

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE FOR THE
MAY 16, 2024
REGULAR MEETING**

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

May 9, 2024

Board of Supervisors
Heritage Oak Park Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, May 16, 2024 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

Agenda

Thursday, May 16, 2024 – 10:00 a.m. Regular Meeting

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
 - A. Approval of the Minutes of the April 18, 2024 Budget Workshop and Regular Meetings
 - B. Financials and Check Register for April 30, 2024
6. New Business
 - Wednesday Lunch
7. Managers Report
 - A. Presentation of the Fiscal Year 2024/2025 Preliminary Budget
 - i. Consideration of Resolution 2024-03 Approving the FY Budget 2024-2025 Preliminary Budget and Setting the Public Hearing
 - ii. Number of Registered Voters in the District – 721
 - iii. Letter from District’s Attorney Re: Attorney Fees
8. Supervisor Requests
9. Audience Comments
10. Adjournment

Next meeting June 20, 2024

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

Sincerely,
Bob Koncar
District Manager

Fifth Order of Business

5A

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

1 The workshop and regular meetings of the Board of Supervisors of the Heritage Oak Park
2 Community Development District were held Thursday, April 18, 2024 beginning at 9:00 a.m. at
3 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

4
5 Present and constituting a quorum were:

6		
7	Paul Falduto, Jr.	Chairperson
8	Steve Horsman	Vice Chairperson
9	Vincent Scotto	Assistant Secretary
10	Jeanne Teter	Assistant Secretary
11	Carmen Russo	Assistant Secretary

12
13 Also present were:

14	Robert Koncar	District Manager, Inframark
15	Michelle Egan	Project Manager, Inframark

16
17 *Following is a summary of the discussions and actions taken.*

18
19 **Workshop Meeting**

20 The preliminary fiscal year 2025 budget was discussed and the Board had several questions
21 for the District Manager and they were answered.

22
23 **Regular Meeting**

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25 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

26 Mr. Falduto called the meeting to order, and Mr. Koncar called the roll. A quorum was
27 established.

28 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

29 The Pledge of Allegiance was recited.

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31 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda Items

32 None.

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34 **FOURTH ORDER OF BUSINESS**

Comments from the Chairman

35 None.

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37 **FIFTH ORDER OF BUSINESS**

Approval of Consent Agenda

38 A. Approval of the Minutes of the March 21, 2024 Budget Workshop Meeting and
39 regular meetings.

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B. Financials and Check Register for March 31, 2024

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

SIXTH ORDER OF BUSINESS **New Business**

None.

SEVENTH ORDER OF BUSINESS **Managers Report**

A. Acceptance of the Fiscal Year 2023 Financial Audit Report

On MOTION by Mr. Scotto seconded by Ms. Teter, with all in favor, the fiscal year 2023 financial audit was approved. 5-0

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Board requested to cancel the scheduled budget workshop meeting of May 16, 2024 beginning at 9 a.m. and only proceed with the regular May 16, 2024 meeting beginning at 10:00 a.m.

On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, canceling the budget workshop meeting of May 16, 2024 and only proceeding with the regular May 16, 2024 meeting beginning at 10 a.m. was approved. 5-0

On MOTION by Mr. Russo seconded by Mr. Scotto, with all in favor, holding off on the new asphalt mix on the parking lot until the weather cools off was approved. 5-0

NINTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned.

Robert Koncar
Secretary

Paul Falduto, Jr.
Chairman

5B

HERITAGE OAK PARK
Community Development District

Financial Report

April 30, 2024

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

April 30, 2024

Balance Sheet
April 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 968,968	\$ -	\$ -	\$ 968,968
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	3,132	-	-	3,132
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	10,792	-	10,792
Investments:				
Money Market Account	378,756	-	-	378,756
Construction Fund	-	-	70,498	70,498
Reserve Fund	-	19,313	-	19,313
Revenue Fund	-	321,134	-	321,134
Prepaid Items	15,925	-	-	15,925
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,375,181	\$ 351,239	\$ 70,498	\$ 1,796,918
LIABILITIES				
Accounts Payable	\$ 23,673	\$ -	\$ -	\$ 23,673
Accrued Expenses	14,267	-	-	14,267
Sales Tax Payable	30	-	-	30
Due To Other Funds	10,792	-	-	10,792
TOTAL LIABILITIES	48,762	-	-	48,762
FUND BALANCES				
Nonspendable:				
Prepaid Items	15,925	-	-	15,925
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	351,239	-	351,239
Capital Projects	-	-	70,498	70,498
Assigned to:				
Operating Reserves	240,922	-	-	240,922
Reserves - Arbor	2,500	-	-	2,500
Reserves - Roads & Streetlights	210,865	-	-	210,865
Reserves - Roof	160,000	-	-	160,000
Reserves - Swimming Pools	29,239	-	-	29,239
Unassigned:	658,768	-	-	658,768
TOTAL FUND BALANCES	\$ 1,326,419	\$ 351,239	\$ 70,498	\$ 1,748,156
TOTAL LIABILITIES & FUND BALANCES	\$ 1,375,181	\$ 351,239	\$ 70,498	\$ 1,796,918

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 2,800	\$ 15,205	\$ 12,405	316.77%	\$ 400	\$ 2,006
Interlocal Agreement	3,000	2,250	1,500	(750)	50.00%	750	-
Interlocal Agreement-Irrigation	30,000	15,000	15,000	-	50.00%	-	-
Room Rentals	500	500	1,162	662	232.40%	-	285
Recreational Activity Fees	53,200	31,033	36,996	5,963	69.54%	4,433	4,595
Interest - Tax Collector	-	-	172	172	0.00%	-	172
Special Assmnts- Tax Collector	1,147,036	1,129,603	1,128,484	(1,119)	98.38%	65,603	64,244
Special Assmnts- Discounts	(45,881)	(45,881)	(41,569)	4,312	90.60%	(932)	(630)
Other Miscellaneous Revenues	3,800	-	871	871	22.92%	-	-
Gate Bar Code/Remotes	1,200	-	871	871	72.58%	-	-
Access Cards	600	-	140	140	23.33%	-	-
Insurance Reimbursements	-	-	33,824	33,824	0.00%	-	-
TOTAL REVENUES	1,198,255	1,135,305	1,192,656	57,351	99.53%	70,254	70,672
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	7,000	6,800	200	56.67%	1,000	1,000
FICA Taxes	918	536	520	16	56.64%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	5,187	5,187	-	86.45%	618	618
ProfServ-Mgmt Consulting	71,628	41,783	41,783	-	58.33%	5,969	5,969
ProfServ-Special Assessment	12,142	12,142	12,142	-	100.00%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	4,700	4,700	4,900	(200)	104.26%	700	900
Communication/Freight - Gen'l	1,500	875	449	426	29.93%	125	70
Insurance - General Liability	9,312	9,312	12,077	(2,765)	129.69%	-	-
R&M-ADA Compliance	1,553	1,553	1,553	-	100.00%	-	-
Legal Advertising	1,100	-	(696)	696	-63.27%	-	-
Miscellaneous Services	3,000	101	101	-	3.37%	8	8
Misc-Assessment Collection Cost	22,941	22,592	21,738	854	94.76%	1,032	1,272
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	161,033	109,660	110,433	(773)	68.58%	9,529	9,914
Other Public Safety							
R&M-Gate	3,500	500	405	95	11.57%	-	-
R&M-Gatehouse	1,000	1,000	6,500	(5,500)	650.00%	-	-
R&M-Security Cameras	3,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	875	650	225	43.33%	125	93
Total Other Public Safety	9,600	2,375	7,555	(5,180)	78.70%	125	93
Field							
Contracts-Mgmt Services	139,731	81,510	81,510	-	58.33%	11,644	11,644
Contracts-Lake and Wetland	6,120	3,570	3,570	-	58.33%	510	510
Contracts-Landscape	100,720	58,753	58,753	-	58.33%	8,393	8,393
Contracts-Irrigation	51,640	30,123	29,831	292	57.77%	4,303	4,262
Utility - General	45,600	26,600	29,086	(2,486)	63.79%	3,800	3,471
Utility - Water & Sewer	13,600	8,600	8,653	(53)	63.63%	1,000	1,141
Insurance - General Liability	49,137	49,137	56,871	(7,734)	115.74%	-	-
R&M-Drainage	15,000	370	370	-	2.47%	370	370
R&M-Entry Feature	7,500	5,997	5,997	-	79.96%	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL
R&M-Irrigation	31,400	18,317	46,497	(28,180)	148.08%	2,617	8,683
R&M-Lake	21,750	-	-	-	0.00%	-	-
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	5,583	5,583	-	44.66%	-	-
R&M-Pumps	2,160	2,160	5,555	(3,395)	257.18%	-	-
Misc-Special Projects	10,930	5,487	5,487	-	50.20%	-	-
Misc-Hurricane Expense	50,000	1,500	1,500	-	3.00%	-	-
Misc-Contingency	93,780	1,478	1,478	-	1.58%	219	219
Capital Outlay	25,560	5,697	5,697	-	22.29%	-	-
Total Field	689,128	304,882	346,438	(41,556)	50.27%	32,856	38,693
Road and Street Facilities							
R&M-Parking Lots	1,000	1,000	2,499	(1,499)	249.90%	1,000	2,499
R&M-Roads & Alleyways	4,000	-	-	-	0.00%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	625	625	-	6.25%	625	625
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	15,369	34,462	(19,093)	224.23%	15,369	34,462
Total Road and Street Facilities	63,369	16,994	37,586	(20,592)	59.31%	16,994	37,586
Parks and Recreation - General							
Contracts-Mgmt Services	36,681	21,397	21,397	-	58.33%	3,057	3,057
Contracts-Janitorial Services	18,960	11,060	11,396	(336)	60.11%	1,580	1,636
Contracts-Pools	11,134	6,495	6,643	(148)	59.66%	928	965
Contracts-Pest Control	1,100	595	595	-	54.09%	85	85
Communication - Telephone	8,580	5,005	4,352	653	50.72%	715	614
R&M-Clubhouse	50,000	29,167	9,606	19,561	19.21%	4,167	24
R&M-Parks	15,000	8,750	12,982	(4,232)	86.55%	1,250	79
R&M-Pools	4,500	2,625	2,414	211	53.64%	375	63
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	1,400	3,425	(2,025)	142.71%	-	-
Holiday Decoration	750	750	756	(6)	100.80%	-	-
Misc-Cable TV Expenses	5,820	3,395	3,502	(107)	60.17%	485	566
Office Supplies	3,000	1,750	1,943	(193)	64.77%	250	169
Op Supplies - General	6,000	3,500	1,146	2,354	19.10%	-	-
Cap Outlay - Equipment	8,000	2,474	2,474	-	30.93%	2,474	2,474
Cap Outlay - Clubhouse	15,000	-	-	-	0.00%	-	-
Reserve - A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	221,925	98,363	82,631	15,732	37.23%	15,366	9,732
Special Recreation Facilities							
Miscellaneous Services	4,500	800	700	100	15.56%	-	-
Misc-Event Expense	21,000	14,200	14,156	44	67.41%	2,220	2,200
Misc-Social Committee	26,700	10,800	10,723	77	40.16%	2,220	2,129
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	292	233	59	46.60%	-	-
Total Special Recreation Facilities	53,200	26,092	25,812	280	48.52%	4,440	4,329
TOTAL EXPENDITURES	1,198,255	558,366	610,455	(52,089)	50.95%	79,310	100,347

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

<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>APR-24 BUDGET</u>	<u>APR-24 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	576,939	582,201	5,262	0.00%	(9,056)	(29,675)
Net change in fund balance	\$ -	\$ 576,939	\$ 582,201	\$ 5,262	0.00%	\$ (9,056)	\$ (29,675)
FUND BALANCE, BEGINNING (OCT 1, 2023)	744,218	744,218	744,218				
FUND BALANCE, ENDING	\$ 744,218	\$ 1,321,157	\$ 1,326,419				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 6,164	\$ 6,164	0.00%	\$ -	\$ 1,462
Interest - Tax Collector	-	-	30	30	0.00%	-	30
Special Assmnts- Tax Collector	197,323	194,200	194,155	(45)	98.39%	11,100	11,091
Special Assmnts- Discounts	(7,893)	(7,893)	(7,152)	741	90.61%	(634)	(108)
TOTAL REVENUES	189,430	186,307	193,197	6,890	101.99%	10,466	12,475
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,884	3,740	144	94.78%	222	220
Total Administration	3,946	3,884	3,740	144	94.78%	222	220
Debt Service							
Principal Debt Retirement	131,171	-	-	-	0.00%	-	-
Interest Expense	64,383	32,192	32,192	-	50.00%	-	-
Total Debt Service	195,554	32,192	32,192	-	16.46%	-	-
TOTAL EXPENDITURES	199,500	36,076	35,932	144	18.01%	222	220
Excess (deficiency) of revenues Over (under) expenditures	(10,070)	150,231	157,265	7,034	-1561.72%	10,244	12,255
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(10,070)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(10,070)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (10,070)	\$ 150,231	\$ 157,265	\$ 7,034	-1561.72%	\$ 10,244	\$ 12,255
FUND BALANCE, BEGINNING (OCT 1, 2023)	193,974	193,974	193,974				
FUND BALANCE, ENDING	\$ 183,904	\$ 344,205	\$ 351,239				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-24 BUDGET	APR-24 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 2,136	\$ 2,136	0.00%	\$ -	\$ 312
TOTAL REVENUES	-	-	2,136	2,136	0.00%	-	312
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,136	2,136	0.00%	-	312
Net change in fund balance	\$ -	\$ -	\$ 2,136	\$ 2,136	0.00%	\$ -	\$ 312
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	68,362				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 70,498				

Notes to the Financial Statements
April 2024

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 99.5% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 50.9% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		3,132	Expenditures waiting on reimbursements.
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		10,792	Due from General Fund to Debt Service. Transferring this month.
Prepaid Items		15,925	Entertainment for 2024 & 2025 and credit card payments.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		23,673	Invoices for current month but not paid in current month.
Accrued Expenses		14,267	Utilities, irrigation, gate program and cleaning service.
Sales Tax Payable		30	Sales Tax for the sports bar/lodge rentals.
Due to Other Funds		10,792	Due from General Fund to Debt Service. Transferring this month.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	15,205	316.77%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	1,500	50.00%	Thru 2nd quarter agreement received.
Interlocal Agreement-Irrigation	30,000	15,000	50.00%	Thru 2nd quarter agreement received.
Room Rentals	500	1,162	232.40%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	53,200	36,996	69.54%	Revenue collected for events less refunds.
Special Assessments-Tax Collector	1,147,036	1,128,484	98.38%	Collections were at 99.1% at this time last year.
Gate Bar Codes/Remotes	1,200	871	72.58%	Gate Openers less sales tax paid.
Insurance Reimbursements	-	33,824	N/A	Reimbursement for Guard Shack repairs and Hurricane Ian.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	5,187	86.45%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Special Assessment	12,142	12,142	100.00%	Assessment roll preparation fees paid for year.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Auditing Services	4,700	4,900	104.26%	Audit is final.
Insurance-General Liability	9,312	12,077	129.69%	Insurance paid in full for year includes additional updated policy.
R&M-ADA Compliance	1,553	1,553	100.00%	Webhosting paid in full for the year.
Legal Advertising	1,100	(696)	-63.27%	Credit issued for ad paid last year.
<u>Public Safety</u>				
R&M-Gatehouse	1,000	6,500	650.00%	Remove and replace drywall to treat mold in guard shack.

Notes to the Financial Statements
April 2024

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (continued)				
<u>Field</u>				
Utility - General	45,600	29,086	63.79%	FPL monthly electric charges slightly more than expected.
Utility - Water & Sewer	13,600	8,653	63.63%	Monthly water / sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	49,137	56,871	115.74%	Insurance paid in full for year includes additional updated policy.
R&M-Entry Feature	7,500	5,997	79.96%	Labor & materials for rock & dirt replacement.
R&M-Irrigation	31,400	46,497	148.08%	Monthly irrigation service and miscellaneous repairs including main line repair.
R&M-Pumps	2,160	5,555	257.18%	Quarterly VFD pump maint, repair Bent Oak pump and pipe, recharge well #1 pump station repair.
 <u>Road & Street</u>				
R&M-Parking Lots	1,000	2,499	249.90%	Remove/replace damaged walkway in parking lot.
Reserves-Roads & Streetlights	15,369	34,462	224.23%	Overlay parking and restripe.
 <u>Parks & Recreation</u>				
Contracts-Janitorial Services	18,960	11,396	60.11%	Rate increased by \$56 in November. Will increase budget for next year.
Contracts-Pools	11,134	6,643	59.66%	Monthly pool service increased in January by \$37.11/mo.
R&M-Parks	15,000	12,982	86.55%	Remove/replace bocce court sideboards and backboards with Trek composite boards, new picnic benches, new pickleball nets, bocce court re-surfacing material, remove/replace damaged walkway by bocce court, fitness equipment repair .
Miscellaneous Services	2,400	3,425	142.71%	Coffee for holiday decorating committee, Holiday luncheons and gift cards, employee birthday celebration, computer speaker, miscellaneous supplies.
Holiday Decoration	750	756	100.80%	Holiday decorations purchased for the 2023 Holiday season.
Misc-Cable TV Expenses	5,820	3,502	60.17%	Comcast cable increased services due to change in equipment. Budget will be increased next year.
Office Supplies	3,000	1,943	64.77%	Copier lease and maintenance, copies, office supplies, Office 365 for Board tablets, business cards, iCloud storage, battery back-up for office.
 <u>Special Recreation Facilities</u>				
Misc-Event Expense	21,000	14,156	67.41%	Entertainment and decorations for the events.
 Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	194,155	98.39%	Collections were at 99.1% at this time last year.
 Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	131,171	-	0.00%	Next payment will be made in May.
Interest Expense	64,383	32,192	50.00%	Next payment will be made in May.

HERITAGE OAK PARK

Community Development District

Supporting Schedules

April 30, 2024

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,344,353	\$1,147,033	\$197,320
Allocation %				100%	85%	15%
11/03/23	\$ 36,274	\$ 1,511	\$ 740	\$ 38,526	\$ 32,847	\$ 5,679
11/09/23	14,583	608	298	15,488	13,230	2,258
11/16/23	9,153	381	187	9,722	8,270	1,451
11/22/23	167,937	6,997	3,427	178,362	152,155	26,207
12/01/23	224,524	9,355	4,582	238,461	203,424	35,037
12/08/23	191,517	7,980	3,909	203,405	173,650	29,756
12/15/23	368,608	15,359	7,523	391,489	334,074	57,415
01/11/24	93,693	3,904	1,912	99,509	84,864	14,644
02/08/24	45,405	1,404	927	47,736	40,778	6,959
03/08/24	23,640	482	482	24,605	20,948	3,657
04/05/24	30,384	307	620	31,311	26,711	4,599
04/18/24	42,721	432	872	44,024	37,533	6,492
TOTAL	\$ 1,248,440	\$ 48,721	\$ 25,478	\$ 1,322,639	\$ 1,128,484	\$ 194,155
% COLLECTED				98.4%	98.4%	98.4%
TOTAL OUTSTANDING				\$ 21,714	\$ 18,549	\$ 3,166

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

Date	Amount	Poolside Lunch	Morning Coffee Social	Craft Fair	Chillin Like a Villain	Yacht Club Party	Holiday Party	Rum Tasting	New Years Eve	Memory Lane Party	Canada Day	Bonfire Party	Valentine's Day	Rock Fest	Wild West	Laugh Lines	Pajama Party	Luau	
11/03/23	Deposit	\$2,586	\$1,401	\$105	\$1,010	\$70	\$0												
12/04/23	Deposit	\$6,486	\$1,654	\$137		\$740	\$3,840	\$100	\$15										
12/11/03	Deposit	(\$140)						(\$140)											
01/11/24	Deposit	\$2,991	\$1,189				\$150	\$40	\$855	\$255	\$372	\$130							
02/16/24	Deposit	\$13,021	\$3,005							\$1,425	\$624	\$1,090	\$1,110	\$1,310	\$40	\$40	\$320	\$4,377	
03/04/24	Deposit	\$7,457	\$2,315										\$270	\$1,150	\$1,080	\$660	\$320	\$1,662	
04/05/24	Deposit	\$3,520	\$3,230													\$100		\$190	
04/09/24	Refund	(\$137)																(\$137)	
04/30/24	Deposit	\$1,213	\$1,137															\$76	
Total		\$36,996	\$13,930	\$0	\$242	\$1,010	\$810	\$3,990	\$0	\$870	\$1,680	\$996	\$1,220	\$1,380	\$2,460	\$1,120	\$800	\$320	\$6,168
Expenses		(\$24,879)	(\$4,418)	(\$291)	(\$534)	(\$751)	(\$1,095)	(\$4,313)	\$0	(\$822)	(\$1,890)	(\$913)	(\$516)	(\$700)	(\$2,583)	(\$1,000)	(\$325)	(\$400)	(\$4,329)
Profit / (Loss)		\$12,116	\$9,511	(\$291)	(\$292)	\$259	(\$285)	(\$323)	\$0	\$48	(\$210)	\$83	\$704	\$680	(\$123)	\$120	\$475	(\$80)	\$1,839
Other Expenses		(933.14)																	
Total Profit / (Loss)		\$11,183																	

FY 2020 FY 2021 FY 2022 FY 2023 FY 2024

Revenue	31,238	5,994	40,206	32,172	36,996
Expenses	34,114	8,371	43,202	31,569	25,812
Profit(Loss)	(2,876)	(2,377)	(2,995)	603	11,183

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
April 30, 2024

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$870,834
Operating Checking Account	Valley Bank	5.38%	\$98,135
		Subtotal	\$968,968
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	5.45%	\$378,756
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	5.25%	\$19,313
Series 2020 Revenue Fund	US Bank	5.25%	\$321,134
		Subtotal	\$340,447
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	5.25%	\$70,498
		Grand Total	\$1,758,869

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 7282
Statement No. 04-24
Statement Date 04/30/24

GL Balance (LCY)	870,833.52
GL Balance	870,833.52
Positive Adjustments	0.00
<hr/>	
Subtotal	870,833.52
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	870,833.52

Statement Balance	872,621.78
Outstanding Deposits	0.00
<hr/>	
Subtotal	872,621.78
Outstanding Checks	-1,788.26
<hr/>	
Ending Balance	870,833.52

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/20/23	Payment	3624	Check for Vendor V00907			-40.00
04/10/24	Payment	3727	Payment of Invoice 016252			-900.00
04/19/24	Payment	3747	Payment of Invoice 016291			-24.08
04/24/24	Payment	3756	Payment of Invoice 016269			-76.00
04/30/24	Payment	3757	Payment of Invoice 016301			-38.18
04/30/24	Payment	3758	Payment of Invoice 016305			-480.00
04/30/24	Payment	3759	Payment of Invoice 016292			-160.00
04/30/24	Payment	3760	Payment of Invoice 014670			-35.00
04/30/24	Payment	3761	Payment of Invoice 014673			-35.00
Total Outstanding Checks						-1,788.26

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 0663
Statement No. 03-25
Statement Date 04/30/2024

GL Balance (LCY)	98,134.86
GL Balance	98,134.86
Positive Adjustments	0.00
<hr/>	
Subtotal	98,134.86
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	98,134.86

Statement Balance	98,134.86
Outstanding Deposits	0.00
<hr/>	
Subtotal	98,134.86
Outstanding Checks	0.00
<hr/>	
Ending Balance	98,134.86

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Deposits						
Total Outstanding Deposits						

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2024 to 04/30/2024

(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	3708	04/04/24	MICHELE SNYDER	032724	CATERING FOR LUAU PARTY	Misc-Social Committee	549051-57501	\$2,129.09
001	3709	04/04/24	COPIERS PLUS	00S100-SAR-024655	12/23 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$49.40
001	3709	04/04/24	COPIERS PLUS	00S100-SAR-024655	12/23 COPIES/MAINT AGREEMENT	MAINTENANCE AGREEMENT	551002-57201	\$45.00
001	3726	04/10/24	FEDEX	8-449-84678	SERVICE FOR 03/15/24	Communication/Freight - Gen'l	541001-51301	\$12.95
001	3727	04/10/24	GRAU & ASSOCIATES	25462	AUDIT FYE 09/30/23	Auditing Services	532002-51301	\$900.00
001	3728	04/10/24	MAINSCAPE	1300287	04/24 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,261.56
001	3729	04/10/24	MAINSCAPE	1300398	04/24 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,393.33
001	3730	04/10/24	MAINSCAPE	1300628	EXTRA LOAD OF FILL DIRT FOR THE WALL	Misc-Special Projects	549053-53901	\$987.00
001	3731	04/10/24	MAINSCAPE	1300629	EMERGENCY IRRIG CALL-IRRIG LEAK AT 19315 HERITAGE	R&M-Irrigation	546041-53901	\$275.00
001	3732	04/10/24	MAINSCAPE	1300630	FILL DIRT FOR THE HOLES IN THE WALL	Misc-Special Projects	549053-53901	\$4,500.00
001	3733	04/10/24	MAINSCAPE	1300728	03/24 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$5,999.30
001	3735	04/10/24	FPL	032224-53151 CHK	ACCT #72189-53151 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$21.89
001	3736	04/10/24	CENTURYLINK	031924-8717	ACCT #311078717 03/19/24-04/18/24	Communication - Telephone	541003-57201	\$611.77
001	3738	04/10/24	SOLITUDE LAKE MANAGEMENT	PSI053812	MAR24 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	3739	04/10/24	DISASTER LAW & CONSULTING LLC	04022024	FEMA LEGAL COUNSEL 03/01/24-03/31/24	HURRICANE IAN - DR4673	531023-51401	\$250.00
001	3740	04/10/24	NATURZONE ENVIRONMENTAL SRVCS	654581	04/24 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	3741	04/19/24	FEDEX	8-456-59809	SERVICE FOR 03/21/24	Communication/Freight - Gen'l	541001-51301	\$19.05
001	3742	04/19/24	SUNLAND PAVING CO., INC.	27171	OVERLAY PARKING AND RESTRIPE	Reserve - Roads & Streetlights	568136-54101	\$34,462.00
001	3743	04/19/24	ELECTRICAL SOLUTIONS OF SW	9848	SVC CALL TO REPLACE FUSES IN STREETLIGHT ON WATER	Condo Area Light	546095-54101	\$350.00
001	3744	04/19/24	ELECTRICAL SOLUTIONS OF SW	9850	RPL 2 PHOTOCELLS ON RED OAK STREETLIGHTS	R&M-Streetlights	546095-54101	\$275.00
001	3745	04/19/24	GREATAMERICA FINANCIAL SVCS	36152063	COPIER LEASE FOR 03/24	Office Supplies	551002-57201	\$104.86
001	3746	04/19/24	TODD PROA	95329727	04/24 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	3746	04/19/24	TODD PROA	95329727	04/24 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$964.95
001	3747	04/19/24	DENNIS NEWHARD	040924	REIMBURSEMENT FOR BOCCCE PLAQUES	R&M-Parks	546066-57201	\$24.08
001	3748	04/19/24	MICHELLE RAY	10159416277	REIMBURSEMENT FOR FIRST AID KIT	R&M-Clubhouse	546015-57201	\$24.24
001	3749	04/19/24	SHERRI MARKS	SM40124	REFUND FOR LUAU PARTY TICKET	Recreational Activity Fees	347080	\$38.00
001	3750	04/19/24	PHILIP GARTLAND	40124	REFUND FOR MEAL FOR LUAU PARTY	Recreational Activity Fees	347080	\$23.00
001	3751	04/19/24	GYM EQUIPMENT REPAIR AND SALE	04092024	FITNESS EQUIPMENT REPAIR	R&M-Parks	546066-57201	\$449.00
001	3752	04/19/24	GYM EQUIPMENT REPAIR AND SALE	04112024	NEW WORKOUT BENCH AND ELLIPTICAL-DEPOSIT	Cap Outlay - Equipment	564006-57201	\$2,474.38
001	3755	04/24/24	JASON DESIMONE	041024	DEPOSIT FOR 2025 VALENTINES DAY PARTY	Prepaid Items	155000	\$100.00
001	3756	04/24/24	DENNIS LERCH	04052024	REFUND FOR LUAU PARTY	Recreational Activity Fees	347080	\$76.00
001	3757	04/30/24	FEDEX	8-471-21019	SERVICE FOR 04/04/24 AND 04/10/24	Communication/Freight - Gen'l	541001-51301	\$38.18
001	3758	04/30/24	KENNETH W JAMES	K-041024	ENTERTAINMENT FOR MAY 25, 2024 PARTY-BALANCE DUE	Prepaid Items	155000	\$480.00
001	3759	04/30/24	NICHOLE MARTIN	04102024	BALANCE DUE FROM SECURITY DEPOSIT	Private Event Issue	347080	\$160.00
001	3760	04/30/24	JULLIAN DIBLASI	FAIR-10252022	CRAFT FAIR REFUND	Refund for Craft Fair	347080	\$35.00
001	3761	04/30/24	PATRICIA BENJAMIN	FAIR-10252022	CRAFT FAIR REFUND	Refund for Craft Fair	347080	\$35.00
001	DD00914	04/02/24	CHARLOTTE COUNTY UTILITIES	031224-080703 ACH	26307-080703 02/08/24-03/08/24	Utility - Water & Sewer	543021-53901	\$72.37
001	DD00915	04/02/24	CHARLOTTE COUNTY UTILITIES	031224-101597 ACH	26307-101597 02/08/24-03/08/24	Utility - Water & Sewer	543021-53901	\$1,019.45
001	DD00921	04/05/24	GREATAMERICA FINANCIAL SVCS	36031691	COPIER LEASE FOR 02/24	LEASE	551002-57201	\$115.19
001	DD00921	04/05/24	GREATAMERICA FINANCIAL SVCS	36031691	COPIER LEASE FOR 02/24 ORIGINATION FEE	One-Time Origination Fee	551002-57201	\$125.00
001	DD00922	04/06/24	FPL	032224-03218 ACH	ACCT #01781-03218 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$45.01
001	DD00923	04/06/24	FPL	032224-32211 ACH	ACCT #94620-32211 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$345.07
001	DD00924	04/06/24	FPL	032224-59344 ACH	ACCT #96809-59344 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$125.39
001	DD00925	04/06/24	FPL	032224-29333 ACH	ACCT #90419-29333 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$178.10
001	DD00926	04/06/24	FPL	032224-93219 ACH	ACCT #25921-93219 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$259.86
001	DD00927	04/06/24	FPL	032224-28333 ACH	ACCT #36126-28333 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$317.66
001	DD00928	04/06/24	FPL	032224-90214 ACH	ACCT #65998-90214 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$148.41
001	DD00929	04/06/24	FPL	032224-88335 ACH	ACCT #87070-88335 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$1,975.86
001	DD00930	04/06/24	FPL	032224-74219 ACH	ACCT #89079-74219 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$446.16
001	DD00931	04/06/24	FPL	032224-85535 ACH	ACCT #92945-85535 SVC PRD 02/22/24-03/22/24	Utility - General	543001-53901	\$84.37
001	DD00934	04/22/24	COMCAST	34227-032624 ACH	ACCT #8535100601234227 03/30/24-04/29/24	Misc-Cable TV Expenses	549039-57201	\$565.51
Fund Total								\$75,050.48

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2024 to 04/30/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>SERIES 2020 DEBT SERVICE FUND - 203</u>								
203	3737	04/10/24	HERITAGE OAK PARK	040824-DSXFR 2020	FY 2024 ASSESSMENT RECEIPTS	Due to Other Funds	131000	\$10,132.04
							Fund Total	<u>\$10,132.04</u>

Total Checks Paid	\$85,182.52
--------------------------	--------------------

Seventh Order of Business

7A

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Version 2 - Proposed Budget

Printed on 05/08/24 5:45pm

Prepared by:



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HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 574	\$ 20,169	\$ 4,800	\$ 15,205	\$ 5,400	\$ 20,605	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	1,500	1,500	3,000	3,000
Interlocal Agreement-Irrigation	-	-	30,000	15,000	15,000	30,000	30,000
Room Rentals	360	557	500	1,162	200	1,362	500
Recreational Activity Fees	39,801	32,413	53,200	36,996	21,000	57,996	53,200
Special Assmnts- Tax Collector	973,783	1,008,433	1,147,036	1,128,484	18,552	1,147,036	1,147,033
Special Assmnts- Discounts	(36,039)	(36,906)	(45,881)	(41,569)	(186)	(41,755)	(45,881)
Other Miscellaneous Revenues	26,450	33,403	3,800	871	3,000	3,871	3,800
Gate Bar Code/Remotes	2,097	1,011	1,200	871	600	1,471	1,200
Access Cards	257	70	600	140	150	290	600
Interest - Tax Collector	-	-	-	172	-	172	-
Insurance Reimbursements	-	410,942	-	33,824	-	33,824	-
TOTAL REVENUES	1,010,283	1,473,092	1,198,255	1,192,656	65,216	1,257,872	1,198,252
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	10,600	9,800	12,000	6,800	6,000	12,800	12,000
FICA Taxes	811	750	918	520	459	979	918
ProfServ-Engineering	8,085	7,380	10,000	-	5,000	5,000	10,000
ProfServ-Legal Services	3,271	9,098	6,000	5,187	813	6,000	6,000
ProfServ-Mgmt Consulting Serv	67,514	69,540	71,628	41,783	29,845	71,628	73,779
ProfServ-Special Assessment	11,445	11,788	12,142	12,142	-	12,142	12,506
ProfServ-Trustee Fees	4,041	4,041	3,704	3,704	-	3,704	3,704
Auditing Services	5,500	4,700	4,700	4,900	4,900	9,800	5,100
Communication/Freight - Gen'l	1,240	795	1,500	449	1,051	1,500	1,500
Insurance - General Liability	7,123	9,601	9,312	12,077	-	12,077	15,500
R&M-ADA Compliance	1,553	2,032	1,553	1,553	-	1,553	1,053
Legal Advertising	1,185	2,505	1,100	(696)	1,100	404	1,100
Miscellaneous Services	491	1,892	3,000	101	2,899	3,000	3,000
Misc-Assessmnt Collection Cost	6,698	6,458	22,941	21,738	186	21,924	22,941

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
Office Supplies	284	-	360	-	360	360	360
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	130,016	140,555	161,033	110,433	52,613	163,046	169,636
Other Public Safety							
R&M-Gate	4,362	787	3,500	405	3,095	3,500	3,500
R&M-Gatehouse	686	23,660	1,000	6,500	-	6,500	1,000
R&M-Security Cameras	1,830	-	3,600	-	3,600	3,600	2,600
Misc-Programming & Services	-	899	1,500	650	850	1,500	1,500
Capital Outlay	1,125	5,516	-	-	-	-	-
Total Other Public Safety	8,003	30,862	9,600	7,555	7,545	15,100	8,600
Field							
Contracts-Mgmt Services	131,709	135,661	139,731	81,510	58,221	139,731	162,744
Contracts-Lake and Wetland	6,120	6,120	6,120	3,570	2,550	6,120	6,120
Contracts-Landscape	89,334	91,784	100,720	58,753	41,967	100,720	103,742
Contracts-Irrigation	47,755	50,136	51,640	29,831	21,809	51,640	52,673
Utility - General	39,867	36,206	45,600	29,086	16,514	45,600	45,600
Utility - Water & Sewer	12,431	11,491	13,600	8,653	4,947	13,600	13,600
Insurance - General Liability	33,541	41,857	49,137	56,871	-	56,871	65,402
R&M-Drainage	-	23,950	15,000	370	14,630	15,000	15,000
R&M-Entry Feature / Wall	7,875	-	7,500	5,997	1,503	7,500	7,000
R&M-Irrigation	45,848	54,959	31,400	46,497	18,000	64,497	33,000
R&M-Lake	938	11,403	21,750	-	21,750	21,750	21,750
R&M-Plant Replacement	301	86	12,000	-	12,000	12,000	12,000
R&M-Trees and Trimming	5,350	3,600	12,500	5,583	6,917	12,500	12,500
R&M-Pumps	1,473	15,055	2,160	5,555	-	5,555	2,160
Misc-Special Projects	3,800	7,852	10,930	5,487	5,443	10,930	10,930
Natural Disaster Expense	8,637	806,134	50,000	1,500	48,500	50,000	25,000
Misc-Contingency	1,901	5,518	93,780	1,478	92,302	93,780	63,780
Capital Outlay	1,275	8,266	25,560	5,697	19,863	25,560	30,745
Total Field	438,155	1,310,078	689,128	346,438	386,916	733,354	683,746

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
<i>Road and Street Facilities</i>							
R&M-Parking Lots	-	851	1,000	2,499	-	2,499	1,000
R&M-Roads & Alleyways	1,086	-	4,000	-	4,000	4,000	4,000
R&M-Sidewalks	-	11,745	15,000	-	15,000	15,000	15,000
R&M-Streetlights	277	1,500	10,000	625	9,375	10,000	10,000
Misc-Contingency	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	10,000	-	10,000	10,000	10,000
Capital Outlay - Streetlight Impr	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roads & Streetlights	44,691	9,635	15,369	34,462	-	34,462	15,369
<i>Total Road and Street Facilities</i>	46,054	23,731	63,369	37,586	46,375	83,961	63,369
<i>Parks and Recreation - General</i>							
Contracts-Mgmt Services	34,157	35,613	36,681	21,397	15,284	36,681	38,865
Contracts-Janitorial Services	18,960	13,646	18,960	11,396	9,816	21,212	19,632
Contracts-Pools	11,051	11,134	11,134	6,643	5,789	12,432	11,134
Contracts-Pest Control	1,048	1,143	1,100	595	505	1,100	1,020
Communication - Telephone	7,792	7,441	8,580	4,352	4,228	8,580	8,580
R&M-Clubhouse	15,669	18,862	50,000	9,606	40,394	50,000	45,000
R&M-Parks	10,602	9,939	15,000	12,982	2,018	15,000	15,000
R&M-Pools	6,767	5,346	4,500	2,414	2,086	4,500	4,500
R&M - Tennis Courts	-	4,460	2,000	-	2,000	2,000	2,000
Miscellaneous Services	4,318	2,257	2,400	3,425	-	3,425	2,400
Misc-Holiday Décor	635	-	750	756	-	756	750
Misc-Cable TV Expenses	5,283	5,049	5,820	3,502	2,318	5,820	5,820
Office Supplies	4,472	4,049	3,000	1,943	1,057	3,000	3,000
OpSupplies - General	2,524	2,647	6,000	1,146	4,854	6,000	6,000
Cap Outlay - Equipment	-	-	8,000	2,474	5,526	8,000	8,000
Cap Outlay - Clubhouse	18,715	-	15,000	-	15,000	15,000	15,000
Reserve - Air Conditioner	15,000	-	5,000	-	-	-	5,000
Reserve - Roof	-	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	3,000	-	-	-	3,000
<i>Total Parks and Recreation - General</i>	156,993	121,586	221,925	82,631	110,875	193,506	219,701

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/24	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
<i>Special Recreation Facilities</i>							
Miscellaneous Services	1,882	1,157	4,500	700	3,800	4,500	4,500
Misc-Event Expense	13,480	12,691	21,000	14,156	6,844	21,000	21,000
Misc-Social Committee	26,131	18,634	26,700	10,723	15,977	26,700	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,709	1,270	500	233	267	500	500
Total Special Recreation Facilities	43,202	33,752	53,200	25,812	26,888	52,700	53,200
TOTAL EXPENDITURES	822,423	1,660,564	1,198,255	610,455	631,211	1,241,666	1,198,252
Excess (deficiency) of revenues Over (under) expenditures	187,860	(187,472)	-	582,201	(565,995)	16,206	-
Net change in fund balance	187,860	(187,472)	-	582,201	(565,995)	16,206	-
FUND BALANCE, BEGINNING	743,830	931,690	744,218	744,218	-	744,218	760,424
FUND BALANCE, ENDING	\$ 931,690	\$ 744,218	\$ 744,218	\$ 1,326,419	\$ (565,995)	\$ 760,424	\$ 760,424

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 760,424
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	48,369
Total Funds Available (Estimated) - 9/30/2025	808,793

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	15,925
Subtotal	<u>24,125</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	253,590	(1)
Reserve - Roads & Streetlights - Prior Years	210,865	(2)
Reserve - Roads & Streetlights - FY 2024	15,369	(3)
Reserve - Roads & Streetlights - Actual Expensed	(34,462)	(4)
Reserve - Roads & Streetlights - Current Budget Year	15,369	(4)
Reserve - Arbor - Prior Years	2,500	(2)
Reserve - Air Conditioner - FY 2024	5,000	(3)
Reserve - Air Conditioner - Current Budget Year	5,000	(4)
Reserve - Roof - Prior Years	160,000	(2)
Reserve - Roof - FY 2024	25,000	(3)
Reserve - Roof - Current Budget Year	25,000	(4)
Reserve - Swimming Pools - Prior Years	29,239	(2)
Reserve - Swimming Pools - FY 2024	3,000	(3)
Reserve - Swimming Pools - Current Budget Year	3,000	(4)
Subtotal	<u>718,469</u>	

Total Allocation of Available Funds	742,594
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Total Unassigned (undesignated) Cash	\$ 66,199
---------------------------------------------	------------------

Notes

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
- (2) Represents Reserves from Prior Years thru FY 2023.
- (3) Represents Reserves for FY 2024.
- (4) Represents Reserves for Current Budget Year FY 2025.

Budget Narrative
Fiscal Year 2025

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.

Interlocal Agreement - Irrigation

The District has an Interlocal agreement with Heritage Oak Park Community Association for the reimbursement of irrigation expenses.

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.

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**EXPENDITURES****Administrative****P/R-Board of Supervisors**

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Professional Services-Trustee Fees

These are the Trustee fees to administer the District's bonds.

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Administrative (continued)

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 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-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**EXPENDITURES****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.

Miscellaneous Programming & Services

This is to be able to run the new cloud data base program and phone service for the gates.

Field**Contracts – Management Services**

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Contracts - Irrigation

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Field (continued)

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Insurance – General Liability

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

R&M – Drainage

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

R&M – Entry Feature

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

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

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

R&M - Pumps

This is for quarterly pump maintenance contract.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Field (continued)

Miscellaneous – Special Projects

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

Natural Disaster Expense

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

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.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

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

Reserve – Roads & Streetlights

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

Parks and Recreation – General

Contracts – Management Services

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Parks and Recreation – General (continued)

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Operating Supplies - General

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

Capital Outlay – Equipment

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Parks and Recreation – General (continued)

Capital Outlay – Clubhouse

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

Reserve – Air Conditioner

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

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

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

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

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

Miscellaneous – Trips and Tours

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

Office Supplies

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

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 4/30/2024	May- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES							
Interest - Investments	\$ 11	\$ 1,918	\$ -	\$ 6,164	\$ -	\$ 6,164	\$ -
Interest - Tax Collector	-	-	-	30	-	30	-
Special Assmnts- Tax Collector	197,323	197,320	197,323	194,155	3,168	197,323	197,323
Special Assmnts- Discounts	(7,304)	(7,224)	(7,893)	(7,152)	(32)	(7,184)	(7,893)
TOTAL REVENUES	190,030	192,014	189,430	193,197	3,136	196,333	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,357	1,264	3,946	3,740	63	3,803	3,946
Total Administrative	1,357	1,264	3,946	3,740	63	3,803	3,946
<i>Debt Service</i>							
Principal Debt Retirement	126,426	128,777	131,171	-	131,171	131,171	133,610
Interest Expense	59,279	69,135	64,383	32,192	32,191	64,383	59,543
Total Debt Service	185,705	197,912	195,554	32,192	163,362	195,554	193,153
TOTAL EXPENDITURES	187,062	199,176	199,500	35,932	163,425	199,357	197,099
Excess (deficiency) of revenues Over (under) expenditures	2,968	(7,162)	(10,070)	157,265	(160,289)	(3,024)	(7,669)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(10,070)	-	(160,289)	(160,289)	(7,669)
TOTAL OTHER SOURCES (USES)	-	-	(10,070)	-	(160,289)	(160,289)	(7,669)
Net change in fund balance	2,968	(7,162)	(10,070)	157,265	(160,289)	(163,313)	(7,669)
FUND BALANCE, BEGINNING	198,168	201,136	193,974	193,974	-	193,974	30,661
FUND BALANCE, ENDING	\$ 201,136	\$ 193,974	\$ 183,904	\$ 351,239	\$ (160,289)	\$ 30,661	\$ 22,992

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
11/1/2024	1,613,625.45			29,771.39	29,771.39
5/1/2025	1,613,625.45	133,610.01	3.69%	29,771.39	163,381.40
11/1/2025	1,480,015.44			27,306.28	27,306.28
5/1/2026	1,480,015.44	136,094.15	3.69%	27,306.28	163,400.43
11/1/2026	1,343,921.29			24,795.35	24,795.35
5/1/2027	1,343,921.29	138,624.46	3.69%	24,795.35	163,419.81
11/1/2027	1,205,296.83			22,237.73	22,237.73
5/1/2028	1,205,296.83	141,201.83	3.69%	22,237.73	163,439.56
11/1/2028	1,064,095.00			19,632.55	19,632.55
5/1/2029	1,064,095.00	143,827.11	3.69%	19,632.55	163,459.66
11/1/2029	920,267.89			16,978.94	16,978.94
5/1/2030	920,267.89	146,501.21	3.69%	16,978.94	163,480.15
11/1/2030	773,766.68			14,276.00	14,276.00
5/1/2031	773,766.68	149,225.02	3.69%	14,276.00	163,501.02
11/1/2031	624,541.66			11,522.79	11,522.79
5/1/2032	624,541.66	151,999.47	3.69%	11,522.79	163,522.26
11/1/2032	472,542.19			8,718.40	8,718.40
5/1/2033	472,542.19	154,621.46	3.69%	8,718.40	163,339.86
11/1/2033	317,920.73			5,865.64	5,865.64
5/1/2034	317,920.73	157,496.25	3.69%	5,865.64	163,361.89
11/1/2034	160,424.48			2,959.83	2,959.83
5/1/2035	160,424.48	160,424.48	3.69%	2,959.83	163,384.31
Total		\$ 1,613,625.45		\$ 368,129.80	\$ 1,981,755.25

HERITAGE OAK PARK
Community Development District

Supporting Budget Schedule
Fiscal Year 2025

**Comparison of Assessment Rates
Fiscal Year 2025 vs. Fiscal Year 2024**

Product	General Fund			Debt Service 2020			Total Assessments per Unit				Units
	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	
SF	\$1,655.17	\$1,655.17	0.0%	\$324.03	\$324.03	0.0%	\$1,979.20	\$1,979.20	\$0.00	0.0%	39
MF	\$1,655.17	\$1,655.17	0.0%	\$282.39	\$282.39	0.0%	\$1,937.56	\$1,937.57	\$0.00	0.0%	654
											693

7Ai.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Oak Park Community Development District (“**District**”) prior to June 15, 2024, a proposed budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 18, 2024
 HOUR: 10:00 a.m.
 LOCATION: Heritage Oak Park Lodge
 19520 Heritage Oak Boulevard
 Port Charlotte, FL 33948

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Charlotte County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida Law.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF MAY, 2024.

ATTEST:

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budget for Fiscal Year 2024/2025

7Aii.

Supervisor of Elections
Leah Valenti
Charlotte County



226 Taylor Street, Unit 120
Punta Gorda, FL 33950
941-833-5400
SOECharlotteCountyFL.gov

April 19, 2024

Inframark
210 N University Dr Ste 702
Coral Springs, FL 33071

Attention: Sandra H. Demarco

Dear Ms. Demarco;

Per your request for the number of registered voters as of April 15, 2024, within Coral Lakes Community Development District, Heritage Lake Park Community Development District, Heritage Oak Park Community Development District, and Riverwood Community Development District is as follows.

Coral Lakes Community Development District -(0) zero
Heritage Lake Park Community Development District -448
Heritage Oak Park Community Development District -721
Riverwood Community Development District -1519

Please do not hesitate to contact me if you require further assistance.

Sincerely,

Vincenza F. Treppiedi, MFCEP
VBM Director
941-833-5407
vinnie@soecharlottecountyfl.gov
Representing the Office of
Hon. Leah Valenti
Supervisor of Elections
Charlotte County, FL

Your Vote is Your Voice

7Aiii.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*

Daniel P. Lewis

* Board Certified City, County and Local Government Law

** Of Counsel

∞ Also licensed in Colorado

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Venice

April 15, 2024

Robert Koncar, District Manager
Inframark
571 Oakmont Drive
Orange Park, FL 32073

RE: CPI Attorney Fees - Heritage Oak Park Community Development District

Dear Bob:

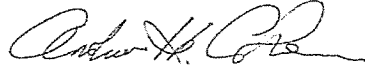
Pursuant to our fee agreement with the Heritage Oak Park Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 3.2. The adjusted hourly rate we are requesting is as follows: \$303.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with a large initial "A" and "C".

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Paul Falduto, Chairman