

*Heritage Oak Park*  
*Community Development District*

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**VERSION 2 - PRINTED ON 04/15/26**

**CLEAR PARTNERSHIPS**





**Heritage Oak Park**  
Community Development District

**Operating Budget**  
FY 2027



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1 - 3
Exhibit A - Allocation of Fund Balances .....	4
Budget Narrative .....	5 - 10
<b><u>DEBT SERVICE BUDGET</u></b>	
Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	11
Amortization Schedule .....	12
<b><u>SUPPORTING BUDGET SCHEDULE</u></b>	
Comparison of Assessment Rates .....	13



**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 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$ 4,800	\$ 12,753	\$ 6,000	\$ 18,753	291%	\$ 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	1,507	300	1,807	261%	500
Recreational Activity Fees	53,200	20,414	27,000	47,414	-11%	52,700
Interest - Tax Collector	-	1,111	-	-	0%	-
Special Assmnts- Tax Collector	1,216,334	1,118,656	97,678	1,216,334	0%	1,268,306
Special Assmnts- Discounts	(48,653)	(43,190)	(977)	(44,167)	-9%	(50,732)
Other Miscellaneous Revenues	3,800	3,004	500	3,504	-8%	3,800
Gate Bar Code/Remotes	1,200	786	450	1,236	3%	1,200
Access Cards	600	47	75	122	-80%	300
<b>TOTAL REVENUES</b>	<b>\$1,264,781</b>	<b>\$1,131,588</b>	<b>\$147,526</b>	<b>\$1,248,003</b>	<b>-1%</b>	<b>\$1,316,274</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	12,000	6,000	6,000	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	3,622	8,000	11,622	-3%	12,000
ProfServ-Mgmt Consulting	79,032	38,683	40,349	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	194	1,306	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	239	861	1,100	0%	1,100
Miscellaneous Services	3,000	120	2,880	3,000	0%	3,000
Misc-Assessment Collection Cost	24,327	21,509	1,954	23,463	-4%	25,366
Office Supplies	360	-	360	360	0%	360
Annual District Filing Fee	175	175	-	175	0%	175
<b>Total Administrative</b>	<b>\$184,192</b>	<b>\$110,121</b>	<b>\$70,710</b>	<b>\$180,831</b>	<b>-2%</b>	<b>\$187,273</b>

**Field**

Contracts-Mgmt Services	167,625	83,813	83,812	167,625	0%	172,653
Contracts-Lake and Wetland	6,120	3,060	3,060	6,120	0%	6,120
Contracts-Landscape	113,718	55,200	55,200	110,400	-3%	113,712
Contracts-Irrigation	53,726	26,883	26,883	53,766	0%	55,379
Utility - General	46,800	24,655	22,145	46,800	0%	46,800
Utility - Water & Sewer	14,800	7,719	7,081	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 3/31/2026	April- 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	7,650	5,000	12,650	81%	5,000
R&M-Irrigation	54,000	40,134	13,866	54,000	0%	72,000
R&M-Lake	15,000	11,319	3,681	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	12,500	18,800	50%	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	500	5,000	5,500	-78%	25,000
Misc-Contingency	50,000	841	20,000	20,841	-58%	51,005
Capital Outlay	30,000	4,822	15,000	19,822	-34%	30,000
<b>Total Field</b>	<b>\$707,874</b>	<b>\$362,567</b>	<b>\$307,728</b>	<b>\$670,295</b>	<b>-5%</b>	<b>\$746,967</b>
<b>Other Public Safety</b>						
R&M-Gate	3,500	4,235	-	4,235	21%	3,500
R&M-Gatehouse	1,000	1,109	261	1,370	37%	1,200
R&M-Security Cameras	2,600	860	1,740	2,600	0%	2,600
Misc-Programs	1,500	2,625	3,564	6,189	313%	7,128
<b>Total Other Public Safety</b>	<b>\$8,600</b>	<b>\$8,829</b>	<b>\$5,565</b>	<b>\$14,394</b>	<b>67%</b>	<b>\$14,428</b>
<b>Parks and Recreation - General</b>						
Contracts-Mgmt Services	40,029	20,015	20,014	40,029	0%	41,229
Contracts-Janitorial Services	19,632	9,816	9,816	19,632	0%	19,632
Contracts-Pools	12,405	6,147	6,272	12,419	0%	12,921
Contracts-Pest Control	1,020	510	510	1,020	0%	1,020
Communication - Telephone	8,580	3,674	4,521	8,195	-4%	8,580
R&M-Clubhouse	45,000	7,994	37,006	45,000	0%	45,000
R&M-Parks	15,000	12,607	2,393	15,000	0%	15,000
R&M-Pools	4,500	4,253	5,000	9,253	106%	5,000
R&M-Tennis Courts	2,000	-	2,000	2,000	0%	2,000
Miscellaneous Services	2,400	3,160	500	3,660	53%	3,000
Misc-Holiday Lighting	750	781	-	781	4%	1,250
Misc-Cable TV Expenses	7,470	3,789	3,831	7,620	2%	7,695
Office Supplies	3,000	1,572	1,428	3,000	0%	3,000
Op Supplies - General	6,000	2,381	3,619	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
<b>Total Parks and Recreation - General</b>	<b>\$223,786</b>	<b>\$77,084</b>	<b>\$99,910</b>	<b>\$176,994</b>	<b>-21%</b>	<b>\$227,327</b>

**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 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>Road and Street Facilities</b>						
R&M-Parking Lots	1,000	-	1,000	1,000	0%	1,000
R&M-Roads & Alleyways	4,000	623	3,377	4,000	0%	4,000
R&M-Sidewalks	15,000	447	14,553	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
<b>Total Road and Street Facilities</b>	<b>\$87,129</b>	<b>\$153,591</b>	<b>\$46,928</b>	<b>\$200,519</b>	<b>130%</b>	<b>\$87,129</b>
<b>Special Recreation Facilities</b>						
Miscellaneous Services	4,500	2,314	2,186	4,500	0%	4,500
Misc-Event Expense	21,000	12,243	8,757	21,000	0%	21,000
Misc-Social Committee	26,700	11,113	15,587	26,700	0%	26,700
Misc-Trips and Tours	500	-	-	-	-100%	-
Office Supplies	500	249	251	500	0%	500
<b>Total Special Recreation Facilities</b>	<b>\$53,200</b>	<b>\$25,919</b>	<b>\$26,781</b>	<b>\$52,700</b>	<b>-1%</b>	<b>\$52,700</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,264,781</b>	<b>\$738,111</b>	<b>\$557,621</b>	<b>\$1,295,732</b>	<b>2%</b>	<b>\$1,316,274</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0	\$393,477	-\$410,095	-\$47,729	0%	\$0
Net change in fund balance	\$0	\$393,477	-\$410,095	-\$47,729	0%	\$0
<b>FUND BALANCE, BEGINNING</b>	1,132,926	1,132,926	-	1,132,926	0%	1,085,197
<b>FUND BALANCE, ENDING</b>	<b>\$1,132,926</b>	<b>\$1,526,403</b>	<b>-\$410,095</b>	<b>\$1,085,197</b>	<b>-4%</b>	<b>\$1,085,197</b>

**Heritage Oak Park**  
**Community Development District**

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

<b>FISCAL YEAR 2027 AVAILABLE FUNDS</b>	
Beginning Fund Balance as of 9/30/2027	\$1,085,197
Net Change in Fund Balance as of 9/30/2027	\$0
Forecasted Reserves as of 9/30/2027	\$72,129
<b>Estimated Funds Available - 9/30/2027</b>	<b>\$1,157,326</b>

<b>FISCAL YEAR 2027 ALLOCATION OF AVAILABLE FUNDS</b>	
-------------------------------------------------------	--

**Non-Spendable Fund Balance**

Deposits - FPL Utilities	\$8,200
Prepaid Items	\$3,372
Subtotal	<u>\$11,572</u>

**Assigned Fund Balance**

First Quarter Operating Reserve		\$294,786	(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	\$167,342	(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	\$20,000	(4)
Reserve - Roof - Prior Years	199,600		(2)
Reserve - Roof - FY 2026	25,000		(3)
Reserve - Roof - Current Budget Year	25,000	\$249,600	(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	\$41,239	(4)
Subtotal		\$775,467	

<b>Total Allocation of Available Funds as of 9/30/2027</b>	<b>\$787,039</b>
------------------------------------------------------------	------------------

<b>Total Unassigned (undesignated) Cash</b>	<u><u>\$370,287</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 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 3,872	\$ -	\$ 3,872	0%	\$ -
Interest - Tax Collector	-	180	-	180	0%	-
Special Assmnts- Tax Collector	197,323	181,414	15,909	197,323	0%	197,323
Special Assmnts- Discounts	(7,893)	(7,007)	(159)	(7,166)	-9%	(7,893)
<b>TOTAL REVENUES</b>	<b>\$189,430</b>	<b>\$178,459</b>	<b>\$15,750</b>	<b>\$194,209</b>	<b>3%</b>	<b>\$189,430</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	3,946	3,488	318	3,806	-4%	3,946
<b>Total Administrative</b>	<b>\$3,946</b>	<b>\$3,488</b>	<b>\$318</b>	<b>\$3,806</b>	<b>-4%</b>	<b>\$3,946</b>
<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%	49,591
<b>Total Debt Service</b>	<b>\$190,707</b>	<b>\$27,306</b>	<b>\$163,401</b>	<b>\$190,707</b>	<b>0%</b>	<b>\$188,215</b>
<b>TOTAL EXPENDITURES</b>	<b>\$194,653</b>	<b>\$30,794</b>	<b>\$163,719</b>	<b>\$194,513</b>		<b>\$192,162</b>
Excess (deficiency) of revenues Over (under) expenditures	-\$5,223	\$147,665	-\$147,969	-\$304	-94%	-\$2,732
Net change in fund balance	-\$5,223	\$147,665	-\$147,969	-\$304	-94%	-\$2,732
<b>FUND BALANCE, BEGINNING</b>	<b>\$205,016</b>	<b>\$205,016</b>	<b>\$0</b>	<b>\$205,016</b>	<b>0%</b>	<b>\$204,712</b>
<b>FUND BALANCE, ENDING</b>	<b>\$199,793</b>	<b>\$352,681</b>	<b>-\$147,969</b>	<b>\$204,712</b>	<b>2%</b>	<b>\$201,980</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
<b>Series 2020 Bonds</b>	\$1,613,625.45	\$1,480,015.44	\$1,343,921.29	\$1,205,296.83

## Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
11/1/2021	\$2,000,000.00	\$0.00		\$22,339.31	\$22,339.31
5/1/2022	\$2,000,000.00	\$126,426.38	3.69%	\$36,900.00	\$163,326.38
11/1/2022	\$1,873,573.62			\$34,567.43	\$34,567.43
5/1/2023	\$1,873,573.62	\$128,776.95	3.69%	\$34,567.43	\$163,344.38
11/1/2023	\$1,744,796.67			\$32,191.50	\$32,191.50
5/1/2024	\$1,744,796.67	\$131,171.22	3.69%	\$32,191.50	\$163,362.72
11/1/2024	\$1,613,625.45			\$29,771.39	\$29,771.39
5/1/2025	\$1,613,625.45	\$133,610.01	3.69%	\$29,771.39	\$163,381.40
11/1/2025	\$1,480,015.44			\$27,306.28	\$27,306.28
5/1/2026	\$1,480,015.44	\$136,094.15	3.69%	\$27,306.28	\$163,400.43
<b>11/1/2026</b>	<b>\$1,343,921.29</b>			<b>\$24,795.35</b>	<b>\$24,795.35</b>
<b>5/1/2027</b>	<b>\$1,343,921.29</b>	<b>\$138,624.46</b>	<b>3.69%</b>	<b>\$24,795.35</b>	<b>\$163,419.81</b>
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>\$2,000,000.00</b>		<b>\$560,886.97</b>	<b>\$2,560,886.97</b>



**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	\$1,830.17	\$1,755.17	4.3%	\$324.03	\$324.03	0.0%	\$2,154.19	\$2,079.20	\$75.00	3.6%	39
MF	\$1,830.17	\$1,755.17	4.3%	\$282.39	\$282.39	0.0%	\$2,112.56	\$2,037.57	\$75.00	3.7%	654
											<b>693</b>