/10/18	JEAN HECK	KPARK-100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12400	10/10/18	MEL STOLTZFUS	100818	KEY REFUND-MEL STOLTZFUS	key return	220000	\$12.50
001	12401	10/10/18	MEREDITH DOVER	100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12402	10/10/18	RUSSELL WILCOX	100818	KEY REFUND-RUSSELL WILCOX	key refund	220000	\$25.00
001	12403	10/10/18	SLOBODAN MIRIC	100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12404	10/10/18	STAPLES CREDIT PLAN	77190-092718	PURCHASES FOR 8/28-9/27/18	Office Supplies	551002-57201	\$49.00
001	12404	10/10/18	STAPLES CREDIT PLAN	77190-092718	PURCHASES FOR 8/28-9/27/18	Office Supplies	551002-57201	\$43.78
001	12404	10/10/18	STAPLES CREDIT PLAN	77190-092718	PURCHASES FOR 8/28-9/27/18	Office Supplies	551002-57201	\$4.99
001	12404	10/10/18	STAPLES CREDIT PLAN	77190-092718	PURCHASES FOR 8/28-9/27/18	Office Supplies	551002-57201	\$68.22
001	12405	10/10/18	SUSAN CROCKETT-PELLETIER	100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12406	10/10/18	SUSAN RINER	KPARK-100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12407	10/10/18	TOM JONES	100818	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12408	10/15/18	COLLEEN RIOUX	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12409	10/15/18	DIANE BOGGESS	100918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12410	10/15/18	ELAINE PREGOWSKI	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12411	10/15/18	GOOD NEWS PEST SOLUTIONS	415542	COMMERCIAL FULL SVC-LODGE/POOL	Contracts-Pest Control	534125-57201	\$798.00
001	12412	10/15/18	JAMES CROUCH	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12413	10/15/18	LAWRENCE MARTIN	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12415	10/15/18	MARY LOU FAHRENKOPF	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12416	10/15/18	ROBERT BOLTON	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12417	10/15/18	ROBERT LAND	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12418	10/15/18	SECURITY ALARM CORPORATION	193641	SECURITY CLAMSHELL CARDS-25 PK	R&M-Parks	546066-57201	\$790.00
001	12418	10/15/18	SECURITY ALARM CORPORATION	194836	SECURITY CLAMSHELL 26BIT-25 PK	R&M-Ciubhouse	546015-57201	\$535.00
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S POOLSIDE LUNCH	549051-57501	\$171.47
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SHELL FUEL	549900-53901	\$28.98
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	WALMART SUPPLIES FOR COFFEE	549051-57501	\$21.77
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S POOLSIDE LUNCH	549051-57501	\$257.19
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	MCAFFEE-3 USER-1YR	551002-57201	\$99.99
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	AMAZON PICKLEBALL NET	546066-57201	\$160.55
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S MISC OP SUPPLIES	552001-57201	\$122.98
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	DEWALT- WHEEL KIT FOR PW	549900-53901	\$68.42
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S POOLSIDE LUNCH	549051-57501	\$122.51

HERITAGE OAK PARK
Community Development District

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(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	US FLAG STORE- US FLAGS	546015-57201	\$120.02
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SEARS NEW FRIDGE-KITCHEN	564061-57201	\$904.98
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S SUPPLIES FOR COFFEE SOCIAL	549051-57501	\$16.85
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	BATTERIES- KELLY APC BATTERY	549900-53901	\$25.63
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S KITCHEN SUPPLIES	549001-57501	\$63.30
001	12419	10/15/18	SUNTRUST BANK	100218-8114	10/02/18 STATEMENT PURCHASES	SAM'S POOLSIDE LUNCH	549051-57501	\$206.36
001	12421	10/18/18	ALBERT CAMPITELLI	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12422	10/18/18	ANN MARSHALL	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12423	10/18/18	BARBARA INGEGNER	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12424	10/18/18	BILL WALLACE	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12425	10/18/18	C & C INTERIORS, INC	2324-DEP	COLOR SCHEMES WITH STORY BOARD	R&M-Clubhouse	546015-57201	\$1,200.00
001	12426	10/18/18	CONNIE GUSTAFSON	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12427	10/18/18	CONNIE HERZOG	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12428	10/18/18	DALE ARNTZ	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12429	10/18/18	EILEEN FERGUSON	100918	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12430	10/18/18	ELAINE HEFFERNAN	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12431	10/18/18	FEDEX	6-331-89909	SERVICE FOR 10/3/18	CommunicationFreight - Gen'l	541001-51301	\$13.01
001	12432	10/18/18	FRANK BURROWS	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12433	10/18/18	FRANK DOLCE	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12434	10/18/18	GAYLE FASISKA	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12435	10/18/18	GAYLE HELLING	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12436	10/18/18	GEORGE FOXALL	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12437	10/18/18	GERALD CAMERON	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12438	10/18/18	GUDLAUG COX	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12439	10/18/18	JANE GRACE	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12440	10/18/18	JOAN MILLS	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12441	10/18/18	JOHN LEMARCA	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12442	10/18/18	LOLA CASEY	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12443	10/18/18	MARGARET LUCIANO	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12444	10/18/18	MARK HODGES	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12445	10/18/18	NANCY CASSIDY	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12446	10/18/18	NELSON FIELD	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12447	10/18/18	PAT KELLER	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12448	10/18/18	PAUL FALDUTO	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12449	10/18/18	RITA HOCKETT	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12450	10/18/18	ROBERT ROBINSON	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12451	10/18/18	SHERRI MARKS	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12452	10/18/18	STEPHANIE ORTIZ	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12453	10/18/18	STEVE HORSMAN	101018	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12454	10/18/18	STEVE HUBBARD	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12455	10/18/18	STEVEN HALL	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12461	10/23/18	HOME DEPOT CREDIT SERVICES	16325-100518	PURCHASES 09/05/18-10/04/18	new pond pump	546066-57201	\$109.00

HERITAGE OAK PARK
Community Development District

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001	12461	10/23/18	HOME DEPOT CREDIT SERVICES	16325-100518	PURCHASES 09/05/18-10/04/18	poolside lunch	549022-57501	\$39.94
001	12461	10/23/18	HOME DEPOT CREDIT SERVICES	16325-100518	PURCHASES 09/05/18-10/04/18	pr lodge chairs	546015-57201	\$38.29
001	12461	10/23/18	HOME DEPOT CREDIT SERVICES	16325-100518	PURCHASES 09/05/18-10/04/18	supplies	549900-53901	\$75.89
001	12461	10/23/18	HOME DEPOT CREDIT SERVICES	16325-100518	PURCHASES 09/05/18-10/04/18	pond liner	546066-57201	\$13.98
001	12461	10/23/18	HOME DEPOT CREDIT SERVICES	16325-100518	PURCHASES 09/05/18-10/04/18	kitchen supplies	549001-57501	\$20.00
001	12462	10/23/18	ROBERT GRAY	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12463	10/23/18	ELECTRICAL SOLUTIONS OF SW	5736	RPL 8 TENNIS COURT LAMPS	R&M-Parks	546066-57201	\$1,950.00
001	12463	10/23/18	ELECTRICAL SOLUTIONS OF SW	5737	RPL LIGHT ABOVE FITNESS CENTER	R&M-Parks	546066-57201	\$225.00
001	12464	10/23/18	HD SUPPLY FACILITIES MAINT.	9166930263	PLASTIC RESIN GREEN BENCH (5)	New benches for shuffleboard court	546066-57201	\$897.00
001	12464	10/23/18	HD SUPPLY FACILITIES MAINT.	9166930263	PLASTIC RESIN GREEN BENCH (5)	New benches for clubhouse	546015-57201	\$598.00
001	12465	10/25/18	ARTISTREE LANDSCAPE	136691	10/18 GROUNDS MAINT COMMON AREA	Contractis-Landscape	534050-53901	\$6,989.63
001	12466	10/25/18	BRIDGET PEASLEY	102218	FITNESS KEY REIMBURSEMENT-2	2 key refunds	220000	\$25.00
001	12467	10/25/18	DANIEL W. COLMERY	6504	DROPPED OFF GATE ARM & BRACKET	gate repairs	546034-52901	\$700.00
001	12468	10/25/18	DAVID WIRBICKI	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12469	10/25/18	DON BENJAMIN	102418	REIMB FOR PANCAKE BREAKFAST	Pancake Breakfast 10.20.18	549051-57501	\$120.01
001	12470	10/25/18	DONALD BOHACH	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12472	10/25/18	FRANK BLANKENSHIP	102318	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12473	10/25/18	FRANK PIERCE	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12474	10/25/18	GEORGE SIANO	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12475	10/25/18	JAMES TEW	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12476	10/25/18	JOHN HILTON	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12477	10/25/18	JOHN SANDERS	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12478	10/25/18	JUDY DEGRINNEY	102318	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12479	10/25/18	KAY RUSSO	GEOAK-102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12480	10/25/18	LAURA LAURENCE	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12481	10/25/18	LINDA NANNINI	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12483	10/25/18	MARIA TRIOLO	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12484	10/25/18	MARY BICKELL	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12485	10/25/18	MICHAEL J. IMBASCIANI	102418	HALLOWEEN ROARING "20s" PARTY	Halloween 2018 - Roaring 20's	549022-57501	\$400.00
001	12486	10/25/18	PATRICIA FINLAN	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	Women's spa day-Free	549001-57501	\$13.59
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	poolside lunch	549022-57501	\$20.16
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	Women's spa day-Free	549001-57501	\$5.98
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	Women's spa day-Free	549001-57501	\$130.64
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	coffee social	549051-57501	\$25.78
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	portable stage for entertainment	549001-57501	\$2,999.00
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	coffee social	549051-57501	\$22.81
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	poolside lunch	549022-57501	\$11.64
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	Halloween 2018 - Roaring 20's	549022-57501	\$3.21
001	12487	10/25/18	REGIONS BANK-9343	101318-3417	PURCHASES 9/14/18-10/13/18	decorations for Thanksgiving	549022-57501	\$75.97
001	12488	10/25/18	RITA HERRON	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12489	10/25/18	RODGER ROSZATYCKI	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50

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001	12490	10/25/18	RONALD BOZELL	RKDD-102318	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12491	10/25/18	SHIRLEY KRESKE	101618	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12492	10/25/18	SONJIA BACK	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12493	10/25/18	SPIRO ROTOSOS	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12494	10/25/18	SUE RACHER	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12495	10/25/18	WILLIAM SCHNEIDER	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12496	10/26/18	INFRAMARK, LLC	35092	10/18 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,213.33
001	12496	10/26/18	INFRAMARK, LLC	35092	10/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$9,505.08
001	12496	10/26/18	INFRAMARK, LLC	35092	10/18 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$35.15
001	12496	10/26/18	INFRAMARK, LLC	35092	10/18 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$13.13
001	12496	10/26/18	INFRAMARK, LLC	35092	10/18 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$5,890.50
001	12497	10/26/18	KAREN KOVALCIC	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	12498	10/26/18	ROBIN MICHAUD	102218	FITNESS KEY REIMBURSEMENT	key refund	220000	\$12.50
001	DD00032	10/07/18	FPL	092218-ACH	SERVICE FOR 08/23/18-09/22/18	Utility - General	543001-53901	\$2,842.13
001	DD00033	10/04/18	CHARLOTTE COUNTY UTILITIES	01597-091318	26307-101597 08/08/18-09/11/18	Utility - Water & Sewer	543021-53901	\$346.29
001	DD00034	10/04/18	CHARLOTTE COUNTY UTILITIES	80703-091318-ACH	26307-080703 08/08/18-09/11/18	Utility - Water & Sewer	543021-53901	\$55.17
001	12456	10/22/18	OLIN E. BELL	PAYROLL	October 22, 2018 Payroll Posting			\$184.70
001	12457	10/22/18	PAUL J. FALDUTO, JR	PAYROLL	October 22, 2018 Payroll Posting			\$184.70
001	12458	10/22/18	BRIAN R. BITGOOD	PAYROLL	October 22, 2018 Payroll Posting			\$184.70
001	12459	10/22/18	EDWARD A. CAREY	PAYROLL	October 22, 2018 Payroll Posting			\$184.70
001	12460	10/22/18	DONALD A. OPPENHEIM	PAYROLL	October 22, 2018 Payroll Posting			\$184.70
Fund Total								\$91,857.42

IRRIGATION FUND - 002

002	12372	10/01/18	MAINSCAPE	122384	IRRIGATION SERVICE 08/18	R&M-Irrigation	546041-53901	\$3,937.52
002	12381	10/03/18	CPH, INC	110751	IRRIGATION PLAN THRU 8/19/18	R&M-Irrigation	546041-53901	\$2,519.15
002	12386	10/03/18	MAINSCAPE	1222814	RPR 3" MAINLINE@1266 GREEN OAK	R&M-Irrigation	546041-53901	\$1,680.38
002	12386	10/03/18	MAINSCAPE	1222890	10/18 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,095.00
002	12390	10/04/18	CPH, INC	109780	IRRIGATION PLAN THRU 6/17/18	1st draw of for approved proposal for mainline	546041-53901	\$5,211.88
002	12404	10/10/18	STAPLES CREDIT PLAN	77190-092718	PURCHASES FOR 8/28-9/27/18	R&M-Irrigation	546041-53901	\$90.71
002	12414	10/15/18	MAINSCAPE	1223446	INSTALL 8 SNRS FOR 2 CNTRLRS	R&M-Irrigation	546041-53901	\$4,800.00
002	12414	10/15/18	MAINSCAPE	1223445	IRRIGATION SERVICE 09/18	R&M-Irrigation	546041-53901	\$2,008.54
002	12420	10/15/18	WATER EQUIPMENT TECHNOLOGIES	13293	WELL#8 INSTALL NEW CONTROL BOX	R&M-Irrigation	546041-53901	\$410.00
002	12482	10/25/18	MAINSCAPE	1223774	RPR 2" MAINLINE @ 1283 RED OAK	R&M-Irrigation	546041-53901	\$1,018.02
Fund Total								\$25,771.20

Total Checks Paid	\$117,628.62
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Eighth Order of Business

8D.

Heritage Oak Park CDD

Inframark Field Management Report Site Inspection – 12/4/18

1. Lake Management:

- a. Littoral Plants:** Northeast Littoral shelf has been treated for torpedo grass, Hemp vines growing in North East corner of littoral.



b. Algae:

- i.** Filamentous Algae: No issues observed.
- ii.** Planktonic Algae: No issues observed.

c. Shoreline Weeds: Weed issues found this month included:

- i.** Torpedo Grass – Low Density – Noted in the Southwest end of the lake



ii. Cattails – Cattails have been treated.



iii. Miscellaneous Weeds – High Density: Hydrilla noted throughout entire pond. (**noted in last report**)



d. Submerged Weeds: No issues observed.

e. **DO Test:** Please see attached report, DO test was conducted in November.

f. **Shoreline Erosion:**

- i. The pictured concern has been an ongoing issue for the past 3 months. Recommend repairing immediately to prevent damage to sidewalk



g. **Lake Bank Signage:**

- i. No new issues observed.

- h. **Shoreline Plants:** It appears that the shoreline plants have been burned with chemicals which could be a result of over spraying when conducting pond treatments.



- i. **Lake Bank Trash:** No new issues observed.

2. **Aerators:**

- i. No new issues were observed this month. All aerators are functioning currently.

3. Facilities: Maintenance issues found this month include:

a. Lodge:

- i. No new issues observed.

b. Sports Bar:

- i. No new issues observed.

c. Crafts Room:

- i. Occupied by residents could not inspect.

a. Courtyard:

- i. Courtyard has been power washed.



- ii. Recommend repairing the Magna-latch entering pool area. Florida Statute requires gate to close and latch automatically.



b. Guard House: No issues observed.

c. **Maintenance Garage:** No issues observed.

d. **Exercise Room / Pool Bathroom:**

a. Exercise Room: No issues observed.

b. Pool Bathroom: Recommend repairing damaged tile outside of woman's restroom.



e. **Mail Box Huts:** No new issues observed.

j. **Pool Area/Equipment:**

a. Pool Shower has a minor water leak (recommend repairing)



k. **Sports Courts:**

a. **Tennis / Pickle ball Courts:**

i. Recommend repairing the Magna-latch entering the tennis courts. Florida Statute requires gate to close and latch automatically.



b. **Bocce Ball Courts:**

i. No new issues observed.

c. **Shuffle Board Courts:**

i. No new issues observed.

d. **Horse Shoe Pits:**

i. No issues observed.

e. **Storage Shed:**

i. No new issues observed.

f. **Cornhole Court:**

i. Recommend blowing off excessive amount of acorns.



l. **Storm Drainage System:**

- a. **Storm Drains:** No new issues observed.
- b. **Drain Culverts:** No new issues observed.
- c. **Lake Drain Pipes:** Recommend covering with rock to prevent damage. (noted in last report)



- d. **Drainage Swales:** No issues observed.
- e. **Lake Weirs:** No issues observed this month; both weirs were debris free.

m. **Roadways:**

- a. **Asphalt:** No new issues observed.
- b. **Curbing / Storm Water Gutters:** No new issues observed.
- c. **Signage/Landscaping:** No new issues observed.
- d. **Lighting:**

- i. No new issues observed.

n. **Gate Systems:**

- a. **Front Gate:** No new issues observed.
- b. **Rear Gate:** No new issues observed.
- o. **Perimeter Structures:**
 - a. No new issues observed
 - b. Perimeter Fence: No issues observed
- p. **Security Cameras:**
 - a. No functionality issues observed this month.
- q. **Pergola Walkway:** It appears most of the footers of the pergola entering the parking lot from the pool area are dry rotting. Recommend replacement in the near future.



- r. **Pavilions:** Bee nests under pavilion. (noted in last report still present)



- s. **Sidewalks:** See Shoreline Erosion tab above.
- t. **Landscaping:** No new issues observed.
- u. **Landscape Lighting:** No new issues observed.

v. **Irrigation System:** No new issues observed

w. **Golf Carts:** No new issues observed.

x. **Residential Complaints/Concerns:** None at this time.

y. **Non CDD Issues Observed:** None at this time.

z. **Fish/Wildlife Observations:**

i. **Invasive fish recommendations:** There are 3 ways to gain back control of the fish in the lake,

1. Use a shock method to remove invasive species.
2. Fish by cast net and remove the invasive
3. Have a local fisherman come in and fish the invasive out.

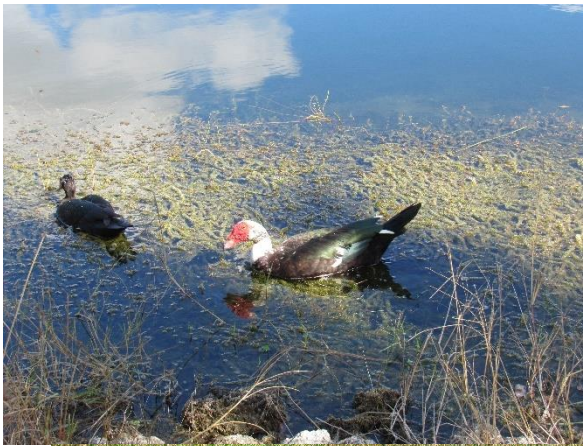
Update: I have found of group out of Polk county to fish out the invasive. They do this free of charge to the district. Already established in other districts around HOP area. Fully insurance. Michelle will have the contact info for the group to further.

☐ Bass
☒ Egrets
☒ Anhinga
☐ Woodstork
☒ Turtles

☒ Bream
☒ Herons
☐ Cormorant
☐ Otters
☐ Other Species: _____

☐ Catfish
☒ Coots
☐ Osprey
☐ Alligators

☐ Gambusia
☐ Gallinules
☒ Ibis
☒ Snakes



aa. Completed events in January

- a. Repair of electrical conduit line on lodge light. [Completed](#)
- b. Exercise room emergency light not working. [Completed](#)
- c. Broken drain pipe. Remove debris and replace. [Completed](#)
- d. Exercise equipment needs to be PM'd. This would include a full cleaning of all equipment followed by lubricating the necessary parts to extend the life of the machines and prevent failure. [Completed](#)
- e. Signs that do not have a solid 4x4 core will be changed out to minimize the repairs and prevent them from being blown over in high wind situations. [Completed](#)

bb. Completed events in December

- a. Leaking hose Bibb. Replace with new hose Bibb. [Completed](#)
- b. Roof on guard house needs to be chemically treated to remove dirt and growth. Recommend using a cleaner called Biocide. Environmentally friendly, will not hurt the plants or grass around the area. Applied using existing power washer with spray nozzle from Biocide. SPI out of Sarasota is the vendor that carries this product. [Completed](#)
- c. Exercise/pool exterior windows need to be cleaned. [Completed](#)

cc. Completed events in November

- a. Pool tile dirty lines on depth tile markers. Contacted pool maintenance company to clean on next visit. [Completed](#)
- b. Spot cleaning needed in courtyard. [Completed](#)

dd. Completed events in September

- a. Sidewalks at entrance needs to be cleaned. [Completed](#)
- b. White fence along walkways needs to be treated with chemicals to remove algae growth. Concentrated at the bottoms of the railings. [Completed](#)
- c. Pavers near courtyard bridge need to be pressure cleaned. [Completed](#)

8E.



Lake Management - Wetland & Preserve Maintenance
Erosion Restoration - Mosquito & Midge Larvae Control
Algae & Aquatic Weed Control - Native Planting
Water Testing & Analysis - Fountains & Aerators

SERVICE & INSPECTION REPORT

Customer: Heritage oak park Account #: _____ Date: 11-13-18
Technician: Angel Colon Territory: Ft Myers
Weather Conditions: Sunny

☒ LAKE MANAGEMENT

- ☐ ALGAE CONTROL
- ☒ GRASSES & EMERGENTS
- ☒ SUBMERSED AQUATICS
- ☐ FLOATING PLANTS
- ☒ INSPECTION
- ☐ DEBRIS

Lake(s) #: _____
Lake(s) #: 1
Lake(s) #: 1
Lake(s) #: _____
Lake(s) #: 1
Lake(s) #: _____

Water Test Results (Combined Average)

Temperature _____ °F
Dissolved Oxygen 7 ppm
pH reading _____
Water Clarity _____
Water Level _____

- | | | |
|--|---|-------------------------------|
| <input type="checkbox"/> HIGH | <input type="checkbox"/> AVERAGE | <input type="checkbox"/> LOW |
| <input type="checkbox"/> HIGH | <input type="checkbox"/> AVERAGE | <input type="checkbox"/> LOW |
| <input type="checkbox"/> ACID | <input type="checkbox"/> NEUTRAL | <input type="checkbox"/> BASE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> FAIR | <input type="checkbox"/> POOR |
| <input type="checkbox"/> HIGH | <input checked="" type="checkbox"/> AVERAGE | <input type="checkbox"/> LOW |

☒ LITTORAL SHELF

- ☒ SHORELINE GRASSES & EMERGENTS
- ☐ FLOATING PLANTS
- ☒ INVASIVE / EXOTIC SPECIES

SHELVES #: _____
☐ HERBICIDE TREATMENT ☐ DEBRIS REMOVAL
☒ MANUAL REMOVAL
☐ INSPECTION

☐ UPLAND / WETLAND PRESERVE

- ☐ INVASIVE / EXOTIC SPECIES
- ☐ GRASSES
- ☐ VINES

PRESERVE(S) #: _____
☐ HERBICIDE TREATMENT ☐ DEBRIS REMOVAL
☐ MANUAL REMOVAL
☐ INSPECTION

☐ MOSQUITO / MIDGE LARVAE CONTROL

- ☐ INSECTICIDE TREATMENT

LAKE(S) #: _____
☐ INSPECTION

Comments: Treated lake for Hydrilla expect algae bloom due Hydrilla treatment also cut and remove cattails from lake second patch will be cut in next visit also spray lake for weeds.

FISH & WILDLIFE OBSERVATIONS

FISH: ☐ Bass ☐ Bream ☒ Catfish ☐ Grass carp ☐ Tilapia ☐ Mosquitofish ☐ Shad
BIRDS: ☐ Raptor ☐ Duck ☐ Wood Stork ☐ Shorebird ☐ Wading bird ☐ Songbird ☐ Vulture
REPTILES: ☐ Alligator ☐ Snake ☐ Turtle ☐ Tortoise ☐ Lizard ☐ AMPHIBIANS ☐ INSECTS

INVASIVE / EXOTIC PLANTS NOTED

☐ Brazilian pepper ☐ Melaleuca ☐ Pennywort ☐ Bischofia ☐ Earleaf Acacia ☐ Australian pine ☐ Shoebutton ☐ Sedge
☐ Climbing Fern ☐ Air potato ☐ Torpedograss ☐ Azolla ☐ Salvinia ☐ Downy rose myrtle ☐ Java plum ☐ Floating Hearts
☐ Lantana ☐ Hydrilla ☐ Hygrophilia ☐ Water Lettuce ☐ Water hyacinth ☐ Cattail ☐ Primrose ☐ Alligatorweed

NATIVE PLANTS NOTED

☐ Cypress ☐ Wax Myrtle ☐ FL Pine ☐ Red Maple ☐ Waterlily ☐ Mangrove ☐ Pond Apple ☐ Oak
☐ Cocoplum ☐ Bulrush ☐ Blue flag iris ☐ Strangler fig ☐ Arrowhead ☐ Pickerelweed ☐ Thalia ☐ Palms
☐ Golden Canna ☐ Spikerush ☐ Buttonbush ☐ Eelgrass ☐ Cordgrass ☐ Fakahatcheegrass ☐ Spatterdock ☐ Ferns
☐ Baby tears ☐ Naiad ☐ Chara ☐ Duckweed ☐ Bladderwort ☐ Pondweed ☐ Slender spikerush ☐ Bacopa

Other species noted / comments: _____