



Heritage Park
Community Development District

Adopted Budget
FY 2022



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Heritage Park
Community Development District
Adopted Budget FY 2022
General Fund

| Description | Adopted Budget FY 2021 | Actual thru 6/30/21 | Projected Next 3 Months | Total Projected 09/30/21 | Adopted Budget FY 2022 |
|---------------------------------------|------------------------------|---------------------------|-------------------------------|--------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments Tax Roll | \$255,225 | \$256,152 | \$0 | \$256,152 | \$255,225 |
| Interest Income | \$25 | \$5 | \$0 | \$5 | \$25 |
| Carry Forward Surplus ⁽¹⁾ | \$32,447 | \$24,018 | \$0 | \$24,018 | \$33,431 |
| Total Revenues | \$287,697 | \$280,175 | \$0 | \$280,175 | \$288,681 |
| Expenditures | | | | | |
| <i>Administrative</i> | | | | | |
| Supervisors Fees | \$6,000 | \$5,000 | \$2,000 | \$7,000 | \$6,000 |
| FICA Expense | \$459 | \$306 | \$153 | \$459 | \$459 |
| Engineer | \$7,500 | \$6,606 | \$894 | \$7,500 | \$7,500 |
| Arbitrage Rebate | \$450 | \$450 | \$0 | \$450 | \$450 |
| Dissemination Agreement | \$1,000 | \$850 | \$250 | \$1,100 | \$1,000 |
| District Counsel | \$16,000 | \$10,351 | \$5,649 | \$16,000 | \$16,000 |
| Financial Advisory Services | \$7,500 | \$7,500 | \$0 | \$7,500 | \$7,500 |
| Auditing Services | \$3,400 | \$3,100 | \$0 | \$3,100 | \$3,200 |
| Trustee Fees | \$4,500 | \$4,445 | \$0 | \$4,445 | \$4,500 |
| Management Fees | \$52,635 | \$39,476 | \$13,159 | \$52,635 | \$52,635 |
| Information Technology | \$1,100 | \$722 | \$225 | \$947 | \$1,200 |
| Website Maintenance | \$1,100 | \$722 | \$225 | \$947 | \$1,200 |
| Telephone | \$200 | \$144 | \$86 | \$230 | \$250 |
| Postage | \$750 | \$283 | \$142 | \$425 | \$750 |
| Printing and Binding | \$1,000 | \$443 | \$157 | \$600 | \$1,000 |
| Insurance | \$7,250 | \$6,894 | \$0 | \$6,894 | \$7,600 |
| Legal Advertising | \$1,200 | \$637 | \$563 | \$1,200 | \$1,350 |
| Other Current Charges | \$1,000 | \$494 | \$156 | \$650 | \$1,000 |
| Office Supplies | \$500 | \$84 | \$41 | \$125 | \$500 |
| Dues, Licenses, Subscriptions | \$175 | \$175 | \$0 | \$175 | \$175 |
| Administrative Expenses | \$113,719 | \$88,681 | \$23,700 | \$112,381 | \$114,269 |
| <i>Operations & Maintenance</i> | | | | | |
| Field Operations | \$10,300 | \$7,725 | \$2,575 | \$10,300 | \$10,609 |
| Property Insurance | \$600 | \$646 | \$0 | \$646 | \$725 |
| Landscape Maintenance | \$36,738 | \$27,553 | \$9,184 | \$36,738 | \$36,738 |
| Landscape Contingency | \$6,000 | \$0 | \$2,000 | \$2,000 | \$6,000 |
| Irrigation Repairs | \$1,000 | \$0 | \$250 | \$250 | \$1,000 |
| Lake Maintenance | \$23,340 | \$17,505 | \$5,835 | \$23,340 | \$23,340 |
| Lake Contingency | \$7,000 | \$7,457 | \$0 | \$7,457 | \$7,000 |
| Utility Service | \$17,000 | \$11,464 | \$4,036 | \$15,500 | \$17,000 |
| Street Lights | \$40,000 | \$27,472 | \$9,210 | \$36,682 | \$40,000 |
| Common Area Maintenance | \$12,000 | \$201 | \$0 | \$201 | \$12,000 |
| Contingency | \$5,000 | \$0 | \$1,250 | \$1,250 | \$5,000 |
| Operating Reserve | \$15,000 | \$0 | \$0 | \$0 | \$15,000 |
| O&M Expenses | \$173,978 | \$100,023 | \$34,340 | \$134,364 | \$174,412 |
| Total Expenditures | \$287,697 | \$188,704 | \$58,041 | \$246,745 | \$288,681 |
| Excess Revenues/(Expenditures) | \$0 | \$91,471 | (\$58,041) | \$33,431 | (\$0) |

(1) Less 1st Quarter Operating Funds

| | |
|-------------------------|-----------------|
| Total Net Assessments | \$255,225 |
| Collection Cost (6%) | <u>\$16,291</u> |
| Total Gross Assessments | \$271,516 |

**Heritage Park
Community Development District
O&M Assessments**

| <u>LAND USE TYPE</u> | <u>PARCEL</u> | <u>UNITS/LOTS</u> | <u>EAU FACTOR</u> | <u>TOTAL EAU</u> | <u>% OF EAU</u> | <u>BUDGET</u> | <u>FY2021 PER UNIT ASSESSMENTS</u> | <u>FY2022 PER UNIT ASSESSMENTS</u> |
|----------------------|---------------|-------------------|-------------------|------------------|-----------------|---------------|--|--|
| Multi Family | F | 148 | 0.50 | 74.00 | 10.10% | \$27,411 | \$185 | \$185 |
| Single Family 53' | A | 116 | 1.00 | 116.00 | 15.83% | \$42,968 | \$370 | \$370 |
| Single Family 53' | E-1 | 89 | 1.00 | 89.00 | 12.14% | \$32,967 | \$370 | \$370 |
| Single Family 63' | C | 166 | 1.20 | 199.20 | 27.18% | \$73,787 | \$445 | \$445 |
| Single Family 63' | E-2 | 56 | 1.20 | 67.20 | 9.17% | \$24,892 | \$445 | \$445 |
| Single Family 75' | D-1 | 86 | 1.40 | 120.40 | 16.43% | \$44,598 | \$519 | \$519 |
| Single Family 85' | D-2 | <u>42</u> | 1.60 | <u>67.20</u> | <u>9.17%</u> | \$24,892 | \$593 | \$593 |
| | | 703 | | 733.00 | 100.00% | | | |

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

REVENUES:

ASSESSMENTS TAX ROLL

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

INTEREST INCOME

The District will invest surplus funds with US Bank.

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES

The Florida Statutes allows each Board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 6 meetings.

FICA EXPENSE

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

ENGINEER

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District has contracted Prosser Inc. for these services.

ARBITRAGE REBATE

The District had contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2013 Special Assessment Refunding Bonds.

DISSEMINATION AGREEMENT

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services, LLC for this service.

DISTRICT COUNSEL

The District's attorney will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing contracts, agreements, resolutions, etc. The District has contracted with Hopping, Green & Sams for these services.

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

FINANCIAL ADVISORY SERVICES

The District's financial advisor will provide services including, but not limited to responding to bondholder questions, prepayment analysis, long-term pay-offs, and true-up analysis. This also includes service to bill and collect assessments for annual debt service and operating expenses via direct invoicing or by maintaining the assessment roll and annually levy a Non-Ad Valorem assessment

AUDITING SERVICES

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

TRUSTEE FEES

The District issued Series 2013 Special Assessment Refunding Bonds that are deposited with a Trustee at US Bank.

MANAGEMENT FEES

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

INFORMATION TECHNOLOGY

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

WEBSITE MAINTENANCE

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

TELEPHONE

Telephone and fax machine.

POSTAGE

Mailing of Board meeting agenda's, checks for vendors, and any other required correspondence.

PRINTING AND BINDING

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

INSURANCE

The District's general liability, public officials' liability and property insurance coverages are provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LEGAL ADVERTISING

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

OTHER CURRENT CHARGES

Bank charges and any other miscellaneous charges that the District may incur.

OFFICE SUPPLIES

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

DUES, LICENSE, SUBSCRIPTIONS

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

OPERATIONS & MAINTENANCE:

FIELD OPERATIONS

Provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

PROPERTY INSURANCE

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

LANDSCAPE MAINTENANCE

The District will incur expenditures to maintain the rights-of-way, median strips, and recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs. The District has contracted with Yellowstone Landscape.

| Description | Monthly | Annually |
|--------------------|----------|------------------|
| Landscape Contract | \$ 3,061 | \$ 36,738 |
| TOTAL | | \$ 36,738 |

LANDSCAPE CONTINGENCY

Funding for additional landscaping improvements outside of the contract with the landscape vendor.

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LAKE MAINTENANCE

The District has contracted with Future Horizons Inc. to maintain 18 lakes within the district.

| Description | Monthly | Annually |
|-------------------------|---------|-----------------|
| Aquatic Plant Treatment | \$1,945 | \$23,340 |
| TOTAL | | \$23,340 |

LAKE CONTINGENCY

Funding for additional lake improvements outside of the contract with the lake vendor.

| Description | Annually |
|---------------------|----------------|
| Grass Carp Stocking | \$3,000 |
| Contingency | \$4,000 |
| TOTAL | \$7,000 |

UTILITY SERVICE

Projected cost of electric accounts the District maintains with Florida Power & Light for service to the 18 lake fountains at the following locations: Lakes # 100-1800

| Description | Monthly | Annually |
|-----------------------------------|---------|-----------------|
| 223 Wooded Crossing Cir #Fountain | \$60 | \$720 |
| 1007 Arbor Trails CT #Fountain | \$100 | \$1,200 |
| 217 Pine Arbor Cir #Fountain | \$60 | \$720 |
| 807 Oak Arbor Cir #Pond | \$60 | \$720 |
| 224 Hefferon Dr #Pond | \$60 | \$720 |
| 297 Hefferon Dr # Fountain | \$225 | \$2,700 |
| 1310 Wild Pine Dr # Fountain | \$60 | \$720 |
| 522 Cedar Arbor Ct. Pond 1700 | \$50 | \$600 |
| 615 Arbor Park Ct #Pump | \$50 | \$600 |
| 700 E Red House Branch Rd #Pump | \$100 | \$1,200 |
| 1514 E. Red House Branch Rd. | \$50 | \$600 |
| 1533 E. Red House Branch Rd. | \$50 | \$600 |
| 215 Hefferon Dr. | \$50 | \$600 |
| 318 Wooded Crossing Circle | \$50 | \$600 |
| 339 Hefferon Dr. | \$50 | \$600 |
| 360 Wooded Crossing Circle #Pump | \$50 | \$600 |
| 452 Wooded Crossing Circle #Pump | \$50 | \$600 |
| 602 E Red HouseBranch Rd | \$50 | \$600 |
| 150 Pine Arbor Circle #Pump | \$50 | \$600 |
| 252 Hefferon Drive #Pump | \$50 | \$600 |
| Contingency | | \$1,100 |
| TOTAL | | \$17,000 |

**HERITAGE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

STREET LIGHTS

The District has the following account with Florida Power & Light for the streetlights throughout the community.

| Description | Monthly | Annually |
|-----------------------------------|----------------|------------------|
| 1000 Woodland Rd - Streetlighting | \$ 3,100 | \$ 37,200 |
| Contingency | | \$ 2,800 |
| TOTAL | | \$ 40,000 |

COMMON AREA MAINTENANCE

Services render in the field from non-specified vendors as selected by the District.

OPERATING RESERVE

General reserves for ongoing operations.

Heritage Park
Community Development District
Adopted Budget FY 2022
Capital Reserves Fund

| Description | Adopted Budget FY 2021 | Actual thru 06/30/21 | Projected Next 3 Months | Total Projected 09/30/21 | Adopted Budget FY 2022 |
|---------------------------------------|------------------------------|----------------------------|-------------------------------|--------------------------------|------------------------------|
| Revenues: | | | | | |
| Interest | \$0 | \$128 | \$22 | \$150 | \$100 |
| Carry Forward Surplus | \$122,539 | \$138,574 | \$0 | \$138,574 | \$113,724 |
| Total Revenues | \$122,539 | \$138,702 | \$22 | \$138,724 | \$113,824 |
| Expenditures: | | | | | |
| Capital Outlay | \$0 | \$0 | \$25,000 | \$25,000 | \$0 |
| Total Expenditures | \$0 | \$0 | \$25,000 | \$25,000 | \$0 |
| Excess Revenues/(Expenditures) | \$122,539 | \$138,702 | (\$24,978) | \$113,724 | \$113,824 |

Heritage Park
Community Development District
Adopted Budget FY 2022
Debt Service Fund

| Description | Adopted Budget FY 2021 | Actual thru 06/30/21 | Projected Next 3 Months | Total Projected 09/30/21 | Adopted Budget FY 2022 |
|-------------|------------------------------|----------------------------|-------------------------------|--------------------------------|------------------------------|
|-------------|------------------------------|----------------------------|-------------------------------|--------------------------------|------------------------------|

Revenues:

| | | | | | |
|--------------------------|------------------|------------------|-------------|------------------|------------------|
| Assessments - Tax Roll | \$383,713 | \$383,639 | \$74 | \$383,713 | \$381,721 |
| Assessments - Prepayment | \$0 | \$2,480 | \$0 | \$2,480 | \$0 |
| Interest Income | \$250 | \$16 | \$4 | \$20 | \$0 |
| Carry Forward Surplus | \$139,294 | \$154,628 | \$0 | \$154,628 | \$145,416 |
| Total Revenues | \$523,257 | \$540,764 | \$78 | \$540,841 | \$527,136 |

Expenditures:

Series 2013

| | | | | | |
|---------------------------|------------------|------------------|------------|------------------|------------------|
| Special Call 11/01 | \$0 | \$10,000 | \$0 | \$10,000 | \$0 |
| Interest 11/01 | \$97,839 | \$97,839 | \$0 | \$97,839 | \$93,905 |
| Principal 05/01 | \$190,000 | \$190,000 | \$0 | \$190,000 | \$195,000 |
| Interest 05/01 | \$97,839 | \$97,586 | \$0 | \$97,586 | \$93,905 |
| Total Expenditures | \$385,679 | \$395,426 | \$0 | \$395,426 | \$382,810 |

| | | | | | |
|---------------------------------------|------------------|------------------|-------------|------------------|------------------|
| Excess Revenues/(Expenditures) | \$137,578 | \$145,338 | \$78 | \$145,416 | \$144,326 |
|---------------------------------------|------------------|------------------|-------------|------------------|------------------|

11/1/22 \$90,005

| LAND USE TYPE | UNITS/LOTS | PER UNIT | GROSS |
|-------------------|------------|---|-------------------|
| | | ASSESSMENTS | ASSESSMENTS |
| Multi Family | 146 | \$286 | \$41,811 |
| Single Family 53' | 115 | \$573 | \$65,867 |
| Single Family 53' | 88 | \$573 | \$50,403 |
| Single Family 63' | 166 | \$687 | \$114,093 |
| Single Family 63' | 56 | \$687 | \$38,489 |
| Single Family 75' | 79 | \$802 | \$63,347 |
| Single Family 85' | 35 | \$916 | \$32,074 |
| | 685 | | \$406,086 |
| | | Less: (6% Discounts & Collections) | (\$24,365) |
| | | Total Net Assessments | \$381,721 |

Heritage Park Community Development District

SERIES 2013 AMORTIZATION SCHEDULE

| DATE | BALANCE | RATE | PRINCIPAL | INTEREST | TOTAL |
|---------|-----------------|--------|------------------------|------------------------|------------------------|
| 11/1/21 | \$ 3,810,000.00 | | \$ - | \$ 93,905.00 | \$ 93,905.00 |
| 5/1/22 | \$ 3,810,000.00 | 4.000% | \$ 195,000.00 | \$ 93,905.00 | \$ - |
| 11/1/22 | \$ 3,615,000.00 | | \$ - | \$ 90,005.00 | \$ 378,910.00 |
| 5/1/23 | \$ 3,615,000.00 | 4.250% | \$ 205,000.00 | \$ 90,005.00 | \$ - |
| 11/1/23 | \$ 3,410,000.00 | | \$ - | \$ 85,648.75 | \$ 380,653.75 |
| 5/1/24 | \$ 3,410,000.00 | 4.400% | \$ 215,000.00 | \$ 85,648.75 | \$ - |
| 11/1/24 | \$ 3,195,000.00 | | \$ - | \$ 80,918.75 | \$ 381,567.50 |
| 5/1/25 | \$ 3,195,000.00 | 5.000% | \$ 225,000.00 | \$ 80,918.75 | \$ - |
| 11/1/25 | \$ 2,970,000.00 | | \$ - | \$ 75,293.75 | \$ 381,212.50 |
| 5/1/26 | \$ 2,970,000.00 | 5.000% | \$ 235,000.00 | \$ 75,293.75 | \$ - |
| 11/1/26 | \$ 2,735,000.00 | | \$ - | \$ 69,418.75 | \$ 379,712.50 |
| 5/1/27 | \$ 2,735,000.00 | 5.000% | \$ 250,000.00 | \$ 69,418.75 | \$ - |
| 11/1/27 | \$ 2,485,000.00 | | \$ - | \$ 63,168.75 | \$ 382,587.50 |
| 5/1/28 | \$ 2,485,000.00 | 5.000% | \$ 260,000.00 | \$ 63,168.75 | \$ - |
| 11/1/28 | \$ 2,225,000.00 | | \$ - | \$ 56,668.75 | \$ 379,837.50 |
| 5/1/29 | \$ 2,225,000.00 | 5.000% | \$ 275,000.00 | \$ 56,668.75 | \$ - |
| 11/1/29 | \$ 1,950,000.00 | | \$ - | \$ 49,793.75 | \$ 381,462.50 |
| 5/1/30 | \$ 1,950,000.00 | 5.000% | \$ 280,000.00 | \$ 49,793.75 | \$ - |
| 11/1/30 | \$ 1,670,000.00 | | \$ - | \$ 42,793.75 | \$ 372,587.50 |
| 5/1/31 | \$ 1,670,000.00 | 5.125% | \$ 300,000.00 | \$ 42,793.75 | \$ - |
| 11/1/31 | \$ 1,370,000.00 | | \$ - | \$ 35,106.25 | \$ 377,900.00 |
| 5/1/32 | \$ 1,370,000.00 | 5.125% | \$ 320,000.00 | \$ 35,106.25 | \$ - |
| 11/1/32 | \$ 1,050,000.00 | | \$ - | \$ 26,906.25 | \$ 382,012.50 |
| 5/1/33 | \$ 1,050,000.00 | 5.125% | \$ 335,000.00 | \$ 26,906.25 | \$ - |
| 11/1/33 | \$ 715,000.00 | | \$ - | \$ 18,321.88 | \$ 380,228.13 |
| 5/1/34 | \$ 715,000.00 | 5.125% | \$ 350,000.00 | \$ 18,321.88 | \$ - |
| 11/1/34 | \$ 365,000.00 | | \$ - | \$ 9,353.13 | \$ 377,675.00 |
| 5/1/35 | \$ 365,000.00 | 5.125% | \$ 365,000.00 | \$ 9,353.13 | \$ 374,353.13 |
| | | | \$ 3,810,000.00 | \$ 1,594,605.00 | \$ 5,404,605.00 |