

**HERITAGE LAKE PARK
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 1, 2020

AGENDA PACKAGE

Heritage Lake Park Community Development District

Inframark, Infrastructure Management Services 210 North
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May 22, 2020

Board of Supervisors
Heritage Lake Park
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Lake Park Community Development District will be held **Monday, June 1, 2020 at 10:00 a.m. telephonically at 800-747-5150, Meeting Code: 7850675#**. Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items
5. Approval of Consent Agenda
 - A. Approval of the Minutes from the May 4, 2020 Meeting
 - B. Acceptance of the Financial Statements
 - C. Acceptance of Fiscal Year 2019 Audit
 - D. Number of Registered Voters (473)
 - E. Ratification of Agreements Per Spending Resolution 2017-03
 - i. Complete I.T. Invoice 5093
 - ii. John's Electric Motors Proposal 1407 Revised
 - iii. CTC Pressure Cleaning Estimate 3288
6. Engineer's Report
 - A. CPH Wetland Marker May 11, 2020 Email
7. Old Business
 - A. One Source Construction, Inc. Quotation 100106 – Stucco Repairs
 - B. Hess Construction, Inc. Awning Proposal Pricing Correction
 - C. Landscape/Irrigation RFP Discussion
8. New Business
 - A. Kennedy Electric April 30, 2020 Proposal LED Can Light Retro-Fit
 - B. CTC Estimate 3290
 - C. Opening of Facilities Discussion
9. Manager's Report
 - A. Discussion of Proposed Tentative Fiscal Year 2021 Budget
 - B. Resolution 2020-4 Approving Fiscal Year 2021 Proposed Tentative Budget and Setting Public Hearing
 - C. Landscape/Irrigation Update
 - D. Field Management Report
 - E. Update on Follow-Up Actions
 - i. Maintenance Technician Discussion
 - ii. TIPS Claim

- iii. Solitude Service Reports
- 10. Attorney's Report
 - A. Attorney CPI Increase Notice
- 11. Supervisors' Reports, Requests and Comments
- 12. Chairman's Comment
- 13. Audience Comments
- 14. Adjournment

Supporting documents for agenda items are enclosed or will be distributed at the meeting.

The balance of the agenda is routine in nature, and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Justin Faircloth

District Manager

Fifth Order of Business

5A

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

The regular meeting of the Board of Supervisors of the Heritage Lake Park Community Development District was held on Monday, May 4, 2020 telephonically.

Present and constituting a quorum were:

Paul Eberhardt	Chairman
John Collins	Vice Chairman
Douglas Carville	Assistant Secretary
Lawrence Forlano	Assistant Secretary
Elizabeth Shella	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Andy Cohen	District Counsel
Albert Lopez	CPH
Toby St. Pierre	Pinnacle Lawn & Landscaping
Residents	

The following is a summary of the actions taken at the May 4, 2020 meeting of the Heritage Lake Park Community Development District Board of Supervisors.

FIRST ORDER OF BUSINESS **Roll Call**

The meeting was called to order and a quorum was established.

- Mr. Faircloth gave an overview of conducting the virtual meeting noting call in and zoom information and that the virtual meeting notice was published.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Approval of Agenda**

The following items were provided to the Board and added to the agenda:

- Email of 4-30-20 regarding Invoice 1039 from The Finishing Touch Blasting & Coating LLC - Add as Item 5Diii
- Email of 4-30-20 providing Engineer's email regarding research findings of the wall - Add under Engineer's Report

On MOTION by Mr. Eberhardt seconded by Ms. Shella with all in favor the agenda was approved as amended.

FOURTH ORDER OF BUSINESS**Audience Comments on
Agenda Items**

- Ms. Stamfer spoke regarding the landscape item specifically the condition of the foreclosed parcels and the fire that recently occurred.
- Mr. Miller spoke regarding the FY 2021 Budget and the FY 2019 Audit.

FIFTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Resolution 2020-3 General Election**
- B. Approval of the Minutes from the March 2, 2020 Meeting**
- C. Acceptance of the Financial Statements**
- D. Ratification of Agreements Per Spending Resolution 2017-03**
 - i. Action Automatic Door & Gate Proposal #113443**
 - ii. John's Electric Motors and WaterWorld Pool Supply Proposal #1407**
 - iii. Finishing Touch Blasting & Coating LLC Invoice 1039**

On MOTION by Ms. Shella seconded by Mr. Carville with all in favor the consent agenda was approved.

SIXTH ORDER OF BUSINESS**Engineer's Report****A. Pool Resurface – Field Observation Report**

- The CPH Field Observation Report was reviewed with the Board along with the findings regarding the maintenance requirements of the wall.
- Email from District Engineer regarding maintenance of the wall indicates it has to be maintained by the District.
- Discussion ensued and the Board agreed Mr. Collins will obtain proposals for pressure washing of the exterior of the western wall.

SEVENTH ORDER OF BUSINESS**Old Business****A. CTC Pressure Cleaning Estimate 3262**

- Mr. Collins reviewed the Options from CTC recommending Option 2: Pressure clean, sand and seal in the amount of \$3,085.

On MOTION by Ms. Shella seconded by Mr. Collins with all in favor the CTC Pressure Cleaning proposal Option 2: to pressure wash, sand and seal in the amount of \$3,085 was approved.

B. Pool Awning Estimate

- Mr. Collins reviewed the awning proposals.
- Discussion ensued. There was preference to match what is on the clubhouse and fitness center roofs.

Mr. Forlano MOVED to approve the Hess proposal in the amount of \$16,100 and Mr. Eberhardt seconded the motion.

- Further discussion ensued.

Mr. Forlano amended his prior motion to include authorization for District Counsel to develop a contract for the project and Mr. Eberhardt seconded the motion with all in favor the prior motion as amended was approved.

C. Pool Table Discussion

- Mr. Eberhardt provided an update on purchasing a new pool table.

On MOTION by Ms. Shella seconded by Mr. Carville with all in favor to proceed with the purchase of the new pool table in the amount of \$1,900 from the owner of Veterans Billiards was approved.

EIGHTH ORDER OF BUSINESS

New Business

A. Action Automatic Door & Gate Agreement

- Staff reviewed the agreement commenting that work authorization for projects will be required.

On MOTION by Mr. Collins seconded by Ms. Shella with all in favor the Agreement with Action Automatic Door & Gate was approved.

B. Kennedy Electric Service Company of Punta Gorda, Inc. Agreement

- The Agreement was reviewed; work authorization for projects will be required.

On MOTION by Ms. Shella seconded by Mr. Eberhardt with all in favor the Agreement with Kennedy Electric was approved.

C. Consideration of Proposal from Kennedy Electric Company of Punta Gorda, Inc. for Repair of Kitchen Outlets

- Discussion ensued with regard to the proposal to install additional outlets in the kitchen.
- The Board decided not to proceed with the Kennedy Electric proposal for additional kitchen outlets.

D. Lake Littoral Shelf Marker Discussion

- Discussion ensued with regard to color of the lake littoral shelf markers.
- This item was tabled to the next meeting agenda once a proposal has been received from CPH.

E. Mailbox Kiosks Discussion

- Discussion ensued with regard to installing additional bulletin boards on the District's mailbox kiosks.

On MOTION by Ms. Shella seconded by Mr. Collins with all in favor to allow the Master Association to utilize the bulletin boards on the District's mailbox kiosks and install a bulletin board on the Willow Hammock Circle and Heron Lake Drive kiosks was approved.

- Approval of any bulletin boards to be installed or messages to be posted should be approved by the Chairman of the CDD Board of Supervisors.

F. Opening of Facilities Discussion

- Per Governor Executive Order 2020-112 the Fitness Center must still remain closed. There is still social distancing and congregating requirements in effect for other facility openings
- Discussion ensued with regard to opening of the facilities.
 - Pool cannot be opened due to construction.
 - Clubhouse opened without events or classes.

- Staff will work with District Counsel to develop guidelines for opening the clubhouse and tennis/pickle ball courts.

On MOTION by Mr. Collins seconded by Ms. Shella with Mr. Collins, Ms. Shella, Mr. Carville and Mr. Forlano in favor and Mr. Eberhardt opposed; the reopening of the Clubhouse without events or classes and the tennis/pickle ball courts with restrictions effective as soon as guideline communication is posted was approved. 4-1

NINTH ORDER OF BUSINESS**Manager's Report****A. Discussion of Preliminary Fiscal Year 2021 Budget**

- The FY 2021 budget was presented and reviewed with the Board.

B. Berger, Toombs, Elam, Gaines & Frank February 27, 2020 FY 2019**Audit Letter**

- This was presented for informational purposes.

C. Landscape/Irrigation Update

- Mr. St. Pierre from Pinnacle gave an update on landscape and irrigation items.
- Mr. St. Pierre recommended more frequent mowing of the foreclosed lots to avoid liability.
- Discussion ensued with questions and comments addressed.

On MOTION by Mr. Forlano seconded by Mr. Collins with all in favor the mowing of the foreclosed lots once every three weeks was approved.

- Landscaping items as included in the agreement and emails from residents regarding landscape issues were discussed.

On MOTION by Ms. Shella seconded by Mr. Eberhardt with all in favor extending the meeting by 30 minutes was approved.

- Mr. St. Pierre addressed edging the Villas driveway areas.
- Discussion ensued with regard to Pinnacle edging the Villas driveway areas.

May 4, 2020

Heritage Lake Park CDD

- 187 • Mr. Forlano will work with the various associations to ensure the District's assets
188 are properly maintained. A meeting will be scheduled for Mr. Forlano to tour the
189 assets as mentioned.

190 *The record will reflect Mr. St. Pierre left the meeting.*

- 191 • The Board agreed that the landscaping/irrigation contract will need to go out for
192 bidding. The scope of services required for the request for proposals will be
193 discussed at the June meeting.

194 **A. Discussion of Preliminary Fiscal Year 2021 Budget (continued)**

- 195 • Questions and comments were addressed.
196 • The Board will review the draft budget in detail at the June 1, 2020 meeting.

197 **D. Field Management Report**

- 198 • The Field Manager's Report for inspection conducted on April 22, 2020 was
199 reviewed.

200 **E. Update on Follow-Up Actions**

201 **i. Drainage Concern Tract S-5**

- 202 • An update was provided.

203 **ii. Solitude Service Reports**

- 204 • These were included in the agenda package for informational purposes.

205 **iii. Insurance Property Schedule Review**

- 206 • This was included for informational purposes.

207 **iv. Insurance Policy Update**

- 208 • This was included for informational purposes.

209

210 On MOTION by Mr. Eberhardt seconded by Ms. Shella with
211 all in favor extending the meeting by 30 minutes was
212 approved.

213

- 214 • The development of a District email data base was discussed.

215

216 Mr. Collins MOVED to develop a District email database of
217 resident/owners to send email blasts of upcoming events and
218 information and Ms. Shella seconded the motion.

219

- 220 • The prior motion was discussed.

- This item was not on the agenda and therefore comments from the audience were addressed.

On Voice VOTE with Mr. Collins, Ms. Shella, Mr. Eberhardt and Mr. Carville in favor and Mr. Forlano opposed to develop a District email database of resident and owners to send email blast of upcoming events and information was approved. 4-1

TENTH ORDER OF BUSINESS**Attorney's Report**

- Mr. Cohen updated the Board on the status of the foreclosed parcels and the next steps. Due to the current circumstances this has been on hold but will be followed up on a monthly basis.

The record will reflect Mr. Cohen left the meeting.

NINTH ORDER OF BUSINESS**Manager's Report (continued)**

- The maintenance technician position was discussed.
- Mr. Faircloth noted that Inframark could no longer provide the current maintenance technician at the same hourly rate.
- The Board requested Inframark provide the new hourly rate in order for Gregory Pierre, a fulltime Inframark employee, to continue providing the service.

ELEVENTH ORDER OF BUSINESS**Supervisors' Reports, Requests and Comments**

- Supervisor Shella commented on the gates.

TWELFTH ORDER OF BUSINESS**Chairman Comments**

- Mr. Eberhardt commented on the recent tree trimming by Park Villas I on Heritage Lake Boulevard.

Mr. Forlano MOVED to reimburse Park Villas I Association \$1,400 for tree trimming costs and Ms. Shella seconded the motion.

- The prior motion was discussed.

On Voice VOTE with all in favor the prior motion was approved.

- Mr. Eberhardt commented on the lighting at the Clubhouse.

On MOTION by Ms. Shella seconded by Mr. Carville with all in favor extending the meeting by 30 minutes was approved.

- Additional proposals will be obtained.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

- Greg Kraus thanked the Board for opening the tennis/pickle ball courts.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Forlano seconded by Mr. Carville with all in favor the meeting was adjourned at 1:10 p.m.

Justin Faircloth
Secretary

Paul Eberhardt
Chairman

5B.

**Heritage Lake Park
Community Development District**

Financial Report

April 30, 2020



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Pages 2-5
Debt Service Fund	Page 6

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 7
Cash and Investment Report	Page 8
Bank Reconciliation	Page 9
Payment Register by Bank Account	Pages 10-11

**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

April 30, 2020

Balance Sheet
April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 135,116	\$ -	\$ 135,116
Cash On Hand/Petty Cash	800	-	800
Assessments Receivable	48,323	15,207	63,530
Allow-Doubtful Collections	(48,323)	(15,207)	(63,530)
Due From Other Funds	-	4,223	4,223
Investments:			
Money Market Account	426,676	-	426,676
Prepayment Account	-	939	939
Reserve Fund	-	139,018	139,018
Revenue Fund	-	192,661	192,661
TOTAL ASSETS	\$ 562,592	\$ 336,841	\$ 899,433
<u>LIABILITIES</u>			
Accounts Payable	\$ 3,041	\$ -	\$ 3,041
Accrued Expenses	3,956	-	3,956
Sales Tax Payable	12	-	12
Due To Other Funds	4,223	-	4,223
TOTAL LIABILITIES	11,232	-	11,232
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	336,841	336,841
Assigned to:			
Operating Reserves	53,734	-	53,734
Reserves - Capital Projects	76,536	-	76,536
Reserves - Legal	35,000	-	35,000
Reserves - Roadways	87,660	-	87,660
Reserves - Stormwater System	21,878	-	21,878
Reserve - Wall	73,429	-	73,429
Unassigned:	203,123	-	203,123
TOTAL FUND BALANCES	\$ 551,360	\$ 336,841	\$ 888,201
TOTAL LIABILITIES & FUND BALANCES	\$ 562,592	\$ 336,841	\$ 899,433

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 5,000	\$ 2,277	45.54%	\$ 244
Hurricane Irma FEMA Refund	-	811	0.00%	-
Recreational Activity Fees	8,000	7,225	90.31%	-
Special Assmnts- Tax Collector	633,237	607,591	95.95%	14,415
Special Assmnts- CDD Collected	66,425	-	0.00%	-
Special Assmnts- Discounts	(25,329)	(22,651)	89.43%	-
Allowance Uncollected Assem.	(66,425)	-	0.00%	-
Settlements	-	13,479	0.00%	-
Other Miscellaneous Revenues	500	935	187.00%	-
Gate Bar Code/Remotes	200	1,905	952.50%	147
TOTAL REVENUES	621,608	611,572	98.39%	14,806

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	5,800	48.33%	-
FICA Taxes	918	444	48.37%	-
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,093	-	0.00%	-
ProfServ-Engineering	4,000	2,363	59.08%	-
ProfServ-Legal Services	24,844	50,130	201.78%	2,900
ProfServ-Mgmt Consulting Serv	56,948	33,532	58.88%	4,746
ProfServ-Trustee Fees	5,000	4,771	95.42%	-
ProfServ-Web Site Development	1,278	746	58.37%	107
Auditing Services	3,850	-	0.00%	-
Postage and Freight	600	295	49.17%	40
Insurance - General Liability	2,859	7,723	270.13%	2,553
Public Officials Insurance	-	-	0.00%	(2,553)
Printing and Binding	1,800	-	0.00%	-
Legal Advertising	900	895	99.44%	177
Misc-Bank Charges	600	61	10.17%	-
Misc-Assessmnt Collection Cost	12,665	11,699	92.37%	288
Misc-Contingency	3,856	2,289	59.36%	-
Office Supplies	35	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	134,021	120,923	90.23%	8,258

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>Field</u>				
ProfServ-Field Management	5,562	3,245	58.34%	464
ProfServ-Wetlands	10,680	6,230	58.33%	890
Contracts-Landscape	61,500	40,525	65.89%	5,900
Contracts-Buffer Wall	5,600	6,800	121.43%	-
R&M-General	9,600	2,829	29.47%	1,100
R&M-Other Landscape	-	-	0.00%	(1,100)
R&M-Irrigation	20,000	6,058	30.29%	-
R&M-Lake	5,000	5,053	101.06%	53
R&M-Mulch	5,000	5,390	107.80%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Trees and Trimming	5,995	2,905	48.46%	-
R&M-Lights	3,000	1,165	38.83%	-
R&M-Wall	8,000	329	4.11%	311
Misc-Contingency	7,473	75	1.00%	-
Total Field	150,410	80,604	53.59%	7,618
<u>Utilities</u>				
Communication - Telephone	708	289	40.82%	42
Electricity - General	5,500	3,222	58.58%	500
Misc-Internet Services	2,458	1,318	53.62%	206
Total Utilities	8,666	4,829	55.72%	748
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	58,667	32,923	56.12%	4,659
Electricity - General	2,800	1,513	54.04%	200
R&M-Buildings	500	384	76.80%	-
R&M-Gate	3,000	1,130	37.67%	1,071
Misc-Contingency	5,000	1,212	24.24%	-
Total Gatehouse	71,297	37,162	52.12%	5,930
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	18,000	10,865	60.36%	2,016
Payroll Taxes	1,377	148	10.75%	28
Workers' Compensation	490	-	0.00%	-
Fire Alarm Monitoring	540	405	75.00%	135
Contracts-Fountain	664	340	51.20%	-
Contracts-Security Camera	550	550	100.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
Contracts-Pools	8,400	4,900	58.33%	700
Contracts-Cleaning Services	10,740	5,416	50.43%	1,035
Contracts-HVAC	2,353	1,968	83.64%	-
Contracts-Pest Control	1,800	1,050	58.33%	150
Contracts-Security System	6,840	5,015	73.32%	775
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Contractual Maint. Services	13,520	6,115	45.23%	390
Electricity - General	23,000	11,197	48.68%	1,150
Utility - Refuse Removal	2,609	1,935	74.17%	276
Utility - Water & Sewer	5,600	3,002	53.61%	513
Insurance - Property	33,079	26,367	79.71%	500
Insurance - Vehicle	-	-	0.00%	(500)
R&M-General	4,000	4,330	108.25%	-
R&M-Fountain	500	156	31.20%	-
R&M-Pools	23,657	5,764	24.36%	670
R&M-Tennis Courts	1,000	44	4.40%	-
R&M-Fitness Equipment	3,000	3,595	119.83%	-
R&M-Fitness Center	2,000	1,420	71.00%	-
R&M-Security Cameras	1,000	135	13.50%	-
R&M-Backflow Inspection	154	154	100.00%	-
Fire Ext Inspection & Repairs	500	-	0.00%	-
R&M-Fire Alarm	500	-	0.00%	-
Fire Alarm Inspection	200	-	0.00%	-
R&M-Fire Sprinklers	500	2,793	558.60%	-
R&M - Computer/Internet	1,500	470	31.33%	-
Misc-Cable TV Expenses	1,800	808	44.89%	116
Misc-Clubhouse Activities	4,800	7,381	153.77%	-
Misc-Contingency	30,500	12,414	40.70%	-
Office Supplies	3,000	646	21.53%	-
Cleaning Supplies	2,600	173	6.65%	-
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	23,870	42,539	178.21%	-
Total Clubhouse and Recreation	236,763	162,095	68.46%	7,954

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>Reserves</u>				
Reserve - Roadways	29,220	6,675	22.84%	-
Reserve-Stormwater System	29,220	12,471	42.68%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	86,875	19,146	22.04%	-
TOTAL EXPENDITURES & RESERVES	688,032	424,759	61.74%	30,508
Excess (deficiency) of revenues				
Over (under) expenditures	(66,424)	186,813	n/a	(15,702)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(66,424)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(66,424)	-	0.00%	-
Net change in fund balance	\$ (66,424)	\$ 186,813	n/a	\$ (15,702)
FUND BALANCE, BEGINNING (OCT 1, 2019)	364,547	364,547		
FUND BALANCE, ENDING	\$ 298,123	\$ 551,360		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	APR-20 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 3,000	\$ 1,496	49.87%	\$ 101
Special Assmnts- Tax Collector	180,800	173,079	95.73%	4,309
Special Assmnts- CDD Collected	19,854	-	0.00%	-
Special Assmnts- Discounts	(7,232)	(6,440)	89.05%	-
Allowance Uncollected Assem.	(19,854)	-	0.00%	-
TOTAL REVENUES	176,568	168,135	95.22%	4,410
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	3,616	3,333	92.17%	86
Total Administration	3,616	3,333	92.17%	86
<u>Debt Service</u>				
Principal Debt Retirement	75,000	-	0.00%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	112,575	56,288	50.00%	-
Total Debt Service	187,575	61,288	32.67%	-
TOTAL EXPENDITURES	191,191	64,621	33.80%	86
Excess (deficiency) of revenues Over (under) expenditures	(14,623)	103,514	n/a	4,324
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(14,623)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(14,623)	-	0.00%	-
Net change in fund balance	\$ (14,623)	\$ 103,514	n/a	\$ 4,324
FUND BALANCE, BEGINNING (OCT 1, 2019)	233,327	233,327		
FUND BALANCE, ENDING	\$ 218,704	\$ 336,841		

**Heritage Lake Park
Community Development District**

Supporting Schedules

April 30, 2020

Non-Ad Valorem Special Assessments Charlotte County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2005 Debt Service Fund
Assessments Levied FY 2019 Allocation %				\$ 814,037 100%	\$ 633,237 78%	\$ 180,800 22%
Real Estate Installment						
11/08/19	\$ 10,829	\$ 616	\$ 221	\$ 11,666	\$ 8,952	\$ 2,713
Real Estate Current						
11/15/19	7,014	298	143	7,456	5,766	1,690
11/21/19	43,999	1,871	898	46,767	36,038	10,730
11/27/19	65,161	2,771	1,330	69,261	53,336	15,926
12/05/19	93,219	3,964	1,902	99,085	76,400	22,684
12/12/19	217,883	9,264	4,447	231,593	178,747	52,846
12/27/19	80,943	3,442	1,652	86,037	66,309	19,727
01/09/20	147,060	5,839	3,001	155,900	125,823	30,077
02/12/20	37,582	878	767	39,227	30,272	8,956
03/12/20	14,508	150	296	14,954	11,532	3,422
04/23/20	18,349	-	374	18,724	14,415.10	4,308.78
TOTAL	\$ 736,547	\$ 29,091	\$ 15,032	\$ 780,670	\$ 607,591	\$ 173,079
% COLLECTED					95.90%	95.73%
TOTAL OUTSTANDING				\$ 33,367	\$ 25,646	\$ 7,721

Cash and Investment Balances
April 30, 2020

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Public Funds Checking	Synovus	0.00%	\$ 135,116
Cash On Hand/Petty Cash			800
		Subtotal	\$ 135,916
Public Funds Money Market Variance Account	Bank United	0.45%	55,615
Government Interest Checking	Money Market Valley National Bank	0.77%	371,061
		Subtotal	\$ 426,676
DEBT SERVICE FUND			
Series 2005 Prepayment Account	U.S. Bank	0.01%	939
Series 2005 Reserve Fund	U.S. Bank	0.01%	139,018
Series 2005 Revenue Fund	U.S. Bank	0.01%	192,661
		Subtotal	\$ 332,618 (1)
		Total	\$ 895,210

Note: Invested in U.S. Bank First American Government Obligation Fund

Heritage Lake Park CDD

Bank Reconciliation

Bank Account No. 9900 SYNOVUS GF CHECKING
Statement No. 04-20
Statement Date 4/30/2020

G/L Balance (LCY)	135,115.57	Statement Balance	140,846.74
G/L Balance	135,115.57	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	140,846.74
Subtotal	135,115.57	Outstanding Checks	5,731.17
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	135,115.57	Ending Balance	135,115.57
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/29/2020	Payment	10263	INFRAMARK, LLC	5,731.17	0.00	5,731.17
Total Outstanding Checks.....				5,731.17		5,731.17

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/20 to 4/30/20

(Sorted by Check / ACH No.)

Pymt Type	Check/ ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SYNOVUS GF CHECKING - (ACCT# XXXXX9900)									
Check	10251	04/02/20	Vendor	KENNEDY ELECTRIC CO OF PUNTA GORDA, INC	18497	IRR PANEL REPAIRS	R&M-General	001-546001-53901	\$1,500.00
Check	10252	04/02/20	Vendor	SUNSHINE ACE HARDWARE, INC	101132	KEYS/MAINT MATERIAL/CH/RC	R&M-General	001-546001-57212	\$12.36
Check	10253	04/09/20	Vendor	WASTE MANAGEMENT INC OF FLORIDA	9811109-0336-7	APRIL REFUSE REMOVAL	Utility- Refuse/Removal	001-543020-57212	\$276.06
Check	10254	04/16/20	Vendor	PERSSON, COHEN & MOONEY, P.A.	23715	GEN MATTERS THRU MAR 2020	ProfServ-Legal/Services	001-531023-51401	\$1,606.25
Check	10254	04/16/20	Vendor	PERSSON, COHEN & MOONEY, P.A.	23816	RE MASSEY THRU MAR 2020	ProfServ-Legal/Services	001-531023-51401	\$449.75
Check	10255	04/16/20	Vendor	HOWARDS POOL WORLD INC	6633-E	MAR POOL SVCS	Contracts-Pools	001-534078-57212	\$700.00
Check	10256	04/16/20	Vendor	PINNACLE LAWN AND LANDSCAPE SERVICE, INC	25468	APR LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$5,900.00
Check	10257	04/16/20	Vendor	BRYANT MILLER OLIVE P.A.	71845	GEN MATTERS THRU MAR 2020	ProfServ-Legal/Services	001-531023-51401	\$1,610.00
Check	10258	04/16/20	Vendor	LINDA ROSS	033120-PC	PETTY CASH REPLENISHMENT MARCH	R&M-Buildings	001-546012-53904	\$58.60
Check	10259	04/16/20	Vendor	CTC PRESSURE CLEANING	1973	SOFTWASH WALL CLEANING	R&M-Wall	001-546165-53901	\$310.50
Check	10260	04/23/20	Vendor	SUNCOAST MEDIA GROUP	3746544	NOTICE OF MEETING 4/15/20	Legal/Advertising	001-548002-51301	\$177.32
Check	10261	04/23/20	Vendor	FEDEX	6-978-57930	APRIL FEDEX	Postage and Freight	001-541006-51301	\$14.44
Check	10262	04/23/20	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00389499	APRIL WETLANDS MGMT	ProfServ-Wetlands	001-531048-53901	\$400.00
Check	10262	04/23/20	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00389498	APRIL LAKE/POND MGMT	ProfServ-Wetlands	001-531048-53901	\$490.00
Check	10263	04/29/20	Vendor	INFRAMARK, LLC	50647	APR MGMT FEES	ProfServ-Mgmt/Consulting/Serv	001-531027-51201	\$4,745.67
Check	10263	04/29/20	Vendor	INFRAMARK, LLC	50647	APR MGMT FEES	ProfServ-Field/Management	001-531016-53901	\$463.50
Check	10263	04/29/20	Vendor	INFRAMARK, LLC	50647	APR MGMT FEES	Postage and Freight	001-541006-51301	\$25.50
Check	10263	04/29/20	Vendor	INFRAMARK, LLC	50647	APR MGMT FEES	ProfServ-Web/Site/Development	001-531047-51301	\$106.50
Check	10263	04/29/20	Vendor	INFRAMARK, LLC	50647	APR MGMT FEES	Contractual/Maint./Services	001-534378-57212	\$390.00
ACH	DD841	04/01/20	Employee	LINDA C. ROSS	PAYROLL	April 01, 2020 Payroll Posting			\$557.85
ACH	DD842	04/09/20	Vendor	CHARLOTTE COUNTY UTILITIES	032020-5125 ACH	BILL PRD 2/19-3/18/20	Utility- Water & Sewer	001-543021-57212	\$420.63
ACH	DD843	04/09/20	Vendor	CHARLOTTE COUNTY UTILITIES	032020-1310 ACH	BILL PRD 2/19/20-3/18/20	Utility- Water & Sewer	001-543021-57212	\$69.07
ACH	DD844	04/08/20	Vendor	SAM'S CLUB DIRECT	032020-5959	C-FOLD TOWELS	Office/Supplies	001-551002-57212	\$115.42
ACH	DD845	04/14/20	Vendor	COMCAST	032320-3872 ACH	BILL PRD 4/6-5/5/20 RAMPART BLVD	Misc-Internet/Services	001-549031-53903	\$121.85
ACH	DD846	04/18/20	Vendor	VALLEY NATIONAL BANK	032320-6536 ACH	MARCH PURCHASES	OFFICE SUPPLIES	001-551002-57212	\$7.99
ACH	DD846	04/18/20	Vendor	VALLEY NATIONAL BANK	032320-6536 ACH	MARCH PURCHASES	LAWN BAGS	001-546001-53901	\$3.94
ACH	DD847	04/15/20	Employee	LINDA C. ROSS	PAYROLL	April 15, 2020 Payroll Posting			\$495.18
ACH	DD848	04/21/20	Vendor	FPL	041020 ACH	BILL PRD 3/11-4/10/20	Electricity- General	001-543006-53903	\$482.15
ACH	DD848	04/21/20	Vendor	FPL	041020 ACH	BILL PRD 3/11-4/10/20	Electricity- General	001-543006-53904	\$195.88
ACH	DD848	04/21/20	Vendor	FPL	041020 ACH	BILL PRD 3/11-4/10/20	Electricity- General	001-543006-57212	\$1,145.53
ACH	DD849	04/27/20	Vendor	COMCAST	040620-2663 ACH	8535 10 060 0862663 4/19-5/18/20	Misc-Internet/Services	001-549031-53903	\$84.56
ACH	DD849	04/27/20	Vendor	COMCAST	040620-2663 ACH	8535 10 060 0862663 4/19-5/18/20	Communication- Telephone	001-541003-53903	\$41.66
ACH	DD849	04/27/20	Vendor	COMCAST	040620-2663 ACH	8535 10 060 0862663 4/19-5/18/20	Misc-Cable/TV/Expenses	001-549039-57212	\$116.40
ACH	DD850	04/29/20	Employee	LINDA C. ROSS	PAYROLL	April 29, 2020 Payroll Posting			\$547.40
Account Total									\$23,641.96

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/20 to 4/30/20

(Sorted by Check / ACH No.)

Pymt Type	Check ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Amount Paid	\$23,641.96
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Total Amount Paid Breakdown by Fund	
Fund	Amount
General Fund- 001	23,641.96
Total	23,641.96

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**Heritage Lake Park Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2019

Heritage Lake Park Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

TABLE OF CONTENTS

	<u>Page Number</u>
FINANCIAL SECTION	
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-28
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	29-30
MANAGEMENT LETTER	31-32
INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	33



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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Suite 200
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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Heritage Lake Park Community Development District
Charlotte County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Heritage Lake Park Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Heritage Lake Park Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Heritage Lake Park Community Development District, as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 29, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Heritage Lake Park Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 29, 2020

**Heritage Lake Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

Management's discussion and analysis of Heritage Lake Park Community Development District (the "District") financial performance provides an analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture and recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Heritage Lake Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues and expenditures that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, buildings and improvements, infrastructure, and equipment are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- ◆ The District's total assets exceeded total liabilities by \$8,406,034 (net position). Unrestricted net position for Governmental Activities was \$364,547. Restricted net position for debt service was \$47,429. Net position – net investment in capital assets was \$7,994,058.
- ◆ Governmental activities revenues totaled \$821,127 while governmental activities expenses totaled \$1,084,614.

**Heritage Lake Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2019	2018
Current assets	\$ 387,235	\$ 511,751
Restricted assets	231,161	238,888
Capital assets, net	9,830,067	10,048,066
Total Assets	<u>10,448,463</u>	<u>10,798,705</u>
Current liabilities	142,429	149,184
Non-current liabilities	1,900,000	1,980,000
Total Liabilities	<u>2,042,429</u>	<u>2,129,184</u>
Net position-net investment in capital assets	7,994,058	8,122,153
Net position-restricted	47,429	53,856
Net position-unrestricted	<u>364,547</u>	<u>493,512</u>
Total Net Position	<u>\$ 8,406,034</u>	<u>\$ 8,669,521</u>

The decreases in current assets and unrestricted net position are primarily due to expenditures in excess of revenues at the fund level.

The decreases in capital assets and net investment in capital assets are primarily due to depreciation in the current year.

The decrease in non-current liabilities is primarily the result of principal payments on long-term debt during the current year.

**Heritage Lake Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2019	2018
Program Revenues		
Charges for services	\$ 782,930	\$ 780,460
General Revenues		
Intergovernmental revenues	9,459	-
Miscellaneous revenues	14,566	7,130
Investment earnings	14,172	5,862
Total Revenues	<u>821,127</u>	<u>793,452</u>
Expenses		
General government	159,918	113,853
Physical environment	599,770	519,209
Culture and recreation	208,292	255,572
Interest on long-term debt	116,634	123,386
Total Expenses	<u>1,084,614</u>	<u>1,012,020</u>
Change in Net Position	(263,487)	(218,568)
Net Position - Beginning of Year	<u>8,669,521</u>	<u>8,888,089</u>
Net Position - End of Year	<u>\$ 8,406,034</u>	<u>\$ 8,669,521</u>

The increase in general government expenses was primarily attributable to a increase in legal services in the current year.

The increase in physical environment is related to the increase in stormwater system and wall repairs in the current year.

The decrease in culture and recreation is related to decreased repairs and maintenance in the current year.

**Heritage Lake Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018.

Description	Governmental Activities	
	2019	2018
Land and improvements	\$ 2,752,287	\$ 2,752,287
Infrastructure	9,031,760	8,934,651
Buildings and improvements	2,019,805	2,019,805
Equipment	121,946	121,946
Accumulated depreciation	<u>(4,095,731)</u>	<u>(3,780,623)</u>
Total Capital Assets, Net	<u>\$ 9,830,067</u>	<u>\$ 10,048,066</u>

Capital asset activity for the year consisted of depreciation of \$362,178, infrastructure additions of \$194,218 and the disposal of infrastructure, net of \$50,039.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily due to the use of less reserves than anticipated.

The September 30, 2019 budget was amended for increased legal services and miscellaneous contingency.

Debt Management

Governmental Activities debt includes the following:

- ◆ In April 2005, the District issued \$2,700,000 Series 2005 Capital Improvement Revenue Bonds. These bonds were issued to fund the construction and installation of certain master infrastructure improvements. The remaining principal balance for the year ended September 30, 2019 is \$1,975,000.
- ◆ In May 2015, the District instituted a note payable from a local bank. The loan was issued to fund a construction project within the District. The remaining principal balance was paid off during the current fiscal year.

**Heritage Lake Park Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Heritage Lake Park Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Heritage Lake Park Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Heritage Lake Park Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Heritage Lake Park Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets:	
Cash and equivalents	\$ 371,416
Due from other governments	9,710
Prepaid expenses	6,109
Total Current Assets	<u>387,235</u>
Non-current Assets:	
Restricted assets:	
Investments	231,161
Capital assets not being depreciated:	
Land and improvements	2,752,287
Capital assets being depreciated:	
Infrastructure	9,031,760
Buildings and improvements	2,019,805
Equipment	121,946
Less: accumulated depreciation	<u>(4,095,731)</u>
Total Non-current Assets	<u>10,061,228</u>
Total Assets	<u>10,448,463</u>
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	16,443
Deposits	100
Unearned revenues	3,980
Bonds and notes payable, current portion	75,000
Accrued interest	46,906
Total Current Liabilities	<u>142,429</u>
Long-term Liabilities	
Bonds and notes payable, net	<u>1,900,000</u>
Total Liabilities	<u>2,042,429</u>
NET POSITION	
Net investment in capital assets	7,994,058
Restricted for debt service	47,429
Unrestricted	<u>364,547</u>
Total Net Position	<u><u>\$ 8,406,034</u></u>

See accompanying notes to financial statements.

Heritage Lake Park Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (159,918)	\$ 172,202	\$ 12,284
Physical environment	(599,770)	292,155	(307,615)
Culture and recreation	(208,292)	143,996	(64,296)
Interest on long-term debt	(116,634)	174,577	57,943
Total Governmental Activities	<u>\$ (1,084,614)</u>	<u>\$ 782,930</u>	<u>(301,684)</u>
General revenues:			
			9,459
Intergovernmental revenue			14,566
Miscellaneous			14,172
Interest income			<u>38,197</u>
Total General Revenues			
			(263,487)
Change in Net Position			
Net Position - October 1, 2018			<u>8,669,521</u>
Net Position - September 30, 2019			<u>\$ 8,406,034</u>

See accompanying notes to financial statements.

Heritage Lake Park Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

	General	2005 Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 371,416	\$ -	\$ 371,416
Due from other governments	7,545	2,165	9,710
Prepaid expense	6,109	-	6,109
Restricted assets:			
Investments, at fair value	-	231,161	231,161
 Total Assets	<u>\$ 385,070</u>	<u>\$ 233,326</u>	<u>\$ 618,396</u>
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 16,443	\$ -	\$ 16,443
Deposits	100	-	100
Unearned revenues	3,980	-	3,980
 Total Liabilities	<u>20,523</u>	<u>-</u>	<u>20,523</u>
 Fund Balances:			
Nonspendable - prepaid expenses	6,109	-	6,109
Restricted - debt service	-	233,326	233,326
Assigned - legal	35,000	-	35,000
Assigned - capital projects reserve	259,503	-	259,503
Assigned - operating reserve	57,267	-	57,267
Unassigned	6,668	-	6,668
Total Fund Balances	<u>364,547</u>	<u>233,326</u>	<u>597,873</u>
 Total Liabilities and Fund Balances	<u>\$ 385,070</u>	<u>\$ 233,326</u>	<u>\$ 618,396</u>

See accompanying notes to financial statements.

**Heritage Lake Park Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019**

Total Governmental Fund Balances	\$ 597,873
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, used in governmental activities are not current financial resources and therefore, are not reported at the governmental fund level.	2,752,287
Capital assets being depreciated, infrastructure (\$9,031,760), buildings (\$2,019,805) and equipment (\$121,946) net of accumulated depreciation (\$4,095,731) used in governmental activities are not current financial resources and therefore, are not reported at the governmental fund level.	7,077,780
Long-term liabilities, such as bonds payable (\$1,975,000) are not due and payable in the current period and; therefore, are not reported at the fund level.	(1,975,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the governmental fund level.	<u>(46,906)</u>
Net Position of Governmental Activities	<u><u>\$ 8,406,034</u></u>

See accompanying notes to financial statements.

Heritage Lake Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	2005 Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 608,353	\$ 174,577	\$ 782,930
Intergovernmental revenues	9,459	-	9,459
Miscellaneous revenues	14,566	-	14,566
Interest income	9,242	4,930	14,172
Total Revenues	<u>641,620</u>	<u>179,507</u>	<u>821,127</u>
Expenditures			
Current			
General government	159,918	-	159,918
Physical environment	256,548	-	256,548
Culture and recreation	145,014	-	145,014
Capital outlay	194,218	-	194,218
Debt Service			
Principal	20,222	75,000	95,222
Interest	382	116,708	117,090
Other	-	1,326	1,326
Total Expenditures	<u>776,302</u>	<u>193,034</u>	<u>969,336</u>
Excess (deficiency) of revenues over (under) expenditures	(134,682)	(13,527)	(148,209)
Other Financing Sources/(Uses)			
Insurance proceeds	<u>5,717</u>	<u>-</u>	<u>5,717</u>
Net change in fund balances	(128,965)	(13,527)	(142,492)
Fund Balances - October 1, 2018	<u>493,512</u>	<u>246,853</u>	<u>740,365</u>
Fund Balances - September 30, 2019	<u><u>\$ 364,547</u></u>	<u><u>\$ 233,326</u></u>	<u><u>\$ 597,873</u></u>

See accompanying notes to financial statements.

**Heritage Lake Park Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019**

Net Change in Fund Balances - Total Governmental Funds	\$ (142,492)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation (\$362,178) and loss on disposal, (\$50,039) in excess of capital outlay, (\$194,218) in the current year.	(217,999)
Repayment of bond and note principal is an expenditure in the governmental funds but the repayment reduces long-term liabilities in the Statement of Net Position.	95,222
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>1,782</u>
Change in Net Position of Governmental Activities	<u><u>\$ (263,487)</u></u>

See accompanying notes to financial statements.

Heritage Lake Park Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 604,973	\$ 604,973	\$ 608,353	\$ 3,380
Intergovernmental revenues			9,459	9,459
Miscellaneous revenues	8,700	8,700	14,566	5,866
Interest income	1,000	1,000	9,242	8,242
Total Revenues	<u>614,673</u>	<u>614,673</u>	<u>641,620</u>	<u>26,947</u>
Expenditures				
Current				
General government	123,545	173,419	159,918	13,501
Physical environment	248,208	294,220	256,548	37,672
Culture and recreation	188,859	195,686	145,014	50,672
Capital outlay	99,914	99,914	194,218	(94,304)
Debt Service				
Principal	20,225	20,225	20,222	3
Interest	347	382	382	-
Total Expenditures	<u>681,098</u>	<u>783,846</u>	<u>776,302</u>	<u>7,544</u>
Excess (deficiency) of revenues over (under) expenditures	(66,425)	(169,173)	(134,682)	34,491
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>-</u>	<u>5,717</u>	<u>5,717</u>
Net change in fund balances	<u>(66,425)</u>	<u>(169,173)</u>	<u>(128,965)</u>	<u>40,208</u>
Fund Balances - October 1, 2018	<u>512,328</u>	<u>493,512</u>	<u>493,512</u>	<u>-</u>
Fund Balances - September 30, 2019	<u>\$ 445,903</u>	<u>\$ 324,339</u>	<u>\$ 364,547</u>	<u>\$ 40,208</u>

See accompanying notes to financial statements.

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 1, 2004, by Ordinance Number 2004-040 adopted by Charlotte County Florida Board of County Commissioners pursuant to Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Heritage Lake Park Community Development District.

The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors within the District. The Board of the District exercises all powers granted to the District pursuant to the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Heritage Lake Park Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board Statement, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest income associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Governmental funds generally report assets that are available spendable resources in the near term and liabilities that are payable from “available spendable resources”. Unreserved fund balance may serve as a useful measure of net resources available for spending at the end of the fiscal year.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

2005 Debt Service Fund – Accounts for the current debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of all debt service special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, infrastructure, buildings and improvements, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Buildings and improvements	20-40 years
Equipment	15 years

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$597,873, differs from “net position” of governmental activities, \$8,406,034, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated as follows.

Capital related items

When capital assets (buildings, infrastructure, equipment and land improvements that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 2,752,287
Infrastructure	9,031,760
Buildings	2,019,805
Equipment	121,946
Accumulated depreciation	<u>(4,095,731)</u>
Total	<u>\$ 9,830,067</u>

Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Long-term liabilities are reported in the Statement of Net Position.

Balances at September 30, 2019 were:

Bonds payable	\$ <u>(1,975,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(46,906)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(142,492), differs from the "change in net position" for governmental activities, \$(263,487), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (362,178)
Capital outlay	194,218
Loss on disposal of capital assets	<u>(50,039)</u>
Total	<u>\$ (217,999)</u>

Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond and note principal payments	\$ <u>95,222</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources; therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>1,782</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$383,892 and the carrying value was \$371,416. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturity	Fair Value
First American Government Obligation Fund	24 days*	\$ <u>231,161</u>

*Maturity is a weighted average maturity.

Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Government Obligation Fund is a Level 1 asset

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2019, the District's investment in the First American Government Obligation Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First American Government Obligation Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2018-2019 fiscal year were levied in October 2018. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
Governmental Activities				
Capital Assets, Not Being Depreciated				
Land and improvements	\$ 2,752,287	\$ -	\$ -	\$ 2,752,287
Capital Assets, Being Depreciated				
Infrastructure	8,934,651	194,218	(97,109)	9,031,760
Buildings and improvements	2,019,805	-	-	2,019,805
Equipment	121,946	-	-	121,946
Total Capital Assets, Being Depreciated	11,076,402	194,218	(97,109)	11,173,511
Less accumulated depreciation for:				
Buildings, infrastructure and equipment	(3,780,623)	(362,178)	47,070	(4,095,731)
Total Capital Assets, Being Depreciated, Net	7,295,779	(167,960)	(50,039)	7,077,780
Governmental Activities Capital Assets, Net	<u>\$ 10,048,066</u>	<u>\$ (167,960)</u>	<u>\$ (50,039)</u>	<u>\$ 9,830,067</u>

Depreciation of \$362,178 was allocated to physical environment (\$298,900) and culture and recreation (\$63,278) in the current year.

NOTE F – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2019:

Long-term debt at October 1, 2018	\$ 2,070,222
Principal payments	<u>(95,222)</u>
Long-term debt at September 30, 2019	<u>\$ 1,975,000</u>

Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Revenue Bonds

\$2,700,000 Series 2005 Special Assessment Revenue Bonds due in annual principal installments beginning November 1, 2005. Interest at a rate of 5.70% is due May and November beginning November 2005. This bond matures May 1, 2036.

\$ 1,975,000

The annual requirements of principal and interest for the bonds payable is as follows at September 30, 2019:

Year Ending September 30,	Principal	Interest	Total
2020	\$ 75,000	\$ 112,575	\$ 187,575
2021	80,000	108,300	188,300
2022	85,000	103,740	188,740
2023	85,000	98,895	183,895
2024	90,000	94,050	184,050
2025-2029	545,000	385,890	930,890
2030-2034	695,000	213,180	908,180
2035-2036	320,000	27,360	347,360
Totals	<u>\$ 1,975,000</u>	<u>\$ 1,143,990</u>	<u>\$ 3,118,990</u>

**Heritage Lake Park Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Revenue Bonds, Series 2005

Depository Funds – The bond resolution establishes certain funds, determines the order in which revenues are to be deposited into these funds and establishes provisions for the future repayment of bond proceeds. The most significant of these terms and covenants are summarized as follows:

1. Extraordinary Mandatory Redemption – The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.
2. Reserve Fund – The 2005 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the lesser of: (A) Maximum Annual Debt Service Requirement for all outstanding 2005 Bonds, (B) 125% of the average annual debt service for all outstanding 2005, or (C) 10% of the proceeds of the 2005 Bonds calculated as of the date of original issuance thereof. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

Reserve Balance	\$ 139,368
Reserve Requirement	\$ 138,991

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.

NOTE H – SUBSEQUENT EVENT

On October 4, 2019, the District obtained a final judgement in their favor for the 48 parcels within the District with delinquent assessments. The final judgement was the winning bid at the foreclosure sale on November 18, 2019, and title of the 48 parcels was transferred to the District on December 5, 2019. The District intends to sell these parcels so that new housing units will be constructed and sold, allowing the District to once again collect assessments on these parcels.



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Heritage Lake Park Community Development District
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Heritage Lake Park Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated April 29, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Heritage Lake Park Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Heritage Lake Park Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Heritage Lake Park Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



To the Board of Supervisors
Heritage Lake Park Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Heritage Lake Park Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 29, 2020



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Heritage Lake Park Community Development District
Charlotte County, Florida

Report on the Financial Statements

We have audited the financial statements of the Heritage Lake Park Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated April 29, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 29, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Heritage Lake Park Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Heritage Lake Park Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
Heritage Lake Park Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Heritage Lake Park Community Development District. It is management's responsibility to monitor the Heritage Lake Park Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2019.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 29, 2020



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Heritage Lake Park Community Development District
Charlotte County, Florida

We have examined Heritage Lake Park Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Heritage Lake Park Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Heritage Lake Park Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Heritage Lake Park Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Heritage Lake Park Community Development District's compliance with the specified requirements.

In our opinion, Heritage Lake Park Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 29, 2020

5D



HON. PAUL A. STAMOULIS

CHARLOTTE COUNTY SUPERVISOR of ELECTIONS

226 Taylor Street, Unit 120
Punta Gorda, FL 33950
(941) 833-5400

April 24, 2020

Inframark
210 N University Dr Ste 702
Coral Springs, FL 33071

Attention: Sandra H. Demarco

Dear Ms. Demarco;

Per your request for the number of registered voters as of April 15, 2020 within Heritage Lake Park Community Development District, Heritage Oak Park Community Development District and Riverwood Community Development District is as follow.

Heritage Lake Park Community Development District - 473
Heritage Oak Park Community Development District - 808
Riverwood Community Development District - 1286

Please do not hesitate to contact me if you require further assistance.

Sincerely,

Vincenza F. Treppiedi, MFCEP
Office Manager/Election Central Director
941-833-5407

vinnie@charlottevotes.com

Representing the Office of
Hon. Paul A Stamoulis
Supervisor of Elections
Charlotte County, FL

5Ei

25344 Wesley Chapel Blvd
Lutz, FLORIDA 33559
<https://completeit.io>
8134444355



Heritage Lake Parks CDD
5911 Country Lakes Drive
Fort Myers, FL 33905

Invoice #	5093
Invoice Date	05-08-20
Balance Due	\$30.00

Item	Description	Unit Cost	Quantity	Line Total
Setup ZOOM Meeting	Setup ZOOM meeting. Email Meeting URL, Meeting ID, and Call in number to client.	\$30.00	1.0	\$30.00
	For Zoom meetings (2020): May 4th			

Disclaimer

Subtotal	\$30.00
Tax	\$0.00
Invoice Total	\$30.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$30.00

Signed: _____

Date: _____



5Eii.

3616 Tamiami Trail, Unit 1B
 Port Charlotte, Florida 33952
 www.johnselectricmotors.com
 941-629-0240

Heritage Lake Park CDD
 25577 Heritage Lake Boulevard
 Punta Gorda, FL 33983

Estimate #	1407
Estimate Date	04-20-20
Total	\$5,720.90

Item	Description	Unit Cost	Quantity	Line Total
Flanges	Vanstone Flanges and Hardware	\$125.00	1.0	\$125.00
Pool Pumps	Berkley 7.5HP Pump Kit With Bronze Impeller	\$2,795.95	1.0	\$2,795.95
Labor Service Calls	Service Call Labor	\$150.00	7.0	\$1,050.00
Freight	Frieght for shipping of an item	\$200.00	1.0	\$200.00
Martathon Z413 10HP	10HP 1PH 215JM FR Pool Duty Motor	\$1,549.95	1.0	\$1,549.95

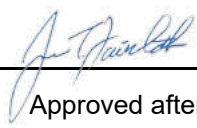
Subtotal	\$5,720.90
Tax	\$0.00
Estimate Total	\$5,720.90

THIS IS AN ESTIMATE

Disclaimer

Signed: _____

Date: 5/8/20



Approved after discussion with Chair per spending Resolution 2017-3.



*An Addendum is required for this contract. Initial proposal was for \$4,495.00, additional amount approved as motor needs to be changed out. JEM will install a new bearing in the old motor so the District will have a back up in the future.

5Eiii

CTC Pressure Cleaning

jmorehart2015@gmail.com
<http://ctcpresurecleaning.com>

**ADDRESS**

Justin Faircloth
 Heritage Lake Park Community
 Development District
 Heritage Lake Park CDD
 C/O Inframark
 210 N. University Dr. Suite 702
 Coral Springs, FL 33071

Estimate 3288**DATE 05/09/2020****EXPIRATION DATE 05/31/2020****CUSTOMER PHONE**

239-245-7118

CUSTOMER EMAIL

justin.faircloth@inframark.com

CUSTOMER LOCATION

Heritage Lake Park CDD

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Softwash Wall Cleaning	1,259	0.7942812	1,000.00
	Apply Clenz-O-Crete (Hydrogen Peroxide Based) to Perimeter Wall (Higher Fees Apply due to inaccessibility of cleaning area)			

Contact: John Morehart 941-916-7430
 jmorehart2015@gmail.com

TOTAL**\$1,000.00**

Accepted By

Accepted Date

5/21/20

Approved after discussion with Chair per spending Resolution 2017-3.

*An Addendum is required for this contract.

Please ask about CTC's additional services and our referral network.
 We greatly appreciate referrals and appreciate your business.

Sixth Order of Business

6A.

From: Lopez, Albert J. <alopez@cphcorp.com>
Sent: Monday, May 11, 2020 4:46 PM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Cc: Satfield, Jeffrey M. (P.E.) <jsatfield@cphcorp.com>; Pearce, Kelly <kzublick@cphcorp.com>
Subject: Heritage Lakes Park - Littoral Markers proposal

Justin,

Thank you for the opportunity to quote this work. Our recommendation is to start with the survey location of existing markers locating a sufficient amount of existing plat monumentation in order to establish a relationship of located markers to the parent tract. Calculate areas, depict bearings and distances between markers and depict calculated ties to the Parent Tract. This will allow to place any future missing marker on the correct location. Our fees to produce a signed and sealed Specific Purpose Survey of the 3 open water areas are: **\$7,225.00**

Our recommendation for the actual marker material and installation is to use one of your local vendors (i.e landscape maintenance vendor) to lower the cost as our numbers are based on our standard billing hourly rates . However, our team could provide and install the new markers as described below:

- | | |
|--|----------------|
| - Option #1 - Metal sign on colored pvc pipe | \$3,233.54 |
| - Option #2 - Colored pvc with soldered numbers | \$3,090.00 |
| - Option #3 - Metal sign on metal fence U-post | \$3,783.54 |
|
- Installation (any option) |
\$3,700.00 |

Please let us know if you have any questions or if you want us to provide a formal proposal for any of the services described.

Thank you,

Albert Lopez
 Office Manager
 o 239.332.5499 (Ext.3207)
 c 386.518.9175
alopez@cphcorp.com



Full Service A&E Firm
[Facebook](#) | [LinkedIn](#)

Seventh Order of Business

7A

Building relationships ONE project at a time!

Quotation

Bill To:

Justin Faircloth
Inframark
Heritage Lake Park CDD
5911 Country Lakes Drive
Fort Myers, FL 33905

Description	AMOUNT
1-To fix the western wall damage- both sides of the wall.	\$1,850.00
2-To fix the entrance monuments -various damages.	\$2,800.00
3-To fix damages along Royal Tern- Holes in the wall.	\$3,650.00
4-To fix the exterior wall detail on the eastern front corner of the fitness building.	\$650.00
This Proposal includes labor, material, and paint services.	
*** Please provide a matching paint color	
	\$ 8,950.00

THANK YOU FOR YOUR BUSINESS!

7B

HESS CONSTRUCTION, INC.

Florida License # CBC1258462

183 Castile Ct. Punta Gorda Fl.33983

Cell 941-815-3392 • Office 941-979-9969

PROPOSAL

Heritage Lakes Park
25365 Rampart Blvd.
Punta Gorda, Fl. 33983

May 11, 2020

C/O John Collins Supervisor 859-339-8008 Email:joscaff73@gmail.com

Hess Construction, Inc., is pleased to submit a proposal as listed below:

Scope of work: Canopy cover replacement

Demo existing canopy frame and cover and haul away
Reuse existing 3 x 3 aluminum post and add new white support beam to both sides
And additional framing to have center ridge beam, cross beams
And pitch roof with A-frame look. Will get gutters and down spouts on both sides.
Aluminum elite panel with 7/16 OSB plywood and 5-V metal roof and
Underlayment under metal roof
Total cost with options

For the Sum of \$18,990.00

Includes, county permit and engineered drawings site cleaned and debris hauled away
Payment to be made as follows: \$850.00 down for county permit and engineered drawings and Balance upon completion

Dennis Hess, Hess Construction, Inc.

Date

Acceptance of Proposal – The above specifications, prices and conditions are hereby accepted.
I hereby authorize Hess Construction to do the work as specified above.

Owner signature

Date

EIGHTH ORDER OF BUSINESS

8A



KENNEDY ELECTRIC CO. OF PUNTA GORDA, INC.

PO BOX 511184

PUNTA GORDA, FL 33951-1184

Phone 941-639-1250

Fax 941-629-8666

State Certified ♦ License # EC0002368 ♦ License # CAC1816037

April 30, 2020

Heritage Lake Park Heritage
Lake Park Blvd Punta
Gorda, FL 33983
Attn: Paul Eberhardt

Re: Clubhouse Lights

PROPOSAL

To remove and replace can lights at the pool / clubhouse area with new LED retro-fit cans (NDR 20watt 5000k LED).

LED Retro-fit Can	\$ 90.00ea
Labor to remove & replace	\$ <u>70.00ea</u>
TOTAL	\$ 160.00ea can light

To remove and replace the faulty 100watt metal halide ballasts and replace with new.

100watt Metal Halide Ballast	\$ 200.00ea
Labor to remove & replace	\$ <u>70.00ea</u>
TOTAL	\$ 270.00ea can light

Please return the signed proposal with your choice circled by fax or email to kennedyelec@hotmail.com. Once received, we will begin the paperwork and material ordering to get this scheduled and completed.

Signature

Date

8B

CTC Pressure Cleaning

jmorehart2015@gmail.com
<http://ctcpresurecleaning.com>

**ADDRESS**

Justin Faircloth
 Heritage Lake Park Community
 Development District
 Heritage Lake Park CDD
 C/O Inframark
 210 N. University Dr. Suite 702
 Coral Springs, FL 33071

Estimate 3290**DATE 05/13/2020****EXPIRATION DATE 05/31/2020****CUSTOMER EMAIL**

justin.faircloth@inframark.com

CUSTOMER LOCATION

Punta Gorda

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Pressure Cleaning	5,905	0.15	885.75
	Clubhouse walkway pavers (5,905 s.f.)			

Contact: John Morehart. 941-916-7430
 jmorehart2015@gmail.com

TOTAL \$885.75

Accepted By

Accepted Date

Please ask about CTC's additional services and our referral network.
 We greatly appreciate referrals and appreciate your business.

Ninth Order of Business

9A.

HERITAGE LAKE PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Version 2 - Proposed Budget

(Printed on 5/22/2021 12:00 PM)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-6
Budget Narrative	7-25
Exhibit A - Allocation of Fund Balances	26
<u>DEBT SERVICE BUDGET</u>	
Series 2005	
Summary of Revenues, Expenditures and Changes in Fund Balances	27-28
Amortization Schedule	29
Budget Narrative	30-31
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	32

Heritage Lake Park
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 3,114	\$ 9,242	\$ 5,000	\$ 2,277	\$ 500	\$ 2,777	\$ 3,000
Hurricane Irma FEMA Refund	-	9,459	-	811	-	811	-
Room Rentals	-	304	-	-	-	-	-
Recreational Activity Fees	5,122	1,706	8,000	7,225	-	7,225	8,000
Special Assmnts- Tax Collector	628,002	630,180	633,237	607,591	25,646	633,237	805,000
Special Assmnts- CDD Collected	-	-	66,425	-	-	-	-
Special Assmnts- Discounts	(22,035)	(21,827)	(25,329)	(22,651)	-	(22,651)	(32,200)
Allowance Uncollected Assem.	-	-	(66,425)	-	-	-	-
Settlements	-	5,717	-	13,479	-	13,479	-
Other Miscellaneous Revenues	150	10,922	500	935	-	935	500
Gate Bar Code/Remotes	1,858	1,634	200	1,905	-	1,905	1,000
TOTAL REVENUES	616,211	647,337	621,608	611,572	26,146	637,718	785,300

EXPENDITURES

Administrative

P/R-Board of Supervisors	10,600	11,200	12,000	5,800	5,000	10,800	12,000
FICA Taxes	811	857	918	444	383	827	918
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,030	1,061	1,093	-	1,093	1,093	1,126
ProfServ-Engineering	5,029	7,289	4,000	2,363	1,637	4,000	4,000
ProfServ-Legal Services	19,165	62,899	24,844	50,130	9,002	59,132	24,844

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2021
				THRU APR-2020	MAY SEPT-2020	PROJECTED FY 2020	
ProfServ-Mgmt Consulting Serv	54,117	55,289	56,948	33,532	23,728	57,260	58,656
ProfServ-Trustee Fees	4,337	4,971	5,000	4,771	-	4,771	5,000
ProfServ-Web Site Development	1,395	1,241	1,278	746	533	1,279	-
ProfServ-Website Maintenance	-	-	-	-	-	-	1,316
ProfServ-Other	-	38	-	-	-	-	-
Auditing Services	3,850	4,025	3,850	-	-	-	3,850
Postage and Freight	454	589	600	295	211	506	600
Insurance - General Liability	2,700	2,553	2,859	7,723	-	7,723	2,808
Printing and Binding	2,758	1,146	1,800	-	-	-	500
Legal Advertising	1,745	1,622	900	895	5	900	900
Misc-Bank Charges	63	1	600	61	-	61	600
Misc-Assessmnt Collection Cost	5,623	4,622	12,665	11,699	513	12,212	16,100
Misc-Contingency	-	340	3,856	2,289	-	2,289	-
Office Supplies	-	-	35	-	35	35	35
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	113,852	159,918	134,021	120,923	42,739	163,662	134,029
Field							
ProfServ-Field Management	5,243	6,650	5,562	3,245	2,318	5,563	5,729
ProfServ-Wetlands	10,680	10,680	10,680	6,230	4,450	10,680	10,680
Contracts-Landscape	61,500	61,150	61,500	40,525	29,500	70,025	70,800
Contracts-Buffer Wall	5,600	5,600	5,600	6,800	-	6,800	13,600
R&M-General	8,503	4,903	9,600	2,829	6,771	9,600	9,600

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2021
				THRU APR-2020	MAY SEPT-2020	PROJECTED FY 2020	
R&M-Irrigation	14,566	8,333	20,000	6,058	13,942	20,000	22,400
R&M-Lake	5,000	6,810	5,000	5,053	-	5,053	5,000
R&M-Mulch	3,375	3,375	5,000	5,390	-	5,390	5,500
R&M-Sidewalks	-	5,525	3,000	-	3,000	3,000	3,000
R&M-Tree Trimming Services	1,890	1,840	5,995	2,905	3,090	5,995	5,995
R&M-Lights	2,200	2,387	3,000	1,165	1,835	3,000	3,000
R&M-Wall	1,775	10,502	8,000	329	7,671	8,000	8,000
Misc-Contingency	750	319	7,473	75	7,398	7,473	7,473
Total Field	121,082	128,074	150,410	80,604	79,975	160,579	170,777
				-			
Utilities							
Communication - Telephone	442	481	708	289	206	495	500
Electricity - General	4,168	3,564	5,500	3,222	2,301	5,523	5,500
Misc-Internet Services	2,521	2,577	2,458	1,318	941	2,259	2,458
Total Utilities	7,131	6,622	8,666	4,829	3,449	8,278	8,458
Gatehouse							
Towing Services	-	-	250	-	-	-	250
Contracts-Gates	1,080	1,080	1,080	-	1,080	1,080	1,080
Contracts-Security System	58,128	58,347	58,667	32,923	23,170	56,093	55,608

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2020	MAY SEPT-2020	PROJECTED FY 2020	BUDGET FY 2021
Electricity - General	2,694	2,715	2,800	1,513	1,081	2,594	2,800
R&M-Buildings	515	1,881	500	384	116	500	500
R&M-Gate	3,609	2,567	3,000	1,130	1,870	3,000	3,000
Misc-Contingency	1,743	2,562	5,000	1,212	3,788	5,000	5,000
Total Gatehouse	67,769	69,152	71,297	37,162	31,105	68,267	68,238
Clubhouse and Recreation							
Payroll-Salaries	17,160	14,075	18,000	10,865	7,135	18,000	18,000
Payroll Taxes	1,344	800	1,377	148	539	687	1,377
Workers' Compensation	737	469	490	-	490	490	490
Fire Alarm Monitoring	540	540	540	405	135	540	540
Contracts-Fountain	652	668	664	340	340	680	664
Contracts-Security Camera	-	550	550	550	-	550	550
Contracts-Pools	8,400	8,400	8,400	4,900	3,500	8,400	8,600
Contracts-Cleaning Services	10,740	10,740	10,740	5,416	5,175	10,591	12,420
Contracts-HVAC	2,353	2,353	2,353	1,968	-	1,968	2,353
Contracts-Pest Control	1,800	1,800	1,800	1,050	750	1,800	1,800
Contracts-Security System	6,840	6,840	6,840	5,015	3,875	8,890	6,840
Pest Control - Bldg/Gnds	-	-	1,620	-	1,620	1,620	1,620
Contractual Maint. Services	6,736	10,235	13,520	6,115	4,368	10,483	13,520
Electricity - General	17,984	17,452	23,000	11,197	7,998	19,195	23,000
Utility - Refuse Removal	2,569	2,603	2,609	1,935	1,382	3,317	2,609
Utility - Water & Sewer	5,894	5,779	5,600	3,002	2,144	5,146	5,600
Insurance - Property	29,423	29,535	33,079	26,367	-	26,367	29,004

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2021
				THRU APR-2020	MAY SEPT-2020	PROJECTED FY 2020	
R&M-General	30,182	7,316	4,000	4,330	2,670	7,000	4,000
R&M-Fountain	247	148	500	156	344	500	500
R&M-Pools	4,834	4,660	23,657	5,764	17,893	23,657	23,657
R&M - Tennis Courts	31,792	822	1,000	44	956	1,000	1,000
R&M - Fitness Equipment	1,665	2,433	3,000	3,595	550	4,145	3,000
R&M - Fitness Center	211	1,753	2,000	1,420	580	2,000	2,000
R&M - Security Cameras	550	6,341	1,000	135	865	1,000	1,000
R&M-Backflow Inspection	154	154	154	154	-	154	154
Fire Ext Inspection & Repairs	355	139	500	-	500	500	500
R&M-Fire Alarm	-	85	500	-	500	500	500
Fire Alarm Inspection	-	198	200	-	200	200	200
R&M-Fire Sprinklers	195	300	500	2,793	-	2,793	500
R&M - Computer/Internet	-	435	1,500	470	1,030	1,500	2,500
Misc-Cable TV Expenses	1,290	1,362	1,800	808	582	1,390	1,800
Misc-Clubhouse Activities	4,785	1,831	4,800	7,381	-	7,381	4,800
Misc-Contingency	2,615	868	30,500	12,414	2,000	14,414	24,370
Office Supplies	2,257	1,378	3,000	646	1,654	2,300	3,000
Cleaning Supplies	1,856	1,128	2,600	173	1,727	1,900	2,600
Cleaning Services	-	440	500	-	500	500	500
Cap Outlay - Other	52,352	384	23,870	42,539	-	42,539	30,000
Total Clubhouse and Recreation	248,512	145,014	236,763	162,095	72,002	234,097	235,568

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Debt Service							
Principal Line of Credit/Note	71,248	20,222	-	-	-	-	-
Interest Expense	2,423	382	-	-	-	-	-
Total Debt Service	73,671	20,604	-	-	-	-	-
Reserves							
Reserve-Irrigation System	4,050	194,218	-	-	-	-	-
Reserve-Roadways	-	-	29,220	6,675	-	6,675	110,575
Reserve-Stormwater System	5,132	52,700	29,220	12,471	-	12,471	29,220
Reserve-Wall	-	-	28,435	-	-	-	28,435
Total Reserves	9,182	246,918	86,875	19,146	-	19,146	168,230
TOTAL EXPENDITURES & RESERVES	641,199	776,302	688,032	424,759	229,270	654,029	785,300
Excess (deficiency) of revenues							
Over (under) expenditures	(24,988)	(128,965)	(66,424)	186,813	(203,124)	(16,311)	(0)
TOTAL OTHER SOURCES (USES)	-	-	(66,424)	-	-	-	(0)
Net change in fund balance	(24,988)	(128,965)	(66,424)	186,813	(203,124)	(16,311)	(0)
FUND BALANCE, BEGINNING	518,500	493,512	364,547	364,547	-	364,547	348,236
FUND BALANCE, ENDING	\$ 493,512	\$ 364,547	\$ 298,123	\$ 551,360	\$ (203,124)	\$ 348,236	\$ 348,236

Budget Narrative
Fiscal Year 2021

REVENUES

Interest—Investments

The District earns interest income on their checking account and other Money Market accounts.

Recreational Activity Fees

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

Special Assessment- Tax Collector

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

Special Assessment- Discounts

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

Other Miscellaneous Revenues

Revenue received from miscellaneous sources.

Gate Bar Code/Remotes

Revenue received from the sales of gate remotes.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative

P/R- Board of Supervisors

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all the meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services- Arbitrage Rebate

The District contracted with LLS Tax Solutions, Inc. to annually calculate the District's arbitrage rebate liability on its bonds.

Professional Services- Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted with Inframark Infrastructure Management Services to provide these reports.

Professional Services- Engineering

The District's engineer, currently Stantec Engineering, provides general engineering services to the District, i.e. attendance and preparation for board meetings, annual review of District facilities, and other specifically requested assignments.

Professional Services- Legal Services

The District's legal counsel Persson & Cohen to provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments. Subject to CPI increase on October 1st.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (continued)

Professional Services- Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, LLC. Also included are costs for Information Technology charges to process all 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.

VENDOR	DESCRIPTION	AMOUNT
Inframark	CDD Management	\$4,888/month
	TOTAL	\$58,656

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2005 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses. Period 10/1/20 through 9/30/21.

VENDOR	DESCRIPTION	AMOUNT
U.S. Bank	Trustee fees	\$5,000/annually
	TOTAL	\$5,000

Professional Services- Maintenance

Inframark Infrastructure Management Services oversees the District's email accounts and aids Campus Suite regarding the website as necessary.

VENDOR	DESCRIPTION	AMOUNT
Inframark	Website	\$109.67/month
	TOTAL	\$1,316

Budget Narrative
 Fiscal Year 2021

EXPENDITURES
Administrative (continued)

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 this fiscal year is based on contracted fees from an existing engagement letter with an accounting firm.

VENDOR	DESCRIPTION	AMOUNT
Berger, Toombs, Elam, Gaines & Frank	Financial Audit	\$3,725
	TOTAL	\$3,725

Postage & Freight

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance- General Liability

The District has General Liability & Public Officials liability insurance policy with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.

VENDOR	DESCRIPTION	AMOUNT
PGIT	Public Officials and Employment Practices Liability	\$2,808
	TOTAL	\$2,808

Printing & Binding

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

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (continued)

Legal Advertising

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

Miscellaneous- Bank Charges

Fees associated with maintaining the District's bank accounts.

Miscellaneous- Assessment Collection Cost

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per 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.

Miscellaneous- Contingency

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

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 Economic Opportunity.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field

Professional Services- Field Management

The District contracted with Inframark to oversee the field operations of the property and perform six inspections.

VENDOR	DESCRIPTION	AMOUNT
Inframark	Field Management	\$477.42/month
	TOTAL	\$5,729

Professional Services- Wetlands

The District contract with Solitude Lake Management (formerly Lakemasters Aquatic Weed Control, Inc.) on 8/05/13 for lake and waterways management. Included are algae & aquatic weed control; border grass and brush control; water testing; monthly management report; aquatic consultation; and triploid grass carp with F.G.G.W.C. permit approval \$5.75 per fish. One-time Start-up Fee \$700. The monthly service amount of the contract is \$890. Twelve months agreement.

VENDOR	DESCRIPTION	AMOUNT
Solitude Lake Management	Lake & Water Mgmt	\$890/month
	TOTAL	\$10,680

Contracts- Landscape

The District contracted with Pinnacle Lawn and Landscape Services, Inc. to provide service for all the communal areas which include mowing, edging, trimming, debris removal, irrigation maintenance, fertilization and weed/pest control for sod, shrubs irrigation maintenance and annuals, pruning of shrubs and trimming of all palm trees.

VENDOR	DESCRIPTION	AMOUNT
Pinnacle Lawn and Landscape Services, Inc.	Lawn/ Irrigation Maintenance	\$5,900/month
	TOTAL	\$70,800

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field (continued)

Contracts- Buffer Wall

The District contracted with Pinnacle Lawn and Landscape, Inc. to trim the ten-foot buffer/overhanging along the exterior wall annually.

VENDOR	DESCRIPTION	AMOUNT
Pinnacle Lawn and Landscape Services, Inc.	Buffer Wall	\$13,600/annually
	TOTAL	\$13,600

R&M- General

The cost of any maintenance expenditures that are incurred during the year, such as repairs to the roads at the community. It is of a general nature and covers everything except the clubhouse, gatehouse, pool, irrigation, and landscaping.

R&M- Irrigation

Repairs and maintenance of the irrigation systems throughout the Community not part of the Landscape Maintenance Contract with Pinnacle Lawn and Landscape Services, Inc.

R&M- Lake

Unscheduled lake maintenance not included in contract.

R&M- Mulch

Mulch needed for District property

R&M- Sidewalks

Maintenance of District sidewalks.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field (continued)

R&M- Tree Trimming Services

The District has contracted with Pinnacle Lawn and Landscaping for tree trimming services.

R&M- Lights

Maintenance and repairs of streetlights throughout the Community.

R&M- Wall

Repairs and maintenance of walls surrounding the District.

Miscellaneous- Contingency

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Utilities

Communication- Telephone

Includes monthly service fee for business voice for the gatehouse and clubhouse with Comcast.

Electricity- General

This represents the estimated cost for electricity of the various accounts with FPL within the District.

VENDOR	ACCOUNT#	SERVICE ADDRESS
FPL	08753-80461	2026 Royal Tern Cir/Well
FPL	19241-52265	25503 Heritage Lake Blvd/Well
FPL	47210-91249	2040 Willow Hammock Cir/Well 2
FPL	53050-96017	2080 Willow Hammock/Cir/Well
FPL	54492-72144	Streetlights Heritage Lakes
FPL	63370-44090	2060 Willow Hammock Cir/Well
FPL	81253-25533	2180 Heron Lakes Dr/Well

Miscellaneous- Internet Services

Business internet services from Comcast for the clubhouse and fitness center.

VENDOR	DESCRIPTION/ACCOUNT#	AMOUNT
Comcast	25635 Heritage Lake Blvd, 8535 10 060 0862663	\$84.59/month
Comcast	25365 Rampart Blvd, 8535 10 060 0813872	\$121.85/month
	TOTAL	\$ 2,458

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Gatehouse

Towing Services

Costs for towing services.

Contracts- Gates

The District has contracted with Action Automatic Door Company to maintain the gates.

VENDOR	DESCRIPTION	AMOUNT
Action Automatic Door Company	Gate Maintenance	\$1,080/annually
	TOTAL	\$1,080

Contracts- Security System

The District has contracted with Hidden Eyes LLC dba Envera Systems to monitor and maintain the security system.

VENDOR	DESCRIPTION	AMOUNT
Hidden Eyes LLC	Security System	\$4,634/month
	TOTAL	\$55,608

Electricity- General

This represents the estimated cost for electricity of the guardhouse account with FPL within the District.

VENDOR	ACCOUNT#	SERVICE ADDRESS
FPL	45064-51261	25365 Rampart Blvd/Guardhouse

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Gatehouse (continued)

R&M- Building

General maintenance cost related to the gatehouse.

R&M- Gate

The cost of any maintenance expenditures that are incurred during the year related to the District's gates.

Miscellaneous- Contingency

This category provides funds for gatehouse expenditures that may not have been budgeted anywhere else.

Clubhouse and Recreation

Payroll- Salaries

The District has office personnel to work in the office during the week.

JOB	DESCRIPTION	AMOUNT
Office Activities Coordinator	Salary	5 days per week
	TOTAL	\$18,000

Payroll Taxes

Payroll taxes on office personnel's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total personnel's payroll expenditures.

Workers' Compensation

Workers' compensation on office personnel's compensation.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Clubhouse and Recreation (continued)

Fire Alarm Monitoring

The District contracted with Wenzel Electric to monitor the fire alarm.

VENDOR	DESCRIPTION	AMOUNT
Wenzel Electric	Fire Alarm Monitoring	\$135/quarter
	TOTAL	\$540

Contracts- Fountain

The District contracted with Aquatic Systems, Inc. Features to provide service for fountain maintenance.

VENDOR	DESCRIPTION	AMOUNT
Aquatic Systems, Inc.	Fountain Maintenance	\$166/quarter
	TOTAL	\$664

Contracts- Security Camera

The District contracted with New IQ, LLC for preventative camera system maintenance agreement. Either party can cancel in writing 30 days prior to anniversary date.

VENDOR	DESCRIPTION	AMOUNT
New IQ, LLC	Camera Maintenance	\$550/annually
	TOTAL	\$550

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Clubhouse and Recreation (continued)

Contracts- Pools

The District contracted with Howard's Pool World, Inc. on 6/10/11 for pool maintenance. Contract can be cancelled at any time.

VENDOR	DESCRIPTION	AMOUNT
Howard's Pool World, Inc.	Pool Maintenance	\$716.67/month
	TOTAL	\$8,600

Contracts- Cleaning Services

The District contracted with Apex Janitorial to clean the clubhouse.

VENDOR	DESCRIPTION	AMOUNT
Apex Janitorial	Cleaning Services	\$1,035/month
	TOTAL	\$12,420

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Clubhouse and Recreation (continued)

Contracts- HVAC

The District contracted with Grande Aire Service, Inc. for HVAC systems in the clubhouse, fitness center, and gatehouse along with the clubhouse ice machine. Services include 2 preventative maintenances per year on the six air conditioning systems and ice machine along with a 10% discount on any additional repair services needed.

VENDOR	DESCRIPTION	AMOUNT
Grande Aire Service, Inc.	HVAC/Fitness/ Gatehouse/Ice Machine Maintenance (2 preventives Maintenance per Year). 10% discount on additional repairs.	\$2,353/ year
	TOTAL	\$2,353

Contracts-Pest Control

Monthly pest control service.

VENDOR	DESCRIPTION	AMOUNT
Pest Eliminators	Pest Control	\$150/month
	TOTAL	\$1,800

Budget Narrative
 Fiscal Year 2021

EXPENDITURES
Clubhouse and Recreation (continued)

Contracts--Security System

The District has contracted with Hidden Eyes LLC dba Envera Systems to monitor and maintain the security system.

VENDOR	DESCRIPTION	AMOUNT
Hidden Eyes LLC	Security System	\$570/month
	TOTAL	\$6,840

Pest Control--Building/Grounds

Incidental pest control services not part of contract.

Contractual Maintenance Services

The District contracted with Inframark Infrastructure Management Services for weekly maintenance.

VENDOR	DESCRIPTION	AMOUNT
Inframark - Infrastructure Management Services	Weekly maintenance	\$26/hour @10hours/wk.
	TOTAL	\$13,520

Electricity- General

This represents the estimated cost for electricity of two accounts with FPL within the District.

VENDOR	ACCOUNT#	SERVICE ADDRESS
FPL	30047-84199	25633 Heritage Lake Blvd/Fitness
FPL	72166-44299	25635 Heritage Lake Blvd/Clubhouse

Budget Narrative
 Fiscal Year 2021

EXPENDITURES
Clubhouse and Recreation (continued)

Utility- Refuse/Removal

Approximate fees paid for the removal of trash from the property.

VENDOR	DESCRIPTION	AMOUNT
Waste Management	Trash removal 8-yard dumpster	\$217.41/month
	TOTAL	\$2,609

Utility- Water & Sewer

This represents the estimated cost from Charlotte County Utilities for water, sewer utility charges related to the clubhouse and fitness center.

Insurance- Property

The District has property insurance policy with Preferred Governmental Insurance Trust. An agency that specializes in providing insurance coverage to governmental agencies. The coverage includes property and inland marine; general liability; and auto.

VENDOR	DESCRIPTION	AMOUNT
PGIT	Property & Inland Marine/Vehicle	\$29,004
	TOTAL	\$29,004

R&M- General

Expenditures incurred during the fiscal year for the repair and maintenance of the Tennis Courts, and Fitness Center.

R&M- Fountain

Non-contractual maintenance and repairs of the District's fountain.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Clubhouse and Recreation (continued)

R&M- Pools

Expenditures incurred during the fiscal year for miscellaneous repairs to the pool.

R&M- Tennis Courts

Miscellaneous maintenance costs for the tennis courts.

R&M- Fitness Equipment

Repairs and maintenance of fitness equipment by Fitness Services of Florida, Inc.

R&M- Fitness Center

Fitness center floor renovation.

R&M- Security Cameras

Miscellaneous repairs to security cameras.

R&M- Backflow Inspection

Expenses for February 2018 backflow inspections.

Fire Ext. Inspection & Repairs

Required fire extinguisher inspections and repairs for the District building by Lifeguard Security.

R&M- Fire Alarm

The District has an agreement with Wenzel Electric to maintain the fire alarm system.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Clubhouse and Recreation (continued)

Fire Alarm Inspection

The District has an agreement with Wenzel Electric to inspect the fire alarm system.

R&M- Fire Sprinklers

The District has an agreement with Central Florida Fire Safety Equipment, Inc. to inspect the fire sprinkler system.

R&M- Computer/Internet

Computer services for the District computers. Includes yearly fees for the Supervisor emails and for the required website.

Miscellaneous- Cable TV Expenses

Cable Television services from Comcast for the clubhouse and gatehouse.

Miscellaneous- Clubhouse Activities

These are the expenditures from the events that the activities department holds throughout the year.

Miscellaneous- Contingency

This category provides funds for clubhouse expenditures that may not have been budgeted anywhere else.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the clubhouse office.

Cleaning Supplies

Supplies used to clean the clubhouse, exercise building, and gatehouse.

Cleaning Services

Non-contractual cleaning services performed by a cleaning company.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Clubhouse and Recreation (continued)

Capital Outlay- Other

Capital Outlay for future.

Reserves

Reserve- Roadways

Reserves for the District roadways.

Reserve- Stormwater System

Reserves for the stormwater system.

Reserve- Wall

Reserves for the exterior wall.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 348,236
Net Change in Fund Balance - Fiscal Year 2021	(0)
Reserves - Fiscal Year 2020 Additions	168,230
Total Funds Available (Estimated) - 9/30/2021	516,466

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital		81,267 ⁽¹⁾
Reserves Capital Projects (Prior Years)		76,536
Reserves - Legal (Prior Years)		35,000
Reserves -Roadways (Prior Years)	87,660	
Reserves -Roadways FY 2020	29,220	
Reserves -Roadways FY 2020 Expenses	(6,675)	
Reserves -Roadways FY 2021	110,575	<u>220,780</u>
Reserves -Stormwater system (Prior Years)	-	
Reserves -Stormwater system FY 2020	29,220	
Reserves -Stormwater system FY 2020 Expenses	(12,471)	
Reserves -Stormwater system FY 2021	29,220	<u>45,969</u>
Reserves -Wall (Prior Years)	-	
Reserves -Wall FY 2020	28,435	
Reserves -Wall FY 2021	28,435	<u>56,870</u>
	Subtotal	<u>516,422</u>

Total Allocation of Available Funds	516,422
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Total Unassigned (undesignated) Cash	\$ 44
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Notes

(1) Represents approximately 3 months of operating expenditures less \$65,500. Prior years Stormwater \$21,878 and Wall \$73,429 removed.

Heritage Lake Park
Community Development District

Debt Service Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,748	\$ 4,930	\$ 3,000	\$ 1,496	\$ 200	\$ 1,696	\$ 1,600
Special Assmnts- Tax Collector	180,800	180,800	180,800	173,079	7,721	180,800	180,800
Special Assmnts- CDD Collected	-	-	19,854	-	19,854	19,854	-
Special Assmnts- Delinquent	-	-	-	-	-	-	-
Special Assmnts- Discounts	(6,307)	(6,223)	(7,232)	(6,440)	-	(6,440)	(7,232)
Allowance Uncollected Assem.	-	-	(19,854)	-	(19,854)	(19,854)	-
TOTAL REVENUES	177,241	179,507	176,568	168,135	7,921	176,056	175,168
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,619	1,326	3,616	3,333	154	3,487	3,616
Total Administrative	1,619	1,326	3,616	3,333	154	3,487	3,616
<i>Debt Service</i>							
Principal Debt Retirement	70,000	70,000	75,000	-	75,000	75,000	80,000
Principal Prepayments	5,000	5,000	-	5,000	-	5,000	-
Interest Expense	121,125	116,708	112,575	56,288	56,288	112,576	108,300
Total Debt Service	196,125	191,708	187,575	61,288	131,288	192,576	188,300
TOTAL EXPENDITURES	197,744	193,034	191,191	64,621	131,442	196,063	191,916
Excess (deficiency) of revenues							
Over (under) expenditures	(20,503)	(13,527)	(14,623)	103,514	(123,521)	(20,007)	(16,748)

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY SEPT-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(14,623)	-	-	-	(16,748)
TOTAL OTHER SOURCES (USES)	-	-	(14,623)	-	-	-	(16,748)
Net change in fund balance	(20,503)	(13,527)	(14,623)	103,514	(123,521)	(20,007)	(16,748)
FUND BALANCE, BEGINNING	267,357	246,854	233,327	233,327	-	233,327	213,320
FUND BALANCE, ENDING	\$ 246,854	\$ 233,327	\$ 218,704	\$ 336,841	\$ (123,521)	\$ 213,320	\$ 196,572

Series 2005 - Special Assessment Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/2020	\$ 1,900,000.00	5.70%	\$ -	\$ 54,150.00	\$ 54,150.00
5/01/2021	\$ 1,900,000.00	5.70%	\$ 80,000.00	\$ 54,150.00	\$ 134,150.00
11/01/2021	\$ 1,820,000.00	5.70%	\$ -	\$ 51,870.00	\$ 51,870.00
5/01/2022	\$ 1,820,000.00	5.70%	\$ 85,000.00	\$ 51,870.00	\$ 136,870.00
11/01/2022	\$ 1,735,000.00	5.70%	\$ -	\$ 49,447.50	\$ 49,447.50
5/01/2023	\$ 1,735,000.00	5.70%	\$ 85,000.00	\$ 49,447.50	\$ 134,447.50
11/01/2023	\$ 1,650,000.00	5.70%	\$ -	\$ 47,025.00	\$ 47,025.00
5/01/2024	\$ 1,650,000.00	5.70%	\$ 90,000.00	\$ 47,025.00	\$ 137,025.00
11/01/2024	\$ 1,560,000.00	5.70%	\$ -	\$ 44,460.00	\$ 44,460.00
5/01/2025	\$ 1,560,000.00	5.70%	\$ 95,000.00	\$ 44,460.00	\$ 139,460.00
11/01/2025	\$ 1,465,000.00	5.70%	\$ -	\$ 41,752.50	\$ 41,752.50
5/01/2026	\$ 1,465,000.00	5.70%	\$ 100,000.00	\$ 41,752.50	\$ 141,752.50
11/01/2026	\$ 1,365,000.00	5.70%	\$ -	\$ 38,902.50	\$ 38,902.50
5/01/2027	\$ 1,365,000.00	5.70%	\$ 110,000.00	\$ 38,902.50	\$ 148,902.50
11/01/2027	\$ 1,255,000.00	5.70%	\$ -	\$ 35,767.50	\$ 35,767.50
5/01/2028	\$ 1,255,000.00	5.70%	\$ 115,000.00	\$ 35,767.50	\$ 150,767.50
11/01/2028	\$ 1,140,000.00	5.70%	\$ -	\$ 32,490.00	\$ 32,490.00
5/01/2029	\$ 1,140,000.00	5.70%	\$ 120,000.00	\$ 32,490.00	\$ 152,490.00
11/01/2029	\$ 1,020,000.00	5.70%	\$ -	\$ 29,070.00	\$ 29,070.00
5/01/2030	\$ 1,020,000.00	5.70%	\$ 130,000.00	\$ 29,070.00	\$ 159,070.00
11/01/2030	\$ 890,000.00	5.70%	\$ -	\$ 25,365.00	\$ 25,365.00
5/01/2031	\$ 890,000.00	5.70%	\$ 130,000.00	\$ 25,365.00	\$ 155,365.00
11/01/2031	\$ 760,000.00	5.70%	\$ -	\$ 21,660.00	\$ 21,660.00
5/01/2032	\$ 760,000.00	5.70%	\$ 140,000.00	\$ 21,660.00	\$ 161,660.00
11/01/2032	\$ 620,000.00	5.70%	\$ -	\$ 17,670.00	\$ 17,670.00
5/01/2033	\$ 620,000.00	5.70%	\$ 145,000.00	\$ 17,670.00	\$ 162,670.00
11/01/2033	\$ 475,000.00	5.70%	\$ -	\$ 13,537.50	\$ 13,537.50
5/01/2034	\$ 475,000.00	5.70%	\$ 150,000.00	\$ 13,537.50	\$ 163,537.50
11/01/2034	\$ 325,000.00	5.70%	\$ -	\$ 9,262.50	\$ 9,262.50
5/01/2035	\$ 325,000.00	5.70%	\$ 160,000.00	\$ 9,262.50	\$ 169,262.50
11/01/2035	\$ 165,000.00	5.70%	\$ -	\$ 4,702.50	\$ 4,702.50
5/01/2036	\$ 165,000.00	5.70%	\$ 160,000.00	\$ 4,702.50	\$ 164,702.50
11/01/2036	\$ 5,000	5.70%	\$ -	\$ -	\$ -
			\$ 1,895,000.00	\$ 1,034,265.00	\$ 2,929,265.00

Budget Narrative
Fiscal Year 2021

REVENUES

Interest—Investments

The District earns interest income on their checking account and other Money Market accounts.

Special Assessment- Tax Collector

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

Special Assessment—CDD Collected

The District will direct bill Heritage Lake Partners LLC. For Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

Special Assessment- Discounts

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

EXPENDITURES

Administrative

Misc.-Assessment Collection Cost

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per 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 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 fiscal year budget for all collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Heritage Lake Park
Community Development District

Supporting Budget Schedule
Fiscal Year 2021

**Comparison of Assessment Rates
Fiscal Year 2021 Budget vs. Fiscal Year 2020 Budget**

Neighborhoods	Total Units/Acres	ERU Per Unit	On-Roll ERUs	Off-Roll Units	2021 O & M Per Unit	2020 O & M Per Unit	Percent Change	2021 Debt Svc Per Unit	2020 Debt Svc Per Unit	Percent Change	2021 Total Per Unit	2020 Total Per Unit	Percent Change
Condo	246.00	1.00	246.00	-	\$1,842.87	\$1,441.52	27.8%	\$ 422.43	\$ 422.43	0.0%	\$ 2,265.30	\$ 1,863.95	21.5%
Park Villa	116.00	1.00	116.00	-	\$1,842.87	\$1,441.52	27.8%	\$ 422.43	\$ 422.43	0.0%	\$ 2,265.30	\$ 1,863.95	21.5%
Luxury Villa	60.00	1.00	60.00	-	\$1,842.87	\$1,441.52	27.8%	\$ 464.67	\$ 464.67	0.0%	\$ 2,307.54	\$ 1,906.19	21.1%
	422.00		422.00	-									
Commercial	14.16	3.77	53.38	-	\$511.57	\$409.46	24.9%	\$ -	\$ -	0.0%	\$ 511.57	\$ 409.46	24.9%

9B.

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Lake Park Community Development District (“**District**”) prior to June 15, 2020, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 3, 2020

HOUR: 10:00 a.m.

LOCATION: Heritage Lake Park Clubhouse
25635 Heritage Lake Boulevard
Punta Gorda, FL

At the time of adoption of this Resolution 2020-04, there are currently in place federal, state, and local emergency declarations (“Declarations”). In the event the Declarations remain in effect or if future orders or declarations authorize, the hearing may be conducted remotely, using communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found at the District’s website www.hlp-cdd.com

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

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

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

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

PASSED AND ADOPTED THIS 1ST DAY OF JUNE, 2020.

ATTEST:

**HERITAGE LAKE PARK
DEVELOPMENT DISTRICT**

Justin Faircloth
Secretary

Paul Eberhardt
Chairman

Exhibit A: Approved Proposed Budget for Fiscal Year 2020/2021

9D.

Heritage Lake Park CDD

May 19, 2020 – Field Management Report



www.inframarkims.com

Inspected by: Justin Faircloth

1. Common Areas/Vacant Land

The Board may want to consider having the vendor cap the irrigation lines and remove the elevated risers installed previously and or change the irrigation on the back Royal Tern Circle lot.



2. Facilities

a. Backflow: No issues observed.

b. Clubhouse:

i. Library: No new issues observed.

ii. Clubhouse Fire Extinguishers/Alarm/Sprinkler System: The fire extinguishers are due for their annual inspection. Cintas has been contacted to set up an inspection. The fire control system has had the annual inspection completed and a new mobile dialer has been installed fixing the issues that were recently reported with the system. The fire suppression system components have had their annual inspection and they have been provided with new tags at the FDC and also on the gages outside the building next to the condenser enclosure. Caulk may need to be placed around one sprinkler noticed in the clubhouse ceiling.





iii. Clubhouse Defibrillator: No new issues observed.

iv. Condenser Enclosure: No new issues observed The vegetative debris remain and should be removed from the enclosure on a monthly basis to prevent a place for rodents to nest/hide.



- v. Doors:** The tenting has been installed on the southern double doors leading to the pool as previously approved by the Board. The frame is cracked at the hinge for the opener of these same doors and should likely be repaired.



- vi. Kitchen:** No issues observed.
- vii. Perimeter of clubhouse:** No new issues observed.
- viii. Pool Table:** Installation of the new pool table has begun.



- ix. Water Fountains:** The fountains have been covered to prevent use to comply with current COVID-19 concern guidelines.



C. Fitness Center:

- i. Doors:** No new issues observed.
- ii. Equipment:** No new issues observed.
- iii. Exterior:** A proposal to repair the stucco detail has been obtained for the Board to consider.



- iv. Fencing:** A mat was found hanging on the fence along the bathrooms and should likely be removed.



v. Water Heater: No new issues observed.

d. Fountain: No new issues observed.

e. Gatehouse:

i. Awning: No new issues observed.

ii. Cameras/Envera Equipment: The vendor was contacted about the visitor tag reader and Envera confirmed it is working properly and explained that a bike rack prevented the reader from recognizing the tag during the last inspection.



iii. Plumbing/Electrical: No new issues observed.

f. Mail Box Kiosks: Pressure cleaning/painting of the kiosks may be necessary soon.



- g. Pool:** The pool has been vacuumed as requested after the last visit and the damaged pool pump/motor has been repaired. Pressure washing and sealing of the pavers has been completed.



- i. Awning:** No new issues observed.
- ii. Chairs:** No new issues observed.
- iii. Fence:** The newly powder coated gates have been installed.



iv. Pool Deck: No issues observed.

h. Tennis Courts: No issues observed.

i. Shed: No new issues observed.

3. Lake/Wetland Management

The water level in the lakes remains low. No real concerns observed with the lakes aside from the willow stand that needs to be trimmed back. All lake issues are low density unless otherwise noted.

a. Algae on Lakes: No issues observed.

b. Boundary Poles: Vegetation is protruding beyond the Willow Stand and encroaching on the open water area of L-1 and should be trimmed. The vendor has been contacted about this, but staff will continue to follow up.



c. Grass Clippings in Lakes: No issues observed.

d. Trash in Lakes: No issues observed.

e. Weeds:

i. Alligator Flag on Lakes: L-1 west bank.



ii. **Cattails on Lakes:** No issues observed.

iii. **Climbing Hempvine:** No issues observed.

iv. **Dollar Weed on Lakes:** L-2 east bank.



v. **Duckweed on Lakes:** No issues observed.

vi. **Spatterdock/Water Lilly on Lakes:** No issues observed.

vii. **Torpedo Grass:** No issues observed.

viii. **Water Lettuce on Lakes:** No issues observed.

f. **Wetlands:** No issues observed.

4. Landscaping

a. **Commercial Properties:** No new issues observed.

b. **Edging:** Edging should be completed around all valve boxes, drainage structures, etc. to prevent grass overgrowth/debris covering from occurring.



c. Flower Beds: The beds around L-3 have recently been addressed. No other issues observed.

d. Invasive/Exotic Issues: The Brazilian pepper tree found growing behind the clubhouse remains and should be removed. Additional pepper trees were observed off of Royal Tern Circle that should be removed to prevent a seed source from developing.



e. Mowing: Weeds are growing adjacent to the wall on the south parcel of Royal Tern Circle that should be cut.



- f. Plant Health:** The plants recently added to the east side of Royal Tern Circle have now died and should be removed.



- g. Tree Maintenance:** Many trees were staked after Hurricane Irma, however, the condition of some of the staking materials are in various stages of disrepair. The staking needs to be re-established if necessary or all staking materials need to be removed completely off site. Additionally, many trees throughout the District could likely be trimmed higher off the ground to promote healthy tree growth.





h. Trimming:

- i. Clubhouse:** The hedges around the clubhouse have been trimmed. The palms Bismarck palms in the parking lot and surrounding the clubhouse have been trimmed.



- ii. Entry Fencing/Monuments:** The Brazilian pepper trees on the eastern commercial parcel should be cut back from the fencing and monuments.



- iii. Fitness Center:** The cocoplum hedge around the fencing adjacent to the fitness center bathrooms has been trimmed.



iv. Mailbox Kiosks: No new issues observed.

v. Roadway Lighting: The tree limbs should be cut back from all lights along the roadways.



vi. Weeding: All weeds should be sprayed out around trees and within various mulch beds. Palms remain in the hedge behind the clubhouse that should be removed.



5. Irrigation System

- a. Leaks:** A possible leak was observed by the valve boxes between buildings A & B on the west bank of lake 1.



- b. Pump Station #1:** No new issues observed.

- c. Pump Station #2:** No issues observed.

- d. Pump Station #4:** No new issues observed.

- e. Pump Station #7:** No new issues observed.

- f. Valve covers:** No new issues observed.

- g. Water Spigots:** No new issues observed.

- 6. Perimeter Wall/Fencing/Monuments:** Various areas of the wall have been damaged and are in need of repair.





7. Roadways

a. Gate Systems: No issues observed.

b. Pavement: No new issues observed.

c. Roadway Lighting: A light pole remains leaning off of Royal Tern Circle and should be repaired.



d. Roadway Signage: Various damage was observed on several roadway signs that should be repaired.



8. Sidewalks

It appears that the new gate to the tennis courts should still be raised to avoid scraping on the pavers. All weeds growing in the sidewalks should be sprayed out.



9. Storm Water Drainage System

a. Catch Basins: No new issues observed.

b. Drain Culverts/Interconnects: No issues observed.

c. Erosion: Step erosion was observed on the west bank of L-1 and will eventually need to be addressed to bring the slope back to the proper grade.



d. Lake Weirs:

i. Outfall: The drainage grate remains completely covered and the corresponding swell has encroaching vegetation. All vegetation should be cut before the rainy season developing a clear path for water to drain from control structure #2 on L-C. This has been discussed with the vendor and should be completed soon.



ii. Pool Drainage: No issues observed.

10. Residential Complaints/Concerns

A few irrigation/landscape concerns received.

11. Fish/Wildlife Observations

- | | | | |
|---|---------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Bream | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gambusia |
| <input type="checkbox"/> Egrets | <input type="checkbox"/> Herons | <input type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Osprey | <input type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter | <input type="checkbox"/> Alligators | <input type="checkbox"/> Snakes |
| <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other: _____ | | |

12. Non CDD Items

Charlotte County Utilities was observed on site performing maintenance and painting the fire hydrants within the District.



9Eiii



Service History Report

May 6, 2020
50097

Heritage Lake Park CDD

Date Range: 04/01/20..04/30/20

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

Service Date	4/6/2020	H2222
No.	PI-A00394807	
Order No.	SMOR-326099	
Contract No.	SVR06537	
Technician Name and State License #s		
	Wetlands Ft. Myers Robert Brookins	
Service Item #	Description	Lake No. Lake Name
H2222-WETLAND-ALL	Heritage Lake Park Cdd Wetlands	
Technician's Comments:	Treated sites for exotic/invasive/nuisance species.	
General Comments:	Inspected Lake	
Shoreline vegetation clearing	Not Applicable	

Service Date	4/29/2020	H2222
No.	PI-A00398163	
Order No.	SMOR-325769	
Contract No.	SVR05926	
Technician Name and State License #s		
	Kris Land	
Service Item #	Description	Lake No. Lake Name
H2222-LAKE-ALL	Heritage Lake Park Cdd LAKE ALL	ALL
Technician's Comments:	Lakes L1,L2,L3,L4,LB, and LC were treated for grasses.	
General Comments:	Inspected Lake	
Inspected for algae	No treatment required	
Inspected for Aquatic Weeds	No treatment required	
Inspected for Undesirable Shoreline Vegetation	Treated	

Service Date	4/29/2020	H2222
No.	PI-A00398373	
Order No.	SMOR-308319	
Contract No.	SVR46525	
Technician Name and State License #s		
	Mike Johnson	
Service Item #	Description	Lake No. Lake Name
H2222-FOUNTAIN-1	Heritage Lake Park CDD Fountain 1	Main
Technician's Comments:	Serviced and cleaned fountain.	
General Comments:	Serviced Fountain	
Fountain Amps		Fountain Voltage
GFCI Breaker Test	OK	Control Breaker OK
Contactora (Starter)	OK	Motor Overload OK

Fountain Power Cable	OK	Fuses	Not Applicable
Fountain-Timer	OK	Shaft Propeller Impeller	Not Accessible
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	
Lighting Voltage		No. of Lights Burned Out	
No. of Lights Replaced		Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Tenth Order of Business

10A



PERSSON, COHEN & MOONEY, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*

* Board Certified City, County and Local Government Law
** Of Counsel

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@swflgovlaw.com

Reply to: Lakewood Ranch

April 28, 2020

Justin Faircloth, District Manager
Inframark
5911 Country Lakes Drive
Fort Myers, Florida 33905

RE: CPI Attorney Fees – Heritage Lake Park Community Development District

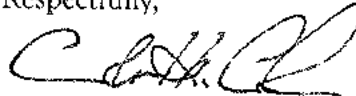
Dear Justin:

As you know, pursuant to our fee agreement with the Heritage Lake Park Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. Traditionally, we provide a reminder during the month of April in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget.

Please be advised, however, that recognizing the current state of the economy and the pandemic we find our community experiencing, we have elected not to adjust our rates for the upcoming budget year. Our firm appreciates the District's continued confidence in our services, and we remain dedicated to serving the District's needs as we all work through these unprecedented times together.

Thank you for your support as well. We value our continued working relationship with you and the District. As always, should you or any Board member have any questions, please feel free to contact me.

Respectfully,



Andrew H. Cohen

AHC/ag

cc: Chairman Eberhardt and Board of Supervisors

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285