

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
JULY 18, 2019
AGENDA PACKAGE

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

July 11, 2019

Board of Supervisors
Heritage Oak Park Community
Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Heritage Oak Park CDD will be held on Thursday, July 18, 2019 at 10:00 a.m. and a workshop on the same date at 9:00 a.m. in the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida. Following is the advanced agenda for the meeting:

WORKSHOP

1. Call to Order and Roll Call
2. Discussion on FY 2020 Budget
3. Adjournment

REGULAR MEETING

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Approval of Consent Agenda
 - A. Minutes of the June 20, 2019 Meeting and July 2, 2019 Continued Meeting
 - B. Financial Statements and Check Register
5. Old Business
 - i. Landscaping Bids
6. New Business
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Discussion of the Proposed Budget for Fiscal Year 2020
 - ii. Discussion on the Sound System
8. On-Site Administration Report – Project Updates
9. Supervisor Requests
10. Audience Comments
11. Adjournment

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

Sincerely,

Bob Koncar
District Manager

REGULAR MEETING

Fourth Order of Business

4A.

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

The workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, June 20, 2019 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
Edward Carey (by telephone)	Assistant Secretary
Linda Nadelin	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Residents	

The following is a summary of the minutes and actions taken at the June 20, 2019 workshop and regular 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 meeting to order and Mr. Koncar called the roll.
- Mr. Bitgood commented on Kast Pool and noted this will be added to the agenda for the regular meeting.
- He noted we have a large section of erosion on the lake and wanted to bring to everyone’s attention it is being fixed.
- Two trees along the lake had to be taken down was discussed.
- Mr. Bitgood asked Ms. Egan if we ever received a quote for the poison for the weevil?
- Ms. Egan responded no. The vendor stated it depends on the size of the tree on how they are treated. She will ask the pest control technician to come and look at the trees.
- Mr. Falduto stated we had the arborist here. There was a diseased tree that had to come down. The disease was spreadable.

- Mr. Bitgood noted a quote was received from DV Sound about our sound system. Another quote was for a brand new system for the Lodge in the amount of \$10,000. The existing system can be moved to the Sports Bar.
- Mr. Falduto stated before we replace the sound system and spend \$10,000, he would rather finish the repainting the inside of the Lounge, put up the acoustic panel, and see if it works with our current sound system, before spending \$10,000.
- Mr. Bitgood noted we do not have acoustic panels.
- Ms. Egan stated she has been in contact with the company that does these kind of tiles acoustically. She is trying to see if the company will give a price if she sends them schematics.
- Mr. Bitgood noted we upgraded the microphones, but the sound system itself was not upgraded. We need to receive quotes from DV Sound and others so we can discuss.

SECOND ORDER OF BUSINESS

Responses to Resident Questions

- Mr. Bitgood noted the proposed budget will be voted on at the August meeting.
- Mr. Falduto reviewed the budget and found \$23,000 worth of cuts he would like to propose. But, he did not have his sheet with him.
- Mr. Koncar noted he can address any changes at the July meeting or even the August meeting.
- Mr. Koncar noted we will discuss fees through a rulemaking process at the regular Board meeting today. If you want to change your fee schedule, we will have to have a two-part advertisement for rule development and rulemaking. The last advertisement is 28 days which gives us time before your August meeting when you do your budget, to do the rules.
- The budget advertisement which is placed twice will be more expensive this year because of the map and assessment rates placed in the ad.

THIRD ORDER OF BUSINESS

Adjournment

- There being no further business, the workshop 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.

- Mr. Bitgood asked for a Motion to allow Mr. Carey to participate by telephone.

On MOTION by Mr. Falduto seconded by Ms. Nadelin with all in favor allowing Mr. Carey to participate in the meeting by telephone was approved.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the May 16, 2019 Workshop and Meeting**
- B. Financial Statements and Check Register**

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

- Mr. Falduto stated he would like to add two items to the agenda. Under Old Business, he added 5B, Approval of an Engineering Firm. Under under Old Business, he added 5C, Pool Repairs.
- Mr. Bitgood added under Staff Report, Manager, 7Ciii, Fee Schedule.

On VOICE vote with all in favor the prior motion was amended to include the addition under Old Business, 5B, Approval of an Engineering Firm, and under Old Business, 5C, Pool Repairs, and under Staff Reports, Manager, 5Ciii, Fee Schedule, was approved.

FIFTH ORDER OF BUSINESS

Old Business

i. Landscaping Bids

- Mr. Bitgood noted this item was tabled from the last meeting.
- Ms. Nadelin wanted to make a motion to proceed with Artistree.

Ms. Nadelin MOVED to award the landscaping contract to Artistree and Mr. Falduto seconded the motion.

- Mr. Bell wanted to add to the above motion that the on-site supervisor or representative of Artistree make a monthly inspection tour of the work. If there are any deficiencies, payment would be upheld.
- Discussion ensued on Artistree and monthly inspections.

- Mr. Carey noted his concern is that we have come a long way with the irrigation system. We have time and intelligence invested in the people of Mainscape who run the system. Are the people from Artistree competent in the system we use.
- Mr. Bitgood noted the irrigation system would remain as is.

On VOICE vote with all in favor an amendment to the above motion was made to have Artistree conduct a monthly inspection tour of the work, was approved.

ii. Approval of an Engineering Firm

- Mr. Bitgood noted two responses were received; from CPH, which we had before and the other from JMT (Johnson, Mirmiram, & Thompson, Inc.)
- Mr. Bitgood noted he has an issue with CPH. They did not really follow our instructions in the past when we were using them.
- Mr. Koncar suggested the Board authorize the Chairman to negotiate a contract and work with District Attorney. It will be brought back to the next meeting.

On MOTION by Mr. Falduto seconded by Ms. Nadelin with all in favor authorizing the Chairman to negotiate a contract with JMT Engineering firm and bring it back to the next Board meeting and work with the District Attorney to ensure it is in the correct form.

iii. Pool Repairs

- Mr. Falduto noted the roof has experienced additional damage. We have to bid out the repairs to the pool. We cannot put this on the back burner.
- He requested we make sure if approved, the contract for the engineering firm that all documentation for the engineering firm be available so an informed decision can be made. At the August meeting we can vote on it.
- Mr. Bitgood noted, unfortunately, Kast has not been forthcoming on the actual results.
- The Board discussed Kast.

On MOTION by Mr. Bell seconded by Ms. Nadelin with all in favor to extend the current contract with Inframark through the end of September 30, 2019 and request bids from other companies due by August 1, 2019; advertise the request for proposal in several newspapers, was approved.

SIXTH ORDER OF BUSINESS

New Business

- There not being any, the next item followed.

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. Discussion of the Proposed Budget for Fiscal Year 2020

- Mr. Koncar noted the Board has approved the tentative budget. We will move forward with the individual letter to residents as well as the advertisement for the final budget public hearing.
- Mr. Koncar sent emails to the Board regarding RFP for management services. The Board needs to approve the Scope of Services. As we discussed at the original meeting, we brought back a cost for completing the process including the attorney providing the services and advertisement in three newspapers. The estimated the cost at \$2,500. Since we are not involved in the process, the cost could go higher. We need approval to spend the money as well as the Scope of Service.
- Mr. Bitgood received the Scope of Services last night and has to review it.
- Mr. Bell stated he wanted to see all the changes in the contract with Inframark.
- Mr. Koncar noted the contract was negotiated between the Inframark attorneys and Mr. Cohen. In that contract document is the Scope of Services. You need a Scope of Services for the RFP process.
- Mr. Bell noted all that transmission becomes public information as soon as it is done. Then when we come back to you via the attorney, he makes suggestions on how the initial contract was presented and it would be changed. He wanted to know what the attorney changed.
- Mr. Koncar stated he will get that to the Board.
- Mr. Bitgood stated he noticed the estimated attorney cost is for four hours. He thought it would be closer to 8 to 12 hours. He thought \$2,500 is too low; we should raise it to \$4,000.

- Mr. Bell noted we should look again in our proposed budget for legal services.

Mr. Bell MOVED to approve spending \$4,000 for estimated attorney costs and for advertising costs and Ms. Nadelin seconded the motion.

- Mr. Falduto expressed concern for the above motion.
- Mr. Bell discussed the above motion and the hiring of employees of Heritage Oak Park.
- Mr. Bitgood noted if he remembers correctly, the wording of the contract stated basically Heritage Oak Park could not hire any current Inframark employee nor could somebody else hire them and have them work at Heritage Oak Park.
- Mr. Koncar thought the attorney should make an interpretation of the current contract. He could advise the Board.
- Mr. Bitgood suggested getting Mr. Cohen's interpretation on the contract and have a continued meeting.
- Mr. Bitgood stated before he votes on this he wanted to make sure he understands the contract from our attorney.
- Mr. Bell noted last October 2018, we conducted a survey on the services of the management company. He claims he never received the results of that survey.
- Mr. Bitgood noted yes, you did receive the results. Everybody on the Board received the results.
- Mr. Bitgood asked to table this issue.
- The Chairman and the Board decided to continue this meeting to Tuesday, July 2, 2019 at 9:00 a.m. in the same location.

ii. Field Manager's Report

- There being no report, the next item followed.

iii. Fee Schedule

- Mr. Bitgood asked Mr. Koncar to discuss the fee schedule.
- Mr. Koncar noted for the fee schedule for the Fitness Center, it requires two separate ads in the newspaper for rule development and rulemaking.
- Mr., Koncar discussed this with Mr. Cohen who stated anytime there is a fee associated with whatever we do at the Park, he suggested it be done by rulemaking.

- A motion is needed.

On MOTION by Mr. Falduto seconded by Mr. Carey with Mr. Falduto, Mr. Carey and Mr. Bitgood voting aye and Mr. Bell and Ms. Nadelin voting nay, the Board authorized staff to advertise for a public hearing for the August meeting for fee schedule for rulemaking.

EIGHTH ORDER OF BUSINESS

On-Site Administration Report – Project Updates

- Ms. Kelly Columbus, Activities Coordinator, described upcoming events, entertainment, fundraising events, charity and homeless people events in the next year. She discussed a fundraiser for the Food Pantry, who want to hold a fundraiser in the Lodge. She discussed the Homeless Coalition, who have 45 boxes that were filled by residents of Heritage Oak Park.
- When they use the building, there is no charge to these charities.
- It was pointed out that a fee needs to be charged.
- Mr. Koncar noted anytime you set a fee, you are required to go through the rule process and have to have a public hearing to set a fee.
- Mr. Bitgood asked can we differentiate between non-profit charities versus individuals? Mr. Koncar responded yes.
- Ms. Columbus noted many charity events occur in October.
- Mr. Bitgood noted we will discuss this further in August.
- Ms. Egan gave updates on projects, starting with the painting project has started.
- There is a leak in the lanai roof area. On Wednesday, vendors will come to fix the roof.
- Discussion ensued on using plywood or aluminum. With aluminum, you can power wash the roof.
- The ice maker broke and a new one will be purchased.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Carey requested when we should ask our new District Engineer to do an acoustical survey of the Lodge.
- Mr. Carey commented on the underground drainage system.

TENTH ORDER OF BUSINESS

Audience Comments

- There not being any comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Continuation

- Mr. Bitgood noted this meeting will be continued to Tuesday, July 2, 2019 at 9:00 a.m.

Secretary

Brian Bitgood
Chairman

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

The recessed meeting of the Board of Supervisors of the Heritage Oak Park Community Development District held on Thursday, June 20, 2019 at 10:00 a.m. was reconvened on Tuesday, July 2, 2019 at 9:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

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

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Residents	

The following is a summary of the minutes and actions taken at the July 2, 2019 continued meeting of the Heritage Oak Park CDD Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Follow Up Items

- Mr. Bitgood wanted to discuss the lanai roof issue.
- Ms. Egan received a proposal that would cost \$4,575 for aluminum to repair.
- The Board made comments and had questions.

On MOTION by Mr. Bell seconded by Ms. Nadelin with all in favor the Board approved utilizing aluminum for the lanai ceiling for a total cost of \$4,575.

- Ms. Egan discussed the pool. She is trying to get a price to do a drop-off in the middle of the drainage area.
- Two contractors both stated they will not touch it until an engineer says what exactly is needed to do, where they need to put it and SWFWMD gives their approval.
- Once we have an Engineer in place and a contract is signed, we can send them there and check out the situation. The engineer has to put specs in place.
- Mr. Bitgood noted another item concerns the Contract for Management. We all received the lawyer's summary.
- Mr. Bell asked why did it come from a third party?
- Mr. Bitgood responded you mean the survey.
- Mr. Bitgood noted as far as the management contract, we received information from Attorney Cohen. He needs to know how far the Board wanted to go as far as spending money, advertisements, and more.
- Mr. Falduto noted two meetings ago, we approved going out for bid for a new management company. At that point, he did not think it was going to cost us any money. It turns out, it was going to cost us \$4,000.
- Mr. Falduto stated before we spend that money, if this is what the Board really wanted to do because if we would go to a new management company we would lose the current on-site staff. A clarification was requested from the attorney. His interpretation from what he heard was if we can get our current staff to quit Inframark, and if we can get a new management company to hire them, we would probably still get sued and there is a chance we would win and there is a chance we would not.
- Mr. Bell stated the initial presentation by the current management company, which we contracted for \$282,000, was close to a \$40,000 increase. If we do not do due diligence and see what else is out there, \$4,000 would be a fix. As far as losing employees, the way he interpreted the response from the attorney, was that it could go either way. The way the current contract reads is we would have to pay 50% of the salaries for one year to the current management company they are employed for.

- Mr. Bell noted he cannot understand why Inframark could not put out the proposal.
- Mr. Koncar noted it is an absolute conflict of interest for us to have anything to do with the bid that we would be participating in. If we are going to submit a bid for the continued management contract and if we are involved in that, to him it is a conflict of interest. We will not do that.
- Mr. Bell stated when you say conflict of interest, would it be a conflict of interest for Inframark to put out the bid proposal to the newspaper and have that information then transposed directly to the attorney, which would take Inframark out of the process?
- Mr. Koncar stated I do not want anything to do with it. If we are going to be a bidder on a contract, we should not have any involvement in it because that way there should be no concern how we advertised, where we advertised, that we had anything to do with influence.
- Mr. Koncar stated when we do these management type of contracts, the District Attorney handles everything. When you are doing RFP's, it is always handled by a third party, in this case the District Attorney. The initial pricing we gave was just that, the initial pricing, since then the Board has eliminated the monthly inspections, which would reduce the price. We stopped the discussion on the contract, because the Board wanted to do an RFP.
- Mr. Falduto noted when we were looking at doing an irrigation bid, Mainscape bowed out of doing any type of assistance, because they wanted to bid on it. When a company is preparing a bid, that they were not allowed to bid on, standard operating procedure is no company preparing a bid, can bid on the work.
- Ms. Nadelin stated we should take a look at negotiating the contract to bring the cost down.
- Mr. Carey discussed the above, most of which I could not hear.
- Mr. Bitgood noted we are saying a \$42,000 increase that does not include the Field Management Reports. Those were eliminated. He would rather go with what he knows, rather than what he does not know. He is comfortable with Inframark and the staff. He is comfortable Kelly, Michelle and himself make a very good team and work together very well.
- Mr. Falduto noted he wanted to make a motion to suspend the issuance of the RFP pending negotiations on the current contract with Inframark. He clarified he does not want to stop the RFP; he only wants to suspend the RFP.

Mr. Bitgood MOVED to suspend the RFP process for the management contract and authorized the Chairman to negotiate a new contract with Inframark and Mr. Falduto seconded the motion.

- Discussions continued on the above.

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

- Mr. Bitgood discussed paint for the Lodge.
- Ms. Egan discussed the interior color of the Lodge.
- Mr. Bitgood like the use of the color Agreeable Grey.

On MOTION by Ms. Nadelin seconded by Mr. Falduto with all in favor to paint the interior of the Lodge with Agreeable Grey was Mr. Bitgood received the Scope of Services last night and has to review it.

FIFTH ORDER OF BUSINESS

Audience Comments

- There not being any comments, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

- There being no further business,

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

Secretary

Brian Bitgood
Chairman

4B

HERITAGE OAK PARK
Community Development District

Financial Report

June 30, 2019

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 2 - 3
Irrigation Fund	Page 4
Debt Service Fund	Page 5
Notes to the Financials	Page 6 - 7

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessment Report	Page 8
Cash Flow Projections	Page 9 - 13
Activities Report	Page 14
Cash & Investment Report	Page 15
Bank Reconciliations	Page 16 - 18
Check Register by Fund	Page 19 - 20

HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

June 30, 2019

Balance Sheet
June 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	IRRIGATION FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 355,616	\$ -	\$ -	\$ 355,616
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	6,950	-	-	6,950
Accounts Receivable - Other	1,617	-	-	1,617
Allowance - Doubtful Accounts	(916)	(102)	(310)	(1,328)
Assessments Receivable	916	102	310	1,328
Due From Other Funds	83,455	-	44,292	127,747
Investments:				
Money Market Account	324,969	-	-	324,969
Deposits	8,175	-	-	8,175
TOTAL ASSETS	\$ 780,982	\$ -	\$ 44,292	\$ 825,274
LIABILITIES				
Accounts Payable	\$ 8,504	\$ -	\$ -	\$ 8,504
Accrued Expenses	1,803	2,500	-	4,303
Deposits	6,918	-	-	6,918
Deferred Revenue	1,875	-	-	1,875
Due To Other Funds	-	127,747	-	127,747
TOTAL LIABILITIES	19,100	130,247	-	149,347
FUND BALANCES				
Nonspendable:				
Deposits	8,175	-	-	8,175
Restricted for:				
Debt Service	-	-	-	-
Assigned to:				
Operating Reserves	159,621	-	-	159,621
Reserves - Arbor	2,500	-	-	2,500
Reserves - Recreation Facilities	7,088	-	-	7,088
Reserves - Roads & Streetlights	279,994	-	-	279,994
Reserves - Roof	80,000	-	-	80,000
Reserves - Swimming Pools	23,975	-	-	23,975
Unassigned:	200,529	(130,247)	44,292	114,574
TOTAL FUND BALANCES	\$ 761,882	\$ (130,247)	\$ 44,292	\$ 675,927
TOTAL LIABILITIES & FUND BALANCES	\$ 780,982	\$ -	\$ 44,292	\$ 825,274

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUN-19 BUDGET</u>	<u>JUN-19 ACTUAL</u>
REVENUES							
Interest - Investments	\$ 5,000	\$ 3,750	\$ 7,229	\$ 3,479	144.58%	\$ 417	\$ 1,027
Interlocal Agreement	3,000	2,250	2,250	-	75.00%	750	750
Room Rentals	500	310	374	64	74.80%	-	-
Recreational Activity Fees	41,500	31,125	43,282	12,157	104.29%	3,458	1,464
Special Assmnts- Tax Collector	778,628	773,628	773,120	(508)	99.29%	-	-
Special Assmnts- Discounts	(31,145)	(31,145)	(27,723)	3,422	89.01%	-	-
Other Miscellaneous Revenues	600	600	4,658	4,058	776.33%	-	-
Gate Bar Code/Remotes	1,000	393	1,180	787	118.00%	-	-
Access Cards	-	-	431	431	0.00%	-	-
TOTAL REVENUES	799,083	780,911	804,801	23,890	100.72%	4,625	3,241
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	9,000	8,600	400	71.67%	-	-
FICA Taxes	918	689	658	31	71.68%	-	-
ProfServ-Engineering	5,000	3,750	-	3,750	0.00%	417	-
ProfServ-Legal Services	3,000	2,250	3,881	(1,631)	129.37%	250	1,032
ProfServ-Mgmt Consulting Serv	62,560	46,920	46,920	-	75.00%	5,213	5,213
ProfServ-Special Assessment	10,474	10,474	10,474	-	100.00%	-	-
Auditing Services	5,750	5,750	5,700	50	99.13%	-	-
Communication/Freight - Gen'l	900	675	733	(58)	81.44%	75	58
Insurance - General Liability	12,001	12,001	8,363	3,638	69.69%	-	-
Legal Advertising	1,100	501	501	-	45.55%	-	-
Miscellaneous Services	1,200	900	445	455	37.08%	100	32
Misc-Bank Charges	2,400	1,800	1,669	131	69.54%	200	235
Misc-Assessmnt Collection Cost	15,573	15,473	14,908	565	95.73%	-	-
Office Supplies	360	270	-	270	0.00%	30	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	133,411	110,628	103,027	7,601	77.23%	6,285	6,570
Other Public Safety							
R&M-Gate	3,000	3,000	5,930	(2,930)	197.67%	-	-
R&M-Gatehouse	1,200	900	575	325	47.92%	-	-
R&M-Security Cameras	2,000	1,500	1,168	332	58.40%	-	-
Total Other Public Safety	6,200	5,400	7,673	(2,273)	123.76%	-	-
Field							
Contracts-Mgmt Services	114,061	85,546	85,546	-	75.00%	9,505	9,505
Contracts-Lake and Wetland	6,120	4,590	4,590	-	75.00%	510	510
Contracts-Landscape	86,515	64,886	62,997	1,889	72.82%	7,210	7,000
Utility - General	37,200	27,900	29,006	(1,106)	77.97%	3,100	3,133
Utility - Water & Sewer	12,000	9,000	6,599	2,401	54.99%	1,000	650
Insurance - General Liability	29,635	29,635	29,100	535	98.19%	-	-
R&M-Drainage	10,000	3,000	3,000	-	30.00%	3,000	3,000
R&M-Entry Feature	5,000	5,000	10,066	(5,066)	201.32%	-	-
R&M-Lake	2,100	1,575	5,350	(3,775)	254.76%	175	5,350
R&M-Plant Replacement	3,500	324	324	-	9.26%	-	-
R&M-Trees and Trimming	6,000	3,122	3,122	-	52.03%	197	197
Misc-Special Projects	10,930	4,160	4,160	-	38.06%	-	-
Misc-Hurricane Expense	5,000	5,000	6,075	(1,075)	121.50%	1,625	1,625
Misc-Contingency	5,000	2,163	2,163	-	43.26%	44	44
Total Field	333,061	245,901	252,098	(6,197)	75.69%	26,366	31,014

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUN-19 BUDGET</u>	<u>JUN-19 ACTUAL</u>
<u>Road and Street Facilities</u>							
R&M-Parking Lots	500	500	520	(20)	104.00%	-	-
R&M-Roads & Alleyways	5,000	3,455	3,455	-	69.10%	-	-
R&M-Sidewalks	4,000	-	-	-	0.00%	-	-
R&M-Streetlights	7,000	2,746	2,746	-	39.23%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	6,439	6,439	-	64.39%	-	-
Cap Outlay - Streetlight Impr	15,200	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	5,369	5,369	7,398	(2,029)	137.79%	-	-
Total Road and Street Facilities	50,069	18,509	20,558	(2,049)	41.06%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	70,686	53,015	53,015	-	75.00%	5,891	5,891
Contracts-Janitorial Services	16,560	12,420	14,220	(1,800)	85.87%	1,380	1,580
Contracts-Pools	10,800	8,100	8,100	-	75.00%	900	900
Contracts-Pest Control	1,100	1,100	1,298	(198)	118.00%	-	-
Communication - Telephone	7,320	5,490	5,871	(381)	80.20%	610	643
R&M-Clubhouse	68,000	51,000	61,909	(10,909)	91.04%	5,667	34,267
R&M-Parks	6,600	4,950	29,314	(24,364)	444.15%	550	2,176
R&M-Pools	6,000	4,500	1,422	3,078	23.70%	500	63
R&M - Tennis Courts	5,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	1,800	2,781	(981)	115.88%	200	147
Misc-Holiday Decor	500	500	527	(27)	105.40%	-	-
Misc-Cable TV Expenses	1,016	762	779	(17)	76.67%	85	84
Office Supplies	2,160	1,620	2,293	(673)	106.16%	180	161
Op Supplies - General	2,700	2,025	1,862	163	68.96%	225	108
Cap Outlay - Equipment	5,000	530	530	-	10.60%	-	-
Cap Outlay-Clubhouse	21,500	10,488	10,488	-	48.78%	-	-
Reserve - Roof	5,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	2,500	-	-	-	0.00%	-	-
Total Parks and Recreation - General	234,842	158,300	194,409	(36,109)	82.78%	16,188	46,020
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	3,375	5,167	(1,792)	114.82%	375	90
Misc-Event Expense	12,000	9,000	32,753	(23,753)	272.94%	1,000	102
Misc-Social Committee	24,000	18,000	21,276	(3,276)	88.65%	2,000	1,348
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	375	395	(20)	79.00%	42	-
Total Special Recreation Facilities	41,500	30,750	59,591	(28,841)	143.59%	3,417	1,540
TOTAL EXPENDITURES	799,083	569,488	637,356	(67,868)	79.76%	52,256	85,144
Excess (deficiency) of revenues Over (under) expenditures	-	211,423	167,445	(43,978)	0.00%	(47,631)	(81,903)
Net change in fund balance	\$ -	\$ 211,423	\$ 167,445	\$ (43,978)	0.00%	\$ (47,631)	\$ (81,903)
FUND BALANCE, BEGINNING (OCT 1, 2018)	594,437	594,437	594,437				
FUND BALANCE, ENDING	\$ 594,437	\$ 805,860	\$ 761,882				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 BUDGET	JUN-19 ACTUAL
REVENUES							
Interest - Investments	\$ 24	\$ 18	\$ 34	\$ 16	141.67%	\$ 2	\$ 4
Special Assmnts- Tax Collector	99,081	98,222	98,377	155	99.29%	-	-
Special Assmnts- Discounts	(3,963)	(3,929)	(3,528)	401	89.02%	-	-
Other Miscellaneous Revenues	3,500	2,625	1,868	(757)	53.37%	292	-
TOTAL REVENUES	98,642	96,936	96,751	(185)	98.08%	294	4
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	1,982	1,965	1,897	68	95.71%	-	-
Total Administration	1,982	1,965	1,897	68	95.71%	-	-
Field							
Contracts-Irrigation	49,500	37,125	36,855	270	74.45%	4,125	4,095
R&M-Irrigation	45,000	33,750	79,967	(46,217)	177.70%	3,750	13,505
R&M-Pumps	2,160	1,250	1,250	-	57.87%	750	750
Total Field	96,660	72,125	118,072	(45,947)	122.15%	8,625	18,350
TOTAL EXPENDITURES	98,642	74,090	119,969	(45,879)	121.62%	8,625	18,350
Excess (deficiency) of revenues Over (under) expenditures	-	22,846	(23,218)	(46,064)	0.00%	(8,331)	(18,346)
Net change in fund balance	\$ -	\$ 22,846	\$ (23,218)	\$ (46,064)	0.00%	\$ (8,331)	\$ (18,346)
FUND BALANCE, BEGINNING (OCT 1, 2018)	(107,029)	(107,029)	(107,029)				
FUND BALANCE, ENDING	\$ (107,029)	\$ (84,183)	\$ (130,247)				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-19 BUDGET	JUN-19 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	213,335	212,978	(357)	99.11%	-	-
Special Assmnts- Discounts	(8,596)	(8,596)	(7,249)	1,347	84.33%	-	-
TOTAL REVENUES	206,301	204,739	205,729	990	99.72%	-	-
EXPENDITURES							
Administration							
Misc-Assessmnt Collection Cost	4,298	4,267	4,115	152	95.74%	-	-
Total Administration	4,298	4,267	4,115	152	95.74%	-	-
Debt Service							
Principal Debt Retirement	187,752	187,752	187,752	-	100.00%	-	-
Interest Expense	16,965	16,965	20,540	(3,575)	121.07%	-	-
Total Debt Service	204,717	204,717	208,292	(3,575)	101.75%	-	-
TOTAL EXPENDITURES	209,015	208,984	212,407	(3,423)	101.62%	-	-
Excess (deficiency) of revenues Over (under) expenditures	(2,714)	(4,245)	(6,678)	(2,433)	246.06%	-	-
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)	\$ (4,245)	\$ (6,678)	\$ (2,433)	246.06%	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2018)	50,970	50,969	50,970				
FUND BALANCE, ENDING	\$ 48,256	\$ 46,724	\$ 44,292				

**Notes to the Financial Statements
June 2019**

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 100.7% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 79.8% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable		6,950	Sale of Garage for \$12,000 less 27 payments by HOPCA of \$375/qtr = (\$1,875) 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		1,617	Accrued Interlocal agreement-2nd qtr & 3rd Qtr, HOA purchases to be reimbursed
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		127,747	Assessments collected in General Fund - Due from General Fund to Debt Service fund (\$44,292) plus Due from Irrigation Fund to General Fund \$127,747
Deposits		8,175	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		8,504	Invoices for current month but not paid in current month
Accrued Expenses		4,303	Lake maintenance, phone, utility, irrigation maintenance
Deposits		6,918	Balance of Fitness Room key deposits to be reimbursed
Deferred Revenue		1,875	Balance due on Garage
Due to Other Funds		127,747	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	7,229	144.58%	Interest Income on Operating Account, Money Market Acct & CD.
Interlocal Agreement	3,000	2,250	75.00%	Thru 3rd quarter office rent.
Room Rentals	500	374	74.80%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	41,500	43,282	104.29%	Revenues from Activities in the District.
Special Assessments-Tax Collector	778,628	773,120	99.29%	Collections were at 99.37% at this time last year.
Other Misc Revenue	600	4,658	776.33%	Reimbursement for gate damage from Sept 2018 (\$700), garage payments #26 & #27, storm clean-up reimbursement (\$2,225)
Gate Bar Codes/Remotes	1,000	1,180	118.00%	Gate Openers less sales tax paid.
Access Cards	-	431	0.00%	Fitness Center cards less sales tax paid.
Expenditures				
Administrative				
P/R-Board of Supervisors	12,000	8,600	71.67%	Board paid for continued meeting in May, so no pay in June
ProfServ-Legal Services	3,000	3,881	129.37%	Legal services District matters, research on abolishing District, changed Attorney.
ProfServ-Special Assessment	10,474	10,474	100.00%	Assessment roll preparation fees.
Auditing Services	5,750	5,700	99.13%	Audit is final.
Communication/Freight - Gen'l	900	733	81.44%	IMS charges, FedEx charges, postage for mailing FY 18 taxes.
Insurance-General Liability	12,001	8,363	69.69%	Insurance paid in full for year.

Notes to the Financial Statements
June 2019

Variance Analysis (continued)

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<u>Public Safety</u>				
R&M-Gate	3,000	5,930	197.67%	Gate remotes, replaced arm/receiver, DoorKing IM server subscription, 12" round LED gate arm, new call box for rear gate.
<u>Field</u>				
Utility - General	37,200	29,006	77.97%	FPL monthly electric charges.
Insurance-General Liability	29,635	29,100	98.19%	Insurance paid in full for year.
R&M-Entry Feature	5,000	10,066	201.32%	Power washing, replace front entry fixtures, replace LED fixture at back gate.
R&M-Lake	2,100	5,350	254.76%	Installed rock for lake bank erosion control in Areas 1 & 2 and installed rip rap
Misc-Hurricane Expense	5,000	6,075	121.50%	Storm cleanup charges from last year.
<u>Road & Street</u>				
R&M-Parking Lots	500	520	104.00%	Pressure washing
Reserves-Roads & Streetlights	5,369	7,398	137.79%	Road curbing
<u>Parks & Recreation</u>				
Contracts-Janitorial Services	16,560	14,220	85.87%	Services increased more than expected
Contracts-Pest Control	1,100	1,298	118.00%	Pest control plus subterranean paid for year
Communication-Telephone	7,320	5,871	80.20%	Phone services for the Lodge/Sports Bar
R&M-Clubhouse	68,000	61,909	91.04%	Misc repairs, repair exterior columns, stucco work, pressurewashing, painting clubhouse
R&M-Parks	6,600	29,314	444.15%	Park benches, replace tennis court lights and light outside fitness center, sponge roller, AC maint, bee service, cleaning service, pickleball net, drywall removal in gym, temp labor for bocce court maintenance, window cleaning, stucco project deposit, gazebo concrete repair, pressure washing, repair gate hinges, service work on awning, work on clubhouse gym, game room, bathrooms and fitness center, pergola repair.
Miscellaneous Services	2,400	2,781	115.88%	Placque, operating supplies, newspaper, employee holiday gift cards, playing cards, holiday candy, ethernet cables, new router, GoDaddy domain and website renewals.
Misc-Holiday Decor	500	527	105.40%	Holiday decorations for Lodge
Misc-Cable TV Expenses	1,016	779	76.67%	Services increased slightly more than expected
Office Supplies	2,160	2,293	106.16%	Copier lease, Office365 renewal, office supplies
<u>Special Recreation Facilities</u>				
Miscellaneous Services	4,500	5,167	114.82%	Monthly activities calendar, kitchen supplies, new portable Stage, frame, cards for hand and foot, Ladies tea supplies, wreath donation.
Misc-Event Expense	12,000	32,753	272.94%	Various event expenses including entertainment
Misc-Social Committee	24,000	21,276	88.65%	Food for events-including Poolside lunch
Office Supplies	500	395	79.00%	Misc office supplies, printer ink
Irrigation Fund 002				
Expenditures				
<u>Field</u>				
R&M-Irrigation	45,000	79,967	177.70%	Monthly irrigation service, repairs to mainline breaks, replace controller boxes, locate/clean valve boxes, replace damaged sod, irrigation plan
Debt Service Fund 202				
Expenditures				
Principal Debt Payment	187,752	187,752	100.00%	Next Principal payment to be made in May 2020
Interest Payment	16,965	20,540	121.07%	Next Interest payment to be made in November 2019

HERITAGE OAK PARK

Community Development District

Supporting Schedules

June 30, 2019

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					General Fund Assessments	Irrigation Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,092,603	\$778,627	\$99,078	\$214,897
Allocation %				100%	71%	9%	20%
11/08/18	\$31,551	\$1,315	\$644	\$33,510	\$23,836	\$3,033	\$6,641
11/15/18	1,483	62	30	1,575	1,123	143	310
11/21/18	132,388	5,516	2,702	140,606	99,928	12,715	27,963
11/29/18	122,691	5,112	2,504	130,307	93,169	11,855	25,283
12/06/18	197,141	8,214	4,023	209,378	149,310	18,999	41,069
12/13/18	309,741	12,906	6,321	328,969	234,629	29,856	64,484
01/10/19	114,954	3,555	2,346	120,855	86,126	10,959	23,770
02/12/19	28,752	889	587	30,228	21,541	2,741	5,945
03/14/19	16,869	344	344	17,557	12,512	1,592	3,453
04/11/19	23,174	234	473	23,881	17,019	2,166	4,697
04/25/19	34,893	352	712	35,958	25,625	3,261	7,072
05/09/19	11,418	-	233	11,651	8,304	1,057	2,291
TOTAL	\$ 1,025,056	\$ 38,500	\$ 20,920	\$ 1,084,476	\$ 773,120	\$ 98,377	\$ 212,978
% COLLECTED				99.26%	99.29%	99.29%	99.11%
TOTAL OUTSTANDING				\$ 8,127	\$ 5,507	\$ 701	\$ 1,919

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 June 30, 2019				355,616
Investment - Money Market Account				324,969
Irrigation Fund owes General Fund				127,747
General Fund owes Debt Service fund				(44,292)
Adjusted Balance				<u>764,041</u>
July	8,417	56,538	(48,121)	715,920
August	2,210	57,263	(55,053)	660,867
September	3,618	134,777	(131,158)	529,708

HERITAGE OAK PARK
Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report
For the Period Ending June 30, 2019

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Actual FY 2019	Actual Budget
Revenues														
Interest - Investments	\$ 520	\$ 585	\$ 478	\$ 520	\$ 780	\$ 1,196	\$ 1,160	\$ 964	\$ 1,027	\$ 417	\$ 417	\$ 417	\$ 8,480	\$ 5,000
Interlocal Agreement	-	-	750	-	-	750	-	-	750	-	-	750	3,000	3,000
Room Rentals	209	-	-	33	66	66	-	-	-	-	-	126	500	500
Recreational Activity Fees	5,015	4,430	2,575	14,175	7,903	4,303	1,718	1,699	1,464	1,500	1,500	1,500	47,782	41,500
Special Assmnts- Tax Collector	-	218,065	383,929	86,126	21,541	12,512	42,643	8,304	-	5,507	-	-	778,627	778,628
Special Assmnts- Discounts	-	(8,555)	(15,051)	(2,746)	(632)	(277)	(462)	-	-	-	-	-	(27,723)	(31,145)
Other Miscellaneous Revenues	-	-	700	3,403	-	-	-	555	-	-	-	250	4,908	600
Gate Bar Code/Remotes	393	-	281	169	-	-	-	336	-	-	-	157	1,337	1,000
Access Cards	-	-	238	100	-	-	-	94	-	-	-	125	557	-
Total Revenues	6,137	214,525	373,900	101,780	29,658	18,550	45,059	11,952	3,241	7,424	1,917	3,325	817,467	799,083
Expenditures														
Administrative														
P/R-Board of Supervisors	1,000	1,000	800	800	800	800	800	2,600	-	1,000	1,000	1,000	11,600	12,000
FICA Taxes	77	77	61	61	61	61	61	199	-	77	77	77	888	918
ProfServ-Engineering	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500	5,000
ProfServ-Legal Services	157	-	695	-	1,024	-	263	710	1,032	-	250	250	4,381	3,000
ProfServ-Mgmt Consulting Serv	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	5,213	62,560	62,560
ProfServ-Special Assessment	-	-	10,474	-	-	-	-	-	-	-	-	-	10,474	10,474
Auditing Services	-	-	-	-	500	5,200	-	-	-	-	-	-	5,700	5,750
Communication/Freight - Gen'l	40	189	99	35	95	105	59	53	58	75	75	75	958	900
Insurance - General Liability	8,363	-	-	-	-	-	-	-	-	-	-	-	8,363	12,001
Legal Advertising	115	103	-	-	-	80	77	126	-	-	599	-	1,100	1,100
Miscellaneous Services	35	41	31	208	-	45	24	29	32	100	100	100	745	1,200
Misc-Bank Charges	135	231	216	152	168	178	171	183	235	200	200	200	2,269	2,400
Misc-Assessmnt Collection Cost	-	4,190	7,378	1,668	418	244	844	166	-	110	-	-	15,018	15,573
Office Supplies	-	-	-	-	-	-	-	-	-	30	30	30	90	360
Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175
Total Administrative	15,310	11,044	24,968	8,138	8,280	11,927	7,513	9,279	6,570	6,805	7,544	9,445	126,821	133,411
Other Public Safety														
R&M-Gate	146	790	-	-	469	4,375	150	-	-	150	150	150	6,380	3,000
R&M-Gatehouse	-	-	-	250	-	-	-	325	-	115	115	115	920	1,200
R&M-Security Cameras	-	-	-	144	840	100	-	84	-	150	150	150	1,618	2,000
Total Other Public Safety	146	790	-	394	1,309	4,475	150	409	-	415	415	415	8,918	6,200

HERITAGE OAK PARK
Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report
For the Period Ending June 30, 2019

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Actual FY 2019	Actual Budget
Field														
Contracts-Mgmt Services	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	9,505	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	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	83,996	86,515
Utility - General	3,084	3,094	3,254	3,784	3,399	3,177	3,099	2,982	3,133	3,000	3,000	3,000	38,006	37,200
Utility - Water & Sewer	428	627	495	2,067	569	533	610	620	650	650	650	650	8,549	12,000
Insurance - General Liability	29,100	-	-	-	-	-	-	-	-	-	-	-	29,100	29,635
R&M-Drainage	-	-	-	-	-	-	-	-	3,000	-	-	7,000	10,000	10,000
R&M-Entry Feature	-	-	-	-	520	9,150	396	-	-	-	-	-	10,066	5,000
R&M-Lake	-	-	-	-	-	-	-	-	5,350	-	-	-	5,350	2,100
R&M-Plant Replacement	-	-	-	-	-	-	324	-	-	-	-	3,176	3,500	3,500
R&M-Trees and Trimming	-	1,725	-	-	-	-	1,200	-	197	-	-	2,878	6,000	6,000
Misc-Special Projects	-	-	2,900	-	1,260	-	-	-	-	-	-	6,770	10,930	10,930
Misc-Hurricane Expense	-	-	-	-	-	4,450	-	-	1,625	-	-	-	6,075	5,000
Misc-Contingency	22	689	-	192	402	119	565	130	44	-	-	2,837	5,000	5,000
Total Field	49,649	23,150	23,664	23,058	23,165	34,444	23,209	20,747	31,014	20,665	20,665	43,326	336,753	333,061
Road and Street Facilities														
R&M-Parking Lots	-	-	-	-	520	-	-	-	-	-	-	-	520	500
R&M-Roads & Alleyways	-	-	3,265	-	-	-	-	190	-	-	-	1,545	5,000	5,000
R&M-Sidewalks	-	-	-	-	-	-	-	-	-	-	-	4,000	4,000	4,000
R&M-Streetlights	-	134	350	392	423	-	1,253	195	-	-	-	4,253	7,000	7,000
Misc-Contingency	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	3,000
Cap Outlay - Sidewalk Impr	-	-	6,439	-	-	-	-	-	-	-	-	3,561	10,000	10,000
Cap Outlay - Streetlight Impr	-	-	-	-	-	-	-	-	-	-	-	15,200	15,200	15,200
Reserve - Roads & Streetlights	-	-	7,398	-	-	-	-	-	-	-	-	-	7,398	5,369
Total Road and Street Facilities	-	134	17,452	392	943	-	1,253	385	-	-	-	31,559	52,118	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	70,686	70,686
Contracts-Janitorial Services	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	18,960	16,560
Contracts-Pools	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800
Contracts-Pest Control	798	250	-	250	-	-	-	-	-	-	-	-	1,298	1,100
Communication - Telephone	633	677	691	647	647	647	643	643	643	643	643	643	7,800	7,320
R&M-Clubhouse	3,034	3,174	396	822	3,445	149	9,122	7,500	34,267	7,000	7,000	7,000	82,909	68,000
R&M-Parks	4,289	1,442	-	1,896	3,716	1,269	10,540	3,986	2,176	1,000	1,000	1,000	32,314	6,600
R&M-Pools	63	63	721	260	63	63	63	63	63	500	500	500	2,922	6,000
R&M-Tennis Courts	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000

HERITAGE OAK PARK
Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report
For the Period Ending June 30, 2019

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Actual FY 2019	Actual Budget
Miscellaneous Services	-	233	-	500	344	-	1,229	328	147	200	200	200	3,381	2,400
Misc-Holiday Decor	-	380	148	-	-	-	-	-	-	-	-	-	527	500
Misc-Cable TV Expenses	82	92	82	94	94	84	94	74	84	84	84	84	1,032	1,016
Office Supplies	317	131	131	179	299	205	151	719	161	180	180	180	2,833	2,160
Op Supplies - General	144	130	146	134	402	-	414	384	108	225	225	225	2,537	2,700
Cap Outlay - Equipment	-	-	-	530	-	-	-	-	-	-	-	4,470	5,000	5,000
Cap Outlay-Clubhouse	-	-	-	10,488	-	-	-	-	-	-	-	11,012	21,500	21,500
Reserve - Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Reserve - Swimming Pools	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500
Total Parks and Recreation - General	17,731	14,942	10,685	24,170	17,381	10,788	30,627	22,068	46,020	18,203	18,203	38,685	269,499	234,842
<u>Special Recreation Facilities</u>														
Miscellaneous Services	3,504	420	230	179	179	116	192	257	90	250	250	250	5,917	4,500
Misc-Event Expense	1,112	4,294	3,319	15,670	3,700	2,562	1,339	655	102	500	500	500	34,253	12,000
Misc-Social Committee	1,143	1,151	1,096	3,503	5,251	3,517	2,032	2,235	1,348	1,800	1,800	1,800	26,676	24,000
Misc-Trips and Tours	-	-	-	-	-	-	-	-	-	-	-	-	-	500
Office Supplies	295	9	-	5	42	-	29	15	-	42	42	42	521	500
Total Special Recreation Facilities	6,054	5,874	4,645	19,357	9,172	6,195	3,592	3,162	1,540	2,592	2,592	2,592	67,367	41,500
Total Expenditures	88,889	55,934	81,413	75,508	60,248	67,828	66,343	56,049	85,144	48,679	49,418	126,022	861,476	799,083
Excess (deficiency) of revenues														
Over (under) expenditures	(82,752)	158,591	292,487	26,272	(30,590)	(49,278)	(21,284)	(44,097)	(81,903)	(41,256)	(47,502)	(122,697)	(44,008)	-
Net change in fund balance	\$ (82,752)	\$ 158,591	\$ 292,487	\$ 26,272	\$ (30,590)	\$ (49,278)	\$ (21,284)	\$ (44,097)	\$ (81,903)	\$ (41,256)	\$ (47,502)	\$ (122,697)	\$ (44,008)	\$ -

HERITAGE OAK PARK
Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report
For the Period Ending June 30, 2019

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Actual FY 2019	Adopted Budget
Revenues														
Interest - Investments	\$ 3	\$ 2	\$ 2	\$ 2	\$ 4	\$ 6	\$ 6	\$ 5	\$ 4	\$ 2	\$ 2	\$ 2	\$ 40	\$ 24
Special Assmnts- Tax Collector	-	27,748	48,855	10,959	2,741	1,592	5,426	1,057	-	700	-	-	99,078	99,081
Special Assmnts- Discounts	-	(1,090)	(1,914)	(350)	(80)	(35)	(59)	-	-	-	-	-	(3,528)	(3,963)
Other Miscellaneous Revenues	-	-	-	323	-	-	-	1,546	-	292	292	292	2,744	3,500
Total Revenues	3	26,660	46,943	10,934	2,665	1,563	5,373	2,608	4	994	294	294	98,334	98,642
Expenditures														
Administrative														
Misc-Assessmnt Collection Cost	-	534	939	212	53	31	107	21	-	14	-	-	1,911	1,982
Total Administrative	-	534	939	212	53	31	107	21	-	14	-	-	1,911	1,982
Field														
Contracts-Irrigation	4,095	4,095	4,095	4,095	4,095	4,095	4,095	4,095	4,095	4,095	4,095	4,095	49,140	49,500
R&M-Irrigation	12,214	5,053	2,909	2,719	8,290	23,090	5,353	6,834	13,505	3,750	3,750	3,750	91,217	45,000
R&M-Pumps	-	-	-	-	-	250	-	250	750	-	-	910	2,160	2,160
Total Field	16,309	9,148	7,004	6,814	12,385	27,435	9,448	11,179	18,350	7,845	7,845	8,755	142,517	96,660
Total Expenditures	16,309	9,682	7,943	7,026	12,438	27,466	9,555	11,200	18,350	7,859	7,845	8,755	144,428	98,642
Excess (deficiency) of revenues														
Over (under) expenditures	(16,306)	16,978	39,000	3,908	(9,773)	(25,903)	(4,182)	(8,592)	(18,346)	(6,865)	(7,551)	(8,461)	(46,094)	-
Over (under) expenditures	\$ (16,306)	\$ 16,978	\$ 39,000	\$ 3,908	\$ (9,773)	\$ (25,903)	\$ (4,182)	\$ (8,592)	\$ (18,346)	\$ (6,865)	\$ (7,551)	\$ (8,461)	\$ (46,094)	\$ -

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

Date	Amount	Trivia Night	Poolside Lunch	Pancake Bfst	Morning Coffee Social	HOP Series	Halloween Roaring 20's	Veterans Day	Rich Guzzi	Thanks giving	Wait Duo Dance	Christ mas Celeb	New Year's Eve	Sports Dance Party	High Tea	Night Watch Fund raiser	Canada Night	Fashion Show	Valentine's Party	Vendor Day	Luau Party	Fare well Party	Mem orial Day Celeb
10/01/18	Deposit					\$80	\$702																
10/02/18	Deposit		\$378	\$28			\$135																
10/10/18	Deposit		\$475	\$28			\$117	\$10	\$1,170														
10/24/18	Deposit		\$492	\$76		\$360	\$54	\$10	\$480	\$420													
11/08/18	Deposit		\$720	\$8			\$27	\$50	\$225	\$287													
11/15/18	Deposit		\$826	\$104				\$40	\$150	\$168	\$290	\$1,535											
12/07/18	Deposit		\$819	\$36		\$310				\$105	\$406	\$900											
01/03/19	Deposit		\$750	\$115						\$4		\$75	\$4,475	\$352	\$259								
01/16/19	Deposit		\$319	\$54		\$1,155								\$168	\$112	\$630	\$882	\$660	\$170				
01/23/19	Deposit		\$730			\$730																	
01/23/19	Deposit	\$18	\$437	\$56												\$570	\$18	\$1,056	\$1,110				
02/08/19	Deposit		\$1,033	\$24												\$135	\$36	\$352	\$160				
02/22/19	Deposit		\$889	\$50	\$50	\$60										\$15			\$100		\$4,998		
03/20/19	Deposit	\$18	\$1,149														\$12			\$1,200	\$448	\$1,476	
04/17/19	Deposit		\$1,682																			\$36	
05/09/19	Deposit		\$1,340																			\$9	\$350
06/03/19	Deposit		\$1,224																				\$240
Total	\$43,282	\$36	\$12,533	\$579	\$50	\$2,695	\$1,035	\$110	\$2,025	\$984	\$696	\$2,510	\$4,475	\$520	\$371	\$1,350	\$948	\$2,068	\$1,540	\$1,200	\$5,446	\$1,521	\$590
Expenses	(\$53,998)	\$0	(\$11,844)	(\$531)	(\$965)	(\$11,335)	(\$991)	(\$295)	(\$2,313)	(\$976)	(\$714)	(\$2,366)	(\$7,916)	(\$750)	(\$288)	(\$1,455)	(\$898)	(\$2,250)	(\$737)	(\$245)	(\$5,463)	(\$1,140)	(\$525)
Profit / (Loss)	(\$10,716)	\$36	\$689	\$48	(\$915)	(\$8,640)	\$44	(\$185)	(\$288)	\$8	(\$18)	\$144	(\$3,441)	(\$230)	\$83	(\$105)	\$50	(\$182)	\$803	\$955	(\$17)	\$381	\$65
Other Expenses	(\$5,593)																						
Total Profit / (Loss)	(\$16,308)																						

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Reserve Balance-Beginning	7,194	9,191	9,191	9191	7088
Revenue	34,756	32,930	39,654	43,189	43,282
Expenses	32,759	32,939	35,643	46,362	59,591
Profit(Loss)	1,996	(10)	4,011	(3,173)	(16,308)

Notes: Revenue and Expenses are per financial statements
Expenses also include office supplies for activities department not tied to a specific activity
Other Expenses also include portable stage for \$2,999

Cash and Investment Report
June 30, 2019

<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%	\$67,736
Operating Checking Account	BankUnited	N/A	0.00%	\$211,866
Operating Checking Account - MuniNow	SunTrust	N/A	0.10%	\$76,015
			Subtotal	\$355,616
Petty Cash - Property Manager	N/A	N/A	N/A	\$200
Money Market Account	BankUnited	N/A	1.75%	\$324,969 (1)
			Total	\$680,785

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

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 Bank United Checking
 Statement No. 06-19
 Statement Date 6/30/2019

G/L Balance (LCY)	211,865.57	Statement Balance	223,464.00
G/L Balance	211,865.57	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	211,865.57	Subtotal	223,464.00
Negative Adjustments	0.00	Outstanding Checks	11,598.43
	<hr/>	Differences	0.00
Ending G/L Balance	211,865.57	Ending Balance	211,865.57
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/25/2019	Payment	2017	REGIONS BANK	1,098.80	0.00	1,098.80
6/26/2019	Payment	2018	ARTISTREE LANDSCAPE	6,999.63	0.00	6,999.63
6/26/2019	Payment	2019	JOE MARLIN CARVER	3,500.00	0.00	3,500.00
Total Outstanding Checks.....				11,598.43		11,598.43

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 8711 Regions Bank Main Checking-DO NOT USE
Statement No. 06-19
Statement Date 6/30/2019

G/L Balance (LCY)	67,735.96	Statement Balance	68,258.16
G/L Balance	67,735.96	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	68,258.16
Subtotal	67,735.96	Outstanding Checks	522.20
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	67,735.96	Ending Balance	67,735.96
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/10/2018	Payment	12004	EDWARD A. CAREY	184.70	0.00	184.70
10/18/2018	Payment	12441	JOHN LEMARCA	12.50	0.00	12.50
10/18/2018	Payment	12443	MARGARET LUCIANO	12.50	0.00	12.50
12/10/2018	Payment	12579	EDWARD TARASEVICH	12.50	0.00	12.50
12/10/2018	Payment	12580	GOOD NEWS PEST SOLUTIONS	250.00	0.00	250.00
12/10/2018	Payment	12590	SOPHIE KELLY	12.50	0.00	12.50
12/12/2018	Payment	12594	ALBERT GODFREY	12.50	0.00	12.50
2/4/2019	Payment	12680	SALLY HAYNES	12.50	0.00	12.50
5/2/2019	Payment	12810	ANDREA NEDOSKO	12.50	0.00	12.50
Total Outstanding Checks.....				522.20		522.20

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 6400 SUNTRUST BANK N.A.
Statement No. 06-19
Statement Date 6/30/2019

G/L Balance (LCY)	76,014.64	Statement Balance	76,014.64
G/L Balance	76,014.64	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	76,014.64
Subtotal	76,014.64	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	76,014.64	Ending Balance	76,014.64
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 6/1/19 to 6/30/19
(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	114	06/20/19	HERITAGE OAK PARK	061419	TRSF FROM BU MMA TO BU CHECKING	Due to Other Funds	131000	\$200,000.00
001	12858	06/03/19	FEDEX	6-566-02584	SERVICE FOR 5/21/19	Communication/Freight - Gen'l	541001-51301	\$16.82
001	12859	06/10/19	CENTURYLINK	051919-8717	05/19/19-06/18/19 #311078717	Communication - Telephone	541003-57201	\$643.47
001	12860	06/10/19	CLIFF'S AIR CONDITIONING &	19-1111	CONDENSER UNIT FAN MOTOR, BLOWER BELT, FREON	R&M-Clubhouse	546015-57201	\$671.50
001	12861	06/14/19	ARTISTREE LANDSCAPE	141023	MAY19 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$6,999.63
001	12862	06/14/19	PERSSON, COHEN & MOONEY, P.A.	22761	LEGAL SERVICE FOR 05/19	ProfServ-Legal Services	531023-51401	\$1,032.00
001	12863	06/14/19	COLEEN SWEZY	060719	FITNESS KEY REIMB	Deposits	220000	\$12.50
001	12864	06/14/19	COVERALL OF FT. MYERS	1160250831	CLEANING SERVICE 06/01/19-06/30/19	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	12865	06/14/19	FEDEX	6-572-08498	SERVICE FOR 05/28-05/30/19	Communication/Freight - Gen'l	541001-51301	\$33.29
001	12867	06/14/19	STAPLES CREDIT PLAN	2295774891	OFFICE SUPPLIES	Office Supplies	551002-57201	\$55.86
001	2001	06/06/19	TODD PROA	0008326	6/19 POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	2001	06/06/19	TODD PROA	0008326	6/19 POOL SERVICE	Contracts-Pools	534078-57201	\$900.00
001	2002	06/06/19	ARTISTREE LANDSCAPE	138235 A	STORM CLEAN UP OF COMMON AREAS-12/20/18	Misc-Hurricane Expense	549067-53901	\$1,625.00
001	2003	06/06/19	BEST COAST PAINTING LLC	06.06.19	DEPOSIT FOR PAINTING CONTRACT	Deposit for Clubhouse Painting	546015-57201	\$20,639.00
001	2004	06/06/19	BUFFALO GRAFFIX	506477	06/19 ACTIVITIES CALENDARS	Miscellaneous Services	549001-57501	\$89.67
001	2005	06/06/19	COMCAST	55503-052819	06/11/19-07/10/19 8535100600755503	Misc-Cable TV Expenses	549039-57201	\$83.86
001	2006	06/06/19	GREATAMERICA FINANCIAL SVCS	24827606	COPIER LEASE FOR 05/19	Office Supplies	551002-57201	\$130.86
001	2007	06/06/19	KAY RUSSO	053119	REIMB MEMORIAL DAY DESSERTS 5/24/19	Memorial Day	549051-57501	\$32.26
001	2008	06/06/19	RICK WEBBS REFINISHINGS INC	052919	REMOVE/REPLACE TRIM-BOTTOM OF PERGOLA POST	R&M-Parks	546066-57201	\$2,100.00
001	2009	06/18/19	INFRAMARK, LLC	41907	6/19 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,213.33
001	2009	06/18/19	INFRAMARK, LLC	41907	6/19 MANAGEMENT FEES	Contracts-Mgmt Services	534001-57201	\$5,890.50
001	2009	06/18/19	INFRAMARK, LLC	41907	6/19 MANAGEMENT FEES	Miscellaneous Services	549001-51301	\$31.50
001	2009	06/18/19	INFRAMARK, LLC	41907	6/19 MANAGEMENT FEES	Communication/Freight - Gen'l	541001-51301	\$23.50
001	2009	06/18/19	INFRAMARK, LLC	41907	6/19 MANAGEMENT FEES	Contracts-Mgmt Services	534001-53901	\$9,505.08
001	2011	06/19/19	FEDEX	6-579-60192	SERVICE FOR 06/06/19	Communication/Freight - Gen'l	541001-51301	\$15.39
001	2012	06/20/19	BEST COAST PAINTING LLC	3523	EXT PAINTING CLUBHOUSE, SPORTS BAR/GAME ROOM	1ST PMT-PAINTING PROJECT	546015-57201	\$12,382.00
001	2014	06/20/19	POLAR ICE OF FLORIDA INC	06112019	ICE MACHINE SERVICE CALL	R&M-Clubhouse	546015-57201	\$90.00
001	2015	06/20/19	RICK WEBBS REFINISHINGS INC	061119	PERGOLA POST SKIRTS	36 Post skirts	546066-57201	\$2,160.00
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Coffee	549051-57501	\$26.24
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	OP Supplies	552001-57201	\$35.96
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$174.84
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Office floors cleaner	546015-57201	\$45.51
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Coffee	549051-57501	\$7.53
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Gas cans	549900-53901	\$17.92
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Cleaner	549900-53901	\$25.66
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Sam's Club Renewal	549001-57201	\$100.00
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$42.24
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Donuts for workshop	549001-57201	\$26.96
001	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	Tree permits	546099-53901	\$197.00

**HERITAGE OAK PARK
Community Development District**

**Payment Register by Fund
For the Period from 6/1/19 to 6/30/19
(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	2016	06/20/19	SUNTRUST BANK-8114	8114-060219	06/02/19 STATEMENT PURCHASES	OP supplies	552001-57201	\$72.35
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$223.64
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	memorial day celebration	549022-57501	\$15.85
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$157.56
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	coffee social	549022-57501	\$17.60
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$7.98
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$217.31
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$67.58
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	coffee social	549051-57501	\$23.84
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$145.02
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$216.42
001	2017	06/25/19	REGIONS BANK	3417-061319	PURCHASES FOR 05/14/19-06/13/19	poolside lunch	549051-57501	\$6.00
001	2018	06/26/19	ARTISTREE LANDSCAPE	141688	06/19 GROUNDS MAINT	Contracts-Landscape	534050-53901	\$6,999.63
001	2019	06/26/19	JOE MARLIN CARVER	025053	INSTALL ROCK FOR LAKE BANK EROSION CONTROL AREA 2	Rip Rap	546042-53901	\$1,750.00
001	2019	06/26/19	JOE MARLIN CARVER	025052	INSTALL ROCK FOR LAKE BANK EROSION CONTROL AREA 1	Rip Rap	546042-53901	\$1,750.00
001	DD00057	06/03/19	CHARLOTTE COUNTY UTILITIES	051019-080703 ACH	26307-080703 04/08/19-05/08/19	Utility - Water & Sewer	543021-53901	\$99.16
001	DD00058	06/03/19	CHARLOTTE COUNTY UTILITIES	051019-101597 ACH	26307-101597 04/08/19-05/08/19	Utility - Water & Sewer	543021-53901	\$520.93
001	DD00063	06/06/19	FPL	052219 ACH	SERVICE FOR 04/23/19-05/22/19	Utility - General	543001-53901	\$2,982.34
Fund Total								\$287,993.13

IRRIGATION FUND - 002

002	12866	06/14/19	MAINSCAPE	1232857	06/19 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,095.00
002	2010	06/18/19	MAINSCAPE	1231044	RPR MAINLINE 19555 BENT OAK/INSTALL SOD	R&M-Irrigation	546041-53901	\$4,897.89
002	2010	06/18/19	MAINSCAPE	1230582	IRRIG PUMP VFD MAINTENANCE 03/19	R&M-Pumps	546138-53901	\$250.00
002	2010	06/18/19	MAINSCAPE	1230581	IRRIG PUMP VFD MAINTENANCE 02/19	R&M-Pumps	546138-53901	\$250.00
002	2010	06/18/19	MAINSCAPE	1230580	IRRIG PUMP VFD MAINTENANCE 01/19	R&M-Pumps	546138-53901	\$250.00
002	2013	06/20/19	MAINSCAPE	1233332	IRRIGATION SERVICE 05/19	R&M-Irrigation	546041-53901	\$6,107.47
Fund Total								\$15,850.36

Total Checks Paid	\$303,843.49
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Seventh Order of Business

7Ci.

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2020**

Version 5 - Modified Tentative Budget
(Printed on 07/02/19 1:15pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGETS</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-3
Exhibit A - Allocation of Fund Balances	4
Budget Narrative	5-10
Irrigation Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Budget Narrative	12
<u>DEBT SERVICE BUDGET</u>	
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	15

HERITAGE OAK PARK
Community Development District

Operating Budgets
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET	THRU	JUL -	PROJECTED	BUDGET
		FY 2019	JUN-2019	SEP-2019	FY 2019	FY 2020
REVENUES						
Interest - Investments	\$ 5,154	\$ 5,000	\$ 7,229	\$ 1,251	\$ 8,480	\$ 5,000
Interlocal Agreement	3,000	3,000	2,250	750	3,000	3,000
Room Rentals	749	500	374	126	500	500
Recreational Activity Fees	43,189	41,500	43,282	4,500	47,782	50,500
Special Assmnts- Tax Collector	723,873	778,628	773,120	5,507	778,627	839,095
Special Assmnts- Discounts	(26,542)	(31,145)	(27,723)	-	(27,723)	(33,564)
Other Miscellaneous Revenues	2,150	600	4,658	250	4,908	300
Gate Bar Code/Remotes	646	1,000	1,180	157	1,337	1,000
Access Cards	-	-	431	125	556	600
TOTAL REVENUES	752,219	799,083	804,801	12,666	817,467	866,431
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	11,600	12,000	8,600	3,000	11,600	12,000
FICA Taxes	887	918	658	230	888	918
ProfServ-Engineering	-	5,000	-	2,500	2,500	3,000
ProfServ-Legal Services	3,505	3,000	3,881	500	4,381	4,000
ProfServ-Mgmt Consulting Serv	60,738	62,560	46,920	15,640	62,560	76,437
ProfServ-Special Assessment	10,169	10,474	10,474	-	10,474	10,788
Auditing Services	5,500	5,750	5,700	-	5,700	5,750
Communication/Freight - Gen'l	1,417	900	733	225	958	900
Insurance - General Liability	10,910	12,001	8,363	-	8,363	9,199
R&M-ADA Compliance	-	-	-	-	-	12,000
Legal Advertising	904	1,100	501	599	1,100	1,100
Miscellaneous Services	512	1,200	445	300	745	1,200
Misc-Bank Charges	1,803	2,400	1,669	600	2,269	2,400
Misc-Assessmnt Collection Cost	6,471	15,573	14,908	110	15,018	16,782
Office Supplies	-	360	-	90	90	360
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	114,591	133,411	103,027	23,794	126,821	157,009
<i>Other Public Safety</i>						
Contracts-Mgmt Services	7,725	-	-	-	-	-
R&M-Gate	4,286	3,000	5,930	450	6,380	3,000
R&M-Gatehouse	1,140	1,200	575	345	920	2,200
R&M-Security Cameras	1,480	2,000	1,168	450	1,618	2,000
Total Other Public Safety	14,631	6,200	7,673	1,245	8,918	7,200

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET	THRU	JUL -	PROJECTED	BUDGET
		FY 2019	JUN-2019	SEP-2019	FY 2019	FY 2020
Field						
Contracts-Mgmt Services	110,739	114,061	85,546	28,515	114,061	117,483
Contracts-Lake and Wetland	6,120	6,120	4,590	1,530	6,120	6,120
Contracts-Landscape	83,996	86,515	62,997	20,999	83,996	86,515
Utility - General	35,398	37,200	29,006	9,000	38,006	38,400
Utility - Water & Sewer	7,398	12,000	6,599	1,950	8,549	10,000
Insurance - General Liability	26,941	29,635	29,100	-	29,100	30,000
R&M-Drainage	21,994	10,000	3,000	7,000	10,000	10,000
R&M-Entry Feature / Wall	1,263	5,000	10,066	-	10,066	9,500
R&M-Lake	2,877	2,100	5,350	-	5,350	22,100
R&M-Plant Replacement	2,960	3,500	324	3,176	3,500	3,500
R&M-Trees and Trimming	1,750	6,000	3,122	2,878	6,000	6,000
Misc-Special Projects	6,440	10,930	4,160	6,770	10,930	10,930
Natural Disaster Expense	47,162	5,000	6,075	-	6,075	5,000
Misc-Contingency	5,209	5,000	2,163	2,837	5,000	5,000
Capital Outlay	19,865	-	-	-	-	5,000
Total Field	380,112	333,061	252,098	84,655	336,753	365,548
Road and Street Facilities						
R&M-Parking Lots	211	500	520	-	520	500
R&M-Roads & Alleyways	13,701	5,000	3,455	1,545	5,000	5,000
R&M-Sidewalks	-	4,000	-	4,000	4,000	4,000
R&M-Streetlights	5,837	7,000	2,746	4,254	7,000	7,000
Misc-Contingency	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	10,000	6,439	3,561	10,000	10,000
Capital Outlay - Streetlight Impr	-	15,200	-	15,200	15,200	5,000
Reserve - Roads & Streetlights	58,430	5,369	7,398	-	7,398	5,369
Total Road and Street Facilities	78,179	50,069	20,558	31,560	52,118	39,869

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET	THRU	JUL -	PROJECTED	BUDGET
		FY 2019	JUN-2019	SEP-2019	FY 2019	FY 2020
<i>Parks and Recreation - General</i>						
Contracts-Mgmt Services	59,307	70,686	53,015	17,671	70,686	72,807
Contracts-Janitorial Services	18,123	16,560	14,220	4,740	18,960	18,960
Contracts-Pools	10,800	10,800	8,100	2,700	10,800	10,800
Contracts-Pest Control	1,048	1,100	1,298	-	1,298	1,100
Communication - Telephone	7,437	7,320	5,871	1,929	7,800	8,100
R&M-Clubhouse	79,674	68,000	61,909	21,000	82,909	60,000
R&M-Parks	32,540	6,600	29,314	3,000	32,314	12,000
R&M-Pools	8,083	6,000	1,422	1,500	2,922	6,000
R&M - Tennis Courts	17,100	5,000	-	5,000	5,000	2,500
Miscellaneous Services	2,866	2,400	2,781	600	3,381	2,400
Misc-Holiday Décor	469	500	527	-	527	750
Misc-Cable TV Expenses	982	1,016	779	253	1,032	1,028
Office Supplies	3,873	2,160	2,293	540	2,833	2,160
OpSupplies - General	2,209	2,700	1,862	675	2,537	2,700
Cap Outlay - Equipment	-	5,000	530	4,470	5,000	10,000
Cap Outlay-Clubhouse	-	21,500	10,488	11,012	21,500	27,500
Reserve - Roof	-	5,000	-	-	-	5,000
Reserve - Swimming Pools	-	2,500	-	-	-	2,500
Total Parks and Recreation - General	244,511	234,842	194,409	75,090	269,499	246,305
<i>Special Recreation Facilities</i>						
Miscellaneous Services	3,133	4,500	5,167	750	5,917	4,500
Misc-Event Expense	22,932	12,000	32,753	1,500	34,253	21,000
Misc-Social Committee	19,591	24,000	21,276	5,400	26,676	24,000
Misc-Trips and Tours	-	500	-	-	-	500
Office Supplies	727	500	395	126	521	500
Total Special Recreation Facilities	46,383	41,500	59,591	7,776	67,367	50,500
TOTAL EXPENDITURES	878,407	799,083	637,356	224,120	861,476	866,431
Excess (deficiency) of revenues						
Over (under) expenditures	(126,188)	-	167,445	(211,453)	(44,008)	-
Net change in fund balance	(126,188)	-	167,445	(211,453)	(44,008)	-
FUND BALANCE, BEGINNING	720,625	594,437	594,437	-	594,437	550,429
FUND BALANCE, ENDING	\$ 594,437	\$ 594,437	\$ 761,882	\$ (211,453)	\$ 550,429	\$ 550,429

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 550,429
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	12,869
Total Funds Available (Estimated) - 9/30/2020	563,298

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,175
Prepaid Items	-
Subtotal	<u>8,175</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	141,123	(1)
Reserve - Recreation Facilities - Prior Years	9,191	(2)
Reserve - Roads & Streetlights - Prior Years	279,994	(2)
Reserve - Roads & Streetlights - FY 2019	5,369	(3)
Reserve - Roads & Streetlights - Actual Expensed	(7,398)	(4)
Reserve - Roads & Streetlights - Current Budget Year	5,369	283,334 (5)
Reserve - Arbor - Prior Years	2,500	(3)
Reserve - Roof - Prior Years	80,000	(2)
Reserve - Roof - FY 2019	5,000	(3)
Reserve - Roof - Current Budget Year	5,000	90,000 (5)
Reserve - Swimming Pools - Prior Years	23,975	(2)
Reserve - Swimming Pools - FY 2019	2,500	(3)
Reserve - Swimming Pools - Current Budget Year	2,500	28,975 (5)
Subtotal	<u>555,123</u>	

Total Allocation of Available Funds	563,298
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Total Unassigned (undesignated) Cash	<u><u>\$ -</u></u>
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Notes

- (1) Should represent approximately 3 months of operating expenditures, but is reduced by \$72,268 to keep total Unassigned(undesignated) Cash from being negative
- (2) Represents Reserves from Prior Years thru FY 2018
- (3) Represents Reserves for FY 2019
- (4) Represents actual expense in FY 2019
- (5) Represents Reserves for Current Budget Year FY 2020

Budget Narrative
Fiscal Year 2020

REVENUES

Interest-Investments

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

Interlocal Agreement

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

Room Rentals

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

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

Access Cards

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

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Administrative (continued)

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Auditing Services

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

Communication/Freight - General

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

Insurance-General Liability

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

R&M - ADA Compliance

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous-Bank Charges

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

Miscellaneous-Assessment Collection Costs

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

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Administrative (continued)

Office Supplies

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

Annual District Filing Fee

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

Other Public Safety

R&M - Gate

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

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

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

Field

Contracts – Management Services

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Insurance – General Liability

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

R&M – Drainage

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

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field (continued)

R&M – Entry Feature

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

R&M - Lake

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

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

Miscellaneous – Special Projects

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

Miscellaneous – Hurricane Expense

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

Miscellaneous - Contingency

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

Capital Outlay

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

Road and Street Facilities

R&M – Parking Lots

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

R&M – Roads & Alleyways

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

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

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

Miscellaneous - Contingency

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

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Parks and Recreation – General

Capital Outlay – Streetlight Improvement

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

Reserve – Roads & Streetlights

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

Contracts – Management Services

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Parks and Recreation – General (continued)

Operating Supplies - General

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

Capital Outlay – Equipment

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

Capital Outlay – Clubhouse

This is for the capital items for the clubhouse that needed to be replaced which include the pool furniture (\$7,000), sports bar card tables and chairs (\$5,000), lodge patio and waterfall (\$8,000) and lodge folding tables and chairs (\$7,500).

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

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

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

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

Miscellaneous – Trips and Tours

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

Office Supplies

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 25	\$ 24	\$ 34	\$ 6	\$ 40	\$ 24
Special Assmnts- Tax Collector	84,719	99,081	98,377	701	99,078	120,357
Special Assmnts- Discounts	(3,107)	(3,963)	(3,528)	-	(3,528)	(4,814)
Other Miscellaneous Revenues	-	3,500	1,868	876	2,744	3,500
TOTAL REVENUES	81,637	98,642	96,751	1,583	98,334	119,067
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	757	1,982	1,897	14	1,911	2,407
Total Administrative	757	1,982	1,897	14	1,911	2,407
<i>Field</i>						
Contracts-Irrigation	47,028	49,500	36,855	12,285	49,140	49,500
R&M-Irrigation	107,179	45,000	79,967	11,250	91,217	60,000
R&M-Pumps	5,538	2,160	1,250	910	2,160	2,160
Capital Outlay	5,990	-	-	-	-	5,000
Total Field	165,735	96,660	118,072	24,445	142,517	116,660
TOTAL EXPENDITURES	166,492	98,642	119,969	24,459	144,428	119,067
Excess (deficiency) of revenues Over (under) expenditures	(84,855)	-	(23,218)	(22,876)	(46,094)	-
Net change in fund balance	(84,855)	-	(23,218)	(22,876)	(46,094)	-
FUND BALANCE, BEGINNING	(22,174)	(107,029)	(107,029)	-	(107,029)	(153,123)
FUND BALANCE, ENDING	\$ (107,029)	\$ (107,029)	\$ (130,247)	\$ (22,876)	\$ (153,123)	\$ (153,123)

Budget Narrative
Fiscal Year 2020

REVENUES

Interest-Investments

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

This is for the revenue collected for irrigation reimbursement.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

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

Field

Contracts - Irrigation

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Pumps

This is for quarterly pump maintenance contract.

Capital Outlay

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

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	214,897	214,897	212,978	1,919	214,897	180,000
Special Assmnts- Discounts	(7,875)	(8,596)	(7,249)	-	(7,249)	(7,200)
TOTAL REVENUES	207,022	206,301	205,729	1,919	207,648	172,800
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	1,921	4,298	4,115	38	4,153	3,600
Total Administrative	1,921	4,298	4,115	38	4,153	3,600
<i>Debt Service</i>						
Principal Debt Retirement	179,804	187,752	187,752	-	187,752	196,028
Interest Expense	26,699	16,965	20,540	-	20,540	10,388
Total Debt Service	206,503	204,717	208,292	-	208,292	206,416
TOTAL EXPENDITURES	208,424	209,015	212,407	38	212,445	210,016
Excess (deficiency) of revenues Over (under) expenditures	(1,401)	(2,714)	(6,678)	1,881	(4,797)	(37,216)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(2,714)	-	-	-	(37,216)
TOTAL OTHER SOURCES (USES)	-	(2,714)	-	-	-	(37,216)
Net change in fund balance	(1,401)	(2,714)	(6,678)	1,881	(4,797)	(37,216)
FUND BALANCE, BEGINNING	52,371	50,970	50,970	-	50,970	46,173
FUND BALANCE, ENDING	\$ 50,970	\$ 48,256	\$ 44,292	\$ 1,881	\$ 46,173	\$ 8,957

SunTrust Loan

Compound Period Exact Days
Nominal Annual Rate 4.36 %
Effective Annual Rate Undefined %
Periodic Rate 0.0121 %
Daily Rate 0.01211 %

AMORTIZATION SCHEDULE - US Rule 360 Day Year

Date	Payment	Interest	Principal	Balance
11/01/2019	5,194	5,194	-	196,028
05/01/2020	201,222	5,194	196,028	-
	206,416	10,388	196,028	

HERITAGE OAK PARK
Community Development District

Supporting Budget Schedule
Fiscal Year 2020

**Comparison of Assessment Rates
Fiscal Year 2020 vs. Fiscal Year 2019**

Product	General Fund			Irrigation Fund			Debt Service 2008			Total Assessments per Unit			Units
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
SF	\$1,210.82	\$1,123.56	7.8%	\$173.68	\$142.97	21.5%	\$297.90	\$355.65	-16.2%	\$1,682.39	\$1,622.18	3.7%	39
MF	\$1,210.82	\$1,123.56	7.8%	\$173.68	\$142.97	21.5%	\$259.63	\$309.96	-16.2%	\$1,644.12	\$1,576.49	4.3%	654
													693