



Heritage Oak Park Community Development District

March 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 269 514 513 685 4 PASSCODE: 786Uo7
[JOIN THE MEETING NOW](#)

CALL-IN INFORMATION

PHONE #: 646-838-1601 ID#: 349 469 16#

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



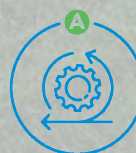
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

March 5, 2026

Board of Supervisors
Heritage Oak Park Community Development District

Dear Board Members:

A Capital Outlay Workshop of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, March 12, 2026 at 9:30 a.m.**, and the regular meeting will be held the same day **at 10:00 a.m.** at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948. Following is the advanced agenda for the Workshop and Meeting:

Workshop Meeting Agenda
Call-in Number: 1-646-838-1601
Phone Conference ID: 34946916#
Thursday March 12, 2026 at 9:30 a.m.

Regular Meeting Agenda
Call in Number: 1-646-838-1601
Phone Conference ID: 34946916#
Thursday, March 12, 2026 at 10:00 a.m.

Budget Workshop – 9:30 a.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Discussion of the Fiscal Year 2027 Proposed Budget.....Page 5
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. **Approval of Agenda**
5. **Comments from the Chairman**
6. **Staff Reports**
 - A. District Accountant
 - B. District Counsel
 - C. District Engineer
 - D. Activities Coordinator
 - E. District Manager/Project Manager
 - i. New Gate Call BoxPage 24

Heritage Oak Park Community Development District
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7. Business Items

8. Old Business

9. Business Administration

A. Approval of the Minutes of the February 19, 2026 Regular Meeting..... Page 27

B. Consideration of Resolution 2026-04, Designating Banking Signatories.....Page 30

C. Consideration of Resolution 2026-05, for the Fiscal Year 2026 General Election.....Page 31

10. New Business and Supervisor Requests

A. Aerobics

11. Adjournment

The next Workshop & Meeting are scheduled for Thursday, April 16, 2026 at 9:30 a.m. & 10:00 a.m. Respectively.

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,
Michelle Egan
District Manager

WORKSHOP



*Heritage Oak Park
Community Development District*

FISCAL YEAR 2027

PROPOSED BUDGET

VERSION 1 - PRINTED ON 03/05/26

CLEAR PARTNERSHIPS



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Heritage Oak Park
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

| ACCOUNT DESCRIPTION | ADOPTED | ACTUAL | PROJECTED | TOTAL | % +/-) Budget | ANNUAL |
|----------------------------------|--------------------|--------------------|------------------------|----------------------|------------------|--------------------|
| | BUDGET FY 2026 | THRU 1/31/2026 | February- 9/30/2026 | PROJECTED FY 2026 | | BUDGET FY 2027 |
| REVENUES | | | | | | |
| Interest - Investments | \$ 4,800 | \$ 8,729 | \$ 6,000 | \$ 14,729 | 207% | \$ 7,200 |
| Interlocal Agreement | 3,000 | 1,500 | 1,500 | 3,000 | 0% | 3,000 |
| Interlocal Agreement- Irrigation | 30,000 | 15,000 | 15,000 | - | -100% | 30,000 |
| Room Rentals | 500 | 1,198 | 300 | 1,498 | 200% | 500 |
| Recreational Activity Fees | 53,200 | 11,341 | 32,000 | 43,341 | -19% | 52,700 |
| Interest - Tax Collector | - | 1,111 | - | - | 0% | - |
| Special Assmnts- Tax Collector | 1,216,334 | 1,067,370 | 148,964 | 1,216,334 | 0% | 1,267,237 |
| Special Assmnts- Discounts | (48,653) | (41,874) | (2,979) | (44,853) | -8% | (50,689) |
| Other Miscellaneous Revenues | 3,800 | 2,980 | 500 | 3,480 | -8% | 3,800 |
| Gate Bar Code/Remotes | 1,200 | 534 | 600 | 1,134 | -6% | 1,200 |
| Access Cards | 600 | 47 | 75 | 122 | -80% | 300 |
| TOTAL REVENUES | \$1,264,781 | \$1,067,936 | \$201,960 | \$1,238,785 | -2% | \$1,315,248 |

EXPENDITURES

Administrative

| | | | | | | |
|---------------------------------|------------------|-----------------|-----------------|------------------|------------|------------------|
| P/R-Board of Supervisors | 12,000 | 4,000 | 8,000 | 12,000 | 0% | 12,000 |
| FICA Taxes | 918 | 230 | - | 230 | -75% | - |
| ProfServ-Engineering | 10,000 | - | 9,000 | 9,000 | -10% | 9,000 |
| ProfServ-Legal Services | 12,000 | 3,002 | 8,000 | 11,002 | -8% | 12,000 |
| ProfServ-Mgmt Consulting | 79,032 | 25,844 | 53,188 | 79,032 | 0% | 81,402 |
| ProfServ-Special Assessment | 12,881 | 12,881 | - | 12,881 | 0% | 13,267 |
| ProfServ-Trustee Fees | 3,704 | 3,704 | - | 3,704 | 0% | 3,704 |
| Auditing Services | 5,100 | - | 5,100 | 5,100 | 0% | 5,100 |
| Communication/Freight - Gen'l | 1,500 | 98 | 1,402 | 1,500 | 0% | 1,500 |
| Insurance - General Liability | 16,542 | 16,111 | - | 16,111 | -3% | 18,196 |
| R&M-ADA Compliance | 1,553 | 1,553 | - | 1,553 | 0% | 1,553 |
| Legal Advertising | 1,100 | 127 | 973 | 1,100 | 0% | 1,100 |
| Miscellaneous Services | 3,000 | 54 | 2,946 | 3,000 | 0% | 3,000 |
| Misc-Assessment Collection Cost | 24,327 | 20,510 | 3,817 | 24,327 | 0% | 25,345 |
| Office Supplies | 360 | - | 360 | 360 | 0% | 360 |
| Annual District Filing Fee | 175 | 175 | - | 175 | 0% | 175 |
| Total Administrative | \$184,192 | \$88,289 | \$92,786 | \$181,075 | -2% | \$187,702 |

Field

| | | | | | | |
|----------------------------|---------|--------|---------|---------|-----|---------|
| Contracts-Mgmt Services | 167,625 | 55,875 | 111,750 | 167,625 | 0% | 172,653 |
| Contracts-Lake and Wetland | 6,120 | 2,040 | 4,080 | 6,120 | 0% | 6,120 |
| Contracts-Landscape | 113,718 | 36,800 | 73,600 | 110,400 | -3% | 113,712 |
| Contracts-Irrigation | 53,726 | 17,922 | 35,844 | 53,766 | 0% | 55,379 |
| Utility - General | 46,800 | 17,054 | 29,746 | 46,800 | 0% | 46,800 |
| Utility - Water & Sewer | 14,800 | 5,622 | 9,178 | 14,800 | 0% | 14,800 |

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

| ACCOUNT DESCRIPTION | ADOPTED | ACTUAL | PROJECTED | TOTAL | % +/-) Budget | ANNUAL |
|---|-------------------|-------------------|------------------------|----------------------|------------------|-------------------|
| | BUDGET FY 2026 | THRU 1/31/2026 | February- 9/30/2026 | PROJECTED FY 2026 | | BUDGET FY 2027 |
| Insurance - General Liability | 66,085 | 64,364 | - | 64,364 | -3% | 75,998 |
| R&M-Drainage | 15,000 | - | 15,000 | 15,000 | 0% | 15,000 |
| R&M-Entry Lighting, Walls & Fence | 7,000 | 650 | 5,000 | 5,650 | -19% | 5,000 |
| R&M-Irrigation | 54,000 | 26,452 | 27,548 | 54,000 | 0% | 72,000 |
| R&M-Lake | 15,000 | 8,637 | 6,363 | 15,000 | 0% | 15,000 |
| R&M-Plant Replacement | 12,000 | - | 10,000 | 10,000 | -17% | 10,000 |
| R&M-Trees and Trimming | 12,500 | 6,300 | 16,500 | 22,800 | 82% | 16,500 |
| R&M-Pumps | 7,500 | 25,307 | 1,500 | 26,807 | 257% | 12,000 |
| Misc-Special Projects | 11,000 | - | 8,000 | 8,000 | -27% | 10,000 |
| Misc-Hurricane Expense | 25,000 | - | 5,000 | 5,000 | -80% | 25,000 |
| Misc-Contingency | 50,000 | 602 | 20,000 | 20,602 | -59% | 50,000 |
| Capital Outlay | 30,000 | 129 | 15,000 | 15,129 | -50% | 30,000 |
| Total Field | \$707,874 | \$267,754 | \$394,109 | \$661,863 | -6% | \$745,962 |
| Other Public Safety | | | | | | |
| R&M-Gate | 3,500 | 536 | 2,964 | 3,500 | 0% | 3,500 |
| R&M-Gatehouse | 1,000 | 939 | 261 | 1,200 | 20% | 1,200 |
| R&M-Security Cameras | 2,600 | - | 2,600 | 2,600 | 0% | 2,600 |
| Misc-Programs | 1,500 | 843 | 4,752 | 5,595 | 273% | 7,128 |
| Total Other Public Safety | \$8,600 | \$2,318 | \$10,577 | \$12,895 | 50% | \$14,428 |
| Parks and Recreation - General | | | | | | |
| Contracts-Mgmt Services | 40,029 | 13,343 | 26,686 | 40,029 | 0% | 41,229 |
| Contracts-Janitorial Services | 19,632 | 6,544 | 13,088 | 19,632 | 0% | 19,632 |
| Contracts-Pools | 12,405 | 4,056 | 8,363 | 12,419 | 0% | 12,921 |
| Contracts-Pest Control | 1,020 | 340 | 680 | 1,020 | 0% | 1,020 |
| Communication - Telephone | 8,580 | 2,497 | 5,145 | 7,642 | -11% | 8,580 |
| R&M-Clubhouse | 45,000 | 6,777 | 38,223 | 45,000 | 0% | 45,000 |
| R&M-Parks | 15,000 | 8,259 | 6,741 | 15,000 | 0% | 15,000 |
| R&M-Pools | 4,500 | 2,376 | 5,000 | 7,376 | 64% | 5,000 |
| R&M-Tennis Courts | 2,000 | - | 2,000 | 2,000 | 0% | 2,000 |
| Miscellaneous Services | 2,400 | 2,589 | 500 | 3,089 | 29% | 3,000 |
| Misc-Holiday Lighting | 750 | 781 | - | 781 | 4% | 1,250 |
| Misc-Cable TV Expenses | 7,470 | 2,478 | 5,108 | 7,586 | 2% | 7,695 |
| Office Supplies | 3,000 | 979 | 2,021 | 3,000 | 0% | 3,000 |
| Op Supplies - General | 6,000 | 1,489 | 4,511 | 6,000 | 0% | 6,000 |
| Cap Outlay - Equipment | 8,000 | 385 | 1,000 | 1,385 | -83% | 8,000 |
| Cap Outlay-Clubhouse | 15,000 | - | 2,000 | 2,000 | -87% | 15,000 |
| Reserves- A/C | 5,000 | - | - | - | -100% | 5,000 |
| Reserve - Roof | 25,000 | - | - | - | -100% | 25,000 |
| Reserve - Swimming Pools | 3,000 | - | - | - | -100% | 3,000 |
| Total Parks and Recreation - General | \$223,786 | \$52,893 | \$121,066 | \$173,959 | -22% | \$227,327 |

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

| ACCOUNT DESCRIPTION | ADOPTED | ACTUAL | PROJECTED | TOTAL | % +/-) Budget | ANNUAL |
|--|--------------------|--------------------|------------------------|----------------------|------------------|--------------------|
| | BUDGET FY 2026 | THRU 1/31/2026 | February- 9/30/2026 | PROJECTED FY 2026 | | BUDGET FY 2027 |
| Road and Street Facilities | | | | | | |
| R&M-Parking Lots | 1,000 | - | 1,000 | 1,000 | 0% | 1,000 |
| R&M-Roads & Alleyways | 4,000 | 590 | 3,410 | 4,000 | 0% | 4,000 |
| R&M-Sidewalks | 15,000 | - | 15,000 | 15,000 | 0% | 15,000 |
| R&M-Streetlights | 10,000 | 2 | 9,998 | 10,000 | 0% | 10,000 |
| Misc-Contingency | 3,000 | - | 3,000 | 3,000 | 0% | 3,000 |
| Cap Outlay - Sidewalk Impr | 10,000 | - | 10,000 | 10,000 | 0% | 10,000 |
| Cap Outlay - Streetlight Impr | 5,000 | - | 5,000 | 5,000 | 0% | 5,000 |
| Reserve - Roads & Streetlights | 39,129 | 152,519 | - | 152,519 | 290% | 39,129 |
| Total Road and Street Facilities | \$87,129 | \$153,111 | \$47,408 | \$200,519 | 130% | \$87,129 |
| Special Recreation Facilities | | | | | | |
| Miscellaneous Services | 4,500 | 1,384 | 3,116 | 4,500 | 0% | 4,500 |
| Misc-Event Expense | 21,000 | 4,726 | 16,274 | 21,000 | 0% | 21,000 |
| Misc-Social Committee | 26,700 | 6,921 | 19,779 | 26,700 | 0% | 26,700 |
| Misc-Trips and Tours | 500 | - | - | - | -100% | - |
| Office Supplies | 500 | 163 | 337 | 500 | 0% | 500 |
| Total Special Recreation Facilities | \$53,200 | \$13,194 | \$39,506 | \$52,700 | -1% | \$52,700 |
| TOTAL EXPENDITURES | \$1,264,781 | \$577,559 | \$705,452 | \$1,283,011 | 1% | \$1,315,248 |
| Excess (deficiency) of revenues | | | | | | |
| Over (under) expenditures | \$0 | \$490,377 | -\$503,492 | -\$44,226 | 0% | \$0 |
| Net change in fund balance | \$0 | \$490,377 | -\$503,492 | -\$44,226 | 0% | \$0 |
| FUND BALANCE, BEGINNING | 1,132,926 | 1,132,926 | - | 1,132,926 | 0% | 1,088,700 |
| FUND BALANCE, ENDING | \$1,132,926 | \$1,623,303 | -\$503,492 | \$1,088,700 | -4% | \$1,088,700 |

Exhibit "A"
Allocation of Fund Balances

| FISCAL YEAR 2027 AVAILABLE FUNDS | |
|--|--------------------|
| Beginning Fund Balance as of 9/30/2027 | \$1,088,700 |
| Net Change in Fund Balance as of 9/30/2027 | \$0 |
| Forecasted Reserves as of 9/30/2027 | \$72,129 |
| Estimated Funds Available - 9/30/2027 | \$1,160,829 |

| FISCAL YEAR 2027 ALLOCATION OF AVAILABLE FUNDS | |
|---|--|
|---|--|

Non-Spendable Fund Balance

| | | |
|--------------------------|-----------------|--|
| Deposits - FPL Utilities | \$8,200 | |
| Prepaid Items | \$3,537 | |
| Subtotal | <u>\$11,737</u> | |

Assigned Fund Balance

| | | | |
|--|-----------|------------------|-----|
| First Quarter Operating Reserve | | \$294,530 | (1) |
| Reserve - Roads & Streetlights - Prior Years | 241,603 | | (2) |
| Reserve - Roads & Streetlights - FY 2026 | 39,129 | | (3) |
| Reserve - Roads & Streetlights - Actual Expensed | (152,519) | | (4) |
| Reserve - Roads & Streetlights - Current Budget Year | 39,129 | <u>\$167,342</u> | (4) |
| Reserve - Arbor - Prior Years | | \$2,500 | (2) |
| Reserve - Air Conditioner - Prior Years | 10,000 | | (2) |
| Reserve - Air Conditioner - FY 2026 | 5,000 | | (3) |
| Reserve - Air Conditioner - Current Budget Year | 5,000 | <u>\$20,000</u> | (4) |
| Reserve - Roof - Prior Years | 199,600 | | (2) |
| Reserve - Roof - FY 2026 | 25,000 | | (3) |
| Reserve - Roof - Current Budget Year | 25,000 | <u>\$249,600</u> | (4) |
| Reserve - Swimming Pools - Prior Years | 35,239 | | (2) |
| Reserve - Swimming Pools - FY 2026 | 3,000 | | (3) |
| Reserve - Swimming Pools - Current Budget Year | 3,000 | <u>\$41,239</u> | (4) |
| Subtotal | | \$775,211 | |

| | |
|--|------------------|
| Total Allocation of Available Funds as of 9/30/2027 | \$786,948 |
|--|------------------|

| | |
|---|-------------------------|
| Total Unassigned (undesignated) Cash | <u><u>\$373,881</u></u> |
|---|-------------------------|

Notes

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
- (2) Represents Reserves from Prior Years thru FY 2025.
- (3) Represents Reserves for FY 2026.
- (4) Represents Reserves for Current Budget Year FY 2027.

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating and money market accounts.

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 to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

Access Cards

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

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

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.

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.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

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.

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.

Utility - General

This is for the electricity for the District.

Field (continued)

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 / Wall

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

Budget Narrative
Fiscal Year 2027

Field (continued)

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.

Miscellaneous – Special Projects

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

Miscellaneous - Hurricane Expense

This is for any 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 any capital outlay that may be needed for the District.

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 database program and phone service for the gates.

Budget Narrative
Fiscal Year 2027

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 telephone usage for the Clubhouse Manager.

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

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 2027

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 to be upgraded or replaced.

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.

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.

Office Supplies

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

Heritage Oak Park
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2020 Bonds

| ACCOUNT DESCRIPTION | ADOPTED | ACTUAL | PROJECTED | TOTAL | % +/-) Budget | ANNUAL |
|--|-------------------|-------------------|------------------------|----------------------|------------------|-------------------|
| | BUDGET FY 2026 | THRU 1/31/2026 | February- 9/30/2026 | PROJECTED FY 2026 | | BUDGET FY 2027 |
| REVENUES | | | | | | |
| Interest - Investments | \$ - | \$ 2,454 | \$ - | \$ 2,454 | 0% | \$ - |
| Interest - Tax Collector | - | 180 | - | 180 | 0% | - |
| Special Assmnts- Tax Collector | 197,323 | 173,161 | 24,162 | 197,323 | 0% | 197,323 |
| Special Assmnts- Discounts | (7,893) | (6,793) | (483) | (7,276) | -8% | (7,893) |
| TOTAL REVENUES | \$189,430 | \$169,002 | \$23,679 | \$192,681 | 2% | \$189,430 |
| EXPENDITURES | | | | | | |
| <i>Administrative</i> | | | | | | |
| Misc-Assessment Collection Cost | 3,946 | 3,327 | 483 | 3,810 | -3% | 3,946 |
| Total Administrative | \$3,946 | \$3,327 | \$483 | \$3,810 | -3% | \$3,946 |
| <i>Debt Service</i> | | | | | | |
| Principal Debt Retirement | 136,094 | - | 136,094 | 136,094 | 0% | 138,624 |
| Interest Expense | 54,613 | 27,306 | 27,307 | 54,613 | 0% | 47,033 |
| Total Debt Service | \$190,707 | \$27,306 | \$163,401 | \$190,707 | 0% | \$185,658 |
| TOTAL EXPENDITURES | \$194,653 | \$30,633 | \$163,884 | \$194,517 | | \$189,604 |
| Excess (deficiency) of revenues Over (under) expenditures | -\$5,223 | \$138,369 | -\$140,205 | -\$1,836 | -65% | -\$174 |
| Net change in fund balance | -\$5,223 | \$138,369 | -\$140,205 | -\$1,836 | -65% | -\$174 |
| FUND BALANCE, BEGINNING | \$205,016 | \$205,016 | \$0 | \$205,016 | 0% | \$203,180 |
| FUND BALANCE, ENDING | \$199,793 | \$343,385 | -\$140,205 | \$203,180 | 2% | \$203,005 |

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

| Date | Balance | Principal | Rate | Interest | Payment |
|------------------|-----------------------|-----------------------|--------------|---------------------|-----------------------|
| 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
FY 2027

**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

| Product | General Fund | | | Debt Service Series 2020 | | | Total Assessments per Unit | | | | Units |
|---------|--------------|------------|----------------|--------------------------|----------|----------------|----------------------------|------------|---------------|----------------|------------|
| | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Dollar Change | Percent Change | |
| SF | \$1,828.62 | \$1,755.17 | 4.2% | \$324.03 | \$324.03 | 0.0% | \$2,152.65 | \$2,079.20 | \$73.45 | 3.5% | 39 |
| MF | \$1,828.62 | \$1,755.17 | 4.2% | \$282.39 | \$282.39 | 0.0% | \$2,111.02 | \$2,037.57 | \$73.45 | 3.6% | 654 |
| | | | | | | | | | | | 693 |

REGULAR MEETING

Precision Gate & Security, Inc. (Serving Tampa Bay and SW FL).
 813-404-6278/941-623-4996
 6300 Tower Ln Unit 4
 Sarasota, FL 34240



Prepared For
 Heritage Oak Park
 19520 Heritage Oak Blvd
 Port Charlotte, FL 33948

Estimate Date
 02/19/2026

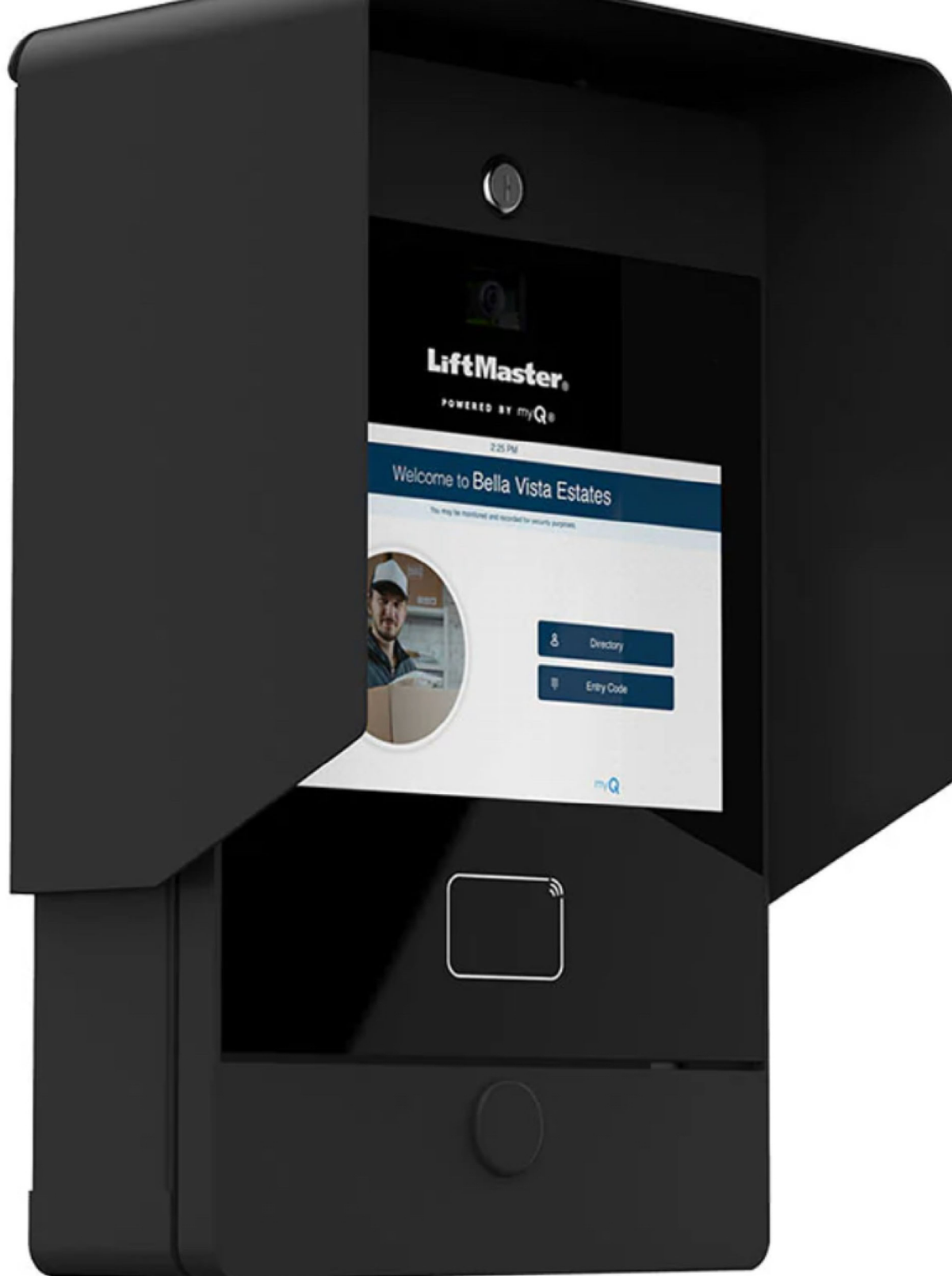
Estimate Number
 7016

| Description | Rate | Qty | Line Total |
|---|------------|-----|------------|
| Liftmaster CAPXLV2 | \$4,693.02 | 2 | \$9,386.04 |
| * Replacement of (2) Liftmaster CapXLV2. * Multi tenant access controller. * Cloud based. * Controls up to 4 gates/doors. * Includes power supply. * 2 Years Parts Warranty * 1 Year Labor Warranty * With free upgraded seal & external sun hood to better protect against elements | | | |
| Subtotal | | | 9,386.04 |
| Tax | | | 0.00 |
| Estimate Total (USD) | | | \$9,386.04 |

Terms

WORK ORDER AGREEMENT/ TERMS AND CONDITIONS Terms and Conditions: COD W/ 50% down balance due upon completion. BY OTHERS: Permits, engineered drawing, opening drawings, concrete pad mounts. All high voltage wiring by others holding an electrical license. All low voltage wiring and trenching not included unless otherwise stated. Purchaser agrees that contracted material provided by Precision Gate & Security, Inc., shall remain in the sellers possession until paid in full. In the event purchaser breaches or defaults contract with Precision Gate & Security, Inc., a 50% restocking fee will be applied. Under the terms and provisions of the agreement, the purchaser shall be responsible for the cost of collection, including reasonable attorneys fees. There shall be a 10% service charge per month for all payments due and owing. Any product that Precision Gate & Security, Inc., work on outside of one year parts and labor warranty is billable. Any part that is replaced outside of warranty carries one year warranty only on part replaced, unit is not covered as a whole therefore any parts replaced are billable along with standard labor and trip charges.

Client Signature: _____ Date: _____



February 19, 2026 Meeting

Heritage Oak Park CDD

36 Mr. John Balog explained the reason he agrees with the need for a certified instructor and
 37 the advantages of having one.

38
 39 **FOURTH ORDER OF BUSINESS** **Approval of Agenda**
 40

41
 42 On MOTION by Mr. Scotto, seconded by Mr. Russo, with all in
 43 favor, Mr. Falduto was authorized to attend this meeting and vote
 44 via Teams, and allowing for audience members to comment on non-
 45 agenda topics, was approved. (4-0)

46
 47
 48 **SIXTH ORDER OF BUSINESS** **Staff Reports**

49 **A. District Accountant**
 50 There was no report, but Ms. Egan explained that in March they will be starting budget
 51 workshops with Capital Improvements.

52 **B. District Counsel**
 53 **C. District Engineer**
 54 There being no reports, the next item followed.

55 **D. Activities Coordinator**
 56 Danielle explained that many people are purchasing tickets and presented many great
 57 suggestions. She explained that she is considering all suggestions and would like to see at least 10
 58 people interested before she can put it on. She apologized for the events that had to be pushed back
 59 due to illness. She explained that she will be putting out an activities flyer that answers many of
 60 the same questions asked.

61 **E. District Manager/Project Manager**
 62 Ms. Egan explained that the remaining collars for the road have been installed.
 63 If residents notice anyone playing on the pool lift, the office should be contacted.
 64 The pool had to be shut down due to an accident in the pool. The pool company was
 65 contacted immediately.
 66 Irrigation is down to one day per week.
 67 Capital improvements will be discussed at the workshop at 9:30 a.m. next month.
 68 Water aerobics will be on the regular agenda for March.

69
 70

February 19, 2026 Meeting

Heritage Oak Park CDD

71 **SEVENTH ORDER OF BUSINESS** **Business Items**

72 **A. Request from Water’s Edge Condominium Association**

73 Supervisor Horsman expressed that the CDD is the driving force for the paving of the road,
74 and that it will be discussed at the Capital Improvement Workshop next month.

75
76 **EIGHTH ORDER OF BUSINESS** **Old Business**

77 There being no old business, the next order of business followed.

78
79 **NINTH ORDER OF BUSINESS** **Business Administration**

80 **A. Approval of the Minutes of the January 15, 2026 Regular Meeting**

81 There being no additions, corrections or deletions,

82
83

| |
|--|
| On MOTION by Mr. Russo, seconded by Ms. Teter, with all in 84 favor, the Minutes of the January 15, 2026 Regular Meeting were 85 approved. (5-0) |
|--|

86
87
88 **TENTH ORDER OF BUSINESS** **New Business and Supervisor Requests**

89 There being no new business or Supervisor requests, the next order of business followed.

90
91 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

92 The next meeting of the Heritage Oak Park Community Development District will be held
93 on Thursday, March 12, 2026 at 10:00 a.m., and the workshop at 9:30 a.m. .at the Heritage Oak
94 Park Lodge.

95 There being no further business,

96
97

| |
|---|
| On MOTION by Mr. Scotto, seconded by Mr. Russo, with all in 98 favor the Meeting was adjourned at 10:37 a.m. (5-0) |
|---|

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Secretary/Assistant Secretary Chairperson/Vice Chairperson

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED
SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (the “Board”) has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

Section 1. The Secretary, and Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on March 12, 2026.

Attest:

**Heritage Oak Park
Community Development District**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Charlotte County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the General Election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Carmen Russo, and Seat 4, currently held by Jeanne Teter are scheduled for General Election on November 3, 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what Seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of March, 2026.

**HERITAGE OAK PARK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson/Vice Chairperson

ATTEST:

Secretary/Assistant Secretary

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Heritage Oak Park Community Development District (“District”) will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Charlotte County Supervisor of Elections located at 226 Taylor Street, Unit 120, Punta Gorda, Florida 33950; Ph: (941) 833-5400. All candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Charlotte County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Heritage Oak Park Community Development District has two (2) Seats up for election, specifically Seats 3 and 4. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Charlotte County Supervisor of Elections.