

***HERITAGE LAKE PARK  
Community Development  
District  
September 15, 2025 MEETING  
AGENDA PACKAGE***

The meeting will be held at:  
Heritage Lake Park Clubhouse  
25635 Heritage Lake Boulevard  
Punta Gorda, Florida 33983

**Communications Media Technology Via Teams**

**Teams Meeting ID #: 267 745 461 123 2  
Passcode: ov2an6UY**

**Call-In #: 1-929-205-6099**



11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

# HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

- ☐ James DeFilippo, Chairperson
- ☐ Greg Krauss, Vice Chairperson
- ☐ Robert Delagi, Assistant Secretary
- ☐ Elizabeth Shella, Assistant Secretary
- ☐ Niles Waring, Assistant Secretary

- ☐ Justin Faircloth, District Manager
- ☐ Andrew Cohen, District Counsel
- ☐ Jeffrey Satfield, District Engineer

## AGENDA

**Monday, September 15, 2025 – 10:00 a.m.**

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to Approve Agenda**
- 4. Audience Comments - *Three (3) Minute Time Limit***
- 5. Staff Reports**
  - A. District Engineer
  - B. District Counsel
  - C. District Manager
    - i. SOLitude Service Reports
    - ii. LMP Monthly Inspection Report
      - a. LMP Proposal 355173
      - b. LMP Proposal 361392
      - c. Quarterly Pump Inspection Report
    - iii. Update on Follow-Up Actions
      - a. Reserve Study Update
- 6. Business Items**
  - A. Road Paving RFP
    - i. Bid Opening Minutes
  - B. Consideration of Agreement with Charlotte County Tax Collector
  - C. Acceptance of Fiscal Year 2024 Audit
  - D. Consideration of Resolution 2025-06, Amending the FY 2025 Budget
- 7. Business Administration**
  - A. Minutes of the August 4, 2025 Regular Meeting
  - B. Acceptance of the July 2025 Financial Report
  - C. Ratification of Items Approved Under Resolution 2024-04
- 8. Supervisor Requests**
- 9. Chairperson's Comment**
- 10. Audience Comments – *Three (3) Time Limit***
- 11. Adjournment**

**The next Meeting is scheduled to be held Monday, October 6, 2025 at 10:00 a.m.**

## District Office

Inframark, Community Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076  
954-603-0033

## Meeting Location

Heritage Lake Park Clubhouse  
25635 Heritage Lake Boulevard  
Punta Gorda, Florida 33983  
941-624-4319

# **Fifth Order of Business**

**5Ci.**



Work Order 00782284

Work Order 00782284  
Number

Created Date 5/12/2025

Account Heritage Lake Park CDD  
Contact Justin Faircloth  
Address 25614 Heritage Lake Blvd  
Punta Gorda, FL 33983  
United States

## Work Details

Specialist Treated sites for exotic invasive and nuisance  
Comments to species  
Customer

Prepared By BRYAN ENCARNACION

Specialist State  
License Number

## Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd Wetlands	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd Wetlands	INVASIVES CONTROL	
Heritage Lake Park Cdd Wetlands	LITTORAL SHELF	
Heritage Lake Park Cdd Wetlands		Treated sites for exotic invasive and nuisance species



Work Order	00851137	Account	Heritage Lake Park CDD
Work Order	00851137	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	8/15/2025		

#### Work Details

Specialist Comments to Customer	Inspected lakes 1-4, treated lake 3 for surface algae and submerged babytears. Fountain on 3 is working. 1, 2, and 4 look good. Algae treatment on 4 last visit was successful. Wildlife observations were alligator, cranes, ducks and several fish species. Will monitor and treat accordingly.	Prepared By	Alyxandra Bourque
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#### Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd LAKE ALL	Treated	

#### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd LAKE ALL	SHORELINE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	LAKE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	ALGAE CONTROL	
Heritage Lake Park Cdd LAKE ALL		



Work Order	00861717	Account	Heritage Lake Park CDD
Work Order	00861717	Contact	Justin Faircloth
Number		Address	25614 Heritage Lake Blvd Punta Gorda, FL 33983 United States
Created Date	8/13/2025		

#### Work Details

Specialist	Maintenance completed	Prepared By	Joseph Cruz
Comments to Customer	Cleaned fountain's float and nozzles. Cleaned fountain's lights and filter. Tested control panel components. All components are on and functioning correctly. Lights are working properly.		

#### Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park CDD Fountain 1	Inspected	

#### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park CDD Fountain 1	CHECK POWER CABLE	
Heritage Lake Park CDD Fountain 1	PANEL COMPONENT CHECK	
Heritage Lake Park CDD Fountain 1	LIGHTING INSPECTION (IF APPLICABLE)	
Heritage Lake Park CDD Fountain 1	FOUNTAIN FUNCTIONALITY	
Heritage Lake Park CDD Fountain 1		

**5Cii**





P.O. BOX 267 SEFFNER, FL 33583 - (877) 567-7761 - FAX (813) 757-6501 - SALES@LMPPRO.COM

## Maintenance Quality Inspection (MQI) NEW 8-2022

18413261955

Reference Number:

**20250902-18413261955**

Submitter Name:

**Christopher Berry | christopher.berry@lmppro.com**

Location:

Form Name:

**Maintenance Quality Inspection (MQI) NEW 8-2022**

Date Sent on Device:

**Sep 2, 2025 2:34:41 PM EDT**

## GENERAL INFORMATION

### Section 1

#### PROPERTY NAME

Heritage Lake Park CDD (Includes Irrigation Contract)

#### LOCATION

SARASOTA

#### Supervisor Email

sergio.rojas@lmppro.com

#### Branch Manager

christopher.berry@lmppro.com

#### Supervisor First Name

Sergio

#### Supervisor Last Name

Rojas

#### DATE OF INSPECTION

Sep 2, 2025

#### Next Inspection Date

Oct 2, 2025

## INSPECTION DETAILS

### Monthly Maintenance

#### 1 DETAILS

8

#### 1 DETAILS NOTES

Weeds in the concrete and beds are the only open issue.  
Trimming is tight and consistent throughout. A couple of areas need to be addressed especially along the wood lines.  
Mowing has had virtually zero issues or concerns noted with service.

#### 1 DETAILS PHOTOS



## **2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW**

10

### **2.1 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW NOTES**

No issues or concerns noted during mowing events. Good mowing height throughout, clean edge lines and clean walkways.

### **2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW PHOTOS**



## **3 SHRUB PRUNING**

10

### **3 SHRUB PRUNING NOTES**

Trimming in community is tight and no issues noted.

### **3 SHRUB PRUNING PHOTOS**



## **4 TREES/PALMS UP TO 15' TRIMMING**

4

### **4 TREES/PALMS UP TO 15' TRIMMING NOTES**

Some small hangers on boulevard and common areas that will be addressed during cold season.

## **5 OVERALL CLEANLINESS**

5

### **5 OVERALL CLEANLINESS NOTES**

Clean walkways and sidewalks.

## **6 TURF INSECT/DISEASE CONTROL**

5

### **6 TURF INSECT/DISEASE CONTROL NOTES**

No notable issues during inspection.

## **7 TURF WEED CONTROL – TURF AREAS**

3

**7 TURF WEED CONTROL – TURF AREAS NOTES**

Some areas have Bermuda dominated areas but overall good at. Augustine throughout.

**8 PLANT INSECT/DISEASE CONTROL**

5

**8 PLANT INSECT/DISEASE CONTROL NOTES**

No notable bug damage or sickness noted.

**9 WEED CONTROL – BED AREAS**

17

**9 WEED CONTROL – BED AREAS NOTES**

Ongoing issue due to heavy rains and saturation throughout beds. Will continue treatment while servicing community.

**9 WEED CONTROL – BED AREAS PHOTOS****10 TURF FERTILITY**

9

**10 TURF FERTILITY NOTES**

Great color throughout. Right side of clubhouse could use some tlc.

**11 PLANT FERTILITY**

10

**11 PLANT FERTILITY NOTES**

Great color and health.

**12 CARRYOVERS**

5

**Deductions**

9

**OVERALL MONTHLY MAINTENANCE SCORE 91%**

## Additional Services

**PALM PRUNING**

10

**PALM PRUNING NOTES**

Billable item and done during cold season.

**MULCHING**

10

**MULCHING NOTES**

Mulch in beds is still in great shape.

**WATER/IRRIGATION MANAGEMENT**

10

**WATER/IRRIGATION MANAGEMENT NOTES**

No leaks or running water during inspection.

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)**

10

**ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES**

Flower install scheduled for later this week.

**BEST VIEW OF THE MONTH**



**5Ciia**



## Proposal

**Proposal No.:** 355173

**Proposed Date:** 08/04/25

PROPERTY:	FOR:
Heritage Lake Park CDD Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Flower change out for the Front Bullnose. More flowers added to fill in bullnose beautifully.

Flowers to be removed and new flowers to be installed. Removal of flowers, bed prep, and install is included in estimate and scope of work. More flowers have been added to fill in space more evenly.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Flower changeout and install of fresh new flowers for August.</b>					
<b>Landscape Material</b>					<b>\$514.47</b>
Seasonal Annuals - 04"	120.00	04"	\$4.29	\$514.47	
				<b>Total:</b>	<b>\$514.47</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>

_____
<b>Printed Name (Owner/Property Manager)</b>

_____	_____
<b>Signature - Representative</b>	<b>Date</b>

**5Ciib**





## Proposal

**Proposal No.:** 361392

**Proposed Date:** 09/10/25

PROPERTY:	FOR:
Heritage Lake Park CDD - Irrigation Justin Faircloth 25614 Heritage Lake Blvd Punta Gorda, FL 33983	Pump Repairs

Pump repairs needed at pumps #1,2,6,7

1- Pressure switch replacement

2- Control box replacement

6- Pressure tank replacement

7- Pressure tank and control box replacement

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Pump #1</b>					
<b>Control Components</b>					<b>\$655.00</b>
GSG2 Heavy Duty 40 - 60 Pressure Switch	1.00	EA	\$185.00	\$185.00	
misc fittings	1.00	EA	\$195.00	\$195.00	
Technician service fee	1.00	EA	\$275.00	\$275.00	
<b>Pump #2</b>					
<b>Control Components</b>					<b>\$1,658.92</b>
3 HP Grundfos Standard Control Box 230v / 1PH	1.00	EA	\$1,183.92	\$1,183.92	
misc fittings	1.00	EA	\$200.00	\$200.00	
Technician service fee	1.00	EA	\$275.00	\$275.00	

**Pump #6**

<b>Control Components</b>				<b>\$3,234.32</b>
Challenger 85 Gal Pressure Tank	1.00	EA	\$2,359.32	\$2,359.32
misc fittings	1.00	EA	\$325.00	\$325.00
Technician service fee	2.00	EA	\$275.00	\$550.00

**Pump #7**

<b>Control Components</b>				<b>\$4,798.92</b>
Challenger 85 Gal Pressure Tank	1.00	EA	\$2,359.32	\$2,359.32
3 HP Grundfos Deluxe Control Box 230v / 1PH	1.00	EA	\$1,289.60	\$1,289.60
Technician service fee	3.00	EA	\$275.00	\$825.00
misc fittings	1.00	EA	\$325.00	\$325.00

**Total: \$10,347.16**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

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**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)** **Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative** **Date**

**5Ciic**

**Customer Name: Heritage Lake**

**Type of Inspection: Quarterly**

**Tech: Jalen**

**Inspection Date: 9.2.2025**

Well Location #		1	2	3	4	5	6	7
Well Location		Behind 2060 Willow Hammock Cir. Punta Gorda FL 33983	Near 25503 Heritage Lake Blvd. Punta Gorda FL 33983	25550 Heritage Lake Blvd. Punta Gorda FL 33983	2024 Royal Tern Cir. Punta Gorda FL 33983	2180 Heron Lake Dr. Punta Gorda FL 33983	2061 Willow Hammock Cir. Punta Gorda FL 33983	Near 2020 Willow Hammock Cir. Punta Gorda FL 33983
Power Voltage: Single Phase or Three Phase		230V 1 Phase	230V 1 Phase	230V 1 Phase	230V 1 Phase	208V 1 Phase	230V 1 Phase	230V 1 Phase
Pump & Motor Size		3 HP	3 HP	3 HP	3 HP	3 HP	3 HP	3 HP
Control Box/Magnetic Starter/Pump Start: Sizes Or Part Numbers		Standard Control Box	Standard Control Box	Standard Control Box	Standard Control Box	Grundfos SmartFlo 30 VFD	Standard Control Box	Standard Control Box
Motor Amperage	R	14.0	6.0	6.0	6.1	n/a	6.0	5.0
	Y	17.0	13.8	15.8	15.6	11.8	16.8	15.3
	B	8.0	11.1	13.2	13.1	n/a	12	14.2
Motor Resistance	BY	1.8	1.9	1.8	4.6	n/a	1.8	2.7
	RY	4.7	4.5	4.5	6.0	n/a	4.7	5.6
	BR	5.9	5.9	6.8	7.6	n/a	4.8	6.9
Running Voltage	Y R B	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pressure Tank Size & Exact Pressure Reading		85 Gallon; 35 psi	85 Gallon; 36 psi	85 Gallon; 30 psi	85 Gallon; 30 psi	N/A	85 Gallon; 0 psi	85 Gallon; 30 psi
Check Valve/ PVB/Double Check		None	Check Valve	None	None	PVB	None	None
VFD/Cycle Stop Valve/ Pressure Switch		H/D Pressure Switch	H/D Pressure Switch	H/D Pressure Switch	H/D Pressure Switch	VFD	H/D Pressure Switch	H/D Pressure Switch
Pipe Sizes above ground		2" PVC	2" PVC	2" PVC	2" PVC	2" PVC	2" PVC	2" PVC
Well Casing Size and Material		4" PVC	4" PVC	4" PVC	5" PVC	4" PVC	4" PVC	4" PVC
NOTES:		System is currently operational. <b>Recommend Replacing HD pressure switch</b>	System is working properly. Run capacitors starting to leak, <b>Recommend replacing control box</b>	System working properly.	System working properly.	System is working properly.	System is currently operational. <b>Tank needs to be replaced</b>	System is working properly. <b>But needs tank and control box</b>

# **Sixth Order of Business**

**6Ai**



1715 Monroe Street, 5<sup>th</sup> Floor  
Fort Myers, Florida 33901  
Phone: 239.332.5499  
Fax: 239.332.2955

[www.cphcorp.com](http://www.cphcorp.com)

August 29, 2025

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

**Subject: Heritage Lake Park Community Development District  
Bid Opening Ceremony – Meeting Minutes**

**Date:** August 29, 2025

**Time:** 12:00 PM

**Location:** 1715 Monroe Street, 5<sup>th</sup> Floor, Fort Myers, FL 33901

**Purpose:**

The purpose of the meeting was to conduct the scheduled public bid opening for the Heritage Lake Park CDD Repaving Project, as publicly advertised.

**Attendees:**

- Board Members: None present
- Members of the Public: None present
- CPH Project Manager: Bianca Miller

**Summary of Proceedings:**

The bid opening was scheduled to begin at 12:00 PM on August 29, 2025, as advertised in the public notice published on July 25, 2025 and August 22, 2025. The notice called for sealed proposals for the repaving of roadways within the Heritage Lake Park Community Development District.

At the time of the scheduled bid opening:

- **No bidders were present**
- **No sealed bids were received** prior to the deadline

As a result, no bids were opened or considered, and the meeting was concluded shortly thereafter.

Sincerely,  
Bianca Miller

**6B**



## Uniform Method Collection Agreement

This Uniform Method Collection Agreement is entered into this \_\_\_ day of \_\_\_ by and between the **Heritage Lake Park Community Development District**, a local unit of special-purpose government established by the Board of County Commissioners of Charlotte County, Florida **Ordinance Number 2004-040 and 2004-063** (the "**District**") and the **Charlotte County Tax Collector**, a constitutional officer of the State of Florida, (the "**Tax Collector**").

### WITNESSETH:

**WHEREAS**, the District is authorized to impose non-ad valorem special assessments (the "**Special Assessments**") and by Resolution 2025-04 and 2025-05, adopted August 4, 2025, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, (hereinafter referred to as the "**Uniform Collection Method**") as authorized by Sections 197.3632; and

**WHEREAS**, the Uniform Collection Method, with its enforcement provisions including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

**WHEREAS**, the Uniform Collection Method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector, which will produce positive economic benefits to Charlotte County and the District; and

**WHEREAS**, as the Uniform Collection Method will tend to eliminate confusion and to promote local government accountability; and

**WHEREAS**, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

**WHEREAS**, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District a non-ad valorem assessment roll to produce the annual tax notice; and

**WHEREAS**, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting the Special Assessments based on the actual costs of collection, whichever is greater.

**NOW, THEREFORE**, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

## **ARTICLE I**

**Section 1. Purpose.** The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain Special Assessments levied by the District to include compensation by the District to the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), Florida Statutes, and necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming that attend all of the collection and enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

## **ARTICLE II**

**Section 2. Term.** The term of this Agreement shall commence on October 1, 2024, and shall run through September 30, 2025 the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each, unless the parties hereto, prior to said date, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by the Tax Collector. However, the District shall inform the Tax Collector, as well as the Charlotte County Property Appraiser and the Florida Department of Revenue, by January 10, in any calendar year the District intends to discontinue using the Uniform Collection Method of collecting the Special Assessments referred to in this Agreement pursuant to Section 197.3632(6), Florida Statutes.

## **ARTICLE III**

**Section 3. Compliance with Laws and Regulations.** The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of Special Assessments by and through any ordinances promulgated by Charlotte County not inconsistent with, nor contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes by the Florida Department of Revenue.

## **ARTICLE IV**

**Section 4. Duties And Responsibilities Of The District.** The District agrees, covenants, and contracts to:

- a. Be solely responsible for imposing and levying valid Special Assessments.
- b. Indemnify and hold Tax Collector harmless from any and all claims, liability, loss, damage, expense, suite, judgments, counsel fees and/or cost relating to any imposition or levy by the District hereunder.

**c. Compensate Tax Collector on an annual basis during the term of this Agreement at a rate of 2% of the amount of special assessments collected and remitted or the actual costs of collection, whichever is greater, pursuant to Sections 197.3632(8)(c) and 192.091(2)(b), Florida Statutes.**

**d. Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable Special Assessments by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.**

**e. Pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes.**

**f. The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Florida Department of Revenue thereunder.**

**g. By September 15 of each calendar year, the Chairman of the Board of Supervisors of the District, or his or her designee, shall officially certify to the Tax Collector the final non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Florida Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. If the Tax Collector discovers errors or omissions on such roll, it may request that the District file a corrected roll or a correction of the amount of any assessment. The District shall inform the Tax Collector, as well as the Property Appraiser and the Florida Department of Revenue by January 10 if it intends to discontinue use of the Uniform Collection Method.**

**h. The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or their successor statutory provisions and all applicable rules promulgated by the Florida Department of Revenue and their successor rules; and**

**i. The District agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.**

## **ARTICLE V**

**Section 5. Duties of the Tax Collector.** The Tax Collector agrees, covenants, and contracts to the following terms:

**a. The Tax Collector or its designee shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and Special Assessments for the District, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Florida Department of Revenue, and in accordance with any specific ordinances or resolutions shall clearly state its intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent**

with, or contrary to, the provisions of Sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

**b.** The Tax Collector shall collect the Special Assessments of the District certified no later than September 15 of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and the format used by the Property Appraiser for the ad valorem rolls submitted to the Florida Department of Revenue and if free of errors or omissions.

**c.** The Tax Collector agrees to cooperate with the District in implementing the Uniform Collection Method for collecting and enforcing Special Assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified by the District by September 15 of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Florida Department of Revenue except as agreed by the parties.

**d.** If the Tax Collector discovers errors or omissions on such roll, it may request that the District file a corrected roll or a correction of the amount of any assessment and the District shall bear the costs of any such error or omission.

**e.** If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Florida Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated that could not be merged, upon timely billing by the Tax Collector.

## ARTICLE VI

### Section 6. Miscellaneous.

**a.** Any notices concerning the terms of this Agreement, or its implementation shall be furnished to:

**To the Tax Collector:**

Vickie L. Potts, CFC  
18500 Murdock Circle  
Port Charlotte, Florida 33948  
Phone: 941-743-1350  
Email: [taxcollector@charlottecountyfl.gov](mailto:taxcollector@charlottecountyfl.gov)

**To the District:** Heritage

Lake Park CDD  
11555 Heron Bay Blvd., Ste 201  
Coral Springs, FL 33076  
Phone: 954-603-0033  
Email: [Justin.Faircloth@Inframark.com](mailto:Justin.Faircloth@Inframark.com)

**b.** In the event any provision of this Agreement is found unlawful or otherwise unenforceable, all other provisions shall remain in full force and effect unless the parties agree to the contrary in writing.

**c.** This Agreement contains the full and complete agreement of the parties hereto and no amendments to this Agreement shall be of any force or effect unless they are agreed to separately in writing.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized offices, this Agreement to be executed as of the date written above.

**Witness:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_

**Charlotte County Tax Collector**

\_\_\_\_\_  
By: Vickie L. Potts, CFC

**Witness:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_

**Heritage Lake Park  
Community Development District**

\_\_\_\_\_  
By: \_\_\_\_\_  
Title/Position: \_\_\_\_\_

**6C**

## LOCAL GOVERNMENTAL ENTITY AUDIT REPORT SUBMITTAL CHECKLIST

Entity Name: Heritage Lake Park Community Development District

Entity Address: 11555 Heron Bay, Suite 201 Coral Springs, FL 33076

Entity Contact Person:

Name: Natasha Sowani

Title: Accounting and Finance Manager

Phone Number: (813) 873-7300

E-mail Address: natasha.sowani@inframark.com

CPA Firm Contact Person:

Name: Melissa Marlin

Title: Audit Director

Phone Number: (772) 461-6120

E-mail Address: mmarlin@btcf-cpas.com

Fiscal Year Audited: September 30, 2024

Date the auditor delivered the audit report to the entity: \_\_\_\_\_

Does the audit report include the following items required by Section 10.557(3), Rules of the Auditor General?

Required for municipalities, special districts, the county as a whole, and county agencies<sup>1</sup>

<u>Yes</u>	The financial statements described in Sections 10.556(3) and (4), Rules of the Auditor General, as applicable, together with related notes to financial statements?
<u>Yes</u>	Required supplementary information (RSI) such as the management's discussion and analysis (not required for county agencies), or the budgetary comparison schedule (required as RSI if not presented as part of the financial statements)?
<u>Yes</u>	The auditor's report on the financial statements?
<u>Yes</u>	The auditor's report on compliance and internal control?
<u>Yes</u>	The management letter <sup>2</sup> defined in Section 10.554(1)(i), Rules of the Auditor General?

<sup>1</sup> Pursuant to Section 218.39(2), Florida Statutes, an audit of the board of county commissioners is not required. However, if the county report includes an audit of the board of county commissioners, it should, pursuant to Section 10.554(1)(e), Rules of the Auditor General, include the items required by Section 10.557(3), Rules of the Auditor General.

<sup>2</sup> If required reporting information for a dependent special district is fulfilled by inclusion in the primary local government audit report, a statement to that effect should be made in the dependent special districts' audit reports, and vice versa.

<u>N/A</u>	The written statement of explanation or rebuttal, including corrective action to be taken, required by Section 10.558(2), Rules of the Auditor General?
<u>Yes</u>	The auditor's report based on an examination conducted in accordance with <i>AICPA Professional Standards</i> , prepared in accordance with AT-C Section 315, promulgated by the American Institute of Certified Public Accountants, regarding the compliance requirements referenced in Section 10.556(10), Rules of the Auditor General?

Required for municipalities, special districts, and the county as a whole

<u>N/A</u>	If applicable, any other auditor's reports, related financial information, and auditee-prepared documents required pursuant to Title 2 U.S. <i>Code of Federal Regulations</i> Part 200, <i>Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards</i> (Uniform Guidance); or other applicable Federal law?
<u>N/A</u>	Any auditor's reports and related financial information required pursuant to the <i>Florida Single Audit Act</i> (see Section 10.557(3)(e), Rules of the Auditor General)?
<u>N/A</u>	For any fiscal year in which funds related to the Deepwater Horizon oil spill are received or expended, a schedule of receipts and expenditures of such funds required by Section 10.557(3)(m), Rules of the Auditor General?
<u>N/A</u>	For any fiscal year in which funds related to the Deepwater Horizon oil spill are received or expended, a report that includes an opinion (or disclaimer of opinion) as to whether the schedule of receipts and expenditures of such funds required by Section 10.557(3)(m), Rules of the Auditor General, is presented fairly in all material respects in relation to the financial statements taken as a whole? The report must be prepared in accordance with AICPA Professional Standards, AU-C Section 725, promulgated by the American Institute of Certified Public Accountants (see Section 10.557(3)(f), Rules of the Auditor General)?

In addition to the above, have the following requirements been complied with:

<u>Yes</u>	Are all the above elements of the audit report included in a <b>single document</b> as required by Section 10.557(3), Rules of the Auditor General?
<u>Yes</u>	Are <b>one</b> paper copy and <b>one</b> electronic copy of the audit report being submitted as required by Section 10.558(4), Rules of the Auditor General?
<u>      </u>	Is the audit report being submitted within 45 days after receipt of the audit report from the auditor, but no later than <b>9 months</b> after the end of the fiscal year? <b>NOTE:</b> There is no provision in law authorizing an extension for filing the audit report.
<u>Yes</u>	Is the electronic copy named using all lower-case letters as follows: [fiscal year] [name of entity].pdf? Counties should include the word "county" in the entity name; however, it is not necessary for municipalities to include "city of," "town of," etc. in the file name. For example, the converted document for the 2023-24 fiscal year for Alachua County should be named "2024 alachua county.pdf", while the converted document for the 2023-24 fiscal year for the City of Alachua should be named "2023 alachua.pdf".
<u>N/A</u>	For entities that have adopted an impact fee by ordinance or resolution, was the affidavit referred to in Section 10.558(1), Rules of the Auditor General, submitted with the audit report if not submitted with the annual financial report?



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**N/A**

If the audit report is for a county or municipality, and a dependent special district was audited as part of the county or municipality audit, did the notes to financial statements clearly indicate that the special district had been included as part of the county or municipality reporting entity? **NOTE:** Pursuant to Section 218.39(3), Florida Statutes, an independent special district may not be audited as part of a county or municipality audit. When a dependent special district is audited as part of the county or municipality audit, the county or municipality notes to financial statements should clearly disclose that the special district is a component unit included within the county or municipality reporting entity.

**This checklist should accompany the audit report.** It is suggested that you retain a copy of the checklist for your files. Do not hesitate to contact us if assistance or clarification is needed regarding reporting requirements. Our contact information is as follows:

Auditor General  
Local Government Audits/251  
Claude Pepper Building, Room  
401 111 West Madison Street  
Tallahassee, FL 32399-1450  
Telephone: (850) 412-2892

E-mail Address: [flaudgen\\_localgovt@aud.state.fl.us](mailto:flaudgen_localgovt@aud.state.fl.us)  
Web Site Address: [FLAuditor.gov](http://FLAuditor.gov)

**Heritage Lake Park Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

# Heritage Lake Park Community Development District

## ANNUAL FINANCIAL REPORT

September 30, 2024

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# 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

## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Heritage Lake Park Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements 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, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management 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; and for 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.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors  
Heritage Lake Park Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Heritage Lake Park Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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 August 13, 2025 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 the effectiveness of the District's 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*

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

August 13, 2025

**Heritage Lake Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

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/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, 2024**

**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 long-term debt, 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, 2024.

- ◆ The District's total assets exceeded total liabilities by \$8,742,005 (net position). Unrestricted net position for Governmental Activities was \$1,808,553. Restricted net position for debt service was \$57,298. Net position – net investment in capital assets was \$6,876,154.
- ◆ Governmental activities revenues totaled \$1,388,085 while governmental activities expenses totaled \$1,065,543.



**Heritage Lake Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**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**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 1,825,809	\$ 1,668,397
Restricted assets	183,373	157,833
Capital assets	8,089,473	8,436,857
Total Assets	<u>10,098,655</u>	<u>10,263,087</u>
Current liabilities	131,650	538,624
Non-current liabilities	1,225,000	1,305,000
Total Liabilities	<u>1,356,650</u>	<u>1,843,624</u>
Net position-net investment in capital assets	6,876,154	7,144,265
Net position-restricted	57,298	30,627
Net position-unrestricted	<u>1,808,553</u>	<u>1,244,571</u>
Total Net Position	<u>\$ 8,742,005</u>	<u>\$ 8,419,463</u>

The increase in current assets is related to insurance recoveries receivable in the current year.

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

The decrease in current liabilities is related to the decrease in accrued expenses 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, 2024**

**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**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 935,471	\$ 1,318,434
General Revenues		
Miscellaneous revenues	376,497	25,677
Gain on sale of assets	-	1,108,184
Interest income	76,117	29,118
Total Revenues	<u>1,388,085</u>	<u>2,481,413</u>
Expenses		
General government	121,156	985,375
Physical environment	617,408	942,325
Culture/recreation	249,034	378,350
Interest and other charges	77,945	85,124
Total Expenses	<u>1,065,543</u>	<u>2,391,174</u>
Change in Net Position	322,542	90,239
Net Position - Beginning of Year	<u>8,419,463</u>	<u>8,329,224</u>
Net Position - End of Year	<u>\$ 8,742,005</u>	<u>\$ 8,419,463</u>

The decrease in charges for services is related to the decrease in special assessments in the current year.

The increase in miscellaneous revenues is primarily due to insurance recoveries in the current year.

The gain on sale of assets is related to the sale of land in the prior year.

The decrease in general government expenses was primarily attributable to closing costs and taxes related to the sale of land in the prior year.

The decrease in physical environment and culture/recreation is related to the decrease in hurricane related repairs in the current year.

**Heritage Lake Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**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, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Land and improvements	\$ 2,752,287	\$ 2,752,287
Infrastructure	9,095,092	9,095,092
Buildings and improvements	2,019,805	2,019,805
Equipment	149,797	132,884
Accumulated depreciation	<u>(5,927,508)</u>	<u>(5,563,211)</u>
Total Capital Assets, Net	<u>\$ 8,089,473</u>	<u>\$ 8,436,857</u>

Capital asset activity for the year consisted of depreciation, \$364,297, and additions to equipment, \$16,913.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less use of reserves, miscellaneous contingency costs, and capital outlay than anticipated.

The September 30, 2024 budget was amended for irrigation repair and maintenance expenditures that were higher than were originally anticipated.

**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, 2024 is \$1,305,000.

**Heritage Lake Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**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 2025.

**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, LLC, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

**Heritage Lake Park Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets:	
Cash and equivalents	\$ 1,452,137
Accounts receivable	329
Insurance recoveries receivable	352,915
Due from other governments	13,039
Prepaid expenses	7,389
Total Current Assets	<u>1,825,809</u>
Non-current Assets:	
Restricted assets:	
Investments	183,373
Capital assets, not being depreciated:	
Land and improvements	2,752,287
Capital assets, being depreciated:	
Infrastructure	9,095,092
Buildings and improvements	2,019,805
Equipment	149,797
Less: accumulated depreciation	<u>(5,927,508)</u>
Total Non-current Assets	<u>8,272,846</u>
Total Assets	<u>10,098,655</u>
<b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable and accrued expenses	20,656
Accrued interest	30,994
Bonds payable	80,000
Total Current Liabilities	<u>131,650</u>
Non-current Liabilities:	
Bonds payable	<u>1,225,000</u>
Total Liabilities	<u>1,356,650</u>
<b>NET POSITION</b>	
Net investment in capital assets	6,876,154
Restricted for debt service	57,298
Unrestricted	<u>1,808,553</u>
Total Net Position	<u>\$ 8,742,005</u>

*See accompanying notes to financial statements.*

**Heritage Lake Park Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenues Charges for Services</u></b>	<b><u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u></b>
Governmental Activities			
General government	\$ (121,156)	\$ 137,961	\$ 16,805
Physical environment	(617,408)	445,588	(171,820)
Culture/recreation	(249,034)	177,683	(71,351)
Interest and other charges	(77,945)	174,239	96,294
Total Governmental Activities	<u>\$ (1,065,543)</u>	<u>\$ 935,471</u>	<u>(130,072)</u>
<b>General revenues:</b>			
			376,497
Miscellaneous			76,117
Interest income			<u>452,614</u>
Total General Revenues			
			322,542
Change in Net Position			
			8,419,463
Net Position - October 1, 2023			
			<u>\$ 8,742,005</u>
Net Position - September 30, 2024			

*See accompanying notes to financial statements.*

**Heritage Lake Park Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	2005 Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 1,452,137	\$ -	\$ 1,452,137
Accounts receivable	329	-	329
Insurance recoveries receivable	352,915	-	352,915
Due from other governments	10,560	2,479	13,039
Due from other funds	5,879	-	5,879
Prepaid expenses	7,389	-	7,389
Restricted assets			
Investments	-	183,373	183,373
Total Assets	<u>\$ 1,829,209</u>	<u>\$ 185,852</u>	<u>\$ 2,015,061</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities			
Accounts payable and accrued expenses	\$ 20,656	\$ -	\$ 20,656
Due to other funds	-	5,879	5,879
Total Liabilities	<u>20,656</u>	<u>5,879</u>	<u>26,535</u>
Fund Balances			
Nonspendable - prepaid expenses	7,389	-	7,389
Restricted - debt service	-	179,973	179,973
Assigned - legal	3,792	-	3,792
Assigned - capital projects reserve	578,127	-	578,127
Assigned - operating reserve	152,233	-	152,233
Unassigned	1,067,012	-	1,067,012
Total Fund Balances	<u>1,808,553</u>	<u>179,973</u>	<u>1,988,526</u>
Total Liabilities and Fund Balances	<u>\$ 1,829,209</u>	<u>\$ 185,852</u>	<u>\$ 2,015,061</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, 2024**

Total Governmental Fund Balances	\$ 1,988,526
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, \$9,095,092, buildings, \$2,019,805, and equipment, \$149,797, net of accumulated depreciation, \$(5,927,508), used in governmental activities are not current financial resources and therefore, are not reported at the governmental fund level.	5,337,186
Long-term liabilities, such as bonds payable are not due and payable in the current period and; therefore, are not reported at the governmental fund level.	(1,305,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the governmental fund level.	<u>(30,994)</u>
Net Position of Governmental Activities	<u><u>\$ 8,742,005</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, 2024**

	General	2005 Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 761,232	\$ 174,239	\$ 935,471
Miscellaneous revenues	9,265	-	9,265
Interest income	66,467	9,650	76,117
Total Revenues	<u>836,964</u>	<u>183,889</u>	<u>1,020,853</u>
Expenditures			
Current			
General government	121,156	-	121,156
Physical environment	311,702	-	311,702
Culture and recreation	190,443	-	190,443
Capital outlay	16,913	-	16,913
Debt Service			
Principal	-	85,000	85,000
Interest	-	78,945	78,945
Other	-	1,019	1,019
Total Expenditures	<u>640,214</u>	<u>164,964</u>	<u>805,178</u>
Excess/(deficiency) of revenues over/(under) expenditures	196,750	18,925	215,675
Other Financing Sources/(Uses)			
Insurance proceeds	<u>367,232</u>	<u>-</u>	<u>367,232</u>
Net change in fund balances	563,982	18,925	582,907
Fund Balances - October 1, 2023	<u>1,244,571</u>	<u>161,048</u>	<u>1,405,619</u>
Fund Balances - September 30, 2024	<u><u>\$ 1,808,553</u></u>	<u><u>\$ 179,973</u></u>	<u><u>\$ 1,988,526</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, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 582,907
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, \$(364,297), in excess of capital outlay, \$16,913, in the current year.	(347,384)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	85,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>2,019</u>
Change in Net Position of Governmental Activities	<u><u>\$ 322,542</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, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 757,884	\$ 757,884	\$ 761,232	\$ 3,348
Miscellaneous revenues	11,500	11,500	9,265	(2,235)
Interest income	3,000	3,000	66,467	63,467
Total Revenues	<u>772,384</u>	<u>772,384</u>	<u>836,964</u>	<u>64,580</u>
Expenditures				
Current				
General government	140,287	147,868	121,156	26,712
Physical environment	390,232	477,585	311,702	165,883
Culture and recreation	193,464	191,162	190,443	719
Capital outlay	48,401	48,401	16,913	31,488
Total Expenditures	<u>772,384</u>	<u>865,016</u>	<u>640,214</u>	<u>224,802</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(92,632)	196,750	289,382
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>-</u>	<u>367,232</u>	<u>367,232</u>
Net change in fund balances	-	(92,632)	563,982	656,614
Fund Balances - October 1, 2023	<u>1,651,907</u>	<u>(1,151,938)</u>	<u>1,244,571</u>	<u>2,396,509</u>
Fund Balances - September 30, 2024	<u>\$ 1,651,907</u>	<u>\$ (1,244,570)</u>	<u>\$ 1,808,553</u>	<u>\$ 3,053,123</u>

*See accompanying notes to financial statements.*

**Heritage Lake Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**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, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. 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, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements**

**Governmental Funds**

The District classifies fund balance in accordance with 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, 2024**

**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, 2024**

**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 special assessment 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 capital assets, and non-current governmental liabilities, such as long-term debt, 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, 2024**

**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	20-30 years
Buildings and improvements	20-40 years
Equipment	5-15 years

**Heritage Lake Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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 a public hearing 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, \$1,988,526, differs from “net position” of governmental activities, \$8,742,005, 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 at the fund level. 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	9,095,092
Buildings and improvements	2,019,805
Equipment	149,797
Accumulated depreciation	<u>(5,927,508)</u>
Total	<u>\$ 8,089,473</u>

**Heritage Lake Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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 level liabilities. Long-term liabilities are reported in the Statement of Net Position.

Bonds payable	\$ <u>(1,305,000)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to the accrued interest on bonds.

Accrued interest	\$ <u>(30,994)</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, \$582,907, differs from the "change in net position" for governmental activities, \$322,542, 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 at the fund level. 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	\$ (364,297)
Capital outlay	<u>16,913</u>
Total	<u>\$ (347,384)</u>

**Heritage Lake Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**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 at the fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	<u>\$ 85,000</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 at the fund level.

Net change in accrued interest payable	<u>\$ 2,019</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, 2024, the District's bank balance was \$1,459,634 and the carrying value was \$1,451,337. 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.

**Investments**

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturity	Fair Value
First American Government Obligations Fund	31 days*	<u>\$ 183,373</u>

\*Maturity is a weighted average maturity.

**Heritage Lake Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (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 investments in First American Government Obligations Fund are Level 1 assets.

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, 2024, the District's investment in the First American Government Obligations 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 Obligations 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, 2024 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, 2024**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in October 2023. 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, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities</u>				
Capital Assets, Not Being Depreciated				
Land and improvements	\$ 2,752,287	\$ -	\$ -	\$ 2,752,287
Capital Assets, Being Depreciated				
Infrastructure	9,095,092	-	-	9,095,092
Buildings and improvements	2,019,805	-	-	2,019,805
Equipment	132,884	16,913	-	149,797
Total Capital Assets, Being Depreciated	11,247,781	16,913	-	11,264,694
Less: accumulated depreciation	(5,563,211)	(364,297)	-	(5,927,508)
Total Capital Assets, Being Depreciated, Net	5,684,570	(347,384)	-	5,337,186
Governmental Activities Capital Assets	<u>\$ 8,436,857</u>	<u>\$ (347,384)</u>	<u>\$ -</u>	<u>\$ 8,089,473</u>

Depreciation of \$364,297 was allocated to physical environment, \$305,706, and culture and recreation, \$58,591, in the current year.

**Heritage Lake Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**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, 2024:

Long-term debt at October 1, 2023	\$ 1,310,000
Principal payments	<u>(85,000)</u>
Long-term debt at September 30, 2024	<u>\$ 1,305,000</u>

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.

\$ 1,305,000

The annual requirements of principal and interest for the bonds payable is as follows at September 30, 2024:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 80,000	\$ 74,385	\$ 154,385
2026	85,000	69,825	154,825
2027	85,000	64,980	149,980
2028	90,000	60,135	150,135
2029	100,000	55,005	155,005
2030-2034	585,000	183,540	768,540
2035-2036	<u>280,000</u>	<u>24,225</u>	<u>304,225</u>
Totals	<u>\$ 1,305,000</u>	<u>\$ 532,095</u>	<u>\$ 1,837,095</u>

**Heritage Lake Park Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**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	\$ 92,086
Reserve Requirement	\$ 91,681

**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. Settled claims from these risks did not exceed commercial insurance coverage in the past three years.





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## **INDEPENDENT AUDITORS' 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, as listed in the table of contents, of Heritage Lake Park Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 13, 2025.

### **Report on 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 (internal control) as a basis for designing 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.

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 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 or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Heritage Lake Park Community Development District

### **Report on 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

August 13, 2025



# 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, 2024, and have issued our report thereon dated August 13, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 Reports and Schedule

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 that report, which is dated August 13, 2025, 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 made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

To the Board of Supervisors  
Heritage Lake Park Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires 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 the Heritage Lake Park Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the 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.

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.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Heritage Lake Park Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 2
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 10
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$44,336
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$328,432
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

To the Board of Supervisors  
Heritage Lake Park Community Development District

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 757,884	\$ 761,232	\$ 3,348
Interest income	3,000	66,467	63,467
Miscellaneous revenues	11,500	9,265	(2,235)
Total Revenues	<u>772,384</u>	<u>836,964</u>	<u>64,580</u>
<b>Expenditures</b>			
Current			
General government	140,287	121,156	19,131
Physical environment	390,232	311,702	78,530
Culture/recreation	193,464	190,443	3,021
Capital outlay	48,401	16,913	31,488
Total Expenditures	<u>772,384</u>	<u>640,214</u>	<u>132,170</u>
Excess of revenues over/(under) expenditures	-	196,750	196,750
Other Financing Sources/(Uses)			
Insurance proceeds	<u>-</u>	<u>367,232</u>	<u>367,232</u>
Net changes in fund balance	-	563,982	563,982
Fund Balances - October 1, 2023	<u>1,651,907</u>	<u>1,244,571</u>	<u>(407,336)</u>
Fund Balances - September 30, 2024	<u>\$ 1,651,907</u>	<u>\$ 1,808,553</u>	<u>\$ 156,646</u>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Heritage Lake Park Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$508 - \$1,650, and Debt Service, \$422 - \$465.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$916,857.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2005, \$1,305,000 maturing May 2036.



To the Board of Supervisors  
Heritage Lake Park Community Development District

**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 fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which 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

August 13, 2025



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

Certified Public Accountants PL

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Suite 200  
Fort Pierce, Florida 34950

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FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' 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, 2024. 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, 2024.

*Berger Toombs Elam  
Gaines & Frank*

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

August 13, 2025

**6D.**



RESOLUTION 2025-06

**A BUDGET AMENDMENT AMENDING THE HERITAGE LAKE  
PARK COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND  
BUDGET FOR FISCAL YEAR 2025**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Heritage Lake Park Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

**WHEREAS**, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 15th day of September, 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

**Heritage Lake Park  
Community Development District**

By: \_\_\_\_\_  
James G. DeFilippo, Chairperson

Attest:

By: \_\_\_\_\_  
Justin Faircloth, Secretary

**Proposed Budget Amendment**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 25,000	\$ -	\$ 25,000	\$ 74,764	\$ 49,764
Recreational Activity Fees	8,000	-	8,000	4,180	(3,820)
Interest - Tax Collector	-	-	-	1,358	1,358
Special Assmnts- Tax Collector	789,458	-	789,458	789,499	41
Special Assmnts- Discounts	(31,578)	-	(31,578)	(27,624)	3,954
Settlements	-	-	-	19,211	19,211
Other Miscellaneous Revenues	500	-	500	4,350	3,850
Gate Bar Code/Remotes	3,000	-	3,000	2,776	(224)
<b>TOTAL REVENUES</b>	<b>794,380</b>	<b>-</b>	<b>794,380</b>	<b>868,514</b>	<b>74,134</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	-	12,000	9,000	3,000
FICA Taxes	918	-	918	689	229
ProfServ-Dissemination Agent	1,268	-	1,268	-	1,268
ProfServ-Engineering	4,000	-	4,000	21,820	(17,820)
ProfServ-Legal Services	24,844	-	24,844	12,132	12,712
ProfServ-Mgmt Consulting	66,084	-	66,084	55,070	11,014
ProfServ-Trustee Fees	4,771	-	4,771	5,171	(400)
ProfServ-Web Site Maintenance	1,439	-	1,439	1,199	240
Auditing Services	3,900	-	3,900	-	3,900
Contract-Website Hosting	-	-	-	776	(776)
Postage and Freight	600	-	600	436	164
Insurance - General Liability	12,980	-	12,980	12,627	353
Printing and Binding	50	-	50	-	50
Legal Advertising	2,000	-	2,000	366	1,634
Misc-Bank Charges	100	-	100	215	(115)
Misc-Assessment Collection Cost	15,789	-	15,789	15,238	551
Payroll Services	-	-	-	409	(409)
Website Expense	-	-	-	160	(160)
Office Supplies	100	-	100	-	100
Annual District Filing Fee	175	-	175	175	-
<b>Total Administration</b>	<b>151,018</b>	<b>-</b>	<b>151,018</b>	<b>135,483</b>	<b>15,535</b>

**Proposed Budget Amendment**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>					
ProfServ-Field Management	6,448	-	6,448	5,373	1,075
ProfServ-Mgmt Consulting	5,000	-	5,000	-	5,000
ProfServ-Wetlands	11,000	-	11,000	9,167	1,833
Contracts-Landscape	85,360	-	85,360	72,745	12,615
Contracts-Buffer Wall	4,370	-	4,370	-	4,370
R&M-General	9,600	-	9,600	7,326	2,274
R&M-Irrigation	12,000	33,000	45,000	55,519	(10,519)
R&M-Lake	5,000	15,000	20,000	19,266	734
R&M-Mulch	7,200	-	7,200	16,770	(9,570)
R&M-Sidewalks	3,000	-	3,000	6,748	(3,748)
R&M-Stormwater System	-	25,000	25,000	24,675	325
R&M-Trees and Trimming	5,995	5,000	10,995	16,602	(5,607)
R&M-Lights	4,000	-	4,000	-	4,000
R&M-Wall	8,000	-	8,000	2,243	5,757
Misc-Contingency	28,580	-	28,580	2,222	26,358
Cap Outlay - Mailboxes	-	50,000	50,000	49,581	419
<b>Total Field</b>	<b>195,553</b>	<b>128,000</b>	<b>323,553</b>	<b>288,237</b>	<b>35,316</b>
<b><u>Utilities</u></b>					
Communication - Telephone	900	-	900	1,588	(688)
Electricity - General	6,000	-	6,000	5,126	874
Internet Services	3,400	-	3,400	1,117	2,283
<b>Total Utilities</b>	<b>10,300</b>	<b>-</b>	<b>10,300</b>	<b>7,831</b>	<b>2,469</b>
<b><u>Gatehouse</u></b>					
Towing Services	250	-	250	-	250
Contracts-Gates	1,080	-	1,080	-	1,080
Contracts-Security System	68,000	-	68,000	52,024	15,976
Electricity - General	3,000	-	3,000	1,392	1,608
R&M-Buildings	500	-	500	-	500
R&M-Gate	3,000	-	3,000	2,430	570
Misc-Contingency	5,000	-	5,000	5,389	(389)
<b>Total Gatehouse</b>	<b>80,830</b>	<b>-</b>	<b>80,830</b>	<b>61,235</b>	<b>19,595</b>
<b><u>Clubhouse and Recreation</u></b>					
Payroll-Salaries	26,000	-	26,000	19,960	6,040
Payroll-Maintenance	24,440	-	24,440	17,736	6,704
Payroll Taxes	3,859	-	3,859	2,884	975

**Proposed Budget Amendment**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Workers' Compensation	1,778	-	1,778	565	1,213
Fire Alarm Monitoring	600	-	600	600	-
Contracts-Fountain	700	-	700	525	175
Contracts-Security Camera	550	-	550	-	550
Contracts-Pools	15,374	-	15,374	4,550	10,824
Contracts-HVAC	1,968	-	1,968	-	1,968
Contracts-Pest Control	1,800	-	1,800	-	1,800
Contracts-Security System	10,781	-	10,781	8,823	1,958
Pest Control - Bldg/Gnds	1,620	-	1,620	1,999	(379)
Electricity - General	18,564	-	18,564	15,789	2,775
Utility - Refuse Removal	3,292	-	3,292	2,975	317
Utility - Water & Sewer	6,500	-	6,500	8,749	(2,249)
Insurance - Property	26,011	-	26,011	23,970	2,041
R&M-General	4,000	-	4,000	5,424	(1,424)
R&M-Fountain	500	-	500	375	125
R&M-Pools	8,694	-	8,694	5,040	3,654
R&M-Tennis Courts	6,000	-	6,000	4,476	1,524
R&M-Fitness Equipment	2,800	-	2,800	1,535	1,265
R&M-Fitness Center	2,000	-	2,000	1,100	900
R&M-Emergency & Disaster Relief	-	-	-	225	(225)
R&M-Security Cameras	1,000	-	1,000	541	459
R&M-Backflow Inspection	154	-	154	214	(60)
Fire Ext Inspection & Repairs	500	-	500	481	19
R&M-Fire Alarm	500	-	500	-	500
Fire Alarm Inspection	200	-	200	306	(106)
R&M-Fire Sprinklers	500	-	500	-	500
R&M - Computer/Internet	5,000	-	5,000	1,172	3,828
Misc-Cable TV Expenses	1,286	-	1,286	2,351	(1,065)
Misc-Clubhouse Activities	4,800	-	4,800	6,802	(2,002)
Misc-Contingency	10,000	-	10,000	4,133	5,867
Office Supplies	3,000	-	3,000	4,101	(1,101)
Cleaning Supplies	2,599	-	2,599	695	1,904
Cleaning Services	500	-	500	-	500
Cap Outlay - Other	43,760	-	43,760	40,059	3,701
<b>Total Clubhouse and Recreation</b>	<b>241,630</b>	<b>-</b>	<b>241,630</b>	<b>188,155</b>	<b>53,475</b>

**Proposed Budget Amendment**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Reserves</u></b>					
Cap Outlay - Other	-	22,000	22,000	21,913	87
Reserves - Irrigation System	15,000	-	15,000	-	15,000
Reserve - Roadways	32,394	-	32,394	-	32,394
Reserve-Stormwater System	29,220	-	29,220	-	29,220
Reserve - Tennis Court	10,000	-	10,000	-	10,000
Reserves - Wall	28,435	-	28,435	-	28,435
<b>Total Reserves</b>	<b>115,049</b>	<b>22,000</b>	<b>137,049</b>	<b>21,913</b>	<b>115,136</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>794,380</b>	<b>150,000</b>	<b>944,380</b>	<b>702,854</b>	<b>241,526</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	(150,000)	(150,000)	165,660	315,660
Net change in fund balance	-	(150,000)	(150,000)	165,660	315,660
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,808,553</b>	<b>-</b>	<b>1,808,553</b>	<b>1,808,553</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,808,553</b>	<b>\$ (150,000)</b>	<b>\$ 1,658,553</b>	<b>\$ 1,974,213</b>	<b>\$ 315,660</b>

## **Seventh Order of Business**

**7A**

**MINUTES OF MEETING & BUDGET PUBLIC HEARING  
HERITAGE LAKE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Budget Public Hearing of the Board of Supervisors of the Heritage Lake Park Community Development District was held Monday, August 4, 2025 at 10:00 a.m. at the Heritage Lake Park Clubhouse, located at 25635 Heritage Lake Boulevard, Punta Gorda, Florida 33983.

Present and constituting a quorum were:

James DeFilippo	Chairperson
Greg Krauss	Vice Chairperson
Robert Delagi	Assistant Secretary ( <i>Remotely</i> )
Niles Waring	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Sandra Demarco	District Manager: Inframark
Albert Lopez	District Engineer ( <i>Remotely</i> )
Linda Ross	Office Manager
Sergio Rojas	LMP
Various Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

<p>On MOTION by Mr. Krauss, seconded by Mr. DeFilippo, with all in favor, Mr. Delagi was authorized to attend and vote at this meeting remotely. (4-0)</p>
--



**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Approval of Agenda**

- Mr. Faircloth noted he sent an email to the Board regarding the rental agreement and volunteer waiver, to be added as item 8.C.iii.1.

On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all in favor, the agenda was approved, as amended. (5-0)

**FOURTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There being no audience comments, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Continued Public Hearing to Adopt Fiscal Year 2026 Budget**

**A. Fiscal Year 2026 Budget Discussion**

- Mr. Faircloth reviewed the Fiscal Year 2026 budget with the Board.
- Mr. Faircloth commented on the Fiscal Year 2026 Budget and noted the issues as identified and discussed at the June meeting.
- Mr. Faircloth answered questions regarding the financials from the June meeting and noted all concerns previously raised by Mr. Krauss had been addressed and the budget corrected.

**B. Open Public Hearing for Public Comments**

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, the Public Hearing for adoption of the Fiscal Year 2026 Budget was opened. (4-0)

**C. Resident Comments**

There being no resident comments, the next item followed.

**D. Close Public Hearing for Public Comments**

On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all in favor, the Public Hearing for adoption of the Fiscal Year 2026 Budget was closed. (4-0)

**E. Resolution 2025-04, Adopting the Fiscal Year 2026 Budget**

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, the Annual Appropriation Resolution of the District Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, was adopted. (4-0)

**F. Resolution 2025-05, Levying Assessments**

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, Resolution 2025-05, A Resolution of the District Making a Determination of Benefit; Imposing Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendment to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted (4-0)

**SIXTH ORDER OF BUSINESS****Consent Agenda****A. Minutes of the June 2, 2025 Regular Meeting****B. Acceptance of the Financial Report****i. May 2025****ii. June 2025****C. Ratification of Items Approved Under Resolution 2024-04****i. Quote #00013045 from SOLitude Lake Management for Fountain Lights Repair****ii. Invoice #335279 from LMP for Removal of Ganoderma Infected Palm Behind Gatehouse****iii. LMP Proposal 344963****iv. LMP Proposal 352123**

- Mr. Krauss inquired about the \$21,913 expenditure under *Cap Outlay – Other*, and Mr. Faircloth noted he would investigate, as he believes it should have gone to *Reserves – Stormwater System*, as it was the stormwater system structure repair by Kavalo completed earlier in the year.
- Mr. Faircloth noted that LMP Proposal 344743 was sent to the Board and should have been included under the Consent Agenda.
- Mr. DeFilippo thanked Mr. Krauss for his efforts to ensure the financials were correct.

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, the Consent Agenda was approved, as amended. (4-0)

**SEVENTH ORDER OF BUSINESS****Audit Committee Selection Process****A. Appointment of Committee Members**

- Mr. Faircloth explained the Audit RFP Process.

On MOTION by Mr. Krauss, seconded by Mr. DeFilippo, with all in favor, the Board was authorized to serve as the Auditor Selection Committee. (4-0)

**B. Establishment of RFP Evaluation Criteria****C. Authorization to Proceed with RFP**

On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in favor, staff was authorized to proceed and set the Auditor Selection Committee Meeting for the October 6, 2025 Regular Meeting. (4-0)

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney's Report**

There being no report, the next item followed.

**B. Engineer's Report****i. Stormwater Inspection Memo**

- Mr. Lopez discussed the report with the Board. Mr. Faircloth asked for clarification on the location of the structures, and Mr. Lopez noted he would have the memo updated.

On MOTION by Mr. DeFilippo, seconded by Mr. Delagi, with all in favor, completion of any additional stormwater system repairs in an amount not to exceed \$10,000 was approved. (5-0)

- Mr. Faircloth will obtain a proposal from Copeland Southern Enterprises, Inc., as requested by the Board.
- Mr. DeFilippo inquired about the roadway RFP, and Mr. Faircloth noted it had been advertised and staff awaits proposals to be received. Discussion on the roads ensued.

**C. District Manager****i. SOLitude Service Reports**

- The Board requested staff obtain proposals from SOLitude for littoral plantings to be completed on Lakes B & C.

**ii. Delivery of Future Financial Statements**

- Mr. Faircloth inquired whether the Board would like to begin receiving financials via email on the 20th of each month instead of having them included in the agenda packages going forward. The Board requested that no changes be made to the delivery of the financials, and that they should remain in the agenda packages.

**iii. Update on Follow-Up Actions****1. Reserve Study Update****2. Envera Contract Update****3. Rental Agreement & Volunteer Waiver**

- Mr. Faircloth reviewed follow-up items with the Board. Mr. Faircloth updated the Board on the Reserve Study Contract, and also efforts to obtain a final contract with Envera.
- Mr. Faircloth noted that the attorney confirmed no public hearing was required on the rental agreement and volunteer waiver items. Mr. Faircloth noted the rules permit a situation in which the facility is allowed to be used for certain events to residents at no charge, and the question arose whether a Certificate of Insurance is necessary. The Board was in agreement the requirement for a Certificate of Insurance would only be necessary if the facility is rented.
- Mr. Faircloth inquired about payments to KAST Pools, and noted that invoices are being held currently until the credit request is worked out. Mr. Faircloth inquired whether repair bills should be held as well. The Board was in agreement to pay repair bills, but directed staff continue to hold the monthly service fees until the credit matter is resolved. Mr. DeFilippo noted he would follow up with KAST Pools regarding the credit.
- Mr. Faircloth noted Zoom would not be renewed if the District is satisfied with using TEAMS for remote meeting attendance.
- Mr. Faircloth commented on open LMP items, reminded the Board of their ethics training requirements that need to be completed, and introduced Ms. Sandra Demarco who would be taking the lead going forward with the District.

**NINTH ORDER OF BUSINESS****Business Items****A. Grande Aire Renewal Increase Request**

- Mr. Faircloth explained the contract had already auto renewed, however, the vendor is requesting a small increase. The Board was in agreement to pay the increase.

**TENTH ORDER OF BUSINESS****Supervisor Requests**

- Mr. Waring commented on LMP items and the mailbox installation project.

On MOTION by Mr. DeFilippo, seconded by Mr. Waring, with all in favor, the meeting shall be extended by 30 minutes. (4-0)

- Mr. Delagi commented on the rules.
- Mr. Krauss thanked Mr. Waring for all of his efforts on the mailbox installation project.

**ELEVENTH ORDER OF BUSINESS****Chairperson's Comment**

- Mr. DeFilippo thanked the Board for all of their work, and everyone in the community who has provided assistance on District items as well.

**TWELFTH ORDER OF BUSINESS****Audience Comments**

- Residents thanked Inframark for their service to the community, and thanked the Board for all of their efforts for the community.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. DeFilippo, seconded by Mr. Krauss, with all in favor, the meeting was adjourned at 12:09 p.m. (5-0)

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James DeFilippo  
Chairperson

**7B.**

**Heritage Lake Park  
Community Development District**

*Financial Report*

*July 31, 2025*



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**Heritage Lake Park  
Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2025**

**Balance Sheet**  
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 1,296,963	\$ -	\$ 1,296,963
Cash On Hand/Petty Cash	800	-	800
Due From Other Gov'tl Units	24	-	24
Investments:			
Money Market Account	709,570	-	709,570
Prepayment Account	-	1,159	1,159
Reserve Fund	-	91,708	91,708
Revenue Fund	-	105,923	105,923
<b>TOTAL ASSETS</b>	<b>\$ 2,007,357</b>	<b>\$ 198,790</b>	<b>\$ 2,206,147</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 24,594	\$ -	\$ 24,594
Accrued Expenses	8,344	-	8,344
Due to Other	185	-	185
Sales Tax Payable	21	-	21
<b>TOTAL LIABILITIES</b>	<b>33,144</b>	<b>-</b>	<b>33,144</b>
<b><u>FUND BALANCES</u></b>			
<b>Restricted for:</b>			
Debt Service	-	198,790	198,790
<b>Assigned to:</b>			
Operating Reserves	152,233	-	152,233
Reserves - Capital Projects	76,536	-	76,536
Reserves - Irrigation System	30,000	-	30,000
Reserves - Legal	3,792	-	3,792
Reserves - Roadways	317,962	-	317,962
Reserves - Stormwater System	133,629	-	133,629
Reserves - Tennis Courts	20,000	-	20,000
<b>Unassigned:</b>	1,240,061	-	1,240,061
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,974,213</b>	<b>\$ 198,790</b>	<b>\$ 2,173,003</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,007,357</b>	<b>\$ 198,790</b>	<b>\$ 2,206,147</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 25,000	\$ 74,764	299.06%	\$ 7,325
Recreational Activity Fees	8,000	4,180	52.25%	-
Interest - Tax Collector	-	1,358	0.00%	126
Special Assmnts- Tax Collector	789,458	789,499	100.01%	6,600
Special Assmnts- Discounts	(31,578)	(27,624)	87.48%	198
Settlements	-	19,211	0.00%	-
Other Miscellaneous Revenues	500	4,350	870.00%	-
Gate Bar Code/Remotes	3,000	2,776	92.53%	169
<b>TOTAL REVENUES</b>	<b>794,380</b>	<b>868,514</b>	<b>109.33%</b>	<b>14,418</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	9,000	75.00%	-
FICA Taxes	918	689	75.05%	-
ProfServ-Dissemination Agent	1,268	-	0.00%	-
ProfServ-Engineering	4,000	21,820	545.50%	7,857
ProfServ-Legal Services	24,844	12,132	48.83%	564
ProfServ-Mgmt Consulting	66,084	55,070	83.33%	5,507
ProfServ-Trustee Fees	4,771	5,171	108.38%	-
ProfServ-Web Site Maintenance	1,439	1,199	83.32%	120
Auditing Services	3,900	-	0.00%	-
Contract-Website Hosting	-	776	0.00%	-
Postage and Freight	600	436	72.67%	-
Insurance - General Liability	12,980	12,627	97.28%	-
Printing and Binding	50	-	0.00%	-
Legal Advertising	2,000	366	18.30%	-
Misc-Bank Charges	100	215	215.00%	18
Misc-Assessment Collection Cost	15,789	15,238	96.51%	136
Payroll Services	-	409	0.00%	42
Website Expense	-	160	0.00%	-
Office Supplies	100	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>151,018</b>	<b>135,483</b>	<b>89.71%</b>	<b>14,244</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>Field</u></b>				
ProfServ-Field Management	6,448	5,373	83.33%	537
ProfServ-Mgmt Consulting	5,000	-	0.00%	-
ProfServ-Wetlands	11,000	9,167	83.34%	917
Contracts-Landscape	85,360	72,745	85.22%	7,296
Contracts-Buffer Wall	4,370	-	0.00%	-
R&M-General	9,600	7,326	76.31%	3,004
R&M-Irrigation	12,000	55,519	462.66%	1,914
R&M-Lake	5,000	19,266	385.32%	9,775
R&M-Mulch	7,200	16,770	232.92%	-
R&M-Sidewalks	3,000	6,748	224.93%	-
R&M-Stormwater System	-	24,675	0.00%	-
R&M-Trees and Trimming	5,995	16,602	276.93%	609
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	2,243	28.04%	2,243
Misc-Contingency	28,580	2,222	7.77%	2,147
Cap Outlay - Mailboxes	-	49,581	0.00%	-
<b>Total Field</b>	<b>195,553</b>	<b>288,237</b>	<b>147.40%</b>	<b>28,442</b>
<b><u>Utilities</u></b>				
Communication - Telephone	900	1,588	176.44%	192
Electricity - General	6,000	5,126	85.43%	317
Internet Services	3,400	1,117	32.85%	30
<b>Total Utilities</b>	<b>10,300</b>	<b>7,831</b>	<b>76.03%</b>	<b>539</b>
<b><u>Gatehouse</u></b>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	-	0.00%	-
Contracts-Security System	68,000	52,024	76.51%	5,465
Electricity - General	3,000	1,392	46.40%	169
R&M-Buildings	500	-	0.00%	-
R&M-Gate	3,000	2,430	81.00%	-
Misc-Contingency	5,000	5,389	107.78%	-
<b>Total Gatehouse</b>	<b>80,830</b>	<b>61,235</b>	<b>75.76%</b>	<b>5,634</b>
<b><u>Clubhouse and Recreation</u></b>				
Payroll-Salaries	26,000	19,960	76.77%	1,860
Payroll-Maintenance	24,440	17,736	72.57%	2,678
Payroll Taxes	3,859	2,884	74.73%	347

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
Workers' Compensation	1,778	565	31.78%	-
Fire Alarm Monitoring	600	600	100.00%	150
Contracts-Fountain	700	525	75.00%	-
Contracts-Security Camera	550	-	0.00%	-
Contracts-Pools	15,374	4,550	29.60%	-
Contracts-HVAC	1,968	-	0.00%	-
Contracts-Pest Control	1,800	-	0.00%	-
Contracts-Security System	10,781	8,823	81.84%	898
Pest Control - Bldg/Gnds	1,620	1,999	123.40%	800
Electricity - General	18,564	15,789	85.05%	1,472
Utility - Refuse Removal	3,292	2,975	90.37%	293
Utility - Water & Sewer	6,500	8,749	134.60%	670
Insurance - Property	26,011	23,970	92.15%	-
R&M-General	4,000	5,424	135.60%	123
R&M-Fountain	500	375	75.00%	-
R&M-Pools	8,694	5,040	57.97%	315
R&M-Tennis Courts	6,000	4,476	74.60%	1,482
R&M-Fitness Equipment	2,800	1,535	54.82%	325
R&M-Fitness Center	2,000	1,100	55.00%	-
R&M-Emergency & Disaster Relief	-	225	0.00%	-
R&M-Security Cameras	1,000	541	54.10%	-
R&M-Backflow Inspection	154	214	138.96%	-
Fire Ext Inspection & Repairs	500	481	96.20%	481
R&M-Fire Alarm	500	-	0.00%	-
Fire Alarm Inspection	200	306	153.00%	-
R&M-Fire Sprinklers	500	-	0.00%	-
R&M - Computer/Internet	5,000	1,172	23.44%	-
Misc-Cable TV Expenses	1,286	2,351	182.81%	199
Misc-Clubhouse Activities	4,800	6,802	141.71%	16
Misc-Contingency	10,000	4,133	41.33%	-
Office Supplies	3,000	4,101	136.70%	524
Cleaning Supplies	2,599	695	26.74%	-
Cleaning Services	500	-	0.00%	-
Cap Outlay - Other	43,760	40,059	91.54%	724
<b>Total Clubhouse and Recreation</b>	<b>241,630</b>	<b>188,155</b>	<b>77.87%</b>	<b>13,357</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>Reserves</u></b>				
Cap Outlay - Other	-	21,913	0.00%	-
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	-	0.00%	-
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
<b>Total Reserves</b>	<u>115,049</u>	<u>21,913</u>	<u>19.05%</u>	<u>-</u>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>794,380</b>	<b>702,854</b>	<b>88.48%</b>	<b>62,216</b>
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>165,660</u>	<u>0.00%</u>	<u>(47,798)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 165,660</u>	<u>0.00%</u>	<u>\$ (47,798)</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,808,553</b>	<b>1,808,553</b>		
<b>FUND BALANCE, ENDING</b>	<b><u>\$ 1,808,553</u></b>	<b><u>\$ 1,974,213</u></b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,000	\$ 6,761	676.10%	\$ 631
Interest - Tax Collector	-	313	0.00%	28
Special Assmnts- Tax Collector	180,800	180,809	100.00%	1,690
Special Assmnts- Discounts	(7,232)	(6,332)	87.56%	51
<b>TOTAL REVENUES</b>	<b>174,568</b>	<b>181,551</b>	<b>104.00%</b>	<b>2,400</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	3,616	3,490	96.52%	35
<b>Total Administration</b>	<b>3,616</b>	<b>3,490</b>	<b>96.52%</b>	<b>35</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	80,000	100.00%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	74,385	74,243	99.81%	-
<b>Total Debt Service</b>	<b>154,385</b>	<b>159,243</b>	<b>103.15%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>158,001</b>	<b>162,733</b>	<b>102.99%</b>	<b>35</b>
Excess (deficiency) of revenues Over (under) expenditures	16,567	18,818	n/a	2,365
Net change in fund balance	\$ 16,567	\$ 18,818	n/a	\$ 2,365
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>179,972</b>	<b>179,972</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 196,539</b>	<b>\$ 198,790</b>		

**Heritage Lake Park  
Community Development District**

**Supporting Schedules**

**July 31, 2025**



**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2025**

						ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Interest	Gross Amount Received	General Fund	Series 2005 Debt Service Fund
Assessments Levied					\$ 970,262	\$ 789,462	\$ 180,800
Allocation %					100%	81%	19%
<b>Real Estate Installment</b>							
11/07/24	\$ 11,180	\$ 636	\$ 228	\$ -	\$ 12,044	\$ 9,540	\$ 2,505
04/24/25	14,512	218	296	-	15,026	11,912	3,114
<b>Real Estate Current</b>							
11/14/24	5,850	249	119	-	6,218	4,950	1,267
11/21/24	9,749	415	199	-	10,363	8,251	2,112
12/05/24	84,082	3,575	1,716	-	89,373	70,955	18,418
12/12/24	193,620	8,232	3,951	-	205,804	177,416	28,387
12/19/24	349,960	14,880	7,142	-	371,982	297,592	74,390
01/09/25	98,055	3,866	2,001	-	103,923	82,506	21,417
02/06/25	33,878	790	691	-	35,360	28,052	7,308
03/07/25	20,149	208	411	-	20,768	16,501	4,267
04/10/25	44,938	-	917	-	45,855	38,885	6,970
05/08/25	10,442	(250)	213	-	10,405	8,251	2,154
<b>Real Estate Current/Installment</b>							
11/27/24	32,843	1,386	670	-	34,900	28,089	6,811
<b>Quarterly Interest</b>							
01/16/25	1,281	-	-	(1,281)	-	-	-
04/17/25	236	-	-	(236)	-	-	-
07/17/25	154	-	-	(154)	-	-	-
<b>Real Estate Delinquent</b>							
07/10/25	8,368	(249)	171	-	8,290	6,600	1,690
<b>TOTAL</b>	<b>\$ 919,296</b>	<b>\$ 33,956</b>	<b>\$ 18,727</b>	<b>\$ (1,671)</b>	<b>\$ 970,308</b>	<b>\$ 789,499</b>	<b>\$ 180,809</b>

% COLLECTED

100.00%

100.00%

100.01%

**Cash and Investment Balances**  
**July 31, 2025**

<u>ACCOUNT NAME</u>	<u>ACCOUNT TYPE</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Public Funds	Checking	Synovus	0.00%	\$ 2,168
Government Interest	Checking	Valley National Bank	4.33%	1,294,795
			<b>Subtotal</b>	<b>\$1,296,963</b>
Cash On Hand/Petty Cash				800
Public Funds	Money Market	BankUnited	4.06%	709,570
<b>DEBT SERVICE FUND</b>				
Series 2005 Prepayment Account		U.S. Bank	3.92%	1,159
Series 2005 Reserve Fund		U.S. Bank	3.92%	91,708
Series 2005 Revenue Fund		U.S. Bank	3.92%	105,923
			<b>Subtotal</b>	<b>\$ 198,789 (1)</b>
			<b>Total</b>	<b><u><u>\$2,206,122</u></u></b>

Note 1 - Invested in U.S. Bank First American Government Obligation Fund

# Bank Account Statement

Heritage Lake Park CDD

**Bank Account No.** 9900  
**Statement No.** 07-25

**Statement Date** 07/31/2025

<b>G/L Account No. 101002 Balance</b>	2,168.07	<b>Statement Balance</b>	2,168.07
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	2,168.07	<b>Subtotal</b>	2,168.07
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	2,168.07	<b>Ending Balance</b>	2,168.07

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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# Bank Account Statement

Heritage Lake Park CDD

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Friday, August 22, 2025  
Page 1  
SINGUANZO2

**Bank Account No.** 2415  
**Statement No.** 07-25

**Statement Date** 07/31/2025

<b>G/L Account No. 101003 Balance</b>	1,294,794.97	<b>Statement Balance</b>	1,335,216.87
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	1,294,794.97	<b>Subtotal</b>	1,335,216.87
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-40,421.90
<b>Ending G/L Balance</b>	1,294,794.97	<b>Ending Balance</b>	1,294,794.97

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
07/23/2025	Payment	100115	TOWNSEND GLASS LLC	Inv: 10079			-18,076.20
07/23/2025	Payment	100114	CPH	Inv: 167614			-6,100.00
07/28/2025	Payment	100118	PEST ELIMINATORS, INC	Inv: 30515			-800.00
07/28/2025	Payment	100120	SUNSHINE ACE HARDWARE, INC.	Inv: 126207/9			-75.10
07/31/2025	Payment	883	LINDA ROSS	Payment of Invoice 010076			-59.53
07/31/2025	Payment	100122	PERSSON, COHEN & MOONEY, P.A.	Inv: 6147			-564.30
07/31/2025	Payment	100123	SOLITUDE LAKE MANAGEMENT	Inv: PSI182877, Inv: PSI183071			-916.70
07/31/2025	Payment	100125	LANDSCAPE MAINT PROFESSIONALS INC	Inv: 336236			-609.37
07/31/2025	Payment	100126	TROWBRIDGE ENERGY GROUP INC	Inv: TEGHLP103			-2,120.00
07/31/2025	Payment	100127	H & Y FENCE	Inv: 30181			-1,121.62
07/31/2025	Payment	100128	INFRAMARK LLC	Inv: 152968			-6,172.58
07/31/2025	Payment	100129	MOULTON HOMES & CONSTRUCTION LLC	Inv: 1107			-2,968.00
07/31/2025	Payment	100124	CPH	Inv: 168303			-838.50
<b>Total Outstanding Checks</b>							-40,421.90

## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100108</b>							
001	07/02/25	INFRAMARK LLC	150765	JUNE 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,507.00
001	07/02/25	INFRAMARK LLC	150765	JUNE 2025 MGMT SVCS	ProfServ-Field Management	531016-53901	\$537.33
001	07/02/25	INFRAMARK LLC	150765	JUNE 2025 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$119.92
001	07/02/25	INFRAMARK LLC	150765	JUNE 2025 MGMT SVCS	Misc-Contingency	549900-57212	\$8.33
<b>Check Total</b>							<b>\$6,172.58</b>
<b>CHECK # 100109</b>							
001	07/02/25	PERSSON, COHEN & MOONEY, P.A.	6039	MAY 2025 GEN MATTERS	ProfServ-Legal Services	531023-51401	\$2,984.85
<b>Check Total</b>							<b>\$2,984.85</b>
<b>CHECK # 100110</b>							
001	07/08/25	US MAIL SUPPLY INC	61320	FINAL PAYMENT MAILBOXES	Misc-Contingency	549900-53901	\$24,154.50
<b>Check Total</b>							<b>\$24,154.50</b>
<b>CHECK # 100111</b>							
001	07/08/25	MOULTON HOMES & CONSTRUCTION LLC 1100		BAL DUE MAILBOX INSTALL	Misc-Contingency	549900-53901	\$1,272.00
<b>Check Total</b>							<b>\$1,272.00</b>
<b>CHECK # 100112</b>							
001	07/08/25	WENZEL ELECTRICAL SERVICES INC	258486	QTRLY MONITORING JULY-SEPT 2025	Fire Alarm Monitoring	531082-57212	\$150.00
<b>Check Total</b>							<b>\$150.00</b>
<b>CHECK # 100113</b>							
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 338256		JUNE 2025 LANDSCAPE MAINT/NOV-MAY VARIANCE	Contracts-Landscape	534050-53901	\$6,265.83
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 338256		JUNE 2025 LANDSCAPE MAINT/NOV-MAY VARIANCE	Contracts-Landscape	534050-53901	\$1,279.81
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 338270		JUNE 2025 IRRIG MAINT	Contracts-Landscape	534050-53901	\$1,030.00
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 338270		JUNE 2025 IRRIG MAINT	Contracts-Landscape	534050-53901	\$210.00
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 339525		IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$600.92
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 344413		JULY 2025 IRRIG MAINT	Contracts-Landscape	534050-53901	\$1,030.00
001	07/15/25	LANDSCAPE MAINT PROFESSIONALS INC 344401		JULY 2025 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$6,265.83
<b>Check Total</b>							<b>\$16,682.39</b>
<b>CHECK # 100114</b>							
001	07/23/25	CPH	167614	THRU 5/16/25 FEES	ProfServ-Engineering	531013-51501	\$6,100.00
<b>Check Total</b>							<b>\$6,100.00</b>
<b>CHECK # 100115</b>							
001	07/23/25	TOWNSEND GLASS LLC	10079	FITNESS CENTER & CLUBHOUSE ENTRY DOORS	Cap Outlay - Other	564002-57212	\$18,076.20
<b>Check Total</b>							<b>\$18,076.20</b>
<b>CHECK # 100116</b>							
001	07/23/25	ENVERA SYSTEMS	754027	MAY 2025	Contracts-Security System	534145-53901	\$5,777.71
001	07/23/25	ENVERA SYSTEMS	754027	MAY 2025	Contracts-Security System	534145-57212	\$948.11
001	07/23/25	ENVERA SYSTEMS	754027	MAY 2025	Contracts-Security System	534145-57212	<b>(\$237.79)</b>
<b>Check Total</b>							<b>\$6,488.03</b>

## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

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<b>CHECK # 100117</b>							
001	07/28/25	H & Y FENCE	DPINV101283	50% DEPOSIT GATE INSTALL	R&M-Wall	546165-53901	\$1,121.63
<b>Check Total</b>							<b>\$1,121.63</b>
<b>CHECK # 100118</b>							
001	07/28/25	PEST ELIMINATORS, INC	30515	RODENT/WILDLIFE	Pest Control - Bldg/Gnds	534355-57212	\$800.00
<b>Check Total</b>							<b>\$800.00</b>
<b>CHECK # 100119</b>							
001	07/28/25	FITNESS SERVICES OF FLORIDA, INC	29961	QTRLY PREVENTIVE MAINT	R&M-Fitness Equipment	546115-57212	\$325.00
<b>Check Total</b>							<b>\$325.00</b>
<b>CHECK # 100120</b>							
001	07/28/25	SUNSHINE ACE HARDWARE, INC.	126207/9	LED BULBS/CUT KEY/BOLT SNAP	R&M-General	546001-57212	\$41.99
001	07/28/25	SUNSHINE ACE HARDWARE, INC.	126207/9	LED BULBS/CUT KEY/BOLT SNAP	R&M-General	546001-57212	\$25.13
001	07/28/25	SUNSHINE ACE HARDWARE, INC.	126207/9	LED BULBS/CUT KEY/BOLT SNAP	R&M-General	546001-53901	\$7.98
<b>Check Total</b>							<b>\$75.10</b>
<b>CHECK # 100121</b>							
001	07/28/25	LANDSCAPE MAINT PROFESSIONALS INC	340329	IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$781.15
001	07/28/25	LANDSCAPE MAINT PROFESSIONALS INC	335279	GANODERMA INFECTED REMOVAL @ GATEHOUSE	Misc-Contingency	549900-53901	\$2,146.75
<b>Check Total</b>							<b>\$2,927.90</b>
<b>CHECK # 100122</b>							
001	07/31/25	PERSSON, COHEN & MOONEY, P.A.	6147	JUNE 2025 SVCS	ProfServ-Legal Services	531023-51401	\$564.30
<b>Check Total</b>							<b>\$564.30</b>
<b>CHECK # 100123</b>							
001	07/31/25	SOLITUDE LAKE MANAGEMENT	PSI182877	JULY 2025 LAKE MAINT	ProfServ-Wetlands	531048-53901	\$504.70
001	07/31/25	SOLITUDE LAKE MANAGEMENT	PSI183071	JULY 2025 WETLANDS MAINT	ProfServ-Wetlands	531048-53901	\$412.00
<b>Check Total</b>							<b>\$916.70</b>
<b>CHECK # 100124</b>							
001	07/31/25	CPH	168303	JUNE 2025 SVCS	ProfServ-Engineering	531013-51501	\$838.50
<b>Check Total</b>							<b>\$838.50</b>
<b>CHECK # 100125</b>							
001	07/31/25	LANDSCAPE MAINT PROFESSIONALS INC	336236	COCOPLUM INSTALL PUMP STATION	R&M-Trees and Trimming	546099-53901	\$609.37
<b>Check Total</b>							<b>\$609.37</b>
<b>CHECK # 100126</b>							
001	07/31/25	TROWBRIDGE ENERGY GROUP INC	TEGHLP103	TENNIS/PICKLEBALL SURGE SUPPRESSION/FOUNTAIN TIMER CLOCK	R&M-Tennis Courts	546097-57212	\$987.50
001	07/31/25	TROWBRIDGE ENERGY GROUP INC	TEGHLP103	TENNIS/PICKLEBALL SURGE SUPPRESSION/FOUNTAIN TIMER CLOCK	R&M-Fountain	546032-53901	\$1,132.50
<b>Check Total</b>							<b>\$2,120.00</b>
<b>CHECK # 100127</b>							
001	07/31/25	H & Y FENCE	30181	FINAL PYMT FENCE INSTALL	R&M-Wall	546165-53901	\$1,121.62
<b>Check Total</b>							<b>\$1,121.62</b>
<b>CHECK # 100128</b>							
001	07/31/25	INFRAMARK LLC	152968	JULY 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,507.00
001	07/31/25	INFRAMARK LLC	152968	JULY 2025 MGMT SVCS	ProfServ-Field Management	531016-53901	\$537.33

## HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	07/31/25	INFRAMARK LLC	152968	JULY 2025 MGMT SVCS	Office Supplies	551002-57212	\$8.33
001	07/31/25	INFRAMARK LLC	152968	JULY 2025 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$119.92
<b>Check Total</b>							<b>\$6,172.58</b>
<b>CHECK # 100129</b>							
001	07/31/25	MOULTON HOMES & CONSTRUCTION LLC 1107		FINAL PYMT MAILBOXES INSTALL	R&M-General	546001-53901	\$2,968.00
<b>Check Total</b>							<b>\$2,968.00</b>
<b>CHECK # 300032</b>							
001	07/11/25	CHARLOTTE COUNTY UTILITIES	061925-1310	BILL PRD 5/16-6/17/25	Utility - Water & Sewer	543021-57212	\$87.40
<b>Check Total</b>							<b>\$87.40</b>
<b>CHECK # 300033</b>							
001	07/11/25	CHARLOTTE COUNTY UTILITIES	061925-5125	BILL PRD 5/16-6/17/25	Utility - Water & Sewer	543021-57212	\$1,941.41
<b>Check Total</b>							<b>\$1,941.41</b>
<b>CHECK # 300034</b>							
001	07/14/25	COMCAST - ACH	062325-3872	SVCS 7/6-8/5/25	Misc-Cable TV Expenses	549039-57212	\$49.89
001	07/14/25	COMCAST - ACH	062325-3872	SVCS 7/6-8/5/25	Internet Services	549031-53903	\$23.91
001	07/14/25	COMCAST - ACH	062325-3872	SVCS 7/6-8/5/25	Communication - Telephone	541003-53903	\$30.15
<b>Check Total</b>							<b>\$103.95</b>
<b>CHECK # 300035</b>							
001	07/25/25	VALLEY NATIONAL BANK - ACH	063025-5466 ACH	JUNE 2025 PURCHASES	R&M-General	546001-57212	\$55.56
001	07/25/25	VALLEY NATIONAL BANK - ACH	063025-5466 ACH	JUNE 2025 PURCHASES	R&M-Tennis Courts	546097-57212	\$494.76
001	07/25/25	VALLEY NATIONAL BANK - ACH	063025-5466 ACH	JUNE 2025 PURCHASES	Office Supplies	551002-57212	\$516.16
<b>Check Total</b>							<b>\$1,066.48</b>
<b>CHECK # 300036</b>							
001	07/28/25	COMCAST - ACH	070625-2663	BILL PRD 7/19-8/18/25	Misc-Cable TV Expenses	549039-57212	\$199.06
001	07/28/25	COMCAST - ACH	070625-2663	BILL PRD 7/19-8/18/25	Internet Services	549031-53903	\$30.16
001	07/28/25	COMCAST - ACH	070625-2663	BILL PRD 7/19-8/18/25	Communication - Telephone	541003-53903	\$192.26
<b>Check Total</b>							<b>\$421.48</b>
<b>CHECK # 300037</b>							
001	07/28/25	WASTE MANAGEMENT INC OF FLORIDA	0063013-0336-5	JULY 2025 SVCS	Utility - Refuse Removal	543020-57212	\$292.52
<b>Check Total</b>							<b>\$292.52</b>
<b>CHECK # 300038</b>							
001	07/22/25	FPL SUMMARY BILLING	71125 ACH	SVC PER 6/11-7/11/25	Electricity - General	543006-53903	\$436.72
001	07/22/25	FPL SUMMARY BILLING	71125 ACH	SVC PER 6/11-7/11/25	Electricity - General	543006-53904	\$148.76
001	07/22/25	FPL SUMMARY BILLING	71125 ACH	SVC PER 6/11-7/11/25	Electricity - General	543006-57212	\$1,472.13
<b>Check Total</b>							<b>\$2,057.61</b>
<b>CHECK # 878</b>							
001	07/01/25	LINDA ROSS	053125-	MAY 2025	R&M-General	546001-57212	\$82.17
001	07/01/25	LINDA ROSS	053125-	MAY 2025	Misc-Clubhouse Activities	549120-57212	\$11.00
001	07/01/25	LINDA ROSS	053125-	MAY 2025	Misc-Clubhouse Activities	549120-57212	\$102.46
001	07/01/25	LINDA ROSS	053125-	MAY 2025	Misc-Clubhouse Activities	549120-57212	\$20.63
001	07/01/25	LINDA ROSS	053125-	MAY 2025	R&M-General	546001-57212	\$52.95

**Check Total** **\$269.21**

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 880</b>							
001	07/15/25	HERITAGE LAKE PARK HOA	07142025-2415 #1	DONALD J. CRONIN CLOSING	Accounts Payable - Other	202900	\$770.00
<b>Check Total</b>							<b>\$770.00</b>
<b>CHECK # 881</b>							
001	07/15/25	HERITAGE LAKE PARK HOA	07142025-2415 #2	VANESSA NICOLE BAROLAK CLOSING	Accounts Payable - Other	202900	\$742.78
<b>Check Total</b>							<b>\$742.78</b>
<b>CHECK # 883</b>							
001	07/31/25	LINDA ROSS	063025	PETTY CASH REPLENISHMENT	R&M-General	546001-53901	\$28.28
001	07/31/25	LINDA ROSS	063025	PETTY CASH REPLENISHMENT	Misc-Clubhouse Activities	549120-57212	\$16.25
001	07/31/25	LINDA ROSS	063025	PETTY CASH REPLENISHMENT	Gate Bar Code/Remotes	369940	\$15.00
<b>Check Total</b>							<b>\$59.53</b>
<b>Fund Total</b>							<b>\$110,453.62</b>

**SERIES 2005 DEBT SERVICE FUND - 202**

<b>CHECK # 882</b>							
202	07/25/25	HERITAGE LAKE PARK- C/O US BANK N.A	07232025-2415	TRSF TAX COLLECTIONS 2024-25	Cash with Fiscal Agent	103000	\$1,733.39
<b>Check Total</b>							<b>\$1,733.39</b>
<b>Fund Total</b>							<b>\$1,733.39</b>

**Total Checks Paid \$112,187.01**