INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Oak Park
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

VERSION 2 - MEETING DATE 08/20/2026

CLEAR PARTNERSHIPS

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Heritage Oak Park

Community Development District

Budget Overview

FY 2027

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 BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
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
TOTAL REVENUES	**$1,264,781**	**$1,131,588**	**$147,526**	**$1,248,003**	**-1%**	**$1,316,274**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	12,000	10,000	2,000	12,000	0%	12,000
FICA Taxes	918	230	-	230	-75%	-
ProfServ-Engineering	10,000	1,823	9,000	10,823	8%	9,000
ProfServ-Legal Services	12,000	12,255	8,000	20,255	69%	12,000
ProfServ-Mgmt Consulting	79,032	64,360	14,672	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	413	1,087	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	219	2,781	3,000	0%	3,000
Misc-Assessment Collection Cost	24,327	23,445	1,954	25,399	4%	25,366
Office Supplies	360	1,212	-	1,212	237%	360
Annual District Filing Fee	175	175	-	175	0%	175
Total Administrative	**$184,192**	**$153,720**	**$40,355**	**$194,075**	**5%**	**$187,723**
Field						
Contracts-Mgmt Services	167,625	139,688	27,937	167,625	0%	172,653
Contracts-Lake and Wetland	6,120	5,100	1,020	6,120	0%	6,120
Contracts-Landscape	113,718	92,276	55,200	147,476	30%	113,712
Contracts-Irrigation	53,726	44,805	26,883	71,688	33%	55,379
Utility - General	46,800	40,738	6,062	46,800	0%	46,800
Utility - Water & Sewer	14,800	12,395	2,405	14,800	0%	14,800

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Insurance - General Liability	66,085	64,364	-	64,364	-3%	75,998
R&M-Drainage	15,000	5,257	9,743	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	58,921	-	58,921	9%	72,000
R&M-Lake	15,000	12,169	2,831	15,000	0%	15,000
R&M-Plant Replacement	12,000	52	10,000	10,052	-16%	10,000
R&M-Trees and Trimming	12,500	13,400	12,500	25,900	107%	16,500
R&M-Pumps	7,500	33,938	1,500	35,438	373%	12,000
Misc-Special Projects	11,000	3,068	8,000	11,068	1%	10,000
Misc-Hurricane Expense	25,000	500	5,000	5,500	-78%	25,000
Misc-Contingency	50,000	1,533	20,000	21,533	-57%	51,005
Capital Outlay	30,000	9,515	15,000	24,515	-18%	30,000
Total Field	**$707,874**	**$545,369**	**$209,081**	**$754,450**	**7%**	**$746,967**
Other Public Safety						
R&M-Gate	3,500	5,656	-	5,656	62%	3,500
R&M-Gatehouse	1,000	1,117	261	1,378	38%	1,200
R&M-Security Cameras	2,600	860	1,740	2,600	0%	2,600
Misc-Programs	1,500	2,797	3,564	6,361	324%	7,128
Total Other Public Safety	**$8,600**	**$10,430**	**$5,565**	**$15,995**	**86%**	**$14,428**
Parks and Recreation - General						
Contracts-Mgmt Services	40,029	33,358	6,671	40,029	0%	41,229
Contracts-Janitorial Services	19,632	16,360	3,272	19,632	0%	19,632
Contracts-Pools	12,405	10,328	6,272	16,600	34%	12,921
Contracts-Pest Control	1,020	860	160	1,020	0%	1,020
Communication - Telephone	8,580	6,224	4,521	10,745	25%	8,580
R&M-Clubhouse	45,000	12,472	32,528	45,000	0%	45,000
R&M-Parks	15,000	14,375	625	15,000	0%	15,000
R&M-Pools	4,500	10,865	5,000	15,865	253%	5,000
R&M-Tennis Courts	2,000	-	2,000	2,000	0%	2,000
Miscellaneous Services	2,400	3,677	500	4,177	74%	3,000
Misc-Holiday Lighting	750	781	-	781	4%	1,250
Misc-Cable TV Expenses	7,470	6,524	3,831	10,355	39%	7,695
Office Supplies	3,000	3,353	-	3,353	12%	3,000
Op Supplies - General	6,000	4,372	1,628	6,000	0%	6,000
Cap Outlay - Equipment	8,000	5,629	1,000	6,629	-17%	8,000
Cap Outlay-Clubhouse	15,000	-	2,000	2,000	-87%	15,000
Reserves- A/C	5,000	4,877	-	4,877	-2%	5,000
Reserve - Roof	25,000	-	-	-	-100%	25,000
Reserve - Swimming Pools	3,000	-	-	-	-100%	3,000
Total Parks and Recreation - General	**$223,786**	**$134,055**	**$70,008**	**$204,063**	**-9%**	**$227,327**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL 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	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	602	9,398	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**	**$154,191**	**$46,328**	**$200,519**	**130%**	**$87,129**
Special Recreation Facilities						
Miscellaneous Services	4,500	3,928	572	4,500	0%	4,500
Misc-Event Expense	21,000	14,596	6,404	21,000	0%	21,000
Misc-Social Committee	26,700	16,864	9,836	26,700	0%	26,700
Misc-Trips and Tours	500	-	-	-	-100%	-
Office Supplies	500	1,830	-	1,830	266%	500
Total Special Recreation Facilities	**$53,200**	**$37,218**	**$16,812**	**$54,030**	**2%**	**$52,700**
TOTAL EXPENDITURES	**$1,264,781**	**$1,034,983**	**$388,148**	**$1,423,131**	**13%**	**$1,316,274**
Excess (deficiency) of revenues Over (under) expenditures	$0	$96,605	-$240,622	-$175,128	0%	$0
Net change in fund balance	$0	$96,605	-$240,622	-$175,128	0%	$0
FUND BALANCE, BEGINNING	1,132,926	1,132,926	-	1,132,926	0%	957,798
FUND BALANCE, ENDING	**$1,132,926**	**$1,229,531**	**-$240,622**	**$957,798**	-15%	**$957,798**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2027 AVAILABLE FUNDS	
Beginning Fund Balance as of 9/30/2027	$957,798
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	**$1,029,927**

FISCAL YEAR 2027 ALLOCATION OF AVAILABLE FUNDS			
Non-Spendable Fund Balance			
Deposits - FPL Utilities		$8,200	
Prepaid Items		$3,372	
	Subtotal	$11,572	
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	$15,123	(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	$770,590	
Total Allocation of Available Funds as of 9/30/2027		**$782,162**	
Total Unassigned (undesignated) Cash		**$247,765**	

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 accounts.

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.

Room Rentals
Revenue from clubhouse room rentals.

Recreational Activity Fees
Revenue from recreational activities that are hosted by the CDD throughout the Fiscal Year.

Gate Bar Code/Remotes
Revenue from the sale of replacement or new gate bar codes and remotes.

Access Cards
Revenue from the sale of replacement or new community access cards.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

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.

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 supervisors attending board meetings.

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

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

ProfServ – Management Consulting
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

ProfServ – Special Assessment Services

The District is charged for the services of working on all items in relation to the Special Assessments that are received by the District throughout the Fiscal Year.

ProfServ – Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2020 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

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 an estimate based on prior year costs.

Communication/Freight

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the District.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

R&M – ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Legal Advertising

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

Miscellaneous Services

All other administrative costs not otherwise specified above.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for 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 assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Annual District Filing Fee

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Field

Contracts – Management Services

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Budget Narrative
Fiscal Year 2027

Field (continued)

Contracts – Lake and Wetland
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Contracts – Landscape
Landscaping company provides maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Contracts – Irrigation
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Utility – General
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Utility – Water & Sewer
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

R&M – Drainage
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

R&M – Entry Lighting, Walls, & Fence
Cost of repairs and regular maintenance for entryways & lightings, walls, and gates.

R&M – Irrigation
Cost of repairs for the irrigation systems.

R&M – Lake
Cost of upkeep and protection of the lakes on CDD property.

R&M – Plant Replacement
Cost of replacing dead or damaged plants throughout the district.

R&M – Trees and Trimming
Cost of replacing dead or damaged trees throughout the district.

R&M – Pumps
Cost of repairs and regular maintenance to the CDD's pumps.

Misc. – Special Projects
Costs for special projects set aside by the CDD board,

Misc. – Hurricane Expense
Costs for the repairs from hurricane damages.

Budget Narrative
Fiscal Year 2027

Field (continued)

Misc. – Contingency
Funds set aside for projects, as determined by the district's board.

Capital Outlay
Funding of major projects and building improvements to CDD property.

Other Public Safety

R&M – Gate
Cost of maintenance and repairs for gates on CDD property.

R&M – Gatehouse
Cost of maintenance and repairs for gatehouses on CDD property.

R&M – Security Cameras
Cost of maintenance and repairs for the monitoring of security cameras on CDD property.

Misc. – Programs
Cost of maintenance and repairs for programs related to the items above.

Parks and Recreation – General

Contracts – Management Services
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Contracts – Janitorial Services
Cost of janitorial labor for CDD Facilities.

Contracts – Pools
Cost of Maintenance for CDD pool facilities.

Contracts – Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Communication – Telephone
The cost of telephone services for CDD amenities and facilities.

R&M – Clubhouse
Cost of repairs and regular maintenance of CDD clubhouse.

R&M – Parks
Cost of repairs and regular maintenance of CDD parks.

R&M – Pools
Cost of chemical pool treatments and similar maintenance.

R&M – Tennis Courts
Cost of repairs and regular maintenance of CDD tennis courts

Budget Narrative
Fiscal Year 2027

Parks and Recreation – General (continued)

Miscellaneous Services
Amenity Expenses not otherwise specified.

Misc. – Holiday Lighting
Cost of lighting and decorations for major holidays (i.e., Christmas)

Misc. – Cable TV Expenses
Cable television services for clubhouses and other amenity locations.

Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Capital Outlay – Equipment
Funding of major equipment to improve the CDD.

Capital Outlay – Clubhouse
Funding of major projects and building improvements to CDD clubhouses.

Reserves – A/C
Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Reserves – Roof
Funding of roof maintenance and repairs.

Reserves – Swimming Pools
Funding of swimming pool projects.

Road and Street Facilities

R&M – Parking Lots
Cost of repairs and maintenance of the parking lots.

R&M – Roads & Alleyways
Cost of repairs and maintenance of the roads and alleyways.

R&M – Sidewalks
Cost of repairs and maintenance of the sidewalks.

R&M – Streetlights
Cost of repairs and maintenance of the streetlights.

Misc. – Contingency
Funds set aside for projects, as determined by the district's board.

Capital Outlay – Sidewalk Improvements
Cost of repairs and maintenance for the improvements of the sidewalks.

Capital Outlay – Streetlight Improvements
Cost of repairs and maintenance for the improvements of streetlights.

Budget Narrative
Fiscal Year 2027

Road and Street Facilities (continued)

Reserve – Roads & Streetlights
Cost of reserve projects for roads and streetlights.

Special Recreation Facilities

Miscellaneous Services
Recreational Expenses not otherwise specified.

Misc. – Event Expense
Cost of events hosted on CDD property.

Misc. – Social Committee
Cost of social committee expenses.

Misc. – Trips and Tours
Cost of trip and tour expenses.

Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

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 BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
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)
TOTAL REVENUES	**$189,430**	**$178,459**	**$15,750**	**$194,209**	**3%**	**$189,430**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	3,946	3,488	318	3,806	-4%	3,946
Total Administrative	**$3,946**	**$3,488**	**$318**	**$3,806**	**-4%**	**$3,946**
Debt Service						
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
Total Debt Service	**$190,707**	**$27,306**	**$163,401**	**$190,707**	**0%**	**$188,215**
TOTAL EXPENDITURES	**$194,653**	**$30,794**	**$163,719**	**$194,513**		**$192,162**
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
FUND BALANCE, BEGINNING	$205,016	$205,016	$0	$205,016	0%	$204,712
FUND BALANCE, ENDING	**$199,793**	**$352,681**	**-$147,969**	**$204,712**	2%	**$201,980**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2020 Bonds	$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
11/1/2026	**$1,343,921.29**			**$24,795.35**	**$24,795.35**
5/1/2027	**$1,343,921.29**	**$138,624.46**	**3.69%**	**$24,795.35**	**$163,419.81**
11/1/2027	$1,205,296.83			$22,237.73	$22,237.73
5/1/2028	$1,205,296.83	$141,201.83	3.69%	$22,237.73	$163,439.56
11/1/2028	$1,064,095.00			$19,632.55	$19,632.55
5/1/2029	$1,064,095.00	$143,827.11	3.69%	$19,632.55	$163,459.66
11/1/2029	$920,267.89			$16,978.94	$16,978.94
5/1/2030	$920,267.89	$146,501.21	3.69%	$16,978.94	$163,480.15
11/1/2030	$773,766.68			$14,276.00	$14,276.00
5/1/2031	$773,766.68	$149,225.02	3.69%	$14,276.00	$163,501.02
11/1/2031	$624,541.66			$11,522.79	$11,522.79
5/1/2032	$624,541.66	$151,999.47	3.69%	$11,522.79	$163,522.26
11/1/2032	$472,542.19			$8,718.40	$8,718.40
5/1/2033	$472,542.19	$154,621.46	3.69%	$8,718.40	$163,339.86
11/1/2033	$317,920.73			$5,865.64	$5,865.64
5/1/2034	$317,920.73	$157,496.25	3.69%	$5,865.64	$163,361.89
11/1/2034	$160,424.48			$2,959.83	$2,959.83
5/1/2035	$160,424.48	$160,424.48	3.69%	$2,959.83	$163,384.31
Total		**$2,000,000.00**		**$560,886.97**	**$2,560,886.97**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

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 debt services 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.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for 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 assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense
The District Pays interest Expenses on the debt twice a year.

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
											693