

**HERITAGE OAK PARK**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2026**

Version 3 - Approved Tentative Budget  
(Approved at the 05/15/25 Meeting)

Prepared by:



# HERITAGE OAK PARK

Community Development District

---

## Table of Contents

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-4
Exhibit A - Allocation of Fund Balances .....	5
Budget Narrative .....	6-14
<b><u>DEBT SERVICE BUDGET</u></b>	
Debt Service Fund - Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	15
Amortization Schedule.....	16
<b><u>SUPPORTING BUDGET SCHEDULE</u></b>	
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 Approved Tentative 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 Approved Tentative 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
<b>Total Administrative</b>	<b>140,554</b>	<b>143,665</b>	<b>169,636</b>	<b>119,937</b>	<b>53,536</b>	<b>173,473</b>	<b>184,192</b>
<b>Other Public Safety</b>							
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	-	-	-	-	-	-
<b>Total Other Public Safety</b>	<b>30,862</b>	<b>12,777</b>	<b>8,600</b>	<b>1,042</b>	<b>7,558</b>	<b>8,600</b>	<b>8,600</b>
<b>Field</b>							
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
<b>Total Field</b>	<b>1,310,064</b>	<b>598,159</b>	<b>683,746</b>	<b>404,148</b>	<b>321,942</b>	<b>726,090</b>	<b>707,874</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Tentative 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
<b>Road and Street Facilities</b>							
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
<b>Total Road and Street Facilities</b>	<b>23,731</b>	<b>209,173</b>	<b>63,369</b>	<b>10,488</b>	<b>22,512</b>	<b>33,000</b>	<b>87,129</b>
<b>Parks and Recreation - General</b>							
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
<b>Total Parks and Recreation - General</b>	<b>121,598</b>	<b>154,514</b>	<b>219,701</b>	<b>75,947</b>	<b>111,205</b>	<b>187,152</b>	<b>223,786</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Tentative 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
<b><i>Special Recreation Facilities</i></b>							
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
<b><i>Total Special Recreation Facilities</i></b>	<b>33,752</b>	<b>49,687</b>	<b>53,200</b>	<b>25,861</b>	<b>14,150</b>	<b>40,011</b>	<b>53,200</b>
<b>TOTAL EXPENDITURES</b>	<b>1,660,561</b>	<b>1,167,975</b>	<b>1,198,252</b>	<b>637,423</b>	<b>530,902</b>	<b>1,168,325</b>	<b>1,264,781</b>
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	-
<b>FUND BALANCE, BEGINNING</b>	931,690	744,219	837,916	837,916	-	837,916	890,766
<b>FUND BALANCE, ENDING</b>	<b>\$ 744,219</b>	<b>\$ 837,916</b>	<b>\$ 837,916</b>	<b>\$ 1,369,205</b>	<b>\$ (478,439)</b>	<b>\$ 890,766</b>	<b>\$ 890,766</b>

**Exhibit "A"**  
Allocation of Fund Balances

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

**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		(3)
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>	

<b>Total Allocation of Available Funds</b>	<b>848,072</b>
--	----------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 114,823</b>
---	-------------------

**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.



---

**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

<b>EXPENDITURES</b>
---------------------

**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

<b>EXPENDITURES</b>
---------------------

**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

<b>EXPENDITURES</b>
---------------------

**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.

---

**Budget Narrative**

Fiscal Year 2026

<b>EXPENDITURES</b>
---------------------

**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.

**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 Approved Tentative 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
<b>REVENUES</b>							
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)
<b>TOTAL REVENUES</b>	<b>192,013</b>	<b>201,040</b>	<b>189,430</b>	<b>193,608</b>	<b>6,221</b>	<b>199,829</b>	<b>189,430</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,264	1,112	3,946	3,740	64	3,804	3,946
<b>Total Administrative</b>	<b>1,264</b>	<b>1,112</b>	<b>3,946</b>	<b>3,740</b>	<b>64</b>	<b>3,804</b>	<b>3,946</b>
<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
<b>Total Debt Service</b>	<b>197,912</b>	<b>195,554</b>	<b>193,153</b>	<b>29,771</b>	<b>163,382</b>	<b>193,153</b>	<b>190,707</b>
<b>TOTAL EXPENDITURES</b>	<b>199,176</b>	<b>196,666</b>	<b>197,099</b>	<b>33,511</b>	<b>163,446</b>	<b>196,957</b>	<b>194,653</b>
Excess (deficiency) of revenues Over (under) expenditures	(7,163)	4,375	(7,669)	160,097	(157,225)	2,872	(5,223)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(7,669)	-	(157,225)	(157,225)	(5,223)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(7,669)</b>	<b>-</b>	<b>(157,225)</b>	<b>(157,225)</b>	<b>(5,223)</b>
Net change in fund balance	(7,163)	4,375	(7,669)	160,097	(157,225)	(154,354)	(5,223)
<b>FUND BALANCE, BEGINNING</b>	<b>201,136</b>	<b>193,973</b>	<b>198,348</b>	<b>198,348</b>	<b>-</b>	<b>198,348</b>	<b>43,994</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 193,973</b>	<b>\$ 198,348</b>	<b>\$ 190,679</b>	<b>\$ 358,445</b>	<b>\$ (157,225)</b>	<b>\$ 43,994</b>	<b>\$ 38,771</b>

## Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
<b>11/1/2025</b>	<b>1,480,015.44</b>			<b>27,306.28</b>	<b>27,306.28</b>
<b>5/1/2026</b>	<b>1,480,015.44</b>	<b>136,094.15</b>	<b>3.69%</b>	<b>27,306.28</b>	<b>163,400.43</b>
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
<b>Total</b>		<b>\$ 1,613,625.45</b>		<b>\$ 368,129.80</b>	<b>\$ 1,981,755.25</b>

**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