

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
FEBRUARY 20, 2025
REGULAR MEETING

Heritage Oak Park Community Development District
Inframark, Community Management Services
11555 Heron Bay Boulevard, Suite 201, Coral Springs, FL 33076
Tel: 954-603-0033

February 13, 2025

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, February 20, 2025 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

Meeting Agenda
Thursday, February 20, 2025 – 10:00 a.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items
5. Comments from the Chairman
6. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 16, 2025 Regular Meeting
 - B. Financials and Check Register for January 2025
7. Old Business
 - A. Motion to Cancel Moving Forward with Landscape RFP
8. New Business
 - A. Landscaping Services
 - Consideration of Motion to Terminate Contract with Mainscape
 - Consideration of Motion to Enter into an Agreement with Joya for Landscaping Services and Authorization for the Chairman to Execute the Contract
9. Staff Reports
10. Manager's Report
 - A. Consideration of Resolution 2025-03, Adopting Goals and Objectives
 - B. Acceptance of the Fiscal Year 2024 Audit Prepared by Independent Auditors Grau & Associates
11. Supervisor Requests
12. Audience Comments
13. Adjournment

Next Regular Meeting – March 20, 2025

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,
Sandra Demarco
District Manager

Sixth Order of Business

6A

January 16, 2025 Meeting

Heritage Oak Park CDD

38 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02,
Designation of Secretary**

39
40 Ms. Demarco explained this is a housekeeping matter.

41 On MOTION by Mr. Horsman seconded by Mr. Antosh, with all in
42 favor, Resolution 2025-02, removing Mr. Bob Koncar as Secretary
43 and appointing Ms. Sandra Demarco as Secretary of the Heritage
44 Oak Park Community Development District was adopted. 5-0

45
46 **FIFTH ORDER OF BUSINESS**

Audience Comments on Agenda Items

47 None.

48
49 **SIXTH ORDER OF BUSINESS**

Comments from the Chairman

- 50 • Mr. Falduto reported Ms. Wells resigned. Her position has been posted. In the interim,
51 he will assume the Activities Director responsibilities.
- 52 • Someone is putting fish in the pond, and it is eating the other fish, which are necessary
53 for the pond. He also mentioned debris around the pond is being cleaned out; however,
54 debris gathers quickly again.

55
56 **SEVENTH ORDER OF BUSINESS**

Approval of Consent Agenda

- 57 **A. Approval of the Minutes of the December 9, 2024 Regular Meeting**
- 58 **B. Approval of the Minutes of the December 19, 2024 Continued Meeting**
- 59 **C. Financials and Check Register for November 30, 2024**

- 60
- 61 • Mr. Antosh made changes to the minutes, which will be reflected in the final version
62 of the minutes.

63
64 On MOTION by Mr. Horsman seconded by Mr. Russo, with all in
65 favor, the Consent Agenda was approved as amended. 5-0

66
67 **EIGHTH ORDER OF BUSINESS**

New Business

68 None.

69
70 **NINTH ORDER OF BUSINESS**

Old Business

71 **A. Landscaping**

72 It was reported the HOA does not want to proceed with the RFP at this time. Mr. Falduto
73 does not think the RFP will work for the CDD and the condominiums.

74
75 Ms. Teter MOVED to table this item until the HOA makes a final
76 decision and Mr. Russo seconded it. 5-0

77 Discussion ensued.

78

79

80

81

82

On VOICE VOTE with, Ms. Teter, Mr. Russo, Mr. Falduto, and Mr. Horsman, voting AYE, and Mr. Antosh voting NAY, the motion passes. 4-1

83 **TENTH ORDER OF BUSINESS**

Staff Reports

84 Ms. Egan reported on the following:

- 85 ○ Street signs are up.
- 86 ○ New speed limit signs are in place. They are a different material than what was
- 87 previously used so they may flap a little in the wind.
- 88 ○ The electrician will be on site next week with the lift to do the lights on the tennis
- 89 court.
- 90 ○ Ms. Egan is working with Travelers Insurance, which is the insurance agent for the
- 91 driver that hit the wall. They are doing an investigation, and she was asked not to
- 92 do anything until we have their approval. They have been also communicating with
- 93 the CDD’s insurance company.
- 94 ○ They received payment for two light poles.
- 95 ○ Mr. Falduto reported the Hoedown was a success. All scheduled activities will
- 96 continue. He reviewed a list of events. He also noted The Lodge will be closed
- 97 Saturday, January 18, 2025 due to a private party.

98

99 **ELEVENTH ORDER OF BUSINESS**

Manager’s Report

100 Ms. Demarco introduced herself as the new District Manager and introduced Mr. Kenneth
101 Cassel, the Regional Director.

102

103 **TWELFTH ORDER OF BUSINESS**

Supervisor Requests

104

105 Mr. Antosh MOVED to have a repair log, which includes
106 maintenance details, anticipated work, and methods so the residents
107 and the Board can view whether there are items requiring additional
108 funding or Board approval.

109

110 There being no second, the motion died.

- 111 ○ Mr. Antosh wanted to confirm whether everything gets approved by Board majority
- 112 vote. Mr. Falduto responded the operations are run by the District’s Project

January 16, 2025 Meeting

Heritage Oak Park CDD

113 Manager with input from the Chairman. Not everything goes through the Board
 114 because it would be untenable. Major things are approved by the Board. Mr. Antosh
 115 asked specifically on determining whether or not to trespass an individual. Mr.
 116 Falduto responded per District Counsel; the Chairman of the Board does have that
 117 authority.

118 ○ Mr. Horsman noted there was an Annual HOA meeting for the condominiums the
 119 day before and over one hundred people were in attendance. There were card
 120 players who stayed in the building and people were upset because they were loud
 121 and they could not hear. He suggested card players not be in the building when
 122 there are large meetings.

123

THIRTEENTH ORDER OF BUSINESS

Audience Comments

None.

126

FOURTEENTH ORDER OF BUSINESS

Adjournment

128

129

<p>130 On MOTION by Mr. Horsman seconded by Mr. Antosh, with all in 131 favor, the meeting was adjourned. 5-0</p>
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134

135

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman

136

137

6B.

HERITAGE OAK PARK
Community Development District

Financial Report

January 31, 2025

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

January 31, 2025

Balance Sheet
January 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 580,407	\$ -	\$ -	\$ 580,407
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	3,099	-	-	3,099
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	17,934	-	17,934
Investments:				
Money Market Account	900,096	-	-	900,096
Construction Fund	-	-	73,189	73,189
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	295,691	-	295,691
Prepaid Items	27,170	-	-	27,170
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,519,172	\$ 332,694	\$ 73,189	\$ 1,925,055
LIABILITIES				
Accounts Payable	\$ 33,909	\$ -	\$ -	\$ 33,909
Accrued Expenses	18,520	-	-	18,520
Sales Tax Payable	16	-	-	16
Due To Other Funds	17,934	-	-	17,934
TOTAL LIABILITIES	70,379	-	-	70,379
FUND BALANCES				
Nonspendable:				
Prepaid Items	27,170	-	-	27,170
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	332,694	-	332,694
Capital Projects	-	-	73,189	73,189
Assigned to:				
Operating Reserves	253,590	-	-	253,590
Reserves - A/C	5,000	-	-	5,000
Reserves - Arbor	2,500	-	-	2,500
Reserves - Roads & Streetlights	226,234	-	-	226,234
Reserves - Roof	185,000	-	-	185,000
Reserves - Swimming Pools	32,239	-	-	32,239
Unassigned:	708,860	-	-	708,860
TOTAL FUND BALANCES	\$ 1,448,793	\$ 332,694	\$ 73,189	\$ 1,854,676
TOTAL LIABILITIES & FUND BALANCES	\$ 1,519,172	\$ 332,694	\$ 73,189	\$ 1,925,055

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 1,600	\$ 6,772	\$ 5,172	141.08%	\$ 400	\$ 3,414
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Interlocal Agreement-Irrigation	30,000	7,500	7,500	-	25.00%	-	-
Room Rentals	500	1,170	1,152	(18)	230.40%	175	172
Recreational Activity Fees	53,200	17,733	8,660	(9,073)	16.28%	4,433	1,114
Interest - Tax Collector	-	-	1,509	1,509	0.00%	-	1,509
Special Assmnts- Tax Collector	1,147,033	996,000	993,798	(2,202)	86.64%	110,000	109,775
Special Assmnts- Discounts	(45,881)	(39,100)	(38,989)	111	84.98%	(4,333)	(4,303)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	360	354	(6)	29.50%	270	270
Access Cards	600	63	62	(1)	10.33%	50	50
Insurance Reimbursements	-	-	1,630	1,630	0.00%	-	-
TOTAL REVENUES	1,198,252	986,076	983,198	(2,878)	82.05%	110,995	112,001
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	4,000	3,800	200	31.67%	1,000	2,000
FICA Taxes	918	306	291	15	31.70%	77	153
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	2,000	4,238	(2,238)	70.63%	500	1,136
ProfServ-Mgmt Consulting	73,779	24,593	25,331	(738)	34.33%	6,148	6,394
ProfServ-Special Assessment	12,506	12,506	12,142	364	97.09%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	5,100	5,000	5,000	-	98.04%	-	-
Communication/Freight - Gen'l	1,500	500	236	264	15.73%	125	33
Insurance - General Liability	15,500	15,500	15,038	462	97.02%	-	-
R&M-ADA Compliance	1,053	1,053	1,553	(500)	147.48%	-	-
Legal Advertising	1,100	347	347	-	31.55%	-	-
Miscellaneous Services	3,000	1,000	33	967	1.10%	-	-
Misc-Assessment Collection Cost	22,941	20,600	19,096	1,504	83.24%	1,620	2,109
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	-	-	-	0.00%	-	-
Total Administration	169,636	91,109	90,809	300	53.53%	9,470	11,825
Other Public Safety							
R&M-Gate	3,500	275	267	8	7.63%	-	-
R&M-Gatehouse	1,000	15	12	3	1.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	300	291	9	19.40%	200	194
Total Other Public Safety	8,600	590	570	20	6.63%	200	194
Field							
Contracts-Mgmt Services	162,744	54,248	54,248	-	33.33%	13,562	13,562
Contracts-Lake and Wetland	6,120	2,040	2,040	-	33.33%	510	510
Contracts-Landscape	103,742	34,581	34,581	-	33.33%	8,645	8,645
Contracts-Irrigation	52,673	17,558	17,387	171	33.01%	4,389	4,347
Utility - General	45,600	15,200	14,346	854	31.46%	3,800	4,307
Utility - Water & Sewer	13,600	5,600	5,940	(340)	43.68%	2,600	2,816
Insurance - General Liability	65,402	65,402	57,465	7,937	87.86%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,000	3,638	3,638	-	51.97%	2,500	2,500

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
R&M-Irrigation	33,000	11,000	20,962	(9,962)	63.52%	2,750	4,500
R&M-Lake	21,750	-	-	-	0.00%	-	-
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	4,650	4,650	-	37.20%	-	-
R&M-Pumps	2,160	-	-	-	0.00%	-	-
Misc-Special Projects	10,930	-	-	-	0.00%	-	-
Misc-Hurricane Expense	25,000	-	-	-	0.00%	-	-
Misc-Contingency	63,780	6,139	6,139	-	9.63%	930	930
Capital Outlay	30,745	-	-	-	0.00%	-	-
Total Field	683,746	220,056	221,396	(1,340)	32.38%	39,686	42,117
Road and Street Facilities							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	-	-	-	0.00%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	4,008	4,008	-	40.08%	-	-
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	-	-	-	0.00%	-	-
Total Road and Street Facilities	63,369	4,008	4,008	-	6.32%	-	-
Parks and Recreation - General							
Contracts-Mgmt Services	38,865	12,955	12,955	-	33.33%	3,239	3,239
Contracts-Janitorial Services	19,632	6,544	6,544	-	33.33%	1,636	1,636
Contracts-Pools	11,134	3,711	3,860	(149)	34.67%	928	965
Contracts-Pest Control	1,020	340	340	-	33.33%	85	85
Communication - Telephone	8,580	2,860	2,484	376	28.95%	715	613
R&M-Clubhouse	45,000	3,600	4,680	(1,080)	10.40%	500	1,627
R&M-Parks	15,000	500	907	(407)	6.05%	460	457
R&M-Pools	4,500	1,800	1,801	(1)	40.02%	65	63
R&M-Tennis Courts	2,000	310	310	-	15.50%	-	-
Miscellaneous Services	2,400	600	578	22	24.08%	95	95
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	1,940	2,296	(356)	39.45%	485	604
Office Supplies	3,000	1,000	1,132	(132)	37.73%	250	313
Op Supplies - General	6,000	2,000	1,010	990	16.83%	410	403
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	4,470	4,470	-	29.80%	-	-
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	219,701	42,630	43,367	(737)	19.74%	8,868	10,100
Special Recreation Facilities							
Miscellaneous Services	4,500	1,500	1,111	389	24.69%	-	-
Misc-Event Expense	21,000	7,000	6,088	912	28.99%	3,000	3,016
Misc-Social Committee	26,700	4,900	4,829	71	18.09%	1,100	1,094
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	167	143	24	28.60%	40	38
Total Special Recreation Facilities	53,200	13,567	12,171	1,396	22.88%	4,140	4,148
TOTAL EXPENDITURES	1,198,252	371,960	372,321	(361)	31.07%	62,364	68,384

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

<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>JAN-25 BUDGET</u>	<u>JAN-25 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	614,116	610,877	(3,239)	0.00%	48,631	43,617
Net change in fund balance	\$ -	\$ 614,116	\$ 610,877	\$ (3,239)	0.00%	\$ 48,631	\$ 43,617
FUND BALANCE, BEGINNING (OCT 1, 2024)	837,916	837,916	837,916				
FUND BALANCE, ENDING	\$ 837,916	\$ 1,452,032	\$ 1,448,793				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 2,865	\$ 2,865	0.00%	\$ -	\$ 642
Interest - Tax Collector	-	-	260	260	0.00%	-	260
Special Assmnts- Tax Collector	197,323	171,350	170,985	(365)	86.65%	19,350	18,775
Special Assmnts- Discounts	(7,893)	(6,713)	(6,707)	6	84.97%	(774)	(740)
TOTAL REVENUES	189,430	164,637	167,403	2,766	88.37%	18,576	18,937
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,287	3,286	1	83.27%	387	361
Total Administration	3,946	3,287	3,286	1	83.27%	387	361
Debt Service							
Principal Debt Retirement	133,610	-	-	-	0.00%	-	-
Interest Expense	59,543	29,771	29,771	-	50.00%	-	-
Total Debt Service	193,153	29,771	29,771	-	15.41%	-	-
TOTAL EXPENDITURES	197,099	33,058	33,057	1	16.77%	387	361
Excess (deficiency) of revenues Over (under) expenditures	(7,669)	131,579	134,346	2,767	-1751.81%	18,189	18,576
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(7,669)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(7,669)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (7,669)	\$ 131,579	\$ 134,346	\$ 2,767	-1751.81%	\$ 18,189	\$ 18,576
FUND BALANCE, BEGINNING (OCT 1, 2024)	198,348	198,348	198,348				
FUND BALANCE, ENDING	\$ 190,679	\$ 329,927	\$ 332,694				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 1,131	\$ 1,131	0.00%	\$ -	\$ 271
TOTAL REVENUES	-	-	1,131	1,131	0.00%	-	271
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,131	1,131	0.00%	-	271
Net change in fund balance	\$ -	\$ -	\$ 1,131	\$ 1,131	0.00%	\$ -	\$ 271
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	72,058				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 73,189				

Notes to the Financial Statements
January 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 82.1% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 31.1% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		3,099	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.
Prepaid Items		27,170	Entertainment for FY 2025 plus management services
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		33,909	Invoices for current month but not paid in current month.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	6,772	141.08%	Interest Income on Operating Accounts and Money Market Acct.
Room Rentals	500	1,152	230.40%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,147,033	993,798	86.64%	Collections were at 87.4% at this time last year.
Insurance Reimbursements	-	1,630	N/A	Reimbursement for accident damage.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	4,238	70.63%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	25,331	34.33%	Fees increased in November due to revised agreement.
ProfServ-Special Assessment	12,506	12,142	97.09%	Assessment roll preparation fees paid for year.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Auditing Services	5,100	5,000	98.04%	Audit is final and paid in full.
Insurance-General Liability	15,500	15,038	97.02%	Insurance paid in full for year.
R&M-ADA Compliance	1,053	1,553	147.48%	Webhosting paid in full for the year.
<u>Field</u>				
Utility - Water & Sewer	13,600	5,940	43.68%	Monthly water / sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	65,402	57,465	87.86%	Insurance paid in full for year.
R&M-Entry Feature	7,000	3,638	51.97%	Replaced bushes with flowers, pressure clean perimeter wall.
R&M-Irrigation	33,000	20,962	63.52%	Monthly irrigation service repairs.
R&M-Trees and Trimming	12,500	4,650	37.20%	Remove pine tree, oak tree, palm tree and branches.

Notes to the Financial Statements
January 2025

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures (con't)				
<u>Road & Street</u>				
R&M-Streetlights	10,000	4,008	40.08%	Replaced damaged light pole on Old Oak.
<u>Parks & Recreation</u>				
Contracts-Pools	11,134	3,860	34.67%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	1,801	40.02%	Pool perfect, handrail covers, installed sweeper nozzle, solenoid valve replaced, repairs to pool heater & autofil tray, replace main drain grate.
Misc-Cable TV Expenses	5,820	2,296	39.45%	Comcast cable increased services due to change in equipment plus a 12% increase in January. Budget will be increased next year.
Office Supplies	3,000	1,132	37.73%	Copier lease and maintenance, copies, office supplies, iCloud storage, Office 365 for BOS, sticky pads for keyboards, printer toner.
Cap Outlay-Clubhouse	15,000	4,470	29.80%	Purchased new ice machine.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	170,985	86.65%	Collections were at 87.4% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	133,610	-	0.00%	Next payment to be made in May
Interest Expense	59,543	29,771	50.00%	Next payment to be made in May

HERITAGE OAK PARK

Community Development District

Supporting Schedules

January 31, 2025

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2025**

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%
11/07/24	\$ 40,735	\$ 1,697	\$ 831	\$ 43,264	\$ 36,907	\$ 6,357
11/14/24	14,583	608	298	15,488	13,230	2,258
11/21/24	10,937	456	223	11,616	9,923	1,693
11/27/24	60,232	2,510	1,229	63,971	54,577	9,394
12/05/24	206,715	8,613	4,219	219,547	187,233	32,314
12/12/24	218,899	9,121	4,467	232,487	198,457	34,030
12/19/24	423,568	17,649	8,644	449,860	383,697	66,163
01/09/25	121,036	5,043	2,470	128,550	109,775	18,775
TOTAL	\$ 1,096,705	\$ 45,696	\$ 22,382	\$ 1,164,783	\$ 993,798	\$ 170,985
% COLLECTED				86.6%	86.6%	86.7%
TOTAL OUTSTANDING				\$ 179,570	\$ 153,235	\$ 26,335

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit												
Date	Amount	Poolside Lunch	Morning Coffee Social	Haunted Halloween	Craft Fair	Fall Foliage	Friends giving	Ugly Sweater	NYE Party	Comedy Magic	HOP Hoedown	Rusty Trumpet Band
10/31/24	Deposit	\$120		\$120								
11/08/24	Deposit	\$2,381	\$1,161	\$720	\$240	\$100	\$160					
11/16/24	Deposit	\$865		(\$30)	\$895							
12/06/24	Deposit	\$4,180	\$1,168		\$45	\$240	\$690	\$2,037				
01/02/25	Refund	(\$530)						(\$530)				
01/23/25	Deposit	\$1,644	\$1,201					\$53	\$390			
Total		\$8,660	\$3,530	\$0	\$810	\$1,180	\$340	\$850	\$1,560	\$390	\$0	\$0
Expenses		(\$10,690)	(\$2,775)	(\$389)	(\$552)	(\$685)	(\$731)	(\$645)	(\$1,444)	(\$520)	(\$900)	(\$1,150)
Profit / (Loss)		(\$2,030)	\$755	(\$389)	\$258	\$495	(\$391)	\$205	\$116	(\$130)	(\$900)	(\$1,150)
Other Expenses		(\$1,217)										
Total Profit / (Loss)		(\$3,247)										

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Reserve Balance-Beginning	-	-	-		
Revenue	5,994	40,206	32,172	43,492	8,660
Expenses	8,371	43,202	31,569	49,686	11,906
Profit(Loss)	(2,377)	(2,995)	603	(6,194)	(3,247)

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
January 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$478,549
Operating Checking Account	Valley Bank	4.34%	\$101,491
		Subtotal	\$580,040
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.06%	\$897,049
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	4.25%	\$19,069
Series 2020 Revenue Fund	US Bank	4.25%	\$295,691
		Subtotal	\$314,760
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	4.25%	\$73,189
		Grand Total	\$1,865,238

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 7282
Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101005 Balance	478,549.14	Statement Balance	490,367.44
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	478,549.14	Subtotal	490,367.44
Negative Adjustments	0.00	Outstanding Checks	-11,818.30
Ending G/L Balance	478,549.14	Ending Balance	478,549.14

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/30/2024	Payment	3760	JULLIAN DIBLASI	Payment of Invoice 014670			-35.00
09/04/2024	Payment	3877	RICHIE L HODGE	Check for Vendor V00890			-595.00
09/12/2024	Payment	100018	SUN NEWSPAPERS	Inv: 3930500			-366.08
12/05/2024	Payment	100066	THE SUN	Inv: 3939686			-77.22
12/17/2024	Payment	100080	ELITE DEBRIS CLEAN-UP	Inv: 1			-4,500.00
01/08/2025	Payment	3904	DUANE NOLAND	Check for Vendor V00907			-20.00
01/08/2025	Payment	3911	JOSEPH HARTMAN	Check for Vendor V00934			-20.00
01/08/2025	Payment	3913	MARK MANGUS	Check for Vendor V00935			-20.00
01/08/2025	Payment	3918	ROGER STONE	Check for Vendor V00813			-10.00
01/22/2025	Payment	100098	MAZZONI'S PREFERRED	Inv: 010925			-2,500.00
01/22/2025	Payment	3923	ERIC BRIAN THARP	Check for Vendor V00858			-375.00
01/22/2025	Payment	3924	JASON DESIMONE	Check for Vendor V00912			-700.00
01/22/2025	Payment	3925	MIKE IMBASCIANI	Check for Vendor V00830			-1,250.00
01/22/2025	Payment	3926	NORRIS RIGGS	Check for Vendor V00940			-900.00
01/22/2025	Payment	3927	THE COMEDIAN COMPANY	Check for Vendor V00835			-450.00
Total Outstanding Checks							-11,818.30

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 0663
Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101006 Balance	101,857.72	Statement Balance	101,857.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	101,857.72
Subtotal	101,857.72	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	101,857.72
Ending G/L Balance	101,857.72		

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

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/25 to 01/31/25

(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	100088	01/03/25	SECURITY ALARM CORPORATION	311216	FIRE INSPECTION 01/01/25-12/31/25	R&M-Clubhouse	546015-57201	\$444.00
001	100089	01/03/25	TODD PROA	95331348	HURRICANE MILTON CLEAN UP	R&M-Pools	546074-57201	\$250.50
001	100090	01/03/25	INFRAMARK LLC	139852	11/24 POSTAGE	Communication/Freight - Gen'l	541001-51301	\$2.76
001	100091	01/07/25	MAINSCAPE	1310966	12/24 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$4,850.25
001	100092	01/07/25	INFRAMARK LLC	141113	01/25 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100092	01/07/25	INFRAMARK LLC	141113	01/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,238.75
001	100092	01/07/25	INFRAMARK LLC	141113	01/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,562.00
001	100093	01/07/25	COVERALL OF FT. MYERS	1160290790	CLEANING SERVICE 01/1-01/31/25	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100094	01/07/25	TODD PROA	95331712	REPAIR POOL AUTOFILL TRAY	R&M-Pools	546074-57201	\$95.00
001	100095	01/07/25	NATURZONE ENVIRONMENTAL SRVCS	729358	01/25 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100096	01/09/25	PERSSON, COHEN & MOONEY, P.A.	5655	LEGAL SERVICE FOR 12/24	ProfServ-Legal Services	531023-51401	\$757.50
001	100097	01/22/25	FEDEX	8-740-20966	SERVICE FOR 01/06/25	Communication/Freight - Gen'l	541001-51301	\$16.95
001	100098	01/22/25	MAZZONI'S PREFERRED	010925	PRESSURE CLEANING PERIMETER WALL	R&M-Entry Feature	546021-53901	\$2,500.00
001	100099	01/22/25	SOLITUDE LAKE MANAGEMENT	PSI136842	01/25 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100100	01/22/25	COPIERS PLUS	SAR-0248319573	01/25 COPIES/MAINT AGREEMENT	MAINT AGREEMENT	551002-57201	\$45.00
001	100100	01/22/25	COPIERS PLUS	SAR-0248319573	01/25 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$27.80
001	300003	01/06/25	FPL	122124-5535 ACH	ACCT #92945-85535 11/21/24-12/21/24	Utility - General	543001-53901	\$70.09
001	300004	01/06/25	FPL	122124-9333 ACH	ACCT #90419-29333 11/21/24-12/21/24	Utility - General	543001-53901	\$159.35
001	300005	01/06/25	FPL	122124-8335 ACH	ACCT #87070-88335 11/21/24-12/21/24	Utility - General	543001-53901	\$2,117.25
001	300006	01/06/25	FPL	122124-0214 ACH	ACCT #65998-90214 11/21/24-12/21/24	Utility - General	543001-53901	\$132.94
001	300007	01/06/25	FPL	122124-8333 ACH	ACCT #36126-28333 11/21/24-12/21/24	Utility - General	543001-53901	\$368.76
001	300008	01/06/25	FPL	122124-3219 ACH	ACCT #25921-93219 11/21/24-12/21/24	Utility - General	543001-53901	\$193.75
001	300009	01/06/25	FPL	122124-3218 ACH	ACCT #01784-03218 11/21/24-12/21/24	Utility - General	543001-53901	\$81.64
001	300010	01/06/25	FPL	122124-4219 ACH	ACCT #89079-74219 11/21/24-12/21/24	Utility - General	543001-53901	\$421.07
001	300011	01/06/25	FPL	122124-9344 ACH	ACCT #96809-59344 11/21/24-12/21/24	Utility - General	543001-53901	\$104.17
001	300012	01/06/25	FPL	122124-2211 ACH	ACCT #94620-32211 11/21/24-12/21/24	Utility - General	543001-53901	\$332.11
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$26.98
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Envelopes, Key Rings	551002-57201	\$12.98
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Printer Toner & Paper	551002-57201	\$350.36
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Return - Monthly Planner	551002-57201	(\$14.76)
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$74.43
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Multiple Events - Helium Tank for Balloons	549001-57501	\$59.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	FSU Ethics Training for BOS	549001-57201	\$316.00
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Return - First Aid Kit	549001-57201	(\$18.99)
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Friendsgiving Decorations	549022-57501	\$49.95
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Maintenance Garage-Organizer Box	549900-53901	\$5.49
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$9.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Batteries for Mics	546015-57201	\$39.98
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Batteries for ACT Office	551002-57501	\$14.59
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Windscreen Zip Ties	546442-57201	\$89.94
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Gloves - XL	552001-57201	\$29.97
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Clock for Office	549001-57201	\$35.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Gloves - L	552001-57201	\$29.97
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Lodge A/C Filters - 20 Ton	552001-57201	\$66.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	iCloud Storage	551002-57201	\$0.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Water Protectant	549900-53901	\$19.90
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Napkins for Dispensers	552001-57201	\$60.42
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Kitchen Supplies - Replace Stolen Items	546015-57201	\$45.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Duster	546015-57201	\$18.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Food Chopper	546015-57201	\$31.83
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Gel Pens	551002-57201	\$15.46
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Mop Scrub Brush Head	552001-57201	\$8.53
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Floor Cleaner	552001-57201	\$4.99

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/25 to 01/31/25

(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	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Additional iPad Chargers	549001-57201	\$20.48
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Batteries for Towel Dispensers	552001-57201	\$32.91
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Damprid for Library	546066-57201	\$44.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$172.30
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Craft & Vendor Fair food	549051-57501	\$241.25
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Craft & Vendor Fair-Gift Cards	549022-57501	\$302.70
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$156.61
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Dec ACT Calendars	549001-57501	\$324.71
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Ugly Sweater Party Food	549051-57501	\$1,304.25
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Craft & Vendor Fair-Note Pads	549022-57501	\$3.35
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Cleaning Supplies	552001-57201	\$12.59
001	300014	01/17/25	COMCAST	122624-4227 ACH	ACCT# 8535100601234227 12/30/24-01/29/25	Misc-Cable TV Expenses	549039-57201	\$604.13
001	3895	01/06/25	BOBBY CARLSON	BC 010325	ENTERTAINMENT - HOP HOEDOWN	Misc-Event Expense	549022-57501	\$1,150.00
001	3896	01/08/25	ANNE WALDROP	AW 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3897	01/08/25	CAROLYN SUPECK	CS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3898	01/08/25	CATHERINE BALL	CB 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3899	01/08/25	CRAIG POWELL	CP 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3900	01/08/25	DANA CLEMENT	DC 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3901	01/08/25	DENNIS NEUWARD	DN 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3902	01/08/25	DIANA SINGLER	DS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3903	01/08/25	DONALD CHAPMAN	DC 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3904	01/08/25	DUANE NOLAND	DN 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3905	01/08/25	EDWARD CAREY	EC 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3906	01/08/25	FPL	122124-3151 CHK	ACCT #72189-53151 11/21/24-12/21/24	Utility - General	543001-53901	\$74.90
001	3907	01/08/25	GRACE ABOURJAILY	GA 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3908	01/08/25	JEAN HECK	JH 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3909	01/08/25	JEANNE TETER	JT 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3910	01/08/25	JOANNE LYNCH	JL 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3911	01/08/25	JOSEPH HARTMAN	JH 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3912	01/08/25	LAURA LAURENCE	LL 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3913	01/08/25	MARK MANGUS	MM 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3914	01/08/25	MARY LOU FAHRENKOPF	MF 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$30.00
001	3915	01/08/25	MICHAEL NITKA	MN 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$30.00
001	3916	01/08/25	NANCY YOCUM	NY 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$150.00
001	3917	01/08/25	RICHARD TAILLON	RT 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3918	01/08/25	ROGER STONE	RS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3919	01/08/25	SUSANNE SHORT	SS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3920	01/08/25	THOMAS PICHE	TP 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3921	01/10/25	FPL	102324-3151 CHK	ACCT #72189-53151 09/23/24-10/23/24	Utility - General	543001-53901	\$21.36
001	3921	01/10/25	FPL	112124-3151 CHK	ACCT #72189-53151 10/23/24-11/21/24	Utility - General	543001-53901	\$26.65
001	3922	01/10/25	CENTURYLINK	121924-8717	ACCT #311078717 12/19/24-01/18/25	Communication - Telephone	541003-57201	\$647.60
001	3923	01/22/25	ERIC BRIAN THARP	ET 011425	ENTERTAINMENT ST PAT'S DAY-BALANCE	Prepaid Items	155000-57501	\$375.00
001	3924	01/22/25	JASON DESIMONE	JD 011425	VALENTINES DAY-ENTERTAINMENT	Prepaid Items	155000-57501	\$700.00
001	3925	01/22/25	MIKE IMBASCIANI	MI 011425	ENTERTAINMENT-BALANCE DUE	Prepaid Items	155000-57501	\$1,250.00
001	3926	01/22/25	NORRIS RIGGS	NR 011425	ENTERTAINMENT-RUSTY TRUMPET BAND	Misc-Event Expense	549022-57501	\$900.00
001	3927	01/22/25	THE COMEDIAN COMPANY	CC 011425	MAGICIAN COMEDIAN-BALANCE DUE	Misc-Event Expense	549022-57501	\$450.00
001	DD01074	01/02/25	CHARLOTTE COUNTY UTILITIES	121024-1597 ACH	26307-101597 11/07/24-12/06/24	Utility - Water & Sewer	543021-53901	\$1,001.82
001	DD01075	01/02/25	CHARLOTTE COUNTY UTILITIES	121024-0703 ACH	26307-080703 11/07/24-12/06/24	Utility - Water & Sewer	543021-53901	\$74.71
							Fund Total	\$50,226.06

Total Checks Paid	\$50,226.06
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Eighth Order of Business

8A

"Mainscape": **Mainscape, Inc.**
4954 N. Chamberlain Blvd Unit 107D
North Port, FL 34286

"Customer": **HERITAGE OAK PARK C.D.D.**
19520 HERITAGE OAK BLVD
PORT CHARLOTTE, FL 33948

Effective Date: 10/1/2024

THIS MASTER AGREEMENT ("Agreement" as defined in Mainscape Terms & Conditions) is entered into by and between Mainscape and Customer and is effective as of the Effective Date. Mainscape and Customer are each referred to herein from time to time as a "party" and collectively, as the "parties." In consideration of the mutual promises and commitments set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- A. TERM. The term of this Agreement shall commence and be effective as of the Effective Date and continue until terminated as set forth herein.
- B. SERVICES AND DELIVERABLES. Mainscape shall provide to Customer the Products and/or Services described in this Agreement.
- C. TERMS AND CONDITIONS. The following is attached hereto or viewed by Customer at <http://www.mainscape.com/termsandconditions> and made a part of this Agreement as of the Effective Date, as evidenced by the initials of an authorized representative of each party next to document:

<u>Mainscape Initials</u> <u>LG</u>	<u>Pertinent Document</u> Mainscape Terms & Conditions	<u>Customer Initials</u> _____
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D. SCHEDULES. Depending on the type of Services and/or Products to be provided, one or more of the following Schedules may be attached to this Agreement. Such Schedules shall be evidenced by the initials of an authorized representative of each party in the box next to the relevant Schedule. Each attached Schedule that is initialed by both parties is made a part of this Agreement as of the Effective Date.

<u>Mainscape Initials</u> <u>LG</u>	<u>Schedule</u> Landscape Services Schedule	<u>Customer Initials</u> _____
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IN WITNESS WHEREOF, the parties acknowledge that a duly authorized representative of such party has executed this Agreement as of the date set forth below, and acknowledges that such party has read, understands and agrees to the terms and conditions set forth in this Agreement.

MAINSCAPE
By: Loren Garner
Printed: Loren Garner
Title: Account Executive
Date: 9/11/24

CUSTOMER
By: [Signature]
Printed: PAUL J. FOLBERT JR
Title: CHAIRMAN
Date: 9/11/24



E: 50887

LANDSCAPE MAINTENANCE SERVICES

GARNER, LOREN L

2024-5LANDSCAPE MAINTENANCE 12 Month SERVICE AGREEMENT

CUSTOMER NAME

HERITAGE OAK PARK C.D.D.
19520 HERITAGE OAK BLVD
PORT CHARLOTTE, FL 33948

Comments: CDD (Oct 1, 2024- Sept 30, 2025)

BILLING CUSTOMER

HERITAGE OAK PARK C.D.D.
19520 HERITAGE OAK BLVD
PORT CHARLOTTE, FL 33948

	Price	Qty	Subtotal	Tax	Total
LAWN CUTTING AND EDGING					
MOWING -- WEEKLY	1,469.67	30.00	44,090.10	0.00	44,090.10
WEEKLY MAINTENANCE	176.36	44.00	7,759.84	0.00	7,759.84
MOWING -- BI-WEEKLY	1,469.67	10.00	14,696.70	0.00	14,696.70
LAWN TREATMENT PROGRAM					
CUSTOMIZED LAWN TREATMENT - ST. AUG - EARLY SPRING	1,095.91	1.00	1,095.91	0.00	1,095.91
CUSTOMIZED LAWN TREATMENT - ST. AUG - WINTER	1,068.00	1.00	1,068.00	0.00	1,068.00
CUSTOMIZED LAWN TREATMENT + PREVENTATIVE CHINCH BUG - ST. AUG - LATE SPRING	1,857.82	1.00	1,857.82	0.00	1,857.82
SMALL TREE/SHRUB CARE					
CUSTOMIZED NON-NATIVE PALM FERTILIZER	457.86	1.00	457.86	0.00	457.86
CUSTOMIZED ORNAMENTALS & NON-NATIVE PALM FERTILIZER	863.79	2.00	1,727.58	0.00	1,727.58
CUSTOMIZED T/S PEST CONTROL	421.56	6.00	2,529.36	0.00	2,529.36
BED CARE					
PREMIUM WEED CONTROL	658.34	12.00	7,900.08	0.00	7,900.08
PRUNING	1,949.87	9.00	17,548.83	0.00	17,548.83
PRUNING <i>beds around walk path</i>	752.48	4.00	3,009.92	0.00	3,009.92

Please refer to last page for service specifications.

Total Sales	103,742.00
Tax Amount	0.00
Contract Amount	<u>\$ 103,742.00</u>

12 payments of \$8,645.17

Method of Billing: Monthly Billing

Conditions: All material is assured to be as specified. All work is to be completed in a professional manner according to standard practices. All agreements are contingent upon strikes, accidents, Acts of God, force majeure, or other delays beyond Mainscape's control. The scope of this contract does not include any installations, maintenance, or other products or services, the need for which is caused by an Act of God or force majeure. Purchaser agrees not to employ any Mainscape employees for the duration of this agreement and for a period of twelve (12) months after agreement expiration, unless otherwise specified in writing by Mainscape. Purchaser is to carry all risk property coverage. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net 30 Days. Any costs incurred in collection of this agreement, including reasonable attorney's fees, will be paid by the Customer.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. This agreement is valid for the duration of the terms as specified from 10/1/2024 and will thereafter automatically renew unless a written notification is sent by the Purchaser 60-days prior to the aforementioned expiration date. If Purchaser cancels this agreement at any time other than the aforementioned date, Purchaser agrees to pay the balance due for the work completed. Purchaser may cancel this agreement at any time by giving a 60-day notice, provided all amounts due and owing Mainscape are timely paid. Mainscape may cancel immediately if Purchaser defaults on agreed upon payment terms.

Mainscape's terms and conditions are incorporated herein, and supercede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>.

Customer Signature  Customer Title Chris
 Customer Printed Name Paul Fabiano Jr Date Signed 9-11/24
 Contractor's Signature Loren Garner Contractor's Title Account Executive
 Contractor's Printed Name Loren Garner Company Mainscape, Inc.

Note: Proposal may be withdrawn if not accepted within 45 days of _____ Mainscape Signature _____

Please check the following information and make any necessary corrections. Thank You!

Service Location

HERITAGE OAK PARK C.D.D.
19520 HERITAGE OAK BLVD
PORT CHARLOTTE, FL 33948

Billing Address

HERITAGE OAK PARK C.D.D.
19520 HERITAGE OAK BLVD
PORT CHARLOTTE, FL 33948

Preferred Billing Email Address:

MAINSCAPE, INC. TERMS AND CONDITIONS

These Terms & Conditions apply to any work performed and materials supplied by Mainscape, Inc. (“Mainscape”) and are incorporated into any estimate, invoice, agreement, and/or quotation (“Agreement”) provided to you (“Customer”), and shall govern unless expressly excluded in writing by both parties. Notwithstanding anything to the contrary, the Agreement, together with these Terms & Conditions, form a binding Agreement between the parties.

1. Scope of Work. Mainscape shall carry out and complete landscape and/or snow-removal services described in the Agreement in a workmanlike manner consistent with production landscaping and production snow-removal standards, and shall have no obligation to execute any additional work unless otherwise agreed in writing between the parties and/or performed at the request of Customer. If work was performed by Mainscape at the request of Customer, and there is no agreed-upon writing regarding the cost of such work performed by Mainscape, then Customer shall owe Mainscape for said work at Mainscape’s (a) then-prevailing rates or (b) usual and customary charges for said work in the geographic area where the work was performed, whichever is less.

2. Inspections. Should Customer or any governmental body or inspector require any modification to the work covered under the Agreement, any cost incurred by Mainscape shall be added to the Agreement price as extra work and Customer agrees to pay for said extra work by Mainscape at Mainscape’s (a) then-prevailing rates or (b) usual and customary charges for said work in the geographic area where the work was performed, whichever is less.

3. Completion. Mainscape will use commercially reasonable efforts to complete a project in the established timeframe. However, Mainscape does not guarantee timely performance in the event of circumstances beyond its control, or circumstances that render the timely performance of Mainscape’s services to be commercially unreasonable.

4. Maintenance after Completion. Mainscape is only obligated to perform the work specified in the Agreement. The proper maintenance of the site shall be the obligation of the Customer following completion of the work by Mainscape, unless otherwise expressly agreed in writing by the parties.

5. Estimated Services. Customer recognizes and acknowledges that Mainscape is performing production landscaping and/or production snow-removal services and that implicit in those services is some degree of discretion afforded Mainscape to delay or skip certain services and/or scheduled visits based on snow or landscaping conditions; provided, however, that nothing herein excuses Mainscape from performing the frequency of its services if the consequence of doing so would be to render the premises in a condition that is not commercially reasonable for production landscape and/or production snow-removal services. ACCORDINGLY, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, IF, DURING THE AGREEMENT PERIOD, MAINSCAPE HAS PROVIDED LANDSCAPING AND/OR SNOW-REMOVAL SERVICES SUCH THAT THE CONDITION OF CUSTOMER’S PREMISES IS CONSISTENT WITH PRODUCTION LANDSCAPING AND/OR SNOW-REMOVAL STANDARDS IN THE GEOGRAPHIC AREA OF THE PREMISES, THEN CUSTOMER HAS NO RECOURSE AGAINST MAINSCAPE IF MAINSCAPE DOES NOT PERFORM THE EXACT AMOUNT OF

“VISITS” OR “SERVICES” THAT ARE REFERENCED OR SET FORTH OR REQUIRED BY AN AGREEMENT.

6. Timely Payment. If Customer fails to make payment within 14 days of the due date, the past-due balance shall accrue interest at the annual rate of 18% or the highest rate permitted by law, whichever is lower.

7. Collection/Legal Fees. Customer agrees to pay all collection fees and charges including but not limited to all legal and attorney fees, out-of-pocket expenses, and court costs that result should Customer default in payment of what is due to Mainscape under the Agreement, or is otherwise in default according to the Agreement.

8. Damages. Under no circumstances shall Mainscape be liable for any special, incidental or consequential damages. Under no circumstances shall mainscape be liable to customer for an amount in excess of any open invoices that have been unpaid by the customer at the time customer provides notice to mainscape of any alleged deficient performances under this agreement.

9. Acceptance of Work. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN OR IN ANY AGREEMENT, IF CUSTOMER DOES NOT PROVIDE EXPRESS WRITTEN NOTICE TO MAINSCAPE REGARDING ANY ALLEGED DEFICIENCIES IN THE PRODUCTS OR SERVICES IT HAS PROVIDED (OR FAILED TO PROVIDE) TO CUSTOMER WITHIN THIRTY (30) DAYS AFTER THE DATE ANY SUCH PRODUCTS OR SERVICES WERE PROVIDED, WHEN SUCH PRODUCTS OR SERVICES WERE TO HAVE OCCURRED, AND/OR AFTER ANY BILL HAS BEEN PAID BY CUSTOMER FOR SAID PRODUCT(S) OR SERVICE(S) (OR LACK THEREOF), THEN ALL SUCH PRODUCTS OR SERVICES (OR LACK THEREOF) SHALL BE DEEMED ACCEPTED IN FULL BY CUSTOMER, AND CUSTOMER SHALL HAVE NO RIGHTS OR ACTION OR RECOURSE AGAINST MAINSCAPE FOR ANY COMPLAINTS REGARDING SAID PRODUCTS OR SERVICES (OR LACK THEREOF) THAT IS BROUGHT TO THE ATTENTION OF MAINSCAPE AFTER THE EXPIRATION OF SAID THIRTY (30) DAY PERIOD.

10. Warranties and Exclusions. Mainscape shall not be liable for any damage caused by Acts of God (including, without limitation, extreme cold or drought, flooding, storms, rain, etc.). Mainscape’s sole responsibility for any breach of its warranties shall be, at its discretion, to repair or replace any damage to the condition of the item to as near as practical as it existed immediately prior to the damage, or to issue a refund for the plant or work affected at the value of the plant or item based on its condition immediately prior to the damage. THE WARRANTY SET FORTH IN THIS SECTION 10 IS STRICTLY LIMITED TO ITS TERMS AND IS (TO THE FULLEST EXTENT PERMITTED BY LAW) IN LIEU OF ALL OTHER WARRANTIES, GUARANTEES, EXPRESSED OR IMPLIED, ARISING BY OPERATION OF LAW, COURSE OF DEALING, USAGE OF TRADE OR OTHERWISE, SPECIFICALLY EXCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

11. Cancellation and True Up. THIS SECTION 11 APPLIES ONLY TO CONTRACTS THAT EXTEND OVER A CERTAIN PERIOD OF TIME (FOR EXAMPLE, ONE YEAR), AND WHICH ARE BILLED IN EQUAL AMOUNTS OVER THAT PERIOD OF TIME, REGARDLESS OF HOW MUCH WORK MAINSCAPE PERFORMS DURING THAT PERIOD OF TIME. CUSTOMER EXPRESSLY ACKNOWLEDGES THAT MAINSCAPE IS PRICING ITS PRODUCTS AND SERVICES OVER THE COURSE OF AN ANNUAL TERM FROM THE EFFECTIVE DATE; MEANING, THAT MAINSCAPE MAY BE INCURRING EXPENSES EARLY

ON IN A GIVEN ANNUAL TERM FOR WHICH MAINSCAPE IS NOT THEN MAKING CUSTOMER PAY, BUT WHICH CUSTOMER IS AGREEING TO PAY OVER THE BALANCE OF THE ANNUAL TERM THROUGH NORMALIZED MONTHLY PAYMENTS. AS SUCH, IN THE EVENT CUSTOMER TERMINATES THIS AGREEMENT BEFORE THE END OF AN ANNUAL TERM'S COMPLETION, CUSTOMER AGREES AND ACKNOWLEDGES THAT MAINSCAPE IS ENTITLED TO A RECONCILIATION OF ITS BILL TO THE CUSTOMER TO REFLECT THE WORK AND EXPENSES PERFORMED AS OF THE TERMINATION DATE (A "RECONCILIATION"). MAINSCAPE SHALL PROVIDE AN INVOICE AND DATA SUPPORTING ITS RECONCILIATION TO CUSTOMER WITHIN FOURTEEN (14) BUSINESS DAYS FROM THE DATE OF MAINSCAPE'S LAST PROVISION OF PRODUCTS AND/OR SERVICES. CUSTOMER HAS FOURTEEN (14) DAYS AFTER RECEIPT OF SAID INVOICE AND DATA IN WHICH TO PROVIDE MAINSCAPE WITH ANY OBJECTIONS TO OR DISAGREEMENT(S) WITH SAID DATA AND/OR INVOICES. IF NO SUCH OBJECTIONS OR DISAGREEMENT(S) ARE PROVIDED TO MAINSCAPE WITHIN THAT FOURTEEN (14) DAY TIMEFRAME, THEN CUSTOMER FOREVER WAIVES AND RELINQUISHES ANY CLAIM THAT THE INVOICE WAS INACCURATE AND THE AMOUNT IS NOT THEN IMMEDIATELY DUE AND PAYABLE BY CUSTOMER. CUSTOMER COVENANTS AND AGREES THAT UNDER NO CIRCUMSTANCES CAN CUSTOMER COMPLAIN OR SEEK A PAYMENT REDUCTION FOR SERVICES AND/OR PRODUCTS THAT MAINSCAPE HAS PROVIDED TO CUSTOMER, FOR WHICH CUSTOMER HAS PAID MAINSCAPE, OR FOR WHICH CUSTOMER HAS NOT COMPLAINED TO MAINSCAPE ABOUT WITHIN FOURTEEN (14) DAYS OF MAINSCAPE'S COMPLETION OF SAID PRODUCT OR SERVICES FOR CUSTOMER NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, CUSTOMER MAY TERMINATE THIS AGREEMENT FOR CAUSE AS PROVIDED HEREIN: 1. OWNER SHALL PROVIDE MAINSCAPE WRITTEN NOTICE BY CERTIFIED MAIL OF DEFICIENCIES IN THE PERFORMANCE OF THE CONTRACTED SCOPE. 2. MAINSCAPE SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF NOTICE TO REMEDY DEFICIENCIES REFERENCED IN NOTICE. 3. IF THE REMEDIATION PERIOD EXPIRES AND DEFICIENCIES ARE NOT CORRECTED, CUSTOMER MAY SEND TERMINATION NOTICE BY CERTIFIED MAIL. TERMINATION SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER RECEIPT OF TERMINATION NOTICE. MAINSCAPE MAY TERMINATE THIS AGREEMENT FOR CONVENIENCE BY GIVING CUSTOMER THIRTY (30) DAY'S ADVANCE NOTICE.

12. Expiration. THE AGREEMENT WILL AUTOMATICALLY RENEW FOR AN ADDITIONAL ANNUAL TERM, AT THE COSTS AND PRICES SET FORTH IN THE SCHEDULES ATTACHED HERETO, IF (A) MAINSCAPE DOES NOT NOTIFY CUSTOMER OF ITS INTENT TO END THE AGREEMENT ON ITS THEN-CURRENT TERMS BY THE LAST DAY OF THE THEN-APPLICABLE ANNUAL TERM, AND/OR (B) CUSTOMER DOES NOT NOTIFY MAINSCAPE OF ITS INTENT TO TERMINATE THE AGREEMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION OF THE THEN-APPLICABLE ANNUAL TERM. IF CUSTOMER PROVIDES MAINSCAPE WRITTEN NOTIFICATION OF ITS INTENT TO TERMINATE AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION OF THE THEN-CURRENT ANNUAL TERM, THEN AT THAT TIME MAINSCAPE IS ENTITLED TO REQUIRE THAT CUSTOMER IMMEDIATELY PAY ALL OF THE REMAINING SET MONTHLY COSTS THAT ARE DUE TO MAINSCAPE FOR THE PERIOD BETWEEN THE NOTICE OF TERMINATION FROM CUSTOMER, THROUGH THE END OF THE APPLICABLE ANNUAL TERM. MAINSCAPE IS ALSO ENTITLED TO ANY ADDITIONAL CHARGES THAT ARE DUE AND OWING TO IT DURING THE PERIOD BETWEEN NOTICE OF TERMINATION AND EXPIRATION PURSUANT TO THE TERMS OF THE AGREEMENT, AND CUSTOMER IS NOT RELIEVED FROM ANY SUCH OBLIGATIONS.

13. Services and Products. Mainscape shall provide to Customer the Services and/or Products described in one or more Ordering Documents to this Agreement, pursuant to the terms and conditions of this Agreement and the applicable Schedules. "Ordering Documents" refers to any scope of work documents attached to this Agreement as a Schedule/Exhibit and/or any Schedules or Exhibits attached hereto.

14. Modification. Except as otherwise expressly set forth herein, this Agreement may not be modified or amended unless mutually agreed to in writing and signed by the parties hereto. Any modifications to the terms of this Agreement in an Ordering Document or Schedule must expressly state that it is intended to modify and amend the terms of this Agreement, and shall only apply with respect to the transactions governed by such documents.

15. Order of Precedence. The Agreement shall be reasonably interpreted to avoid any conflict between its provisions. Moreover, the provisions presented in the Agreement's Standard Terms and Conditions, Exhibits, Schedules, and any change orders shall be reasonably interpreted to supplement each other. Notwithstanding, in the instance that a conflict of interpretation exists, the following order of precedence shall apply: (a) these Standard Terms and Conditions (as may be modified pursuant to the terms herein); (b) Exhibits; (c) Schedules; (d) invoices; (e) change orders; and (e) any other documentation.

16. Entire Agreement. This Agreement, including the Ordering Documents, and all materials attached hereto or referenced herein, constitutes the entire agreement of Mainscape and Customer with respect to the subject matter of this Agreement and any written or oral agreement or communication between Mainscape and Customer with respect to the subject matter are hereby superseded and shall hereafter have no force or effect.

17. Waiver. Any waiver by either party of any provision of this Agreement shall not imply a subsequent waiver of that or any other provision, and any failure to enforce strict performance of any provision of this Agreement shall not be construed as a waiver or relinquishment to enforce strict performance in respect to such provision on any future occasion.

18. Headings. All section headings in this Agreement are for convenience or reference only and are not intended to define or limit the scope of any provision of this Agreement.

19. Construction. Notwithstanding the general rules of construction, both Mainscape and Contractor acknowledge that both parties were given an equal opportunity to negotiate the terms and conditions contained in this Agreement, and agree that the identity of the drafter of this Agreement shall not be considered in any interpretation of the terms and conditions of this Agreement.

20. Reasonableness and Severability. The parties stipulate and agree that each and every paragraph, sentence, term and provision of this Agreement shall be considered independent, reasonable and severable. If a court of competent jurisdiction makes a final determination that any provision is unreasonable, invalid or unenforceable, the remaining provisions shall be unimpaired.

21. Governing Law; Jurisdiction. This Agreement and any claim or dispute arising out of or under this Agreement shall be governed by and construed in accordance with the laws of the State of Indiana without regard to principles of conflict of laws or choice of laws. The Parties further agree

that the sole proper venue for the determination of any litigation commenced by Mainscape against Customer or by Customer against Mainscape on any basis (including but not limited to any claim or cause of action relating to or arising out of or under this Agreement) shall be in a court which is located in Indiana, in either U.S. District Court for the Southern District of Indiana or the Hamilton County, Indiana Commercial Court, at Mainscape's choice. The parties expressly declare that any other venue shall be improper and that each party expressly waives any right to a determination of any such litigation by a court in any other venue. The parties therefore submit to the exclusive jurisdiction and venue of those state and federal courts located in Indiana for any action arising out of, connected with, related to or incidental to the relationship between the parties in connection with this Agreement. Each party expressly waives any objection to jurisdiction or venue in such courts.

22. Attorneys' Fees. In the event of any dispute between the Parties (whether or not litigation is commenced) or any nonpayment by Customer, in the event Mainscape prevails in said dispute(s), then it shall be entitled to recover from Customer all legal and attorney fees, out-of-pocket expenses, and court costs incurred in connection with such dispute, litigation or nonpayment.

23. Waiver of Jury Trial. MAINSCAPE AND CUSTOMER ACKNOWLEDGE AND AGREE THAT THERE MAY BE A CONSTITUTIONAL RIGHT TO A JURY TRIAL IN CONNECTION WITH ANY CLAIM, DISPUTE OR LAWSUIT ARISING BETWEEN OR AMONG THEM, BUT THAT SUCH RIGHT MAY BE WAIVED. ACCORDINGLY, THE PARTIES AGREE THAT NOTWITHSTANDING SUCH CONSTITUTIONAL RIGHT, IN THIS COMMERCIAL MATTER THE PARTIES BELIEVE AND AGREE THAT IT SHALL BE IN THEIR BEST INTEREST TO WAIVE SUCH RIGHT AND, ACCORDINGLY, HEREBY WAIVE SUCH RIGHT TO A JURY TRIAL AND FURTHER AGREE THAT THE BEST FORUM FOR HEARING ANY CLAIM, DISPUTE, OR LAWSUIT, IF ANY, ARISING IN CONNECTION WITH THIS AGREEMENT OR THE RELATIONSHIP BETWEEN MAINSCAPE AND CUSTOMER SHALL BE A COURT OF COMPETENT JURISDICTION SITTING WITHOUT A JURY.

HERITAGE OAK PARK LANDSCIPING 2025

	MAINSCAPE	JOYA
CDD	\$103,741.60	\$110,406.00
HOA	\$299,895.71	\$246,555.00
Heritage Villas	\$7,855.39	\$6,936.00
Waters Edge Villas	\$9,629.47	\$8,486.00
Waters Edge Condos	\$16,118.47	\$14,239.00
Water Side Club 1	\$7,339.78	\$6,487.00
Water Side Club 2	\$7,522.78	\$6,650.00
Water Side Club 3	\$4,330.33	\$3,794.00
Water Side Club 4	\$5,052.21	\$4,447.00
	\$461,485.74	\$408,000.00

Notes:

Mainscape wants another 14.9 % increase or they are leaving om February 28th

New amount would be \$514,798.00 w/o the 3% or \$530,246.00 w/ the 3% included

Our savings with Joya are between 27% & 30 %

Joya's contract in year 5 of this proposed contract is projected to be \$459,207.59

J

OLD ARTISTREE CONTRACT

EXHIBIT "B"													
YEARLY SCHEDULE													
TASK	2	2	3	2	3	10	9	10	8	3	2	2	TOTAL
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	
Mow, Line trim, Blow	2	2	3	4	4	5	5	4	4	3	2	2	40
Hard Edge	2	2	3	4	4	5	5	4	4	3	2	2	40
Bed Edge	1	1	2	2	2	2	2	2	2	2	1	1	20
Trash Pickup	4	4	5	4	4	5	4	5	5	4	4	4	52
Fertilize Turf			1		1				1		1		4
Fertilize Shrubs			1		1						1		3
Fertilize Palms			1								1		2
Fertilize Trees			1		1						1		3
Insecticide Turf (if needed)			1		1		1		1				4
Insecticide Shrubs	as needed												
Weed Control Turf	1										1		2
Weed Control Beds	1	1	1	1	1	1	1	1	1	1	1	1	12
Pre-emergence Beds	as needed												
Prune Shrubs	1	1	1	1	1	1	1	1	1	1	1	1	12
Prune Palms (15' max.)	1	1	1	1	1	1	1	1	1	1	1	1	12
Mulch													0
Weed Control Roads	1	1	1	1	1	1	1	1	1	1	1	1	12
Install Annuals													0
Prune Palms over 15'													0
Cutting Irrigation Donuts	1	1	1	1	1	1	1	1	1	1	1	1	12

Note: These frequencies can change due to weather conditions.

TENTH ORDER OF BUSINESS

10A

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Oak Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of February, 2025.

ATTEST:

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 5, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

Standard: District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Heritage Oak Park Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Heritage Oak Park Community Development District

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**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Oak Park Community Development District
Charlotte County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Heritage Oak Park Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated January 31, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Bhav & Associates

January 31, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Oak Park Community Development District, Charlotte County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,925,263.
- The change in the District's total net position in comparison with the prior fiscal year was (\$53,414), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,108,322, an increase of \$101,768 in comparison with the prior fiscal year. The total fund balance is non-spendable for deposits and prepaid items, restricted for debt service and capital projects, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Fund Financial Statements (Continued)Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Assets, excluding capital assets	\$ 1,137,433	\$ 1,162,491
Capital assets, net of depreciation	4,455,376	4,743,747
Total assets	<u>5,592,809</u>	<u>5,906,238</u>
Liabilities, excluding long-term liabilities	53,920	182,764
Long-term liabilities	1,613,626	1,744,797
Total liabilities	<u>1,667,546</u>	<u>1,927,561</u>
Net position		
Net investment in capital assets	2,841,750	2,998,950
Restricted for debt service	173,538	167,146
Restricted for capital projects	72,058	68,362
Unrestricted	837,917	744,219
Total net position	<u>\$ 3,925,263</u>	<u>\$ 3,978,677</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues:		
Charges for services	\$ 1,341,255	\$ 1,194,593
Operating grants and contributions	43,840	5,633
Capital grants and contributions	3,696	-
General revenues:		
Unrestricted interest earnings	33,990	20,167
Miscellaneous	1,578	34,079
Insurance Reimbursement	42,049	410,942
Total revenues	<u>1,466,408</u>	<u>1,665,414</u>
Expenses:		
General government	144,777	141,818
Maintenance and operations	1,049,557	1,589,043
Parks and recreation	263,123	216,817
Interest	62,365	67,156
Total expenses	<u>1,519,822</u>	<u>2,014,834</u>
Change in net position	(53,414)	(349,420)
Net position - beginning	3,978,677	4,328,097
Net position - ending	<u>\$ 3,925,263</u>	<u>\$ 3,978,677</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,519,822. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes amounts from interlocal agreements, investment earnings, an insurance reimbursement, amenity center revenues and miscellaneous income. In the current year, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease to maintenance and repairs expenses incurred in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$9,850,950 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,395,574 has been taken, which resulted in a net book value of \$4,455,376. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$1,613,626 in Notes outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Oak Park Community Development District's Finance Department at 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida, 33076.

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 745,692
Investment	267,688
Accounts receivable	11,324
Interest receivable	29
Due from other governmental units	18,340
Deposits and prepaid items	94,360
Capital assets:	
Nondepreciable	1,367,637
Depreciable, net	3,087,739
Total assets	5,592,809
LIABILITIES	
Accounts payable and accrued expenses	28,096
Accrued interest payable	24,809
Unearned revenue	1,015
Non-current liabilities:	
Due within one year	133,610
Due in more than one year	1,480,016
Total liabilities	1,667,546
NET POSITION	
Net investment in capital assets	2,841,750
Restricted for debt service	173,538
Restricted for capital projects	72,058
Unrestricted	837,917
Total net position	\$ 3,925,263

See notes to the financial statements

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 144,777	\$ 144,777	\$ -	\$ -	\$ -
Maintenance and operations	1,049,557	960,879	33,000	3,696	(51,982)
Parks and recreation	263,123	45,399	-	-	(217,724)
Interest on long-term debt	62,365	190,200	10,840	-	138,675
Total governmental activities	<u>1,519,822</u>	<u>1,341,255</u>	<u>43,840</u>	<u>3,696</u>	<u>(131,031)</u>
			General revenues:		
			Investment earnings		33,990
			Miscellaneous		1,578
			Insurance Reimbursement		42,049
			Total general revenues		<u>77,617</u>
			Change in net position		(53,414)
			Net position - beginning		<u>3,978,677</u>
			Net position - ending		<u>\$ 3,925,263</u>

See notes to the financial statements

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 745,692	\$ -	\$ -	\$ 745,692
Investment	-	195,630	72,058	267,688
Accounts receivable	11,324	-	-	11,324
Interest receivable	29	-	-	29
Due from other governmental units	18,340	-	-	18,340
Due from other funds	-	2,717	-	2,717
Deposits and prepaid items	94,360	-	-	94,360
Total assets	<u>\$ 869,745</u>	<u>\$ 198,347</u>	<u>\$ 72,058</u>	<u>\$ 1,140,150</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 28,096	\$ -	\$ -	\$ 28,096
Due to other funds	2,717	-	-	2,717
Unearned revenue	1,015	-	-	1,015
Total liabilities	<u>31,828</u>	<u>-</u>	<u>-</u>	<u>31,828</u>
Fund balances:				
Nonspendable:				
Deposits and prepaid items	94,360	-	-	94,360
Restricted for:				
Debt service	-	198,347	-	198,347
Capital projects	-	-	72,058	72,058
Assigned to:				
Operating reserve	240,922	-	-	240,922
Roadways and streetlights reserve	226,234	-	-	226,234
Swimming pool reserve	32,239	-	-	32,239
Roof reserve	185,000	-	-	185,000
Reserve - Arbor	2,500	-	-	2,500
Reserve - Air Conditioner	5,000	-	-	5,000
Unassigned	51,662	-	-	51,662
Total fund balances	<u>837,917</u>	<u>198,347</u>	<u>72,058</u>	<u>1,108,322</u>
Total liabilities and fund balances	<u>\$ 869,745</u>	<u>\$ 198,347</u>	<u>\$ 72,058</u>	<u>\$ 1,140,150</u>

See notes to the financial statements

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 1,108,322

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	9,850,950	
Accumulated depreciation	(5,395,574)	4,455,376

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

Accrued interest payable	(24,809)	
Bonds payable	(1,613,626)	(1,638,435)

Net position of governmental activities	\$ 3,925,263
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See notes to the financial statements

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,105,656	\$ 190,200	\$ -	\$ 1,295,856
Interlocal agreements	33,000	-	-	33,000
Net investment earnings	33,990	10,840	3,696	48,526
Recreational activities	45,399	-	-	45,399
Miscellaneous revenue	1,578	-	-	1,578
Insurance Reimbursement	42,049	-	-	42,049
Total revenues	<u>1,261,672</u>	<u>201,040</u>	<u>3,696</u>	<u>1,466,408</u>
EXPENDITURES				
Current:				
General government	143,665	1,112	-	144,777
Maintenance and operations	807,081	-	-	807,081
Parks and recreation	204,200	-	-	204,200
Debt service:				
Principal	-	131,171	-	131,171
Interest	-	64,383	-	64,383
Capital outlay	13,028	-	-	13,028
Total expenditures	<u>1,167,974</u>	<u>196,666</u>	<u>-</u>	<u>1,364,640</u>
Excess (deficiency) of revenues over (under) expenditures	93,698	4,374	3,696	101,768
Fund balances - beginning	<u>744,219</u>	<u>193,973</u>	<u>68,362</u>	<u>1,006,554</u>
Fund balances - ending	<u>\$ 837,917</u>	<u>\$ 198,347</u>	<u>\$ 72,058</u>	<u>\$ 1,108,322</u>

See notes to the financial statements

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 101,768
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	17,028
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Loss on disposal of fixed assets.	(4,581)
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(300,818)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	131,171
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>2,018</u>
Change in net position of governmental activities	<u>\$ (53,414)</u>

See notes to the financial statements

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Oak Park Community Development District ("District") was created on July 10, 1998 by Ordinance 98-047-0AO of Charlotte County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

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

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to debt covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

<u>Assets</u>	<u>Years</u>
Equipment and furniture	5
Infrastructure	5 - 30
Buildings	40
Recreational amenity	5-10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District’s investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Gcts 0490	\$ 267,688	N/A	N/A
Total Investments	<u>\$ 267,688</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,363,637	\$ -	\$ -	\$ 1,363,637
Construction in progress	-	4,000	-	4,000
Total capital assets, not being depreciated	<u>1,363,637</u>	<u>4,000</u>	<u>-</u>	<u>1,367,637</u>
Capital assets, being depreciated				
Buildings	1,140,352	-	-	1,140,352
Infrastructure	7,025,000	13,028	11,999	7,026,029
Recreational amenity	12,688	-	-	12,688
Equipment and furniture	304,244	-	-	304,244
Total capital assets, being depreciated	<u>8,482,284</u>	<u>13,028</u>	<u>11,999</u>	<u>8,483,313</u>
Less accumulated depreciation for:				
Buildings	664,586	28,509	-	693,095
Infrastructure	4,222,162	241,895	7,418	4,456,639
Recreational amenity	12,688	-	-	12,688
Equipment and furniture	202,738	30,414	-	233,152
Total accumulated depreciation	<u>5,102,174</u>	<u>300,818</u>	<u>7,418</u>	<u>5,395,574</u>
Total capital assets, being depreciated, net	<u>3,380,110</u>	<u>(287,790)</u>	<u>4,581</u>	<u>3,087,739</u>
Governmental activities capital assets, net	<u>\$ 4,743,747</u>	<u>\$ (283,790)</u>	<u>\$ 4,581</u>	<u>\$ 4,455,376</u>

The Series 2020 project is estimated at between \$1,900,000 and \$2,105,000 and includes the following improvements; clubhouse, entrance, master drainage, and irrigation. To date, the pool repairs and irrigation improvements have been completed.

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 241,895
Parks and recreation	58,923
Total depreciation	<u>\$ 300,818</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2020 Note Payable - Private Placement

On August 21, 2020, the District entered into a loan agreement with Valley National Bank for \$2,000,000 to finance capital improvements at a fixed rate of 3.690%. Interest payments are due semiannually on November 1 and May 1. Principal on the loan will be paid serially commencing on May 1, 2022 and end on May 1, 2035. Revenues from special assessments will be used to repay the loan. As of September 30, 2024, the District has drawn \$2,000,000 of those funds.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Note payable:					
Series 2020	\$ 1,744,797	\$ -	\$ 131,171	\$ 1,613,626	\$ 133,610
Total	<u>\$ 1,744,797</u>	<u>\$ -</u>	<u>\$ 131,171</u>	<u>\$ 1,613,626</u>	<u>\$ 133,610</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	<u>Governmental Activities</u>		
	Principal	Interest	Total
2025	\$ 133,610	\$ 59,542	\$ 193,152
2026	136,094	54,612	190,706
2027	138,624	49,590	188,214
2028	141,202	44,476	185,678
2029	143,827	39,264	183,091
2030-2033	602,348	102,992	705,340
2034-2035	317,921	17,652	335,573
Total	<u>\$ 1,613,626</u>	<u>\$ 368,128</u>	<u>\$ 1,981,754</u>

NOTE 7 – INTERLOCAL AGREEMENT

The District has agreed to rent out space including office supplies and garage to the Heritage Oak Park Community Association (HOPCA). Additionally, Heritage Oak Park Community Association has agreed to reimburse certain expenses related to the irrigation system. Revenues for services for the fiscal year ended September 30, 2024 were \$33,000, of which \$3,000 is for rental of the office space and \$30,000 is for irrigation reimbursements.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original & Final</u>	<u> </u>	<u> </u>
REVENUES			
Assessments	\$ 1,101,155	\$ 1,105,656	\$ 4,501
Interlocal agreements	33,000	33,000	-
Interest	4,800	33,990	29,190
Recreational activities	53,700	45,399	(8,301)
Miscellaneous	5,600	1,578	(4,022)
Insurance Reimbursements	-	42,049	42,049
Total revenues	<u>1,198,255</u>	<u>1,261,672</u>	<u>63,417</u>
EXPENDITURES			
Current:			
General government	161,033	143,665	17,368
Maintenance and operations	762,097	807,081	(44,984)
Parks and recreation	252,125	204,200	47,925
Capital outlay	23,000	13,028	9,972
Total expenditures	<u>1,198,255</u>	<u>1,167,974</u>	<u>30,281</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	93,698	<u>\$ 93,698</u>
Fund balance - beginning		<u>744,219</u>	
Fund balance - ending		<u>\$ 837,917</u>	

See notes to required supplementary information

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FL STATUTE 218.39(3)(C)
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	26
Employee compensation	0
Independent contractor compensation	\$412,020
Construction projects to begin on or after October 1; (\$65K)	
Series 2020	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,655.17 Debt service - \$282.39 to \$324.03
Special assessments collected	\$1,295,856
Outstanding Bonds:	see Note 6 for details

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

To the Board of Supervisors
 Heritage Oak Park Community Development District
 Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Oak Park Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 31, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

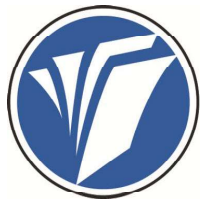
Purpose of this Report

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

Gray & Associates

January 31, 2025

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CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Heritage Oak Park Community Development District
Charlotte County, Florida

We have examined Heritage Oak Park Community Development District, Charlotte County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Oak Park Community Development District, Charlotte County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

January 31, 2025

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Heritage Oak Park Community Development District
 Charlotte County

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Oak Park Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated January 31, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 31, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Heritage Oak Park Community Development District, Charlotte County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

January 31, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.