

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
MAY 15, 2025
BUDGET WORKSHOP AND 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

May 8, 2025

Board of Supervisors
Heritage Oak Park Community Development District

Dear Board Members:

A workshop and regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held on **Thursday, May 15, 2025** at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. The workshop will begin at 9:00 a.m. followed by the regular meeting at 10:00 a.m. Following is the advanced agenda:

Workshop and Regular Meeting Agenda
Thursday, May 15, 2025

Workshop – 9:00 a.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Discussion of the Fiscal Year 2026 Proposed Budget
4. Adjournment

Regular Meeting – 10:00 a.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
 - A. Approval of the Minutes of April 10, 2025, Budget Workshop
 - B. Approval of the Minutes of the April 10, 2025 Regular Meeting
 - C. Financials and Check Register for April 2025
6. Approval of the Fiscal Year 2026 Proposed Budget
 - A. Consideration of Resolution 2025-04, Approving the Fiscal Year 2026 Proposed Budget and Setting the Public Hearing
7. Old Business
8. New Business
 - A. Road Tree Trimming
9. Monthly Inspection Report **(To Be Sent Under Separate Cover)**
10. Staff Reports
11. Manager's Report
 - A. Information on the Number of Registered Voters in the District – 699

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

- 12. Supervisor Requests
- 13. Adjournment

Next Regular Meeting – June 19, 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

WORKSHOP

Third Order of Business

HERITAGE OAK PARK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2026

Version 3 - Preliminary Budget
(Printed on 05/06/25 4:00pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Exhibit A - Allocation of Fund Balances	5
Budget Narrative	6-14
<u>DEBT SERVICE BUDGET</u>	
Debt Service Fund - Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
Amortization Schedule.....	16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	17

HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ADOPTED			ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2023	FY 2024	FY 2025	4/30/25	9/30/2025	FY 2025	FY 2026
REVENUES							
Interest - Investments	\$ 20,167	\$ 33,669	\$ 4,800	\$ 16,637	\$ 4,500	\$ 21,137	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	2,250	750	3,000	3,000
Interlocal Agreement-Irrigation	-	30,000	30,000	22,500	7,500	30,000	30,000
Room Rentals	557	1,907	500	1,526	200	1,726	500
Recreational Activity Fees	32,413	43,492	53,200	26,637	17,500	44,137	53,200
Interest - Tax Collector	-	321	-	1,787	-	1,787	-
Special Assmnts- Tax Collector	1,008,433	1,147,033	1,147,033	1,128,245	18,788	1,147,033	1,216,334
Special Assmnts- Discounts	(36,906)	(41,377)	(45,881)	(41,184)	-	(41,184)	(48,653)
Other Miscellaneous Revenues	33,403	138	3,800	-	2,500	2,500	3,800
Gate Bar Code/Remotes	1,011	1,264	1,200	590	600	1,190	1,200
Access Cards	70	176	600	94	125	219	600
Insurance Reimbursements	410,942	42,049	-	9,630	-	9,630	-
TOTAL REVENUES	1,473,090	1,261,672	1,198,252	1,168,712	52,463	1,221,175	1,264,781

EXPENDITURES

Administrative

P/R-Board of Supervisors	9,800	11,800	12,000	6,600	5,000	11,600	12,000
FICA Taxes	750	903	918	505	383	888	918
ProfServ-Engineering	7,380	-	10,000	-	7,000	7,000	10,000
ProfServ-Legal Services	9,098	15,450	6,000	7,975	3,750	11,725	12,000
ProfServ-Mgmt Consulting Serv	69,540	71,628	73,779	44,513	31,971	76,484	79,032
ProfServ-Special Assessment	11,788	12,142	12,506	12,142	-	12,142	12,881
ProfServ-Trustee Fees	4,041	4,041	3,704	3,704	-	3,704	3,704
Auditing Services	4,700	4,900	5,100	5,000	-	5,000	5,100
Communication/Freight - Gen'l	794	624	1,500	313	1,187	1,500	1,500
Insurance - General Liability	9,601	12,077	15,500	15,038	-	15,038	16,542
R&M-ADA Compliance	2,032	1,553	1,053	1,553	-	1,553	1,553
Legal Advertising	2,505	369	1,100	463	700	1,163	1,100
Miscellaneous Services	1,892	143	3,000	190	2,810	3,000	3,000
Misc-Assessmnt Collection Cost	6,458	6,465	22,941	21,741	376	22,117	24,327

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 4/30/25	May- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Office Supplies	-	1,395	360	-	360	360	360
Annual District Filing Fee	175	175	175	200	-	200	175
Total Administrative	140,554	143,665	169,636	119,937	53,536	173,473	184,192
Other Public Safety							
R&M-Gate	787	4,592	3,500	517	2,983	3,500	3,500
R&M-Gatehouse	23,660	6,580	1,000	12	988	1,000	1,000
R&M-Security Cameras	-	480	2,600	-	2,600	2,600	2,600
Misc-Programming & Services	899	1,125	1,500	513	987	1,500	1,500
Capital Outlay	5,516	-	-	-	-	-	-
Total Other Public Safety	30,862	12,777	8,600	1,042	7,558	8,600	8,600
Field							
Contracts-Mgmt Services	135,661	139,731	162,744	94,934	67,810	162,744	167,625
Contracts-Lake and Wetland	6,120	6,120	6,120	3,570	2,550	6,120	6,120
Contracts-Landscape	91,784	100,720	103,742	70,272	46,003	116,275	113,718
Contracts-Irrigation	50,136	51,139	52,673	30,428	22,245	52,673	53,726
Utility - General	36,206	44,889	45,600	25,248	20,000	45,248	46,800
Utility - Water & Sewer	11,491	14,136	13,600	9,233	5,500	14,733	14,800
Insurance - General Liability	41,857	56,871	65,402	57,465	-	57,465	66,085
R&M-Drainage	23,950	20,120	15,000	4,200	10,800	15,000	15,000
R&M-Entry Feature / Wall	-	5,997	7,000	6,961	39	7,000	7,000
R&M-Irrigation	54,959	88,408	33,000	37,201	22,500	59,701	54,000
R&M-Lake	11,403	-	21,750	-	21,750	21,750	15,000
R&M-Plant Replacement	86	99	12,000	-	12,000	12,000	12,000
R&M-Trees and Trimming	3,600	28,358	12,500	4,650	7,850	12,500	12,500
R&M-Pumps	15,055	16,655	2,160	-	1,000	1,000	7,500
Misc-Special Projects	7,852	5,487	10,930	-	9,000	9,000	11,000
Natural Disaster Expense	806,134	4,100	25,000	-	25,000	25,000	25,000
Misc-Contingency	5,504	9,632	63,780	52,136	25,000	77,136	50,000
Capital Outlay	8,266	5,697	30,745	7,850	22,895	30,745	30,000
Total Field	1,310,064	598,159	683,746	404,148	321,942	726,090	707,874

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 4/30/25	May- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Road and Street Facilities							
R&M-Parking Lots	851	3,479	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	-	-	4,000	780	3,220	4,000	4,000
R&M-Sidewalks	11,745	-	15,000	-	15,000	15,000	15,000
R&M-Streetlights	1,500	12,350	10,000	9,708	292	10,000	10,000
Misc-Contingency	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	10,000	-	-	-	10,000
Capital Outlay - Streetlight Impr	-	-	5,000	-	-	-	5,000
Reserve - Roads & Streetlights	9,635	193,344	15,369	-	-	-	39,129
Total Road and Street Facilities	23,731	209,173	63,369	10,488	22,512	33,000	87,129
Parks and Recreation - General							
Contracts-Mgmt Services	35,613	36,681	38,865	22,671	16,194	38,865	40,029
Contracts-Janitorial Services	13,646	19,576	19,632	11,452	8,180	19,632	19,632
Contracts-Pools	11,134	11,468	11,134	6,909	5,018	11,927	12,405
Contracts-Pest Control	1,143	1,020	1,020	595	425	1,020	1,020
Communication - Telephone	7,440	7,487	8,580	4,321	3,125	7,446	8,580
R&M-Clubhouse	18,862	14,915	45,000	8,965	36,035	45,000	45,000
R&M-Parks	9,939	16,761	15,000	2,421	12,579	15,000	15,000
R&M-Pools	5,346	12,278	4,500	2,446	2,054	4,500	4,500
R&M - Tennis Courts	4,460	903	2,000	340	1,660	2,000	2,000
Miscellaneous Services	2,256	13,614	2,400	2,628	-	2,628	2,400
Misc-Holiday Décor	-	756	750	-	-	-	750
Misc-Cable TV Expenses	5,049	6,287	5,820	4,109	3,025	7,134	7,470
Office Supplies	4,049	4,113	3,000	1,626	1,374	3,000	3,000
OpSupplies - General	2,661	3,705	6,000	2,035	3,965	6,000	6,000
Cap Outlay - Equipment	-	4,949	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	-	15,000	5,429	9,571	15,000	15,000
Reserve - Air Conditioner	-	-	5,000	-	-	-	5,000
Reserve - Roof	-	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	3,000	-	-	-	3,000
Total Parks and Recreation - General	121,598	154,514	219,701	75,947	111,205	187,152	223,786

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/25	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<i>Special Recreation Facilities</i>							
Miscellaneous Services	1,157	3,215	4,500	2,725	2,000	4,725	4,500
Misc-Event Expense	12,691	18,660	21,000	11,559	4,500	16,059	21,000
Misc-Social Committee	18,634	25,621	26,700	11,118	7,500	18,618	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,270	2,191	500	459	150	609	500
<i>Total Special Recreation Facilities</i>	33,752	49,687	53,200	25,861	14,150	40,011	53,200
TOTAL EXPENDITURES	1,660,561	1,167,975	1,198,252	637,423	530,902	1,168,325	1,264,781
Excess (deficiency) of revenues Over (under) expenditures	(187,471)	93,697	-	531,289	(478,439)	52,850	-
Net change in fund balance	(187,471)	93,697	-	531,289	(478,439)	52,850	-
FUND BALANCE, BEGINNING	931,690	744,219	837,916	837,916	-	837,916	890,766
FUND BALANCE, ENDING	\$ 744,219	\$ 837,916	\$ 837,916	\$ 1,369,205	\$ (478,439)	\$ 890,766	\$ 890,766

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 890,766
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	72,129
Total Funds Available (Estimated) - 9/30/2026	962,895

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	488
Subtotal	8,688

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	267,913	(1)
Reserve - Roads & Streetlights - Prior Years	226,234	(2)
Reserve - Roads & Streetlights - FY 2025	15,369	(3)
Reserve - Roads & Streetlights - Current Budget Year	39,129	(4)
Reserve - Arbor - Prior Years	2,500	(2)
Reserve - Air Conditioner - Prior Years	5,000	
Reserve - Air Conditioner - FY 2025	5,000	(3)
Reserve - Air Conditioner - Current Budget Year	5,000	(4)
Reserve - Roof - Prior Years	185,000	(2)
Reserve - Roof - FY 2025	25,000	(3)
Reserve - Roof - Current Budget Year	25,000	(4)
Reserve - Swimming Pools - Prior Years	32,239	(2)
Reserve - Swimming Pools - FY 2025	3,000	(3)
Reserve - Swimming Pools - Current Budget Year	3,000	(4)
Subtotal	839,384	

Total Allocation of Available Funds	848,072
--------------------------------------------	----------------

Total Unassigned (undesignated) Cash	\$ 114,823
---------------------------------------------	-------------------

Notes

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
- (2) Represents Reserves from Prior Years thru FY 2024.
- (3) Represents Reserves for FY 2025.
- (4) Represents Reserves for Current Budget Year FY 2026.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

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

Interlocal Agreement

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

Interlocal Agreement - Irrigation

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

Room Rentals

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

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

Access Cards

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Professional Services-Trustee Fees

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

Auditing Services

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

Communication/Freight - General

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)

Insurance-General Liability

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

R&M - ADA Compliance

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Other Public Safety

R&M - Gate

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

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

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

Miscellaneous Programming & Services

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

Field

Contracts – Management Services

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Contracts - Irrigation

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Insurance – General Liability

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

R&M – Drainage

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

R&M – Entry Feature

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

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

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

R&M - Pumps

This is for quarterly pump maintenance contract.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

Miscellaneous – Special Projects

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

Natural Disaster Expense

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

Miscellaneous - Contingency

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

Capital Outlay

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

Road and Street Facilities

R&M – Parking Lots

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

R&M – Roads & Alleyways

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

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

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

Miscellaneous - Contingency

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

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

Reserve – Roads & Streetlights

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

Parks and Recreation – General

Contracts – Management Services

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – General (continued)

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Operating Supplies - General

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

Capital Outlay – Equipment

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – General (continued)

Capital Outlay – Clubhouse

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

Reserve – Air Conditioner

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

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

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

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

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

Miscellaneous – Trips and Tours

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

Office Supplies

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

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 1,917	\$ 10,785	\$ -	\$ 6,284	\$ 3,000	\$ 9,284	\$ -
Interest - Tax Collector	-	55	-	307	-	307	-
Special Assmnts- Tax Collector	197,320	197,320	197,323	194,102	3,221	197,323	197,323
Special Assmnts- Discounts	(7,224)	(7,120)	(7,893)	(7,085)	-	(7,085)	(7,893)
TOTAL REVENUES	192,013	201,040	189,430	193,608	6,221	199,829	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,264	1,112	3,946	3,740	64	3,804	3,946
Total Administrative	1,264	1,112	3,946	3,740	64	3,804	3,946
<i>Debt Service</i>							
Principal Debt Retirement	128,777	131,171	133,610	-	133,610	133,610	136,094
Interest Expense	69,135	64,383	59,543	29,771	29,772	59,543	54,613
Total Debt Service	197,912	195,554	193,153	29,771	163,382	193,153	190,707
TOTAL EXPENDITURES	199,176	196,666	197,099	33,511	163,446	196,957	194,653
Excess (deficiency) of revenues Over (under) expenditures	(7,163)	4,375	(7,669)	160,097	(157,225)	2,872	(5,223)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(7,669)	-	(157,225)	(157,225)	(5,223)
TOTAL OTHER SOURCES (USES)	-	-	(7,669)	-	(157,225)	(157,225)	(5,223)
Net change in fund balance	(7,163)	4,375	(7,669)	160,097	(157,225)	(154,354)	(5,223)
FUND BALANCE, BEGINNING	201,136	193,973	198,348	198,348	-	198,348	43,994
FUND BALANCE, ENDING	\$ 193,973	\$ 198,348	\$ 190,679	\$ 358,445	\$ (157,225)	\$ 43,994	\$ 38,771

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

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

HERITAGE OAK PARK

Community Development District

Supporting Budget Schedule

Fiscal Year 2026

**Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund			Debt Service 2020			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
SF	\$1,755.17	\$1,655.17	6.0%	\$324.03	\$324.03	0.0%	\$2,079.20	\$1,979.20	\$100.00	5.1%	39
MF	\$1,755.17	\$1,655.17	6.0%	\$282.39	\$282.39	0.0%	\$2,037.57	\$1,937.57	\$100.00	5.2%	654
											693

REGULAR MEETING

Fifth Order of Business

5A

**MINUTES OF BUDGET WORKSHOP
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

The budget workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, April 10, 2025 at 9:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present were:

Paul Falduto, Jr.	Chairperson
Steve Horsman	Vice Chairperson
Peter Antosh	Assistant Secretary
Carmen Russo	Assistant Secretary
Jeanne Teter	Assistant Secretary
Sandra Demarco	District Manager
Michelle Egan	Project Manager
Terri Lusk	Accountant, Inframark
Several Residents	

The following is a summary of the discussions held.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Demarco called the workshop to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

**Discussion of the Fiscal Year 2026
Proposed Budget**

- Mr. Falduto stated the assessments were not increased for the Fiscal Year 2025 budget that was adopted last year. Looking at the upcoming year, District staff reviewed increases in contracts and other issues where the District's budgeting was falling short. The proposed budget for Fiscal Year 2026 has an assessment increase of \$55.33 per unit.
- Ms. Teter would like the front entrance to look spectacular during the Holiday Season. Mr. Falduto noted he has spoken with the new Activities Director and has tasked her with this item. A budget of \$750 has been allocated for this purpose.

April 10, 2025 Budget Workshop

Heritage Oak Park CDD

- 35 • Mr. Horsman stated under Field, R&M-Pumps, only \$2,160 is budgeted. He believes
36 it may be too low considering the number of pumps they have. He suggested increasing
37 to either a minimum of \$5,000 or a maximum of \$10,000. There was Board consensus
38 to increase that line item to \$7,500. Additionally, he inquired about the Capital Outlay
39 line item under Field in the amount of \$30,000. The definition indicates it is for golf
40 carts. Ms. Egan clarified it may be used for anything.
- 41 • Mr. Antosh inquired whether there are sufficient funds budgeted to resurface the tennis
42 courts, noting the surface is starting to rip. He would like to have it addressed before it
43 gets to the point where they have no choice but to remove and replace. Ms. Egan
44 responded resurfacing the courts would involve creating an entirely new surface, which
45 would be a Capital Outlay line item. Mr. Antosh inquired whether there is anything
46 they can do now before it becomes a Capital Outlay item. Ms. Egan responded she has
47 a vendor that cleans it. However, she cautioned the surface will eventually wear out,
48 and when it does, it cannot be repaired in just one area; the entire court would need to
49 be done. Clay is the only surface that can be easily maintained. Mr. Antosh pointed
50 out that several sections of the tennis court fence were bent and broken at the bottom
51 since the hurricane, creating gaps that pose a trip hazard on the interior of the court.
52 The wires between the fence fabric and the base cable line are also detached. Mr.
53 Falduto suggested contacting the company that had previously repaired the fence to see
54 if it can be repaired, identifying it as a maintenance issue. Ms. Egan will contact the
55 vendor for a quote.
- 56 • Mr. Antosh also discussed the bocce ball courts. There was chicken wire covers over
57 the drainage areas, most of which were removed causing leaves to block them. Ms.
58 Egan noted she advised residents not to remove them, but they did so anyway. She will
59 explore other options.
- 60 • Mr. Antosh stated the grass area between the last tennis court and the walkway that
61 goes from the parking lot to the tennis courts is not growing, suspecting a lack of
62 irrigation. He suggested installing a hard or decorative surface matching the pool area.
63 Ms. Egan responded there is irrigation. Mr. Antosh stated it is not operable irrigation.
64 Ms. Egan clarified there is irrigation, but it is not functioning properly due to people

April 10, 2025 Budget Workshop

Heritage Oak Park CDD

placing benches on the grass. Mr. Antosh also noted drainage issues by the shuffleboard court. Ms. Egan is aware and is obtaining pricing.

- Mr. Falduto discussed street repairs and road reserves. They are not guaranteed funding from FEMA. There are some funds in Road Reserves and he is hoping after they get through the budget process this year, they can start doing a section of road this year. He thinks the Road Reserves are a little bit on the light side. The only thing they added was approximately \$5,000 for the pump maintenance. He suggested increasing the assessments by \$60 per unit and using whatever is above the amount of \$5,000 toward Road Reserves. He would like to start the process of repairing the roads during the current fiscal year and expects to have proposals for the June agenda. He would like to have all the roads done by 2027. Ms. Teter inquired what would be a ballpark figure to repair all the roads now. Mr. Falduto estimates it is between \$300,000 to \$350,000. Ms. Egan stated it would likely be closer to \$400,000. Discussion ensued and there was Board consensus to increase R&M Pumps to \$7,500 and increase Road Reserves by raising assessments by \$100. The floor was open for audience comments, but there were none.

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor, increasing R&M pumps to \$7,500 and increasing road reserve by raising assessments by \$100 was approved. 5-0

FOURTH ORDER OF BUSINESS

Adjournment

There being no further business, the workshop was adjourned.

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman

5B

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

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, April 10, 2025 at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Steve Horsman	Vice Chairperson
Peter Antosh	Assistant Secretary
Jeanne Teter	Assistant Secretary
Carmen Russo	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Michelle Egan	Project Manager
Daniela Curls	Activities Director
Terri Lusk	Accountant, Inframark
Several Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Falduto called the meeting to order, and Ms. Demarco called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

None.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

- Mr. Falduto reminded everyone to be cautious around the pond due to alligator mating season. He would also like to explore the option of acquiring a new golf cart for the maintenance person. The current one is aging, and he thinks it is a good idea to replace it. The golf cart previously donated to the Neighborhood Watch has been returned and could be traded in along with the District's current golf cart. They would have to reimburse the

April 10, 2025 Meeting

Heritage Oak Park CDD

HOA for the cost of the batteries installed, as they should not bear the expense of District golf cart repairs. He requested Ms. Egan research prices for a new golf cart with the trade-ins and for the batteries from the HOA to reimburse them.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the March 20, 2025 Budget Workshop

B. Approval of the Minutes of the March 20, 2025 Regular Meeting

C. Financials and Check Register for March 2025

- Mr. Horsman noted Mr. Russo was not in attendance at the last meeting and Line 150 of the regular meeting has him as seconding the motion to adjourn.

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

SIXTH ORDER OF BUSINESS

Old Business

- None.

SEVENTH ORDER OF BUSINESS

New Business

- Mr. Falduto reviewed the changes made to the budget during the budget workshop for the residents who were not present.

EIGHTH ORDER OF BUSINESS

Staff Reports

Ms. Egan reported the following:

- The lake walkway is complete, and the District was able to utilize the loan funds for its completion. They had the insurance sign off and she will proceed with submitting it for reimbursement.
- With regards to the awning, she contacted SunSetter, who referred her back to the company. She had the SunSetter representative listen to the voicemail left by the representative. If she does not get results, she will consult the attorney.
- When they changed the landscape, they had already paid Mainscape for March. They refunded the payment.
- With regards to the drains on Red Oak, Winding Oak and Old Oak, her County contact discussed the project yesterday. She asked about the drains. Public Works does not have vac trucks, only the sewer part of it does. Public Works is going to contact the Sewer Department to arrange for the cleaning of the drains they refilled.

April 10, 2025 Meeting

Heritage Oak Park CDD

- 74 • The new road reflectors are not sticking so they are getting new ones. They will try a test
- 75 set to ensure they stick.
- 76 • Ms. Egan received an update from the driver's insurance company regarding the wall on
- 77 Tuesday morning. Hartford Insurance is assuming responsibility for most of the claim. The
- 78 District's insurance company has been in contact with both Hartford and Travelers
- 79 Insurance, and they are managing the repairs. If Egis, the District's insurance company,
- 80 does not receive a response today, they will contact them again and provide an update.
- 81 • Ms. Egan will be working with GoDaddy on putting a short summary on the front welcome
- 82 page of the District's website, under updates.
- 83 • The light at 1641 requires a new head, which has been ordered. The junction box for the
- 84 one at 1518 Red Oak Lane is damaged and the pole has multiple cracks. There is no
- 85 guarantee how long that pole will last. The estimated cost for a new pole, including a new
- 86 head and light, is \$7,500, which covers the removal and disposal of the old pole.

87

88 On MOTION by Mr. Russo seconded by Ms. Teter with all in favor,

89 replacement of the light pole at 1518 Red Oak Lane in the amount

90 of \$7,500 was approved. 5-0

91

- 92 • Mr. Antosh inquired whether it will be concrete. Ms. Egan responded it will be fiberglass
- 93 to match the ones which have already been replaced.
- 94 • Ms. Egan is trying to obtain quotes for solar streetlights. She hopes to have them for the
- 95 next meeting. Ms. Teter inquired whether some of the existing street light poles will be
- 96 able to be retrofitted for the solar lights. Ms. Egan responded they are considering installing
- 97 solar lights in areas without FP&L transformers to avoid additional costs. Mr. Falduto
- 98 stated he wants to test one unit to evaluate how the lighting quality and battery life would
- 99 support being located in Heritage Oak Park. The decision to retrofit existing poles will
- 100 depend on the results of this test.
- 101 • Ms. Demarco consulted with District Counsel regarding the website. He thinks it is best to
- 102 post a link on the District website to the HOA website, but staff can also post on the District
- 103 website, as Ms. Egan previously discussed. It must be ADA-compliant.

April 10, 2025 Meeting

Heritage Oak Park CDD

- Ms. Demarco reported on an inquiry from the last meeting regarding the violent trespassing incident on private property. District Counsel said they cannot trespass him because it was not on the campus property.
- There has not been additional information regarding the lawsuit from the resident who was trespassed. District Counsel discussed the matter with her attorney and clarified the events. They do not believe anything additional will happen with that.
- Ms. Egan received an email from the attorney working on FEMA. She will collaborate to explore the possibility of making a second appeal.
- Ms. Egan stated the report requested at the last meeting was inadvertently omitted from this agenda, but it will be on the next one.
- Ms. Curls reviewed her activities report:
 - The Rod Stewart concert will be on Saturday.
 - There will be an outdoor cinema night.
 - A painting night is planned for April 19, 2025, with limited tickets available.

NINTH ORDER OF BUSINESS

Manager's Report

- This was covered under staff reports.

TENTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Antosh asked Ms. Demarco if the report she was referring to was the inspection report. Ms. Demarco responded yes.
- Mr. Horsman stated there is renewed interest in horseshoes. There was a tournament with quite a few people in attendance. The place is not particularly attractive, and he was wondering if they could trim and sod the area.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor, the meeting was adjourned. 5-0

Secretary/Assistant Secretary

Chairperson/Assistant Chairperson

5C

HERITAGE OAK PARK
Community Development District

Financial Report

April 30, 2025

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	Page 2 - 4
Debt Service Fund	Page 5
Capital Projects Fund	Page 6
Notes to the Financials	Page 7 - 8

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessment Report	Page 9
Activities Report	Page 10
Cash & Investment Report	Page 11
Bank Reconciliations	Page 12 - 13
Check Register by Fund	Page 14 - 16

HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

April 30, 2025

Balance Sheet
April 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 486,413	\$ -	\$ -	\$ 486,413
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	-	13,200	-	13,200
Investments:				
Money Market Account	908,901	-	-	908,901
Construction Fund	-	-	73,958	73,958
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	326,176	-	326,176
Prepaid Items	300	-	-	300
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,407,113	\$ 358,445	\$ 73,958	\$ 1,839,516
<u>LIABILITIES</u>				
Accounts Payable	\$ 9,051	\$ -	\$ -	\$ 9,051
Accrued Expenses	15,642	-	-	15,642
Sales Tax Payable	15	-	-	15
Due To Other Funds	13,200	-	-	13,200
TOTAL LIABILITIES	37,908	-	-	37,908
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	300	-	-	300
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	358,445	-	358,445
Capital Projects	-	-	73,958	73,958
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:	656,142	-	-	656,142
TOTAL FUND BALANCES	\$ 1,369,205	\$ 358,445	\$ 73,958	\$ 1,801,608
TOTAL LIABILITIES & FUND BALANCES	\$ 1,407,113	\$ 358,445	\$ 73,958	\$ 1,839,516

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-25 BUDGET	APR-25 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 2,800	\$ 16,637	\$ 13,837	346.60%	\$ 400	\$ 3,336
Interlocal Agreement	3,000	2,250	2,250	-	75.00%	750	750
Interlocal Agreement-Irrigation	30,000	22,500	22,500	-	75.00%	7,500	7,500
Room Rentals	500	500	1,526	1,026	305.20%	-	-
Recreational Activity Fees	53,200	28,033	26,637	(1,396)	50.07%	4,433	4,325
Interest - Tax Collector	-	-	1,787	1,787	0.00%	-	278
Special Assmnts- Tax Collector	1,147,033	1,128,603	1,128,245	(358)	98.36%	51,603	78,643
Special Assmnts- Discounts	(45,881)	(45,881)	(41,184)	4,697	89.76%	(932)	(771)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	600	590	(10)	49.17%	210	197
Access Cards	600	96	94	(2)	15.67%	25	24
Insurance Reimbursements	-	-	9,630	9,630	0.00%	-	-
TOTAL REVENUES	1,198,252	1,139,501	1,168,712	29,211	97.53%	63,989	94,282
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	7,000	6,600	400	55.00%	1,000	1,000
FICA Taxes	918	536	505	31	55.01%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	3,500	7,975	(4,475)	132.92%	500	228
ProfServ-Mgmt Consulting	73,779	43,038	44,513	(1,475)	60.33%	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	5,100	5,000	100	98.04%	-	-
Communication/Freight - Gen'l	1,500	875	313	562	20.87%	125	41
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	475	463	12	42.09%	-	-
Miscellaneous Services	3,000	1,750	190	1,560	6.33%	20	13
Misc-Assessment Collection Cost	22,941	22,092	21,741	351	94.77%	1,632	1,557
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	200	(25)	114.29%	175	200
Total Administration	169,636	117,304	119,937	(2,633)	70.70%	9,677	9,510
Other Public Safety							
R&M-Gate	3,500	650	517	133	14.77%	-	-
R&M-Gatehouse	1,000	15	12	3	1.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	550	513	37	34.20%	-	-
Total Other Public Safety	8,600	1,215	1,042	173	12.12%	-	-
Field							
Contracts-Mgmt Services	162,744	94,934	94,934	-	58.33%	13,562	13,562
Contracts-Lake and Wetland	6,120	3,570	3,570	-	58.33%	510	510
Contracts-Landscape	103,742	60,516	70,272	(9,756)	67.74%	8,645	9,201
Contracts-Irrigation	52,673	30,726	30,428	298	57.77%	4,389	4,347
Utility - General	45,600	26,600	25,248	1,352	55.37%	3,800	3,166
Utility - Water & Sewer	13,600	8,600	9,233	(633)	67.89%	1,000	1,102
Insurance - General Liability	65,402	65,402	57,465	7,937	87.86%	-	-
R&M-Drainage	15,000	4,200	4,200	-	28.00%	4,200	4,200
R&M-Entry Feature	7,000	6,961	6,961	-	99.44%	124	124

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-25 BUDGET	APR-25 ACTUAL
R&M-Irrigation	33,000	19,250	37,201	(17,951)	112.73%	2,750	4,600
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	52,136	52,136	-	81.74%	328	328
Capital Outlay	30,745	7,850	7,850	-	25.53%	-	-
Total Field	683,746	385,395	404,148	(18,753)	59.11%	39,308	41,140
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	780	780	-	19.50%	18	18
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	9,708	9,708	-	97.08%	5,700	5,700
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	10,488	10,488	-	16.55%	5,718	5,718
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	38,865	22,671	22,671	-	58.33%	3,239	3,239
Contracts-Janitorial Services	19,632	11,452	11,452	-	58.33%	1,636	1,636
Contracts-Pools	11,134	6,495	6,909	(414)	62.05%	928	1,004
Contracts-Pest Control	1,020	595	595	-	58.33%	85	85
Communication - Telephone	8,580	5,005	4,321	684	50.36%	715	616
R&M-Clubhouse	45,000	9,000	8,965	35	19.92%	127	104
R&M-Parks	15,000	2,500	2,421	79	16.14%	900	846
R&M-Pools	4,500	2,625	2,446	179	54.36%	120	104
R&M-Tennis Courts	2,000	340	340	-	17.00%	30	30
Miscellaneous Services	2,400	2,650	2,628	22	109.50%	145	132
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	3,395	4,109	(714)	70.60%	621	604
Office Supplies	3,000	1,750	1,626	124	54.20%	150	135
Op Supplies - General	6,000	2,100	2,035	65	33.92%	400	399
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	5,429	5,429	-	36.19%	-	-
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	76,007	75,947	60	34.57%	9,096	8,934
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	2,735	2,725	10	60.56%	535	524
Misc-Event Expense	21,000	11,900	11,559	341	55.04%	1,200	1,144
Misc-Social Committee	26,700	11,250	11,118	132	41.64%	2,225	2,229
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	460	459	1	91.80%	50	49
Total Special Recreation Facilities	53,200	26,345	25,861	484	48.61%	4,010	3,946
TOTAL EXPENDITURES	1,198,252	616,754	637,423	(20,669)	53.20%	67,809	69,248

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-25 BUDGET	APR-25 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	-	522,747	531,289	8,542	0.00%	(3,820)	25,034
Net change in fund balance	\$ -	\$ 522,747	\$ 531,289	\$ 8,542	0.00%	\$ (3,820)	\$ 25,034
FUND BALANCE, BEGINNING (OCT 1, 2024)	837,916	837,916	837,916				
FUND BALANCE, ENDING	<u>\$ 837,916</u>	<u>\$ 1,360,663</u>	<u>\$ 1,369,205</u>				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-25 BUDGET	APR-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 6,284	\$ 6,284	0.00%	\$ -	\$ 1,227
Interest - Tax Collector	-	-	307	307	0.00%	-	48
Special Assmnts- Tax Collector	197,323	194,646	194,102	(544)	98.37%	13,650	13,553
Special Assmnts- Discounts	(7,893)	(7,893)	(7,085)	808	89.76%	(134)	(133)
TOTAL REVENUES	189,430	186,753	193,608	6,855	102.21%	13,516	14,695
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,893	3,740	153	94.78%	273	268
Total Administration	3,946	3,893	3,740	153	94.78%	273	268
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	33,664	33,511	153	17.00%	273	268
Excess (deficiency) of revenues Over (under) expenditures	(7,669)	153,089	160,097	7,008	-2087.59%	13,243	14,427
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)	\$ 153,089	\$ 160,097	\$ 7,008	-2087.59%	\$ 13,243	\$ 14,427
FUND BALANCE, BEGINNING (OCT 1, 2024)	198,348	198,348	198,348				
FUND BALANCE, ENDING	\$ 190,679	\$ 351,437	\$ 358,445				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	APR-25 BUDGET	APR-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 1,900	\$ 1,900	0.00%	\$ -	\$ 266
TOTAL REVENUES	-	-	1,900	1,900	0.00%	-	266
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,900	1,900	0.00%	-	266
Net change in fund balance	\$ -	\$ -	\$ 1,900	\$ 1,900	0.00%	\$ -	\$ 266
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	72,058				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 73,958				

Notes to the Financial Statements
April 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 97.5% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 53.2% 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.
Due From Other Funds		13,200	Due from General Fund to Debt Service (to be transferred in May).
Prepaid Items		300	Entertainment for 4th of July.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		9,051	Invoices for current month but not paid in current month.
Accrued Expenses		15,642	Irrigation services, electric and phone.
Sales Tax Payable		15	Sales Tax for the gate remotes and access cards.
Due to Other Funds		13,200	Due from General Fund to Debt Service (to be transferred in May).

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	16,637	346.60%	Interest Income on Operating Accounts and Money Market Acct.
Room Rentals	500	1,526	305.20%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,147,033	1,128,245	98.36%	Collections were at 98.38% at this time last year.
Insurance Reimbursements	-	9,630	N/A	Reimbursement for accident damage and light pole damage from February 2024.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	7,975	132.92%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	44,513	60.33%	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.
Annual District Filing Fee	175	200	114.29%	Annual Fee paid for year.
<u>Field</u>				
Contracts-Landscape	103,742	70,272	67.74%	Changed landscaper in March plus fee increased.
Utility - Water & Sewer	13,600	9,233	67.89%	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	6,961	99.44%	Replaced bushes with flowers, pressure clean perimeter wall, perimeter fence rip rap.
R&M-Irrigation	33,000	37,201	112.73%	Monthly irrigation service repairs.
Misc-Contingency	63,780	52,136	81.74%	Misc supplies, power washer fuel, golf cart batteries, clean-up service for crash site, repair sidewalks around the lake (to be reimbursed by capital projects).

Notes to the Financial Statements
April 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
<u>Road & Street</u>				
R&M-Streetlights	10,000	9,708	97.08%	Replaced damaged light pole on Old Oak.
<u>Parks & Recreation</u>				
Contracts-Pools	11,134	6,909	62.05%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	2,446	54.36%	Pool perfect, handrail covers, installed sweeper nozzle, solenoid valve replaced, repairs to pool heater & autofil tray, replace main drain grate & gutter grate, test kit.
Miscellaneous Services	2,400	2,628	109.50%	Coffee for meetings, iCloud storage, FSU Ethics training for BOS, additional iPad chargers, clock, Holiday gift cards for staff, BJ's membership.
Misc-Cable TV Expenses	5,820	4,109	70.60%	Comcast cable increased services due to change in equipment plus a 12% increase in January. Budget will be increased next year.
Cap Outlay-Clubhouse	15,000	5,429	36.19%	Purchased new ice machine and freezer.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	194,102	98.37%	Collections were at 98.38% 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

April 30, 2025

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

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	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
02/06/25	37,514	1,160	766	39,439	33,690	5,749
03/07/25	24,911	508	508	25,928	22,113	3,815
04/10/25	47,976	485	979	49,439	42,162	7,277
04/24/25	41,492	419	847	42,758	36,481	6,276
TOTAL	\$ 1,248,597	\$ 48,268	\$ 25,482	\$ 1,322,347	\$ 1,128,245	\$ 194,102
% COLLECTED				98.4%	98.4%	98.4%
TOTAL OUTSTANDING				\$ 22,006	\$ 18,788	\$ 3,218

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

		Morning										Rusty	Comic		St.	Sir Rod		
		Poolside	Coffee	Haunted	Craft	Fall	Friends	Ugly	NYE	HOP	Canada	Trumpet	Valen	Magic	Rock	Patty's	End of	
Date	Amount	Lunch	Social	Halloween	Fair	Foliage	giving	Sweater	Party	Hoedown	Day	Band	tine's	Show	Fest	Day	Season	
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									
02/06/25	Deposit	\$6,977	\$2,289							\$1,410	\$1,008	\$1,220	\$920	\$130				
03/03/25	Deposit	\$6,676	\$2,387										\$550	\$1,300	\$2,355	\$84		
04/04/25	Deposit	\$4,193	\$2,208													\$689	\$1,296	
04/04/25	Deposit	\$132													\$90	\$42		
Total		\$26,637	\$10,413	\$0	\$810	\$1,180	\$340	\$850	\$1,560	\$390	\$1,410	\$1,008	\$1,220	\$1,470	\$1,430	\$2,445	\$815	\$1,296
Expenses		(\$22,677)	(\$8,650)	(\$727)	(\$552)	(\$685)	(\$731)	(\$50)	(\$1,444)	(\$597)	(\$1,169)	(\$1,058)	(\$1,125)	(\$874)	(\$929)	(\$2,612)	(\$675)	(\$800)
Profit / (Loss)		\$3,961	\$1,763	(\$727)	\$258	\$495	(\$391)	\$800	\$116	(\$207)	\$241	(\$50)	\$95	\$596	\$501	(\$167)	\$140	\$496
Other Expenses		(\$3,184)																
Total Profit / (Loss)		\$776																

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Reserve Balance-Beginning	-	-	-		
Revenue	5,994	40,206	32,172	43,492	26,637
Expenses	8,371	43,202	31,569	49,686	25,861
Profit(Loss)	(2,377)	(2,995)	603	(6,194)	776

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
April 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$383,496
Operating Checking Account	Valley Bank	4.33%	\$102,917
	Subtotal		\$486,413
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.06%	\$908,901
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	4.25%	\$19,069
Series 2020 Revenue Fund	US Bank	4.25%	\$326,176
	Subtotal		\$345,245
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	4.25%	\$73,958
	Grand Total		\$1,814,717

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 7282
Statement No. 04-25

Statement Date 04/30/2025

G/L Account No. 101005 Balance	383,495.93	Statement Balance	390,678.69
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	383,495.93	Subtotal	390,678.69
Negative Adjustments	0.00	Outstanding Checks	-7,182.76
Ending G/L Balance	383,495.93	Ending Balance	383,495.93

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
09/12/2024	Payment	100018	SUN NEWSPAPERS	Inv: 3930500			-366.08
12/05/2024	Payment	100066	THE SUN	Inv: 3939686			-77.22
01/08/2025	Payment	3904	DUANE NOLAND	Check for Vendor V00907			-20.00
01/08/2025	Payment	3918	ROGER STONE	Check for Vendor V00813			-10.00
03/28/2025	Payment	3936	RICHARD AUBERT	Check for Vendor V00943			-38.46
04/23/2025	Payment	100140	COVERALL OF FT. MYERS	Inv: 1000136401			-1,636.00
04/30/2025	Payment	3942	ERIC THARP	Check for Vendor V00560			-300.00
04/30/2025	Payment	100141	ELECTRICAL SOLUTIONS OF SW FLORIDA	Inv: 10579			-4,500.00
04/30/2025	Payment	3943	DEPARTMENT OF ECONOMIC OPPORTUNITY	Check for Vendor V00012			-200.00
Total Outstanding Checks							-7,182.76

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 0663
Statement No. 03-26V

Statement Date 04/30/2025

G/L Account No. 101006 Balance	102,916.92	Statement Balance	102,916.92
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	102,916.92	Subtotal	102,916.92
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	102,916.92	Ending Balance	102,916.92

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 04/01/2025 to 04/30/2025

(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	100130	04/01/25	FIREPRO	10-20275	NEW 2.5LB FIRE EXTINGUISHER	R&M-Clubhouse	546015-57201	\$95.00
001	100130	04/01/25	FIREPRO	10-20280	NEW 5LB FIRE EXTINGUISHER/MAINT	R&M-Clubhouse	546015-57201	\$284.00
001	100131	04/07/25	FEDEX	8-816-83932	SERVICE FOR 03/26/25	Communication/Freight - Gen'l	541001-51301	\$13.59
001	100132	04/07/25	TODD PROA	95332691	04/25 MONTHLY POOL SERVICE	R&M-Pools	546074-57201	\$63.04
001	100132	04/07/25	TODD PROA	95332691	04/25 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$1,003.55
001	100133	04/07/25	PERSSON, COHEN & MOONEY, P.A.	5872	LEGAL SERVICE FOR 03/25	ProfServ-Legal Services	531023-51401	\$1,812.49
001	100134	04/07/25	SOLITUDE LAKE MANAGEMENT	PSI155971	04/25 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100135	04/07/25	NATURZONE ENVIRONMENTAL SERVICES	753823	04/25 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100136	04/07/25	INFRAMARK LLC	147141	04/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,562.00
001	100136	04/07/25	INFRAMARK LLC	147141	04/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,238.75
001	100136	04/07/25	INFRAMARK LLC	147141	04/25 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100137	04/09/25	MAINSCAPE	1314778	04/25 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,346.79
001	100137	04/09/25	MAINSCAPE	1315180	03/25 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$4,599.73
001	100138	04/09/25	CENTURYLINK	031925-8717	ACCT #311078717 03/19/25-04/18/25	Communication - Telephone	541003-57201	\$614.49
001	100139	04/18/25	FEDEX	8-823-60627	SERVICE FOR 04/01/25	Communication/Freight - Gen'l	541001-51301	\$13.62
001	100140	04/23/25	COVERALL OF FT. MYERS	1000136401	CLEANING SERVICE 04/1-04/30/25	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100141	04/30/25	ELECTRICAL SOLUTIONS OF SW	10579	REPLACE DAMAGED LIGHT POST	R&M-Streetlights	546095-54101	\$4,500.00
001	300047	04/02/25	CHARLOTTE COUNTY UTILITIES	031225-0703 ACH	26307-080703 03/12/25-04/02/25	Utility - Water & Sewer	543021-53901	\$74.71
001	300048	04/02/25	CHARLOTTE COUNTY UTILITIES	031225-1597 ACH	26307-101597 03/12/25-04/02/25	Utility - Water & Sewer	543021-53901	\$1,014.51
001	300049	04/08/25	FPL	032425-0214 ACH	ACCT #65998-90214 02/22/25-03/24/25	Utility - General	543001-53901	\$75.46
001	300050	04/08/25	FPL	032425-3218 ACH	ACCT #01784-03218 02/22/25-03/24/25	Utility - General	543001-53901	\$85.55
001	300051	04/08/25	FPL	032425-5535 ACH	ACCT #92945-85535 02/22/25-03/24/25	Utility - General	543001-53901	\$93.14
001	300052	04/08/25	FPL	032425-9333 ACH	ACCT #90419-29333 02/22/25-03/24/25	Utility - General	543001-53901	\$116.40
001	300053	04/08/25	FPL	032425-9344 ACH	ACCT #96809-59344 02/22/25-03/24/25	Utility - General	543001-53901	\$121.14
001	300054	04/08/25	FPL	032425-3219 ACH	ACCT #25291-93219 02/22/25-03/24/25	Utility - General	543001-53901	\$163.81
001	300055	04/08/25	FPL	032425-8333 ACH	ACCT #36126-28333 02/22/25-03/24/25	Utility - General	543001-53901	\$236.65
001	300056	04/08/25	FPL	032425-2211 ACH	ACCT #94620-32211 02/22/25-03/24/25	Utility - General	543001-53901	\$291.28
001	300057	04/08/25	FPL	032425-4219 ACH	ACCT #89079-74219 02/22/25-03/24/25	Utility - General	543001-53901	\$466.04
001	300058	04/08/25	FPL	032425-8335 ACH	ACCT #87070-88335 02/22/25-03/24/25	Utility - General	543001-53901	\$1,868.10
001	300060	04/01/25	HOME DEPOT CREDIT SERVICES	030525-6325 ACH	PURCHASES FOR 02/05/25-03/04/25	R&M-Parks	546066-57201	\$26.48
001	300060	04/01/25	HOME DEPOT CREDIT SERVICES	030525-6325 ACH	PURCHASES FOR 02/05/25-03/04/25	Misc-Event Expense	549022-57501	\$68.22
001	300061	04/17/25	COMCAST	032625-4227 ACH	ACCT# 8535100601234227 03/30/25-04/29/25	Misc-Cable TV Expenses	549039-57201	\$604.19
001	300062	04/01/25	HOME DEPOT CREDIT SERVICES	020525-6325 ACH	PURCHASES FOR 01/05/25-02/04/25	Op Supplies - General	552001-57201	\$77.90
001	300062	04/01/25	HOME DEPOT CREDIT SERVICES	020525-6325 ACH	PURCHASES FOR 01/05/25-02/04/25	R&M-Parks	546066-57201	\$293.92
001	300062	04/01/25	HOME DEPOT CREDIT SERVICES	020525-6325 ACH	PURCHASES FOR 01/05/25-02/04/25	Misc-Contingency	549900-53901	\$27.96
001	300062	04/01/25	HOME DEPOT CREDIT SERVICES	020525-6325 ACH	PURCHASES FOR 01/05/25-02/04/25	R&M-Roads & Alleyways	546081-54101	\$18.47
001	300062	04/01/25	HOME DEPOT CREDIT SERVICES	020525-6325 ACH	PURCHASES FOR 01/05/25-02/04/25	R&M-Clubhouse	546015-57201	\$70.16
001	300063	04/18/25	GREATAMERICA FINANCIAL SVCS	38856149 ACH	COPIER LEASE FOR 03/25	Office Supplies	551002-57201	\$120.08
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$127.54
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$98.38
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$73.95
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$13.49
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$13.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$158.04
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$29.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$6.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$39.98
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Tennis Courts	546442-57201	\$29.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$9.39
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Pools	546074-57201	\$40.66

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(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	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$16.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$33.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$42.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$7.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Office Supplies	551002-57201	\$14.73
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$24.78
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$17.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$22.48
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$5.89
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$15.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$40.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$16.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$15.28
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$358.52
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$96.19
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$96.20
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$14.68
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$149.86
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$458.38
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$215.82
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$310.16
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$272.10
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$131.60
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$23.75
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$57.60
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$54.08
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$14.82
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$24.37
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$52.61
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$339.37
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$92.42
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$9.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$9.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$0.99
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$12.95
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$16.95
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$72.97
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$220.82
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$13.94
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$74.97
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Office Supplies	551002-57501	\$48.75
001	300064	04/04/25	VALLEY NATIONAL BANK	030725-7986 ACH	03/07/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$104.93
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	Misc-Contingency	549900-53901	\$80.87
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	R&M-Parks	546066-57201	\$32.94
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	R&M-Entry Feature	546021-53901	\$123.96
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	Misc-Event Expense	549022-57501	\$68.22
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	R&M-Parks	546066-57201	\$11.77
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	R&M-Parks	546066-57201	\$53.44
001	300066	04/18/25	HOME DEPOT CREDIT SERVICES	040425-6326 ACH	PURCHASES FOR 03/05/25-04/04/25	Misc-Contingency	549900-53901	(\$39.97)
001	3937	04/01/25	BRADLEY A-RAY INC	032425	REPAIR SIDEWALKS AROUND THE LAKE-FINAL	Misc-Contingency	549900-53901	\$34,649.00
001	3938	04/03/25	TRUIST BANK	030225-8114	03/02/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$120.00
001	3938	04/03/25	TRUIST BANK	030225-8114	03/02/25 STATEMENT PURCHASES	Misc-Programs	549043-52901	\$124.16
001	3938	04/03/25	TRUIST BANK	030225-8114	03/02/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$31.39

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(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	3938	04/03/25	TRUIST BANK	030225-8114	03/02/25 STATEMENT PURCHASES	Office Supplies	551002-57501	\$12.50
001	3938	04/03/25	TRUIST BANK	030225-8114	03/02/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$19.66
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$788.28
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Misc-Programs	549043-52901	\$97.16
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Office Supplies	551002-57501	\$12.50
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Office Supplies	551002-57201	\$59.99
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	R&M-Gate	546034-52901	\$249.73
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$11.13
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$36.73
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Office Supplies	551002-57501	\$12.50
001	3938	04/03/25	TRUIST BANK	020225-8114	02/02/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$19.00
001	3940	04/15/25	DOUBLE M LAND SOLUTIONS	031325	PERIMETER FENCE RIP RAP	R&M-Entry Feature	546021-53901	\$3,200.00
001	3941	04/23/25	PAUL FALDUTO	041725	REIMBURSEMENT FOR SIR ROD EVENT	Misc-Event Expense	549022-57501	\$800.00
001	3942	04/30/25	ERIC THARP	ET 041725	4TH OF JULY PARTY DJ- DEPOSIT	Prepaid Items	155000-57501	\$300.00
001	3943	04/30/25	FLA DEPT OF ECONOMIC OPPORTUNITY	121024	DISTRICT FILING FEE FY 2025	Annual District Filing Fee	554007-51301	\$200.00
Fund Total								<u>\$94,030.61</u>

SERIES 2020 DEBT SERVICE FUND - 203

203	3939	04/07/25	HERITAGE OAK PARK	040225-7282	FY 2025 ASSESSMENT RECEIPTS	Due From Other Funds	131000-51301	\$3,665.18
Fund Total								<u>\$3,665.18</u>

Total Checks Paid	\$97,695.79
--------------------------	--------------------

Sixth Order of Business

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Version 3 - Preliminary Budget

(Printed on 05/06/25 4:00pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Exhibit A - Allocation of Fund Balances	5
Budget Narrative	6-14
<u>DEBT SERVICE BUDGET</u>	
Debt Service Fund - Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
Amortization Schedule.....	16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	17

HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ADOPTED			ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2023	FY 2024	FY 2025	4/30/25	9/30/2025	FY 2025	FY 2026
REVENUES							
Interest - Investments	\$ 20,167	\$ 33,669	\$ 4,800	\$ 16,637	\$ 4,500	\$ 21,137	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	2,250	750	3,000	3,000
Interlocal Agreement-Irrigation	-	30,000	30,000	22,500	7,500	30,000	30,000
Room Rentals	557	1,907	500	1,526	200	1,726	500
Recreational Activity Fees	32,413	43,492	53,200	26,637	17,500	44,137	53,200
Interest - Tax Collector	-	321	-	1,787	-	1,787	-
Special Assmnts- Tax Collector	1,008,433	1,147,033	1,147,033	1,128,245	18,788	1,147,033	1,216,334
Special Assmnts- Discounts	(36,906)	(41,377)	(45,881)	(41,184)	-	(41,184)	(48,653)
Other Miscellaneous Revenues	33,403	138	3,800	-	2,500	2,500	3,800
Gate Bar Code/Remotes	1,011	1,264	1,200	590	600	1,190	1,200
Access Cards	70	176	600	94	125	219	600
Insurance Reimbursements	410,942	42,049	-	9,630	-	9,630	-
TOTAL REVENUES	1,473,090	1,261,672	1,198,252	1,168,712	52,463	1,221,175	1,264,781

EXPENDITURES

Administrative

P/R-Board of Supervisors	9,800	11,800	12,000	6,600	5,000	11,600	12,000
FICA Taxes	750	903	918	505	383	888	918
ProfServ-Engineering	7,380	-	10,000	-	7,000	7,000	10,000
ProfServ-Legal Services	9,098	15,450	6,000	7,975	3,750	11,725	12,000
ProfServ-Mgmt Consulting Serv	69,540	71,628	73,779	44,513	31,971	76,484	79,032
ProfServ-Special Assessment	11,788	12,142	12,506	12,142	-	12,142	12,881
ProfServ-Trustee Fees	4,041	4,041	3,704	3,704	-	3,704	3,704
Auditing Services	4,700	4,900	5,100	5,000	-	5,000	5,100
Communication/Freight - Gen'l	794	624	1,500	313	1,187	1,500	1,500
Insurance - General Liability	9,601	12,077	15,500	15,038	-	15,038	16,542
R&M-ADA Compliance	2,032	1,553	1,053	1,553	-	1,553	1,553
Legal Advertising	2,505	369	1,100	463	700	1,163	1,100
Miscellaneous Services	1,892	143	3,000	190	2,810	3,000	3,000
Misc-Assessmnt Collection Cost	6,458	6,465	22,941	21,741	376	22,117	24,327

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 4/30/25	May- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Office Supplies	-	1,395	360	-	360	360	360
Annual District Filing Fee	175	175	175	200	-	200	175
Total Administrative	140,554	143,665	169,636	119,937	53,536	173,473	184,192
Other Public Safety							
R&M-Gate	787	4,592	3,500	517	2,983	3,500	3,500
R&M-Gatehouse	23,660	6,580	1,000	12	988	1,000	1,000
R&M-Security Cameras	-	480	2,600	-	2,600	2,600	2,600
Misc-Programming & Services	899	1,125	1,500	513	987	1,500	1,500
Capital Outlay	5,516	-	-	-	-	-	-
Total Other Public Safety	30,862	12,777	8,600	1,042	7,558	8,600	8,600
Field							
Contracts-Mgmt Services	135,661	139,731	162,744	94,934	67,810	162,744	167,625
Contracts-Lake and Wetland	6,120	6,120	6,120	3,570	2,550	6,120	6,120
Contracts-Landscape	91,784	100,720	103,742	70,272	46,003	116,275	113,718
Contracts-Irrigation	50,136	51,139	52,673	30,428	22,245	52,673	53,726
Utility - General	36,206	44,889	45,600	25,248	20,000	45,248	46,800
Utility - Water & Sewer	11,491	14,136	13,600	9,233	5,500	14,733	14,800
Insurance - General Liability	41,857	56,871	65,402	57,465	-	57,465	66,085
R&M-Drainage	23,950	20,120	15,000	4,200	10,800	15,000	15,000
R&M-Entry Feature / Wall	-	5,997	7,000	6,961	39	7,000	7,000
R&M-Irrigation	54,959	88,408	33,000	37,201	22,500	59,701	54,000
R&M-Lake	11,403	-	21,750	-	21,750	21,750	15,000
R&M-Plant Replacement	86	99	12,000	-	12,000	12,000	12,000
R&M-Trees and Trimming	3,600	28,358	12,500	4,650	7,850	12,500	12,500
R&M-Pumps	15,055	16,655	2,160	-	1,000	1,000	7,500
Misc-Special Projects	7,852	5,487	10,930	-	9,000	9,000	11,000
Natural Disaster Expense	806,134	4,100	25,000	-	25,000	25,000	25,000
Misc-Contingency	5,504	9,632	63,780	52,136	25,000	77,136	50,000
Capital Outlay	8,266	5,697	30,745	7,850	22,895	30,745	30,000
Total Field	1,310,064	598,159	683,746	404,148	321,942	726,090	707,874

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 4/30/25	May- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Road and Street Facilities							
R&M-Parking Lots	851	3,479	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	-	-	4,000	780	3,220	4,000	4,000
R&M-Sidewalks	11,745	-	15,000	-	15,000	15,000	15,000
R&M-Streetlights	1,500	12,350	10,000	9,708	292	10,000	10,000
Misc-Contingency	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	10,000	-	-	-	10,000
Capital Outlay - Streetlight Impr	-	-	5,000	-	-	-	5,000
Reserve - Roads & Streetlights	9,635	193,344	15,369	-	-	-	39,129
Total Road and Street Facilities	23,731	209,173	63,369	10,488	22,512	33,000	87,129
Parks and Recreation - General							
Contracts-Mgmt Services	35,613	36,681	38,865	22,671	16,194	38,865	40,029
Contracts-Janitorial Services	13,646	19,576	19,632	11,452	8,180	19,632	19,632
Contracts-Pools	11,134	11,468	11,134	6,909	5,018	11,927	12,405
Contracts-Pest Control	1,143	1,020	1,020	595	425	1,020	1,020
Communication - Telephone	7,440	7,487	8,580	4,321	3,125	7,446	8,580
R&M-Clubhouse	18,862	14,915	45,000	8,965	36,035	45,000	45,000
R&M-Parks	9,939	16,761	15,000	2,421	12,579	15,000	15,000
R&M-Pools	5,346	12,278	4,500	2,446	2,054	4,500	4,500
R&M - Tennis Courts	4,460	903	2,000	340	1,660	2,000	2,000
Miscellaneous Services	2,256	13,614	2,400	2,628	-	2,628	2,400
Misc-Holiday Décor	-	756	750	-	-	-	750
Misc-Cable TV Expenses	5,049	6,287	5,820	4,109	3,025	7,134	7,470
Office Supplies	4,049	4,113	3,000	1,626	1,374	3,000	3,000
OpSupplies - General	2,661	3,705	6,000	2,035	3,965	6,000	6,000
Cap Outlay - Equipment	-	4,949	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	-	15,000	5,429	9,571	15,000	15,000
Reserve - Air Conditioner	-	-	5,000	-	-	-	5,000
Reserve - Roof	-	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	3,000	-	-	-	3,000
Total Parks and Recreation - General	121,598	154,514	219,701	75,947	111,205	187,152	223,786

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/25	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<i>Special Recreation Facilities</i>							
Miscellaneous Services	1,157	3,215	4,500	2,725	2,000	4,725	4,500
Misc-Event Expense	12,691	18,660	21,000	11,559	4,500	16,059	21,000
Misc-Social Committee	18,634	25,621	26,700	11,118	7,500	18,618	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,270	2,191	500	459	150	609	500
<i>Total Special Recreation Facilities</i>	33,752	49,687	53,200	25,861	14,150	40,011	53,200
TOTAL EXPENDITURES	1,660,561	1,167,975	1,198,252	637,423	530,902	1,168,325	1,264,781
Excess (deficiency) of revenues Over (under) expenditures	(187,471)	93,697	-	531,289	(478,439)	52,850	-
Net change in fund balance	(187,471)	93,697	-	531,289	(478,439)	52,850	-
FUND BALANCE, BEGINNING	931,690	744,219	837,916	837,916	-	837,916	890,766
FUND BALANCE, ENDING	\$ 744,219	\$ 837,916	\$ 837,916	\$ 1,369,205	\$ (478,439)	\$ 890,766	\$ 890,766

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 890,766
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	72,129
Total Funds Available (Estimated) - 9/30/2026	962,895

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	488
Subtotal	<u>8,688</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		267,913	(1)
Reserve - Roads & Streetlights - Prior Years	226,234		(2)
Reserve - Roads & Streetlights - FY 2025	15,369		(3)
Reserve - Roads & Streetlights - Current Budget Year	39,129	280,732	(4)
Reserve - Arbor - Prior Years		2,500	(2)
Reserve - Air Conditioner - Prior Years	5,000		
Reserve - Air Conditioner - FY 2025	5,000		(3)
Reserve - Air Conditioner - Current Budget Year	5,000	15,000	(4)
Reserve - Roof - Prior Years	185,000		(2)
Reserve - Roof - FY 2025	25,000		(3)
Reserve - Roof - Current Budget Year	25,000	235,000	(4)
Reserve - Swimming Pools - Prior Years	32,239		(2)
Reserve - Swimming Pools - FY 2025	3,000		(3)
Reserve - Swimming Pools - Current Budget Year	3,000	38,239	(4)
Subtotal		<u>839,384</u>	

Total Allocation of Available Funds	848,072
--------------------------------------------	----------------

Total Unassigned (undesignated) Cash	\$ 114,823
---------------------------------------------	-------------------

Notes

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
- (2) Represents Reserves from Prior Years thru FY 2024.
- (3) Represents Reserves for FY 2025.
- (4) Represents Reserves for Current Budget Year FY 2026.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

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

Interlocal Agreement

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

Interlocal Agreement - Irrigation

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

Room Rentals

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

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

Access Cards

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Professional Services-Trustee Fees

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

Auditing Services

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

Communication/Freight - General

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)

Insurance-General Liability

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

R&M - ADA Compliance

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Other Public Safety

R&M - Gate

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

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

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

Miscellaneous Programming & Services

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

Field

Contracts – Management Services

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Contracts - Irrigation

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Insurance – General Liability

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

R&M – Drainage

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

R&M – Entry Feature

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

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

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

R&M - Pumps

This is for quarterly pump maintenance contract.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

Miscellaneous – Special Projects

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

Natural Disaster Expense

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

Miscellaneous - Contingency

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

Capital Outlay

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

Road and Street Facilities

R&M – Parking Lots

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

R&M – Roads & Alleyways

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

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

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

Miscellaneous - Contingency

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

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

Reserve – Roads & Streetlights

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

Parks and Recreation – General

Contracts – Management Services

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – General (continued)

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Operating Supplies - General

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

Capital Outlay – Equipment

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

HERITAGE OAK PARK
Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – General (continued)

Capital Outlay – Clubhouse

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

Reserve – Air Conditioner

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

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

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

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

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

Miscellaneous – Trips and Tours

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

Office Supplies

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

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 1,917	\$ 10,785	\$ -	\$ 6,284	\$ 3,000	\$ 9,284	\$ -
Interest - Tax Collector	-	55	-	307	-	307	-
Special Assmnts- Tax Collector	197,320	197,320	197,323	194,102	3,221	197,323	197,323
Special Assmnts- Discounts	(7,224)	(7,120)	(7,893)	(7,085)	-	(7,085)	(7,893)
TOTAL REVENUES	192,013	201,040	189,430	193,608	6,221	199,829	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,264	1,112	3,946	3,740	64	3,804	3,946
Total Administrative	1,264	1,112	3,946	3,740	64	3,804	3,946
<i>Debt Service</i>							
Principal Debt Retirement	128,777	131,171	133,610	-	133,610	133,610	136,094
Interest Expense	69,135	64,383	59,543	29,771	29,772	59,543	54,613
Total Debt Service	197,912	195,554	193,153	29,771	163,382	193,153	190,707
TOTAL EXPENDITURES	199,176	196,666	197,099	33,511	163,446	196,957	194,653
Excess (deficiency) of revenues Over (under) expenditures	(7,163)	4,375	(7,669)	160,097	(157,225)	2,872	(5,223)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(7,669)	-	(157,225)	(157,225)	(5,223)
TOTAL OTHER SOURCES (USES)	-	-	(7,669)	-	(157,225)	(157,225)	(5,223)
Net change in fund balance	(7,163)	4,375	(7,669)	160,097	(157,225)	(154,354)	(5,223)
FUND BALANCE, BEGINNING	201,136	193,973	198,348	198,348	-	198,348	43,994
FUND BALANCE, ENDING	\$ 193,973	\$ 198,348	\$ 190,679	\$ 358,445	\$ (157,225)	\$ 43,994	\$ 38,771

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

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

HERITAGE OAK PARK

Community Development District

Supporting Budget Schedule

Fiscal Year 2026

**Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund			Debt Service 2020			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
SF	\$1,755.17	\$1,655.17	6.0%	\$324.03	\$324.03	0.0%	\$2,079.20	\$1,979.20	\$100.00	5.1%	39
MF	\$1,755.17	\$1,655.17	6.0%	\$282.39	\$282.39	0.0%	\$2,037.57	\$1,937.57	\$100.00	5.2%	654
											693

6A

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Heritage Oak Park Community Development District (**“District”**) prior to June 15, 2025, a proposed budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**“Proposed Budget”**); and

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

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

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

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

DATE:	July 17, 2025
HOUR:	10:00 a.m.
LOCATION:	Heritage Oak Park Lodge 19520 Heritage Oak Boulevard Port Charlotte, FL 33948

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

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

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

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

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2025.

ATTEST: **HERITAGE OAK PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budget for Fiscal Year 2025/2026

Ninth Order of Business

TO BE SENT UNDER SEPARATE COVER

Eleventh Order of Business

11A.

From: records@soecharlottecountyfl.gov
To: [Baker, Kareen](#)
Subject: [External Message Added] Charlotte County Supervisor of Elections public records request #25-69
Date: Thursday, April 10, 2025 10:26:49 AM

You don't often get email from messages@nextrequest.com. [Learn why this is important](#)

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

Charlotte County Supervisor of Elections Public Records

A message was sent to you regarding
record request #25-69:

Good morning Kareen,

The number of registered voters in Heritage Oak Park is 699.

Should you have any questions or require clarification
regarding this matter, please feel free to reach out to us.

Sincerely,
Charlotte County Supervisor of Elections
Public Records Department

[View Request 25-69](#)

<https://charlottecountysoe.fl.nextrequest.com/requests/25-69>