



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

**Approved Budget**  
**FY 2023**



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**Heritage Park**  
**Community Development District**  
 Approved Budget FY 2023  
 General Fund

Description	Adopted Budget FY 2022	Actual thru 4/30/22	Projected Next 5 Months	Total Projected 09/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Assessments Tax Roll	\$255,225	\$253,792	\$1,433	\$255,225	\$255,225
Interest Income	\$25	\$4	\$3	\$7	\$25
Carry Forward Surplus <sup>(1)</sup>	\$33,431	\$57,315	\$0	\$57,315	\$47,465
<b>Total Revenues</b>	<b>\$288,681</b>	<b>\$311,111</b>	<b>\$1,436</b>	<b>\$312,547</b>	<b>\$302,715</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisors Fees	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
FICA Expense	\$459	\$230	\$230	\$459	\$459
Engineer	\$7,500	\$4,079	\$12,921	\$17,000	\$10,000
Arbitrage Rebate	\$450	\$450	\$0	\$450	\$450
Dissemination Agreement	\$1,000	\$583	\$417	\$1,000	\$1,000
District Counsel	\$16,000	\$4,969	\$7,031	\$12,000	\$16,000
Financial Advisory Services	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Auditing Services	\$3,200	\$3,200	\$0	\$3,200	\$3,300
Trustee Fees	\$4,500	\$4,445	\$0	\$4,445	\$4,500
Management Fees	\$52,635	\$30,704	\$21,931	\$52,635	\$55,267
Information Technology	\$1,200	\$700	\$500	\$1,200	\$1,800
Website Maintenance	\$1,200	\$700	\$500	\$1,200	\$1,200
Telephone	\$250	\$57	\$93	\$150	\$250
Postage	\$750	\$290	\$260	\$550	\$750
Printing and Binding	\$1,000	\$285	\$215	\$500	\$1,000
Insurance	\$7,600	\$7,135	\$0	\$7,135	\$8,565
Legal Advertising	\$1,350	\$144	\$1,206	\$1,350	\$1,350
Other Current Charges	\$1,000	\$422	\$325	\$747	\$1,000
Office Supplies	\$500	\$52	\$48	\$100	\$250
Dues, Licenses, Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$114,269</b>	<b>\$69,119</b>	<b>\$48,676</b>	<b>\$117,795</b>	<b>\$120,816</b>
<i>Operations &amp; Maintenance</i>					
Field Operations	\$10,609	\$6,189	\$4,420	\$10,609	\$11,140
Property Insurance	\$725	\$669	\$0	\$669	\$805
Landscape Maintenance	\$36,738	\$21,430	\$15,307	\$36,738	\$38,575
Landscape Contingency	\$6,000	\$1,550	\$1,450	\$3,000	\$6,000
Irrigation Repairs	\$1,000	\$880	\$620	\$1,500	\$1,500
Lake Maintenance	\$23,340	\$13,615	\$9,725	\$23,340	\$24,507
Lake Contingency	\$7,000	\$3,797	\$3,203	\$7,000	\$7,000
Utility Service	\$17,000	\$9,971	\$7,500	\$17,471	\$18,500
Street Lights	\$40,000	\$22,050	\$16,050	\$38,100	\$40,000
Common Area Maintenance	\$12,000	\$2,129	\$3,871	\$6,000	\$12,000
Contingency	\$5,000	\$0	\$2,860	\$2,860	\$5,000
Operating Reserve	\$15,000	\$0	\$0	\$0	\$16,872
<b>O&amp;M Expenses</b>	<b>\$174,412</b>	<b>\$82,280</b>	<b>\$65,007</b>	<b>\$147,287</b>	<b>\$181,899</b>
<b>Total Expenditures</b>	<b>\$288,681</b>	<b>\$151,399</b>	<b>\$113,684</b>	<b>\$265,082</b>	<b>\$302,715</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$159,713</b>	<b>(\$112,248)</b>	<b>\$47,465</b>	<b>\$0</b>

(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>FY2022 PER UNIT ASSESSMENTS</u>	<u>FY2023 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**

Chapter 190, Florida Statutes allows each Board member to receive \$200 per meeting not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. 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 board meetings, review of 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 on the Series 2013 Special Assessment Refunding Bonds.

**DISTRICT COUNSEL**

The District's attorney, Kutak Rock LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

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

**FINANCIAL ADVISORY SERVICES**

The District's financial advisor, Governmental Management Services, LLC, 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. The District has contracted with Grau & Associates for this service.

**TRUSTEE FEES**

The District will pay annual trustee fees for the 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**

The District has contracted with Governmental Management Services, LLC for 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**

The District has contracted with Governmental Management Services, LLC for 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**

The District incurs charges for 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**

Represents 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. This is the only expense under this category for the District.

**OPERATIONS & MAINTENANCE:**

**FIELD OPERATIONS**

District has contracted with Governmental Management Services, LLC to 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 for this service.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape Contract	\$ 3,061	\$ 36,738
Contingency		\$ 1,837
<b>TOTAL</b>		<b>\$ 38,575</b>

**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
Contingency		\$ 1,167
<b>TOTAL</b>		<b>\$ 24,507</b>

**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
<b>TOTAL</b>	<b>\$7,000</b>

**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
215 Hefferon Dr.	\$ 60	\$ 720
318 Wooded Crossing Circle #Pump	\$ 55	\$ 660
1514 E. Red House Branch Rd.	\$ 55	\$ 660
360 Wooded Crossing Circle #Pump	\$ 55	\$ 660
615 Arbor Park Ct #Pump	\$ 50	\$ 600
1007 Arbor Trails CT #Fountain	\$ 90	\$ 1,080
1533 E. Red House Branch Rd.	\$ 115	\$ 1,380
297 Hefferon Dr # Fountain	\$ 230	\$ 2,760
223 Wooded Crossing Cir #Fountain	\$ 45	\$ 540
602 E. Red House Branch Rd	\$ 60	\$ 720
217 Pine Arbor Cir #Fountain	\$ 50	\$ 600
807 Oak Arbor Cir #Pond	\$ 60	\$ 720
452 Wooded Crossing Circle #Pump	\$ 55	\$ 660
522 Cedar Arbor Ct. Pond 1700	\$ 65	\$ 780
700 E Red House Branch Rd #Pump	\$ 115	\$ 1,380
150 Pine Arbor Cir #Pump	\$ 80	\$ 960
252 Hefferon Dr #Pump	\$ 50	\$ 600
339 Hefferon Dr. #Pump	\$ 60	\$ 720
1310 Wild Pine Dr # Fountain	\$ 55	\$ 660
224 Hefferon Dr #Pond	\$ 45	\$ 540
Contingency		\$ 1,100
<b>TOTAL</b>		<b>\$ 18,500</b>



**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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
1000 Woodland Rd - Streetlighting	\$ 3,210	\$ 38,520
Contingency		\$ 1,480
<b>TOTAL</b>		<b>\$ 40,000</b>

**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**  
 Approved Budget FY 2023  
 Capital Reserves Fund

Description	Adopted Budget FY 2022	Actual thru 04/30/22	Projected Next 5 Months	Total Projected 09/30/22	Approved Budget FY 2023
<b>Revenues:</b>					
Interest	\$100	\$117	\$83	\$200	\$100
Carry Forward Surplus	\$113,724	\$138,736	\$0	\$138,736	\$127,403
<b>Total Revenues</b>	<b>\$113,824</b>	<b>\$138,853</b>	<b>\$83</b>	<b>\$138,936</b>	<b>\$127,503</b>
<b>Expenditures:</b>					
Capital Outlay	\$0	\$11,533	\$0	\$11,533	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$11,533</b>	<b>\$0</b>	<b>\$11,533</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$113,824</b>	<b>\$127,320</b>	<b>\$83</b>	<b>\$127,403</b>	<b>\$127,503</b>

# Heritage Park

## Community Development District

### Approved Budget FY 2023

### Debt Service Fund

Description	Adopted Budget FY 2022	Actual thru 04/30/22	Projected Next 5 Months	Total Projected 09/30/22	Approved Budget FY 2023
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**Revenues:**

Assessments - Tax Roll	\$381,721	\$379,837	\$1,884	\$381,721	\$381,721
Interest Income	\$0	\$12	\$8	\$20	\$0
Carry Forward Surplus	\$143,424	\$149,645	\$0	\$149,645	\$148,577

<b>Total Revenues</b>	<b>\$525,145</b>	<b>\$529,495</b>	<b>\$1,892</b>	<b>\$531,387</b>	<b>\$530,297</b>
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**Expenditures:**

Series 2013

Interest 11/01	\$93,905	\$93,905	\$0	\$93,905	\$90,005
Principal 05/01	\$195,000	\$0	\$195,000	\$195,000	\$205,000
Interest 05/01	\$93,905	\$0	\$93,905	\$93,905	\$90,005

<b>Total Expenditures</b>	<b>\$382,810</b>	<b>\$93,905</b>	<b>\$288,905</b>	<b>\$382,810</b>	<b>\$385,010</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$142,335</b>	<b>\$435,590</b>	<b>(\$287,013)</b>	<b>\$148,577</b>	<b>\$145,287</b>
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11/1/23      \$85,649

LAND USE TYPE	UNITS/LOTS	PER UNIT ASSESSMENTS	GROSS 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
	<b>685</b>		<b>\$406,086</b>
		<b>Less: (6% Discounts &amp; Collections)</b>	<b>(\$24,365)</b>
		<b>Total Net Assessments</b>	<b>\$381,721</b>

# Heritage Park Community Development District

## SERIES 2013 AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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
			<b>\$ 3,810,000.00</b>	<b>\$ 1,500,700.00</b>	<b>\$ 5,310,700.00</b>