

**Heritage Lake Park
Community Development District**

**May 1, 2023
Meeting**

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #:

Meeting URL:

<https://zoom.us/j/94537394539?pwd=R0UwMWdqaE9iNGFiS2F0ZjVmMU9rUT09>

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

Passcode: 902147

**HERITAGE LAKE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors

- Paul Eberhardt, Chairperson
- James DeFilippo, Vice Chairperson
- Douglas Carville, Assistant Secretary
- Lawrence Forlano, Assistant Secretary
- Greg Krauss, Assistant Secretary

- Justin Faircloth, District Manager
- Andy Cohen, District Counsel
- Jeffrey Satfield, District Engineer

AGENDA

Monday, May 1, 2023 – 10:00 a.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Audience Comments on Agenda Items**
- 5. Approval of Consent Agenda**
 - A. Minutes of the April 3, 2023 Meeting
 - B. Acceptance of the Financial Statements
 - C. Ratifications under Resolution 2017-03
 - i. HPW Estimate 9090-A
- 6. Engineer’s Report**
- 7. Old Business**
 - A. Hurricane Ian Updates
 - B. AED Unit Proposals & Training
- 8. New Business**
 - A. McLean Email – Parking/Storage Proposal
 - B. Summer Quorum Discussion
 - C. Wenzel Electrical Services, Inc Annual Fire Alarm Inspection / Fee Increases
- 9. Manager’s Report**
 - A. Distribution of the Proposed Fiscal Year 2024 Budget & Consideration of Resolution 2023-02 Approving the Budget and Setting the Public Hearing
 - B. Field Manager’s Report
 - C. Landscape/Irrigation Update
 - i. DTE - Front Entrance and Preserve Enhancements Proposal
 - ii. DTE – Drought Letter
 - D. Update on Follow-Up Actions
 - i. SOLitude Service Reports
- 10. Attorney’s Report**
 - A. D.R. Horton Update
 - i. Construction Schedule
 - ii. 4/19/23 Request
 - iii. Escrow Update
 - B. Persson, Cohen, Mooney, Fernandez & Jackson, P.A. April 18, 2023 CPI Increase Letter

District Office

Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071
239.245.7118

Meeting Location

Heritage Lake Clubhouse
25635 Heritage Lake Boulevard
Punta Gorda, FL

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11. Supervisors' Reports, Requests and Comments

12. Chairman's Comment

13. Audience Comments

14 Adjournment

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Fifth Order of Business

5A

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

The regular meeting of the Board of Supervisors of the Heritage Lake Park Community Development District was held on Monday, April 3, 2023 at 10:00 a.m. at the Heritage Lake Park Clubhouse, 25635 Heritage Lake Boulevard, Punta Gorda, Florida.

Present and constituting a quorum were:

Paul Eberhardt	Chairperson
James DeFilippo	Vice Chairperson
Douglas Carville	Assistant Secretary
Lawrence Forlano	Assistant Secretary
Greg Krauss	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Faircloth called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

- Mr. Faircloth noted that an updated FY2024 budget had been provided to the Board and a proposal from SOLitude had been received that would be discussed under item 9.C.ii.

On MOTION by Mr. Krauss seconded by Mr. DeFilippo, with all in favor, the agenda was approved as amended.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

- Residents inquired about the District's roadways and if there was any right of way along the roads, streetlights, the wall, and hurricane Ian pond debris removal.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes from the March 6, 2023 Regular Meeting**
- B. Acceptance of the Financial Statements**
- C. Ratifications under Resolution 2017-03**

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

SIXTH ORDER OF BUSINESS **Engineer’s Report**

- The Board requested staff to proceed with repairs to the lake 3 structure previously noted as damaged and in need of repair by the engineer.

SEVENTH ORDER OF BUSINESS **Old Business**

A. Hurricane Ian Updates

- Mr. Faircloth updated the Board on Hurricane Ian projects.
 - i. Engle Martin January 25, 2023 Letter Clarification Inquiry Update**
 - Mr. Faircloth noted he had spoken with the insurer regarding clarification on their 1/25/23 letter and was awaiting a response from them regarding what items would be covered.

ii. Clubhouse Repairs Update

a. Fine Line Homes Contract Ratification

On MOTION by Mr. DeFilippo seconded by Mr. Forlano, with all in favor, the contract with File Line Hoes for Hurricane Ian Clubhouse repairs was ratified.

b. Fowler Contracting Proposal

- The Board tabled the proposal with Fowler Contracting

EIGHTH ORDER OF BUSINESS **New Business**

A. Fitness Services of Florida, Inc. Contract Increase

On MOTION by Mr. Carville seconded by Mr. Krauss, with all in favor, the new rates proposed from Fitness Services of Florida, Inc were approved with the attorney requested to develop a new contract with the vendor.

NINTH ORDER OF BUSINESS **Manager’s Report**

A. Discussion of Proposed Tentative Fiscal Year 2024 Budget

- Mr. Faircloth discussed the FY2024 budget.

April 3, 2023

- Assessments for fiscal year 2023 were discussed and the possibility of potentially going after some assessment from D.R. Horton now that the sale of the foreclosed parcels has closed. Mr. Faircloth noted that both attorneys for the District working on the project noted they did not recommend pursuing such assessments for FY2023. The Board decided not to pursue assessments for FY2023 against D.R. Horton.
- Mr. Faircloth noted he had discussed getting proposals from financial advisors with Mr. Cohen and he recommended that the District wait until the bond prepayment was made on 5/1/23 to obtain proposals.

B. Landscape/Irrigation Update

On MOTION by Mr. Forlano seconded by Mr. Eberhardt, with all in favor, staff to develop an RFP for the landscape and irrigations contracts for the District was approved.

- The Board would like to have proposals back for review at the 8/7/23 meeting so that contracts can be worked out and approved at the 9/11/23 meeting.
- Mr. Faircloth noted that changes had occurred with DTE staff, but he was not notified by their staff ahead of time.
- Mr. DeFilippo commented on the request to DTE for landscape proposals. Mr. Sheehan stated he could provide pricing the following day.
- Mr. Faircloth requested Mr. Sheehan provide the updated irrigation schedule for the community and irrigation contracts.
- Mr. Faircloth inquired about irrigation issues at the front of the community.
- Mr. Faircloth noted that the reports from DTE still need to have the dates on them.
- Discussion ensued about the potential of the District to oversee all irrigation in the community. The Board was in agreement for staff to inquire with Mr. Cohen if the District can oversee all irrigation within the District with the District accepting irrigation items currently managed by various property owners.

C. Update on Follow-Up Actions

- i. **SOLitude Service Report**
- ii. **SOLitude Lake Debris Removal Proposal**

On MOTION by Mr. DeFilippo seconded by Mr. Carville, with all in favor, the SOLitude proposal for debris removal in the lakes in the amount of \$1,975 was approved.

On MOTION by Mr. DeFilippo seconded by Mr. Krauss, with all in favor, the proposal from the CPR School, LLC, received during the meeting, for repairs to the AED unit in the amount of \$563 was approved.

- Mr. Faircloth noted he had spoken with Mr. Cohen about AED training, and he was of the opinion that the District should engage a firm to complete AED training for the community and that an individual only provide training if they were certified to do so.
- Mr. Faircloth inquired about completion of the Kennedy Electric light install at the Gatehouse.
- Mr. Faircloth provide updates on the wall/fence contracts.

TENTH ORDER OF BUSINESS

Attorney’s Report

A. Massey Litigation Closing Costs Estimate

- Mr. Faircloth reviewed the Massey Litigation Closing Costs Estimate with the Board after the closing of the land sale with D.R. Horton. Mr. Faircloth noted that escrow had not yet been broken so a final accounting of the monies received had yet to be completed. Mr. Faircloth noted that staff was working to have escrow broken and for the District to receive all of its funds.

On MOTION by Mr. Carville seconded by Mr. Krauss, with all in favor, to close Royal Tern Circle while construction was underway on the undeveloped lots and have the entrance gate open from 7:30 a.m. to 3:30 p.m. during the week with oversight authority granted to Mr. Eberhardt should gate need to be closed was approved.

B. D.R. Horton Update

- The Board requested Mr. Faircloth invite D.R. Horton to make a presentation at an upcoming meeting on the new development.

ELEVENTH ORDER OF BUSEINSS

Supervisors' Reports, Requests and Comments

- Mr. DeFilippo commented on lights and the Fitness Center.
- Mr. Krauss commented on Comcast and Clubhouse parking lot damage by Triton. Mr. Krauss will memorialize the agreement with Triton for them to cover the costs for repair.

TWELFTH ORDER OF BUSINESS

Chairman's Comments

- Mr. Eberhardt discussed a reduction in the Office Manager's hours beginning a schedule of 9 A.M. – 2 P.M. Monday, Wednesday, and Friday.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

- Residents commented on the bulletin boards, debris in the preserves, and roadway signage repairs.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Eberhardt seconded by Mr. Forlano, with all in favor, the meeting was adjourned at 12:03 p.m.

Paul Eberhardt, Chairman

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**Heritage Lake Park
Community Development District**

Financial Report

March 31, 2023



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**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 455,239	\$ -	\$ 455,239
Cash On Hand/Petty Cash	800	-	800
Assessments Receivable	48,323	15,207	63,530
Allow-Doubtful Collections	(48,323)	(15,207)	(63,530)
Investments:			
Money Market Account	350,424	-	350,424
Prepayment Account	-	243,342	243,342
Reserve Fund	-	103,895	103,895
Revenue Fund	-	129,726	129,726
Prepaid Items	5,962	-	5,962
Deposits	20,000	-	20,000
TOTAL ASSETS	\$ 832,425	\$ 476,963	\$ 1,309,388
LIABILITIES			
Accounts Payable	\$ 18,009	\$ -	\$ 18,009
Accrued Expenses	16,447	-	16,447
Sales Tax Payable	17	-	17
Deposits	105	-	105
TOTAL LIABILITIES	34,578	-	34,578
FUND BALANCES			
Nonspendable:			
Prepaid Items	5,962	-	5,962
Restricted for:			
Debt Service	-	476,963	476,963
Assigned to:			
Operating Reserves	149,361	-	149,361
Reserves - Capital Projects	76,536	-	76,536
Reserves - Legal	3,792	-	3,792
Reserves - Roadways	209,779	-	209,779
Reserves - Stormwater System	58,581	-	58,581
Reserves - Wall	32,109	-	32,109
Unassigned:	261,727	-	261,727
TOTAL FUND BALANCES	\$ 797,847	\$ 476,963	\$ 1,274,810
TOTAL LIABILITIES & FUND BALANCES	\$ 832,425	\$ 476,963	\$ 1,309,388

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-23 ACTUAL</u>
REVENUES				
Interest - Investments	\$ 400	\$ 5,346	1336.50%	\$ 1,090
Recreational Activity Fees	8,000	-	0.00%	-
Special Assmnts- Tax Collector	723,561	721,523	99.72%	13,906
Special Assmnts- Discounts	(28,942)	(27,889)	96.36%	(156)
Settlements	-	179,085	0.00%	14,216
Other Miscellaneous Revenues	500	8,182	1636.40%	-
Gate Bar Code/Remotes	1,000	1,657	165.70%	243
TOTAL REVENUES	704,519	887,904	126.03%	29,299

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	7,000	58.33%	2,000
FICA Taxes	918	536	58.39%	153
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,195	-	0.00%	-
ProfServ-Engineering	4,000	-	0.00%	-
ProfServ-Legal Services	24,844	22,110	89.00%	1,957
ProfServ-Mgmt Consulting	62,290	31,145	50.00%	5,191
ProfServ-Trustee Fees	4,771	4,771	100.00%	-
ProfServ-Web Site Maintenance	1,356	678	50.00%	113
Auditing Services	3,725	-	0.00%	-
Postage and Freight	600	263	43.83%	56
Insurance - General Liability	4,447	3,381	76.03%	-
Printing and Binding	50	3	6.00%	3
Legal Advertising	2,000	-	0.00%	-
Misc-Bank Charges	100	231	231.00%	15
Misc-Assessment Collection Cost	14,471	11,393	78.73%	275
Office Supplies	35	58	165.71%	8
Annual District Filing Fee	175	175	100.00%	-
Total Administration	137,577	81,744	59.42%	9,771

Field

ProfServ-Field Management	6,078	3,039	50.00%	507
ProfServ-Mgmt Consulting	-	2,094	0.00%	1,156
ProfServ-Wetlands	11,000	5,500	50.00%	917
Contracts-Landscape	74,170	37,084	50.00%	6,181
Contracts-Buffer Wall	7,000	-	0.00%	-
R&M-General	9,600	47	0.49%	27
R&M-Irrigation	12,000	7,841	65.34%	-
R&M-Lake	5,000	895	17.90%	-
R&M-Mulch	7,200	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Trees and Trimming	5,995	-	0.00%	-
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	77	0.96%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-23 ACTUAL</u>
Misc-Contingency	16,950	250,340	1476.93%	-
Cap Outlay - Streetlights	-	16,428	0.00%	16,428
Total Field	169,993	323,345	190.21%	25,216
<u>Utilities</u>				
Communication - Telephone	900	463	51.44%	75
Electricity - General	6,000	3,043	50.72%	555
Internet Services	3,141	1,960	62.40%	501
Total Utilities	10,041	5,466	54.44%	1,131
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	1,080	100.00%	1,080
Contracts-Security System	61,148	30,517	49.91%	5,090
Electricity - General	3,000	1,127	37.57%	196
R&M-Buildings	500	4	0.80%	-
R&M-Gate	3,000	1,410	47.00%	119
Misc-Contingency	5,000	6,882	137.64%	-
Total Gatehouse	73,978	41,020	55.45%	6,485
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	12,160	46.77%	2,980
Payroll-Maintenance	10,400	4,970	47.79%	1,160
Payroll Taxes	2,785	1,310	47.04%	317
Workers' Compensation	800	-	0.00%	-
Fire Alarm Monitoring	540	270	50.00%	-
Contracts-Fountain	680	-	0.00%	-
Contracts-Security Camera	550	-	0.00%	-
Contracts-Pools	15,580	7,488	48.06%	1,281
Contracts-Cleaning Services	12,420	4,219	33.97%	637
Contracts-HVAC	1,968	-	0.00%	-
Contracts-Pest Control	1,800	1,199	66.61%	1,199
Contracts-Security System	10,162	5,081	50.00%	847
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,000	10,904	60.58%	1,959
Utility - Refuse Removal	3,179	1,646	51.78%	274
Utility - Water & Sewer	6,500	3,349	51.52%	644
Insurance - Property	33,251	30,067	90.42%	-
R&M-General	4,000	-	0.00%	-
R&M-Fountain	500	-	0.00%	-
R&M-Pools	8,694	1,453	16.71%	98
R&M-Tennis Courts	6,000	-	0.00%	-
R&M-Fitness Equipment	2,800	245	8.75%	-
R&M-Fitness Center	2,000	779	38.95%	-
R&M-Security Cameras	1,000	708	70.80%	-
R&M-Backflow Inspection	154	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-23 ACTUAL
Fire Ext Inspection & Repairs	500	-	0.00%	-
R&M-Fire Alarm	500	340	68.00%	-
Fire Alarm Inspection	200	-	0.00%	-
R&M-Fire Sprinklers	500	-	0.00%	-
R&M - Computer/Internet	2,500	856	34.24%	-
Misc-Cable TV Expenses	1,398	728	52.07%	132
Misc-Clubhouse Activities	4,800	-	0.00%	-
Misc-Contingency	10,000	2,195	21.95%	-
Office Supplies	3,000	488	16.27%	138
Cleaning Supplies	2,600	32	1.23%	-
Cleaning Services	500	-	0.00%	-
Total Clubhouse and Recreation	197,881	90,487	45.73%	11,666
Reserves				
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%	-
Total Reserves	115,049	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	704,519	542,062	76.94%	54,269
Excess (deficiency) of revenues				
Over (under) expenditures	-	345,842	0.00%	(24,970)
OTHER FINANCING SOURCES (USES)				
Extraordinary Gain / Loss	-	(165,897)	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	(165,897)	0.00%	-
Net change in fund balance	\$ -	\$ 179,945	0.00%	\$ (24,970)
FUND BALANCE, BEGINNING (OCT 1, 2022)	617,902	617,902		
FUND BALANCE, ENDING	\$ 617,902	\$ 797,847		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 10	\$ 2,379	23790.00%	\$ 569
Special Assmnts- Tax Collector	180,800	180,745	99.97%	3,602
Special Assmnts- Prepayment	-	228,615	0.00%	228,615
Special Assmnts- Discounts	(7,232)	(6,978)	96.49%	(40)
TOTAL REVENUES	173,578	404,761	233.19%	232,746
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	2,740	75.77%	71
Total Administration	3,616	2,740	75.77%	71
<u>Debt Service</u>				
Principal Debt Retirement	85,000	-	0.00%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	98,040	49,020	50.00%	-
Total Debt Service	183,040	54,020	29.51%	-
TOTAL EXPENDITURES	186,656	56,760	30.41%	71
Excess (deficiency) of revenues Over (under) expenditures	(13,078)	348,001	n/a	232,675
<u>OTHER FINANCING SOURCES (USES)</u>				
Extraordinary Gain / Loss	-	(47,716)	0.00%	-
Contribution to (Use of) Fund Balance	(13,078)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(13,078)	(47,716)	n/a	-
Net change in fund balance	\$ (13,078)	\$ 300,285	n/a	\$ 232,675
FUND BALANCE, BEGINNING (OCT 1, 2022)	176,678	176,678		
FUND BALANCE, ENDING	\$ 163,600	\$ 476,963		

**Heritage Lake Park
Community Development District**

Supporting Schedules

March 31, 2023

Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023

							ALLOCATION BY FUND					
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Interest Costs	Final Judgement	Gross Amount Received	General Fund	Interest Costs	Final Judgement	Series 2005 Debt Service Fund	Interest Costs	Final Judgement
Assessments Levied						\$ 904,362	\$ 723,562			\$ 180,800		
Allocation %						100%	80%			20%		
Real Estate Installment												
11/04/22	\$ 13,449	\$ 773	\$ 274	\$ -	\$ -	\$ 14,497	\$ 11,492	-	-	\$ 3,005	-	-
Real Estate Current												
12/01/22	3,900	166	80	-	-	4,146	3,301	-	-	845	-	-
12/01/22	19,580	832	400	-	-	20,812	16,504	-	-	4,309	-	-
12/01/22	29,370	1,249	599	-	-	31,219	24,755	-	-	6,463	-	-
Final Judgement	(52,851)	-	-	-	52,851	-	-	-	41,922	-	-	10,929
12/01/22	213,107	9,061	4,349	-	-	226,517	184,443	-	-	42,074	-	-
Final Judgement	(157,547)	-	(3,215)	83,228	77,534	-	-	64,183	59,792	-	19,045	17,742
Net	55,560	9,061	1,134	83,228	77,534	226,517	184,443	64,183	59,792	42,074	19,045	17,742
Real Estate Current												
12/08/22	104,647	4,449	2,136	-	-	111,232	88,294	-	-	22,938	-	-
12/15/22	315,152	13,400	6,432	-	-	334,984	266,719	-	-	68,265	-	-
01/12/23	107,104	4,142	2,186	-	-	113,432	89,945	-	-	23,487	-	-
02/09/23	26,165	600	246	-	-	27,011	22,165	-	-	5,758	-	-
03/09/23	16,965	196	346	-	-	17,508	13,906	-	-	3,602	-	-
	625,594	34,094	13,558	83,228	130,385	886,859	710,031	64,183	101,714	177,740	19,045	28,671
TOTAL	\$ 639,044	\$ 34,867	\$ 13,833	\$ 83,228	\$ 130,385	\$ 901,356	\$ 721,523	\$ 64,183	\$ 101,714	\$ 180,745	\$ 19,045	\$ 28,671
% COLLECTED						99.67%	99.72%			99.97%		
TOTAL OUTSTANDING						\$ 3,005	\$ 2,039			\$ 55		

Cash and Investment Balances
March 31, 2023

<u>ACCOUNT NAME</u>	<u>ACCOUNT TYPE</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Public Funds	Checking	Synovus	0.00%	\$ 455,239
Cash On Hand/Petty Cash				800
			Subtotal	\$ 456,039
Public Funds	Money Market	BankUnited	3.50%	199,850
Government Interest	Checking	Valley National Bank	4.25%	150,574
			Subtotal	\$ 350,424
DEBT SERVICE FUND				
Series 2005 Prepayment Account		U.S. Bank	4.39%	243,342
Series 2005 Reserve Fund		U.S. Bank	4.39%	103,895
Series 2005 Revenue Fund		U.S. Bank	4.39%	129,726
			Subtotal	\$ 476,963 (1)
			Total	\$ 1,283,426

Note 1 - Invested in US Bank First American Government Obligation Fund

Heritage Lake Park CDD

Bank Reconciliation

Bank Account No. 9900 SYNOVUS GF CHECKING
Statement No. 03-23
Statement Date 3/31/2023

G/L Balance (LCY)	455,239.10	Statement Balance	466,464.80
G/L Balance	455,239.10	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	466,464.80
Subtotal	455,239.10	Outstanding Checks	11,225.70
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	455,239.10	Ending Balance	455,239.10
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/31/2023	Payment	11130	ACTION AUTOMATIC DOOR CO	118.69	0.00	118.69
3/31/2023	Payment	11131	PERSSON, COHEN & MOONEY, P.A.	1,644.00	0.00	1,644.00
3/31/2023	Payment	11132	HOWARDS POOL WORLD INC	1,281.15	0.00	1,281.15
3/31/2023	Payment	11133	ENVERA SYSTEMS	5,962.08	0.00	5,962.08
3/31/2023	Payment	11134	PEST ELIMINATORS, INC	1,199.00	0.00	1,199.00
3/31/2023	Payment	11135	SOLITUDE LAKE MANAGEMENT	916.70	0.00	916.70
3/31/2023	Payment	11136	LINDA ROSS	104.08	0.00	104.08
Total Outstanding Checks.....				11,225.70		11,225.70

Settlements
March 31, 2023

<u>DATE</u>	<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
GENERAL FUND			
10/28/22	Preferred Governmental Insurance Trust	Property Damage	\$ (10,720)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(3,173)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(23,137)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(121,600)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(3,740)
2/16/23	Preferred Governmental Insurance Trust	Deductible Refund	(2,500)
3/14/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(14,216)
			<u><u>\$ (179,085)</u></u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
SYNOVUS GF CHECKING - (ACCT#XXXXX9900)							
CHECK # 11111							
03/02/23	Employee	DAVID M. GROUT	PAYROLL	March 02, 2023 Payroll Posting			\$349.40
						Check Total	\$349.40
CHECK # 11112							
03/01/23	Employee	LAWRENCE G. FORLANO	PAYROLL	March 01, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 11114							
03/02/23	Vendor	COVERALL NORTH AMERICA, INC.	1160278613	FEB 2023 CLEANING SVCS	Contracts-Cleaning Services	001-534082-57212	\$1,035.00
						Check Total	\$1,035.00
CHECK # 11115							
03/02/23	Vendor	DISASTER LAW AND CONSULTING LLC	020323	HURRICAN IAN THRU JAN 2023	ProfServ-Legal Services	001-531023-51401	\$2,812.50
						Check Total	\$2,812.50
CHECK # 11116							
03/08/23	Employee	LAWRENCE G. FORLANO	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 11117							
03/09/23	Vendor	ENVERA SYSTEMS	724264	MAR 2023 GATE ACCESS	Prepaid Items	155000	\$5,937.08
						Check Total	\$5,937.08
CHECK # 11118							
03/16/23	Employee	DAVID M. GROUT	PAYROLL	March 16, 2023 Payroll Posting			\$349.40
						Check Total	\$349.40
CHECK # 11119							
03/20/23	Vendor	HOWARDS POOL WORLD INC	M730776	FEB 2023 POOL MAINT/EXTRA WKLY CLEANING	EXTRA WKLY CLEANING	001-534078-57212	\$480.00
03/20/23	Vendor	HOWARDS POOL WORLD INC	M730776	FEB 2023 POOL MAINT/EXTRA WKLY CLEANING	MONTHLY POOL SVC	001-534078-57212	\$801.15
						Check Total	\$1,281.15
CHECK # 11120							
03/20/23	Vendor	FEDEX	8-052-83712	FEDEX TO TROWBRIDGE ENERGY GRP	Postage and Freight	001-541006-51301	\$39.48
						Check Total	\$39.48
CHECK # 11121							
03/20/23	Vendor	ENVERA SYSTEMS	00059481	POOL GATE REPAIRS/TRIP CHG	POOL GATE REPAIRS	001-546074-57212	\$215.00
						Check Total	\$215.00
CHECK # 11122							
03/20/23	Vendor	BRYANT MILLER OLIVE P.A.	80141	GEN COUSEL THRU JAN 2023	ProfServ-Legal Services	001-531023-51401	\$2,205.00
						Check Total	\$2,205.00
CHECK # 11123							
03/20/23	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	INV150225	IRR INSPECTION JAN 2023	R&M-Irrigation	001-546041-53901	\$1,395.54
03/20/23	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	INV151261	IRR REPAIRS	R&M-Irrigation	001-546041-53901	\$885.78
						Check Total	\$2,281.32
CHECK # 11124							
03/23/23	Vendor	ACTION AUTOMATIC DOOR CO	C2004	MAR-SEPT 2023 ANNUAL BILLING-QTRLY GATE MAINT	Contracts-Gates	001-534140-53904	\$1,080.00
						Check Total	\$1,080.00
CHECK # 11125							
03/23/23	Vendor	HERITAGE LAKE PARK- C/O US BANK N.A	03172023 2005	TRSF TAX COLLECTIONS	Due From Other Funds	131000	\$3,490.13
						Check Total	\$3,490.13
CHECK # 11126							
03/23/23	Vendor	INFRAMARK, LLC	90434	FEB 2023 MGMT FEES	PAYROLL PROCESSING FEE	001-549900-57212	\$5.00
03/23/23	Vendor	INFRAMARK, LLC	90434	FEB 2023 MGMT FEES	WEB ADMIN	001-531094-51301	\$113.00
03/23/23	Vendor	INFRAMARK, LLC	90434	FEB 2023 MGMT FEES	RECORD STORAGE FEES	001-551002-51301	\$8.33
03/23/23	Vendor	INFRAMARK, LLC	90434	FEB 2023 MGMT FEES	FIELD MGMT	001-531016-53901	\$506.50
03/23/23	Vendor	INFRAMARK, LLC	90434	FEB 2023 MGMT FEES	POSTAGE	001-541006-51301	\$21.90
03/23/23	Vendor	INFRAMARK, LLC	90434	FEB 2023 MGMT FEES	ADMIN FEES	001-531027-51201	\$5,190.83
						Check Total	\$5,845.56
CHECK # 11127							
03/23/23	Vendor	DISASTER LAW AND CONSULTING LLC	030223	LEGAL COUNSEL THRU FEB 2023	ProfServ-Legal Services	001-531023-51401	\$312.50
						Check Total	\$312.50
CHECK # 11128							
03/30/23	Employee	DAVID M. GROUT	PAYROLL	March 30, 2023 Payroll Posting			\$312.46
						Check Total	\$312.46
CHECK # 11129							

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
03/28/23	Vendor	FINE LINE CUSTOM HOMES LLC	1433-DEP	DEPOSIT CHECK -CLUBHOUSE REPAIRS - HURRICANE IAN	Misc-Contingency	001-549900-57212	\$20,000.00
Check Total							\$20,000.00
CHECK # 11130							
03/31/23	Vendor	ACTION AUTOMATIC DOOR CO	S461710	GATE REPAIR	R&M-Gate	001-546034-53904	\$118.69
Check Total							\$118.69
CHECK # 11131							
03/31/23	Vendor	PERSSON, COHEN & MOONEY, P.A.	3225	GEN MATTERS THRU FEB 2023	ProfServ-Legal Services	001-531023-51401	\$1,575.50
03/31/23	Vendor	PERSSON, COHEN & MOONEY, P.A.	3226	LEGAL COUNSEL - MASSEY THRU FEB 2023	ProfServ-Legal Services	001-531023-51401	\$68.50
Check Total							\$1,644.00
CHECK # 11132							
03/31/23	Vendor	HOWARDS POOL WORLD INC	M749428	MAR 2023 POOL MAINT/EXTRA WKLY CLEANING	EXTRA WKLY CLEANING	001-534078-57212	\$480.00
03/31/23	Vendor	HOWARDS POOL WORLD INC	M749428	MAR 2023 POOL MAINT/EXTRA WKLY CLEANING	MONTHLY POOL SVC	001-534078-57212	\$801.15
Check Total							\$1,281.15
CHECK # 11133							
03/31/23	Vendor	ENVERA SYSTEMS	725269	APR 2023 SEC ACCESS/GATE	Prepaid Items	155000	\$5,962.08
Check Total							\$5,962.08
CHECK # 11134							
03/31/23	Vendor	PEST ELIMINATORS, INC	16148	QTRLY PEST CONTROL SVCS	Contracts-Pest Control	001-534125-57212	\$400.00
03/31/23	Vendor	PEST ELIMINATORS, INC	16149	QTRLY PEST CONTROL SVCS	Contracts-Pest Control	001-534125-57212	\$799.00
Check Total							\$1,199.00
CHECK # 11135							
03/31/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-53577	MAR 2023 LAKE MAINT	ProfServ-Wetlands	001-531048-53901	\$504.70
03/31/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-56108	MAR 2023 WETLANDS MAINT	ProfServ-Wetlands	001-531048-53901	\$412.00
Check Total							\$916.70
CHECK # 11136							
03/31/23	Vendor	LINDA ROSS	022823	SPARE KEYS	R&M-Pools	001-546074-57212	\$98.10
03/31/23	Vendor	LINDA ROSS	022823	SPARE KEYS	R&M-General	001-546001-53901	\$5.98
Check Total							\$104.08
ACH #DD1230							
03/01/23	Employee	LINDA C. ROSS	PAYROLL	March 01, 2023 Payroll Posting			\$820.12
ACH Total							\$820.12
ACH #DD1231							
03/01/23	Employee	DOUGLAS L. CARVILLE	PAYROLL	March 01, 2023 Payroll Posting			\$154.70
ACH Total							\$154.70
ACH #DD1232							
03/01/23	Employee	PAUL R. EBERHARDT	PAYROLL	March 01, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1233							
03/01/23	Employee	JAMES G. DEFILIPPO	PAYROLL	March 01, 2023 Payroll Posting			\$144.70
ACH Total							\$144.70
ACH #DD1234							
03/01/23	Employee	JAMES G. KRAUSS	PAYROLL	March 01, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1235							
03/13/23	Vendor	CHARLOTTE COUNTY UTILITIES	022123-121310 ACH	BILL PRD 1/19-2/16/23	Utility - Water & Sewer	001-543021-57212	\$67.59
ACH Total							\$67.59
ACH #DD1236							
03/13/23	Vendor	CHARLOTTE COUNTY UTILITIES	022123-125125 ACH	BILL PRD 1/19-2/16/23	Utility - Water & Sewer	001-543021-57212	\$504.50
ACH Total							\$504.50
ACH #DD1237							
03/08/23	Employee	DOUGLAS L. CARVILLE	PAYROLL	March 08, 2023 Payroll Posting			\$154.70
ACH Total							\$154.70
ACH #DD1238							
03/08/23	Employee	PAUL R. EBERHARDT	PAYROLL	March 08, 2023 Payroll Posting			\$184.70
ACH Total							\$184.70
ACH #DD1239							
03/08/23	Employee	JAMES G. DEFILIPPO	PAYROLL	March 08, 2023 Payroll Posting			\$144.70
ACH Total							\$144.70
ACH #DD1240							
03/08/23	Employee	JAMES G. KRAUSS	PAYROLL	March 08, 2023 Payroll Posting			\$184.70

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/23 to 3/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							ACH Total	\$184.70
ACH #DD1241								
03/14/23	Vendor	COMCAST	022323-3872 ACH	BILL PRD 3/6-4/5/23	Misc-Internet Services	001-549031-53903	\$153.85	
							ACH Total	\$153.85
ACH #DD1242								
03/14/23	Vendor	WASTE MANAGEMENT INC OF FLORIDA	9952827-0036-3 ACH	REFUSE REMOVAL MARCH 2023	Utility - Refuse Removal	001-543020-57212	\$274.30	
							ACH Total	\$274.30
ACH #DD1243								
03/15/23	Employee	LINDA C. ROSS	PAYROLL	March 15, 2023 Payroll Posting			\$836.19	
							ACH Total	\$836.19
ACH #DD1245								
03/29/23	Employee	LINDA C. ROSS	PAYROLL	March 29, 2023 Payroll Posting			\$836.19	
							ACH Total	\$836.19
ACH #DD1246								
03/18/23	Vendor	VALLEY NATIONAL BANK	022123-6536 ACH	FEB 2023 PURCHASES	MICROSOFT RENEWAL	001-551002-57212	\$8.25	
03/18/23	Vendor	VALLEY NATIONAL BANK	022123-6536 ACH	FEB 2023 PURCHASES	SHIPPING PACKAGE	001-551002-57212	\$63.51	
03/18/23	Vendor	VALLEY NATIONAL BANK	022123-6536 ACH	FEB 2023 PURCHASES	BATTERIES / COPY PAPER	001-551002-57212	\$66.46	
03/18/23	Vendor	VALLEY NATIONAL BANK	022123-6536 ACH	FEB 2023 PURCHASES	ANT KILLER	001-546001-53901	\$21.48	
							ACH Total	\$159.70
ACH #DD1257								
03/28/23	Vendor	FPL SUMMARY BILLING	031523 ACH	BILL PRD 2/10-3/13/23	Electricity - General	001-543006-53903	\$554.61	
03/28/23	Vendor	FPL SUMMARY BILLING	031523 ACH	BILL PRD 2/10-3/13/23	Electricity - General	001-543006-53904	\$196.00	
03/28/23	Vendor	FPL SUMMARY BILLING	031523 ACH	BILL PRD 2/10-3/13/23	Electricity - General	001-543006-57212	\$2,084.66	
03/28/23	Vendor	FPL SUMMARY BILLING	031523 ACH	TO CORRECT ACH TAKEN ON 3/28/23	Electricity - General	001-543006-57212	(\$125.68)	
							ACH Total	\$2,709.59
ACH #DD1259								
03/27/23	Vendor	COMCAST	030623-2663 ACH	BILL PRD 3/19-4/18/23	Misc-Cable TV Expenses	001-549039-57212	\$131.62	
03/27/23	Vendor	COMCAST	030623-2663 ACH	BILL PRD 3/19-4/18/23	Communication - Telephone	001-541003-53903	\$72.52	
03/27/23	Vendor	COMCAST	030623-2663 ACH	BILL PRD 3/19-4/18/23	Misc-Internet Services	001-549031-53903	\$138.07	
							ACH Total	\$342.21
							Account Total	\$67,182.92

5C

5Ci.

HOWARD'S POOL WORLD, INC.

Office: (941) 625-6007
 Toll Free: (800) 215-0226
 Fax: (941) 766-1108

12419 SW County Road 769
 Lake Suzy, FL 34269

Submitted to:

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

For work to be performed at:

HERITAGE LAKE PARK CDD
25635 HERITAGE LAKE BLVD.
PUNTA GORDA
FL
33983

Date	4/5/2023	Estimate #	9090-A	ESTIMATE		
Description	Qty	Rate	Total			
BENCH CHARGE(POOL ACID STENNER)	1	50.00	50.00			
ROLLER ASSEMBLY	1	80.52	80.52			
LIQUID PUMPING TUBE #5	1	29.50	29.50			
POOL TECH REPORTED THE POOL ACID STENNER IS DOWN. THIS IS AN ESTIMATE. WE WILL WAIT FOR DIRECTIONS FROM YOU.						
Total			\$160.02			

Per Howard's Pool World, Inc.

Prices are valid for 5 days. Payment is due upon completion of our work.

This estimate is based on our preliminary evaluation of requirements necessary to complete the job. This estimate does not include labor and/or materials required in the event that unforeseen repair becomes apparent after the commencement of approved work.

All agreements contingent upon strikes, accidents, and delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance for above work. Workmen's compensation and public liability insurance on above work to be taken out by Howard's Pool World, Inc.

Date: 4/5/2023

Respectfully Submitted Teri Lee

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: 4/24/23

Authorizing signature 

After discussion with the Chairman per Resolution 2017-03

Seventh Order of Business

7B.

DANGER - YOUR AED PARTS EXPIRED LAST YEAR!! LIFE SAFETY ISSUE.

The CPR School, LLC

CPR, First Aid and AED Training | AED Sales
18040 Crown Quay Lane
Jupiter, Florida 33458
Phone (561) 762-0500 Fax (561) 741-8845

INVOICE

DATE: April 21, 2023
INVOICE # 2023042111

Bill To:

Heritage Lake Park CDD
Justin Faircloth - District Manager
C/O Inframark
210 N. University Dr. Suite 702
Coral Springs, FL 33071
Justin.Faircloth@inframark.com
239.785.0675

Customer Location

Heritage Lake Park
2140 Heron Lake Drive
Punta Gorda, Florida 33983

PLEASE REPLACE EXPIRED PARTS ASAP. WE HAVE THESE IN STOCK NOW.

DESCRIPTION	QTY	RATE	AMOUNT
Physio-Control LIFEPAK® Express AED Parts			
LIFEPAK EXPRESS CHARGE-PAK w/2 sets electrode pads CR® Plus CHARGE-PAKTM with two (2) sets of electrode pads, and discharger	1	\$ 395.00	395.00
Physio-Control Infant/Child Electrode Pads For use on children less than 8 years of age or less than 55 lbs (25 kg)	1	\$ 150.00	150.00
Telephone Tech Support Assistance Free telephone assistance. We will help you with the installation of the above listed AED parts making certain your AED is working properly.	1	\$ 100.00	Free
Delivery / Shipping - USPS Priority Mail Shipping	1	\$ 23.00	\$ 23.00
Make all checks payable to The CPR School, LLC Please return invoice with payment - Thank you.		TOTAL With Discount	\$ 568.00

Note - Please be sure to continue your monthly visual AED inspections.
Need CPR AED training? Call us! We offer onsite classes at your business.
No returns or refunds on any medical products or accessories

WE HAVE THESE PARTS IN STOCK. WE CAN SHIP TODAY.

PLEASE SIGN AND RETURN THIS INVOICE WITH PAYMENT TO PLACE YOUR ORDER

Authorized Signature

Date Accepted

THANK YOU FOR YOUR BUSINESS!

The CPR School, LLC

CPR, First Aid and AED Training | AED Sales

18040 Crown Quay Lane
 Jupiter, Florida 33458
 Phone (561) 762-0500 Fax (561) 741-8845

Bill To:

Heritage Lake Park CDD
 Justin Faircloth - District Manager
 C/O Inframark
 210 N. University Dr. Suite 702
 Coral Springs, FL 33071
 Justin.Faircloth@inframark.com
 239.785.0675

PROPOSAL #1

DATE: April 21, 2023

TRADE-IN CREDIT
 We will provide a \$100 trade-in credit rebate after you ship your current AED to us after your new AEDs arrive.
 Rebate not shown on quote below.

Customer Location
 Heritage Lake Park
 2140 Heron Lake Drive
 Punta Gorda, Florida 33983

IN STOCK TODAY - LIMITED SUPPLY AVAILABLE

DESCRIPTION	QTY	RATE	AMOUNT
Physio-Control LIFEPAK CR2 AED Model #: 99512-001268 ClearVoice® technology with Metronome & CPR Coaching Escalating power during rescue 150/200/300 joules 4-Year Adult/Child Electrode Pads 4-Year Long Life Lithium Battery 8-year warranty English Spanish Language AED WiFi Enabled AED Carry Handle IP55 rating <i>This is an automatic unit</i>	2	\$ 2,550.00	\$ 5,100.00
AED Program Management - 2 Years Medical Authorization / Prescription, Dedicated Account Manager AED Registration, Data Base Setup with free updates Alert Notifications, & FREE AED Inspections with each paid class. Emergency Response Plan with AED Maintenance & Activation Policy Ongoing regulatory support and post-event support	2	\$ 250.00	Free
Deluxe Rescue / Ready Kit Includes CPR Mask, Trauma Shears, Razor, etc	2	\$ 50.00	\$ 100.00
AED Wall Cabinet with Alarm Alarm cabinet with clear front	1	\$ 225.00	\$ 225.00
AED Wall Sign - For above AED cabinet	1	\$ 25.00	Free
Delivery / Shipping	1	\$ 25.00	\$ 25.00
Make all checks payable to The CPR School, LLC Please return invoice with payment - Thank you.		SUBTOTAL	\$ 5,450.00
		TAX RATE	7.00%
		SALES TAX	15.75
		TOTAL	\$ 5,465.75

No returns or refunds on any medical products or accessories
 Need CPR AED & First Aid training? Call us! We offer onsite classes at your business.

PLEASE SIGN AND RETURN THIS INVOICE WITH PAYMENT TO PLACE YOUR ORDER

Authorized Signature

Date Accepted

We try to meet or beat all competitors price quotes!

THANK YOU FOR YOUR BUSINESS!

The CPR School, LLC

PROPOSAL #2

Agenda Page 2 of 55

CPR, First Aid and AED Training | AED Sales

18040 Crown Quay Lane
 Jupiter, Florida 33458
 Phone (561) 762-0500 Fax (561) 741-8845

DATE: April 21, 2023

TRADE-IN CREDIT
 We will provide a \$100 trade-in credit rebate after you ship your current AED to us after your new AEDs arrive.
 Rebate not shown on quote below.

Bill To:

Heritage Lake Park CDD
 Justin Faircloth - District Manager
 C/O Inframark
 210 N. University Dr. Suite 702
 Coral Springs, FL 33071
 Justin.Faircloth@inframark.com
 239.785.0675

Customer Location
 Heritage Lake Park
 2140 Heron Lake Drive
 Punta Gorda, Florida 33983

NOT IN STOCK. ESTIMATED WAIT TIME = 45 - 90 DAYS

DESCRIPTION	QTY	RATE	AMOUNT
HeartSine® Samaritan® PAD 350P AED Eight (8) Year Warranty on AED New AHA Guidelines Compliant PAD-PAK Electrode Pad and Battery Combo Pack IP Rating of 56 - High level of protection against dust and water Easy to understand Visual and Voice Prompts Prompts guide rescuer through entire rescue process Easy maintenance - only one item to replace (4 year battery life) Lightweight and compact 2.4 lbs with Pad-Pak installed Smallest AED on the US Market - 8.0" x 7.25" x 1.9" Over 6 hours of continuous monitoring or 30 shocks Escalating energy (150J, 150J, 200J) <i>This is a semi automatic unit</i>	2	\$ 1,400.00	\$ 2,800.00
AED Program Management - 2 Years Medical Authorization / Prescription, Dedicated Account Manager AED Registration, Data Base Setup with free updates Alert Notifications, & FREE AED Inspections with each paid class. Emergency Response Plan with AED Maintenance & Activation Policy Ongoing regulatory support and post-event support	2	\$ 250.00	Free
HeartSine Carry Case Soft carry case for the HeartSine AED	2	\$ 100.00	Free
Deluxe Rescue / Ready Kit Includes CPR Mask, Trauma Shears, Razor, etc	2	\$ 50.00	\$ 100.00
Pediatric Electrodes HeartSine™ Samaritan® PEDIATRIC-PAK	2	\$ 268.00	\$ 536.00
AED Wall Cabinet with Alarm Alarm cabinet with clear front	1	\$ 225.00	\$ 225.00
AED Wall Sign - For above AED cabinet	1	\$ 25.00	Free
Delivery / Shipping	1	\$ 25.00	\$ 25.00
Make all checks payable to The CPR School, LLC		SUBTOTAL \$ 3,686.00	
Please return invoice with payment - Thank you.		TAX RATE 7.00%	
		SALES TAX 15.75	
		TOTAL \$ 3,701.75	

No returns or refunds on any medical products or accessories
 Need CPR AED & First Aid training? Call us! We offer onsite classes at your business.

PLEASE SIGN AND RETURN THIS INVOICE WITH PAYMENT TO PLACE YOUR ORDER

Authorized Signature
Date Accepted

We try to meet or beat all competitors price quotes!

THANK YOU FOR YOUR BUSINESS!

The CPR School, LLC

PROPOSAL #3

CPR, First Aid and AED Training | AED Sales

18040 Crown Quay Lane
 Jupiter, Florida 33458
 Phone (561) 762-0500 Fax (561) 741-8845

DATE: April 21, 2023

TRADE-IN CREDIT
 We will provide a \$100 trade-in credit rebate after you ship your current AED to us after your new AEDs arrive.
 Rebate not shown on quote below.

Bill To:

Heritage Lake Park CDD
 Justin Faircloth - District Manager
 C/O Inframark
 210 N. University Dr. Suite 702
 Coral Springs, FL 33071
 Justin.Faircloth@inframark.com
 239.785.0675

Customer Location
 Heritage Lake Park
 2140 Heron Lake Drive
 Punta Gorda, Florida 33983

NOT IN STOCK. ESTIMATED WAIT TIME = 45 - 90 DAYS

DESCRIPTION	QTY	RATE	AMOUNT
ZOLL AED Plus with 7-Year Warranty One-piece CPR-D•padz™ New AHA Guidelines Compliant Duracell® Lithium Battery Set ZOLL AED Plus Demonstration & Set-Up CD IP Rating of "55" Escalating energy (120J, 150J, 200J) <i>This is a semi automatic unit</i>	2	\$ 1,875.00	\$ 3,750.00
AED Program Management - 2 Years Medical Authorization / Prescription, Dedicated Account Manager AED Registration, Data Base Setup with free updates Alert Notifications, & FREE AED Inspections with each paid class. Emergency Response Plan with AED Maintenance & Activation Policy Ongoing regulatory support and post-event support	2	\$ 250.00	Free
ZOLL AED Plus Soft Carry Case Soft carry case for the ZOLL AED Plus	2	\$ 119.00	Free
ZOLL® pedi•padz™ II ZOLL Pediatric Electrode Pads	2	\$ 108.00	\$ 216.00
Deluxe Rescue / Ready Kit Includes CPR Mask, Trauma Shears, Razor, etc	2	\$ 50.00	\$ 100.00
AED Wall Cabinet with Alarm Alarm cabinet with clear front	1	\$ 225.00	\$ 225.00
AED Wall Sign - For above AED cabinet	1	\$ 25.00	Free
Delivery / Shipping	1	\$ 25.00	\$ 25.00

Make all checks payable to The CPR School, LLC Please return invoice with payment - Thank you.	SUBTOTAL	\$ 4,316.00
	TAX RATE	7.00%
	SALES TAX	15.75
	TOTAL	\$ 4,331.75

No returns or refunds on any medical products or accessories
 Need CPR AED & First Aid training? Call us! We offer onsite classes at your business.

PLEASE SIGN AND RETURN THIS INVOICE WITH PAYMENT TO PLACE YOUR ORDER

Authorized Signature
Date Accepted

We try to meet or beat all competitors price quotes!

THANK YOU FOR YOUR BUSINESS!

From: Keith @ The CPR School <thecprschool@aol.com>
Sent: Monday, April 3, 2023 12:15 PM
To: Whitlock, Jacob <Jacob.Whitlock@inframark.com>
Cc: Faircloth, Justin <Justin.Faircloth@inframark.com>
Subject: CPR AED FIRST AID TRAINING @ HERITAGE LAKE PARK | Pricing Ideas

Jacob,

We can run the training several different ways.

Option #1 - We would offer a certification class for 20 staff and board members.

Cost = 20 People x \$65 per person = \$1,300.

Everyone that completes the course would be certified in CPR AED and First Aid for 2 years.

Class Time = 4 Hours

Option #2 - We would offer a non-certification class for up to 50 people.

Cost = 1 Class = \$1,000

Class Time = 90-120 Minutes

Option #3 - We would offer a hybrid of the 2. I just did a similar class for an HOA in St Lucie County.

Cost = 1 Class = \$1,300

Class Time = 90-120 Minutes for residents

Additional 30 minutes for certification skills testing.

This allows for up to 50 people for the non-certification class + it allows for 6 individuals to be certified after they complete the online course.

Six (6) class codes will be sent prior to our class for those 6 people wishing to be certified.

Note - both classes are fun. Your team will laugh a lot while learning how to save a life. Entertaining and educational.

Thank you for your business.

Keith Murray, EMT, MBA

The CPR School, LLC

AED Sales, Service & Program Management | CPR, AED & First Aid Training
Certification Classes

www.TheCPRSchool.com

Office: 877-6-AED-CPR

Direct: 561-762-0500

Fax: 561-741-8845

Eighth Order of Business

8A

From: Doug McLean <doug.hlp.lv1@gmail.com>
Sent: Tuesday, March 14, 2023 12:17 PM
To: Faircloth, Justin <Justin.Faircloth@inframark.com>
Subject: Parking/Storage Proposal: Heritage Lake Park

Justin, as I mentioned to you at the last CDD meeting, I am proposing for discussion that the CDD consider that there is an opportunity to add additional enclosed parking/storage in the Park at the end of the newly developed area.

Currently, there are folks who are owners in the Park that do not have enclosed parking for vehicles that remain in the park during the off season. Additionally, there are owners who would like to acquire additional storage space for items that currently may not be accommodated in their current residence.

I am proposing that a unit be constructed at the end of the Park where there is no proposed development. A single one story building could be constructed with various sized partitions for single or double parking and storage space. This would have a common roof with separate accessible overhead door access.

Aesthetically, the exterior of the building would be in keeping with the current construction appearance of the surrounding buildings. The interior however would be unfinished and would only have limited electrical capacity (lighting) and perhaps minimal 110 V electrical outlets.

It is my speculation that if the Board was to pursue this proposal, and the individual storage units sold to separate owners, that it could be constructed based on sales in advance to owners. Alternatively, there could be a combination of units that are sold and leased as necessary.

This would provide owners with necessary storage capacity while maintaining the aesthetic appearance of the Park and provide a source of additional revenue to the CDD.

I have attached an aerial photo of the Park with the proposed location.

I would appreciate it if this was considered by the CDD in the near future.

Thanks,

Doug McLean

8C

FIRE ALARM INSPECTION AND TESTING FORM

PROPERTY NAME

Name: Heritage Lake Park - Clubhouse + Fitness
 Address: 25635 + 25637 Heritage Lake Blvd
 Contact: Linda
 Telephone: 941-624-431a

Approving Agency

Contact: _____
 Telephone: _____
 Monitoring Entity: All American

TYPE TRANSMISSION:

- Cellmetry Module
- Digital
- Other (Specify) _____

SERVICE:

- Monthly
- Quarterly
- Semi Annual
- Annually
- Other (Specify) _____

Panel Manufacturer: Silent Knight
 Model No: 5201
 Circuit Styles: 0
 No of Circuits: 9
 List Dates System had any service performed: _____

ALARM INDICATING APPLIANCE AND CIRCUIT INFORMATION

Quantity of:	Circuit Style:	Quantity of:	Circuit Style:
<u>5</u>	<u>B</u>	<u>2</u>	<u>B</u>
<u>7</u>	<u>B</u>	<u>2</u>	<u>B</u>
<u>1</u>	<u>B</u>		

Manual Stations _____ Heat Detectors _____
 Ion Detectors _____ Waterflow Switches _____
 Photo Detectors _____ Supervisory Switches _____
 Duct Detectors _____ Other (Specify) _____

ALARM INITIATING DEVICES AND CIRCUIT INFORMATION

Quantity of:	Circuit Style:	Quantity of:	Circuit Style:
		<u>2</u>	<u>B</u>
		<u>6</u>	<u>B</u>

Bells _____ Strobes _____
 horns _____ Other (Specify) _____
 Chimes _____ Hornstrobes

SYSTEM POWER SUPPLIES

a.) PRIMARY (Main): Normal Voltage 120 Amps 20
 Overcurrent Protection: Type: RCR Amps 20
 Location (Panel Number): Panel A #10
 Disconnecting Means Location: Next to EAP

b.) SECONDARY (Standby):
 Storage Battery: Amp-Hr Rating: 7
 Calculated capacity to operate system, in hours: 24 60
 Engine-driven generator dedicated to fire alarm system.
 Location of fuel storage: _____

E-MAILED
 4.6.2023
 K.H.

PRIOR TO ANY TESTING

NOTIFICATIONS ARE MADE:	YES	NO	WHO	TIME
Monitoring Entity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>All American</u>	<u>9:25</u>
Building Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Building Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Other (Specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
AHJ Notified of Any Impairments	<input type="checkbox"/>	<input type="checkbox"/>		

SYSTEM TESTS AND INSPECTIONS

TYPE:	Visual	Functional	Comments	TYPE:	Visual	Functional	Comments
Control Panel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Transient Suppressors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Interface Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Remote Annunciators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lamps/LEDs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Notification of Appliances:			
Fuses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Audible	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Primary Power Supply	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Visual	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Trouble Signals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Speakers	<input type="checkbox"/>	<input type="checkbox"/>	
Disconnect Switches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Voice Clarity	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Fault Monitoring	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					

INTERFACE EQUIPMENT:

(SPECIFY) HWAC	Visual	Device Operation	Simulated Operation
(SPECIFY) Elevator Recall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(SPECIFY) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Procedures: _____ Comments: _____

ON/OFF PREMISES MONITORING:

	Yes	No	Time	Comments
Alarm Signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>10:06</u>	
Alarm Restoral	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>10:07</u>	
Trouble Signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory Signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory Restoral	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTIFICATION THAT TEST IS COMPLETE:

	Yes	No	Who	Time
Building Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Monitoring Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Building Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory Signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Other (Specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

THE FOLLOWING DID NOT OPERATE CORRECTLY:

SYSTEM RESTORED TO NORMAL OPERATION:

This testing was performed in accordance with applicable NFPA standards.
 Name of Inspector: Alza Tabasco Date: 4-4-23 TIME: 11:00
 Date: 4-4-23 Time: 1:00 Name of Owner or Representation: _____
 Signature: _____ Date: _____ Time: _____
 Signature: _____

From: Kathy Hodgson <kathy@wenzelsrq.com>
Sent: Thursday, April 6, 2023 8:53 AM
To: inframark@avidbill.com; Faircloth, Justin <Justin.faircloth@inframark.com>
Cc: Amanda Wenzel <wenzeelectric@wenzelsrq.com>
Subject: Attached please find Invoice # 246931 and Annual Fire Alarm Report.

Attached please find Invoice # 246931 and Annual Fire Alarm Report.

Please include your invoice numbers with payment
to insure proper credit on your account.

Due to increased prices across the board, Wenzel Electric will be raising our hourly labor rates. This increase was a challenging decision but will help us to evolve, improve and continue to provide the best customer service and products that our customers are accustomed to. Thank you for being a loyal customer and putting your valued trust in Wenzel Electric.

INCREASE AS OF MAY 1ST, 2023

NORMAL BUSINESS HOURS

Monday-Friday 8am to 5pm

1 MAN/TRUCK \$150.00 per hour

2 MEN/TRUCK \$220.00 per hour

AFTER BUSINESS HOURS

Monday-Friday 5pm to 8am

1 MAN/TRUCK \$200.00 per hour

2 MEN/TRUCK \$260.00 per hour

HOLIDAY HOURS

1 MAN/TRUCK \$220.00 per hour

2 MEN/TRUCK \$280.00 per hour

***Thank you,
Kathy Hodgson***

***Wenzel Electrical Services, Incorporated
6301 Tower Lane Suite 1 SRQ, FL 34240
Office 941.371.1599
Fax 941.371.1756***

Ninth Order of Business

9A

HERITAGE LAKE PARK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Version 3 - Proposed Budget:

(Printed on 4/19/23 5:15 PM)

Prepared by:



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Heritage Lake Park
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEPT-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 1,108	\$ 1,773	\$ 400	\$ 5,346	\$ 5,346	\$ 10,692	\$ 3,000
Room Rentals	-	655	-	-	-	-	-
Recreational Activity Fees	-	918	8,000	-	8,000	8,000	8,000
Special Assmnts- Tax Collector	803,668	723,563	723,561	721,523	2,038	723,561	789,584
Special Assmnts- Delinquent	-	1,333	-	-	-	-	-
Special Assmnts- Discounts	(28,376)	(25,824)	(28,942)	(27,889)	(20)	(27,909)	(31,583)
Settlements	1,679	32,909	-	179,085	-	179,085	-
Other Miscellaneous Revenues	283	2,020	500	8,182	-	8,182	500
Gate Bar Code/Remotes	3,487	3,116	1,000	1,657	1,645	3,302	3,000
TOTAL REVENUES	781,849	740,463	704,519	887,904	17,008	904,912	772,501

EXPENDITURES

Administrative

P/R-Board of Supervisors	10,400	9,800	12,000	7,000	6,000	13,000	12,000
FICA Taxes	796	750	918	536	459	995	918
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,126	1,160	1,195	-	1,195	1,195	1,231
ProfServ-Engineering	708	14,915	4,000	-	4,000	4,000	4,000
ProfServ-Legal Services	39,283	36,734	24,844	22,110	16,890	39,000	24,844
ProfServ-Mgmt Consulting Serv	58,656	60,476	62,290	31,145	31,145	62,290	64,159
ProfServ-Trustee Fees	4,771	4,771	4,771	4,771	-	4,771	4,771
ProfServ-Website Maintenance	2,869	1,356	1,356	678	678	1,356	1,397
Auditing Services	3,725	3,900	3,725	-	3,900	3,900	3,900

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEPT-2023	FY 2023	FY 2024
Postage and Freight	677	408	600	263	280	543	600
Insurance - General Liability	4,132	4,317	4,447	3,381	-	3,381	3,719
Printing and Binding	5	1	50	3	10	13	50
Legal Advertising	1,042	1,094	2,000	-	-	-	2,000
Misc-Bank Charges	344	510	100	231	231	462	100
Misc-Assessmnt Collection Cost	5,246	4,993	14,471	11,393	41	11,434	15,792
Office Supplies	-	25	35	58	-	58	35
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	133,955	145,384	137,577	81,744	65,428	147,172	140,290
Field							
ProfServ-Field Management	5,729	5,901	6,078	3,039	3,039	6,078	6,260
ProfServ-Mgmt Consulting Services	3,156	4,969	-	2,094	4,063	6,157	5,000
ProfServ-Wetlands	10,680	10,867	11,000	5,500	5,500	11,000	11,000
Contracts-Landscape	69,912	72,189	74,170	37,084	37,085	74,169	74,170
Contracts-Buffer Wall	3,500	3,500	7,000	-	7,000	7,000	7,000
R&M-General	7,524	6,291	9,600	47	-	47	9,600
R&M-Irrigation	22,978	13,265	12,000	7,841	-	7,841	12,000
R&M-Lake	-	5,000	5,000	895	-	895	5,000
R&M-Mulch	7,200	7,200	7,200	-	-	-	7,200
R&M-Sidewalks	-	-	3,000	-	-	-	3,000
R&M-Tree and Trimming	9,405	-	5,995	-	-	-	5,995
R&M-Lights	3,187	4,275	4,000	-	-	-	4,000
R&M-Wall	3,933	3,865	8,000	77	-	77	8,000
Misc-Contingency	9,227	8	16,950	250,340	-	250,340	32,028
Cap Outlay - Irrigation	31,871	-	-	-	-	-	-
Cap Outlay - Streetlights	-	-	-	16,428	-	16,428	-
Total Field	188,302	137,330	169,993	323,345	56,687	380,032	190,253

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEPT-2023	FY 2023	FY 2024
				-			
Utilities							
Communication - Telephone	742	843	900	463	463	926	900
Electricity - General	4,886	5,493	6,000	3,043	3,043	6,086	6,000
Internet Services	2,901	3,498	3,141	1,960	1,960	3,920	3,400
Total Utilities	8,529	9,834	10,041	5,466	5,466	10,932	10,300
Gatehouse							
Towing Services	-	-	250	-	-	-	250
Contracts-Gates	-	1,080	1,080	1,080	-	1,080	1,080
Contracts-Security System	57,918	59,935	61,148	30,517	30,542	61,059	62,916
Electricity - General	2,925	2,492	3,000	1,127	1,127	2,254	3,000
R&M-Buildings	50	954	500	4	496	500	500
R&M-Gate	3,388	3,702	3,000	1,410	2,135	3,545	3,000
Misc-Contingency	6,217	5,556	5,000	6,882	-	6,882	5,000
Total Gatehouse	70,498	73,719	73,978	41,020	34,300	75,320	75,746
Clubhouse and Recreation							
Payroll-Salaries	16,146	19,163	26,000	12,160	13,840	26,000	26,000
Payroll-Maintenance	9,750	9,200	10,400	4,970	5,430	10,400	10,400
Payroll Taxes	1,981	2,170	2,785	1,310	1,474	2,784	2,785
Workers' Compensation	592	1,778	800	-	800	800	1,778
Fire Alarm Monitoring	540	540	540	270	270	540	540
Contracts-Fountain	680	690	680	-	-	-	680
Contracts-Security Camera	550	-	550	-	550	550	550
Contracts-Pools	14,400	14,920	15,580	7,488	4,807	12,295	16,374
Contracts-Cleaning Services	12,420	12,420	12,420	4,219	6,210	10,429	12,420
Contracts-HVAC	1,968	1,968	1,968	-	1,968	1,968	1,968
Contracts-Pest Control	1,800	1,800	1,800	1,199	900	2,099	1,800

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR - SEPT-2023	PROJECTED FY 2023	BUDGET FY 2024
Contracts-Security System	9,718	10,010	10,162	5,081	5,081	10,162	10,467
Pest Control - Bldg/Gnds	1,895	1,199	1,620	-	1,547	1,547	1,620
Electricity - General	15,716	18,200	18,000	10,904	10,904	21,808	18,564
Utility - Refuse Removal	2,933	3,179	3,179	1,646	1,646	3,292	3,292
Utility - Water & Sewer	6,068	6,280	6,500	3,349	3,349	6,698	6,500
Insurance - Property	37,696	32,283	33,251	30,067	-	30,067	30,969
R&M-General	4,460	4,272	4,000	-	-	-	4,000
R&M-Fountain	154	317	500	-	500	500	500
R&M-Pools	7,441	2,396	8,694	1,453	-	1,453	8,694
R&M - Tennis Courts	72	16,589	6,000	-	-	-	6,000
R&M - Fitness Equipment	1,554	1,739	2,800	245	-	245	2,800
R&M - Fitness Center	351	227	2,000	779	-	779	2,000
R&M - Security Cameras	1,441	15,098	1,000	708	292	1,000	1,000
R&M-Backflow Inspection	145	130	154	-	154	154	154
Fire Ext Inspection & Repairs	98	137	500	-	118	118	500
R&M-Fire Alarm	-	400	500	340	160	500	500
Fire Alarm Inspection	198	198	200	-	200	200	200
R&M-Fire Sprinklers	450	450	500	-	500	500	500
R&M - Computer/Internet	1,525	5,015	2,500	856	-	856	2,500
Misc-Cable TV Expenses	1,204	1,389	1,398	728	643	1,371	1,286
Misc-Clubhouse Activities	34	1,380	4,800	-	707	707	4,800
Misc-Contingency	4,840	17,097	10,000	2,195	-	2,195	10,000
Office Supplies	2,177	2,123	3,000	488	-	488	3,000
Cleaning Supplies	373	542	2,600	32	426	458	2,600
Cleaning Services	-	-	500	-	500	500	500
Cap Outlay - Other	29,928	-	-	-	-	-	42,622
Total Clubhouse and Recreation	191,298	205,299	197,881	90,487	62,975	153,462	240,862

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEPT-2023	FY 2023	FY 2024
Reserves							
Reserve-Irrigation System	-	-	15,000	-	-	-	15,000
Reserve-Roadways	-	43,395	32,394	-	-	-	32,394
Reserve-Stormwater System	-	16,608	29,220	-	-	-	29,220
Reserve-Tennis Courts	-	-	10,000	-	-	-	10,000
Reserve-Wall	-	53,196	28,435	-	-	-	28,435
Total Reserves	-	113,199	115,049	-	-	-	115,049
TOTAL EXPENDITURES & RESERVES	592,582	684,765	704,519	542,062	224,855	766,917	772,500
Excess (deficiency) of revenues							
Over (under) expenditures	189,267	55,698	-	345,843	(207,847)	137,995	0
OTHER FINANCING SOURCES (USES)							
Extraordinary Gain / Loss	-	-	-	(165,897)	-	(165,897)	-
TOTAL OTHER SOURCES (USES)	-	-	-	(165,897)	-	(165,897)	0
Net change in fund balance	189,267	55,698	-	179,946	(207,847)	(27,902)	(0)
FUND BALANCE, BEGINNING	372,937	562,204	617,902	617,902	-	617,902	590,000
FUND BALANCE, ENDING	\$ 562,204	\$ 617,902	\$ 617,902	\$ 797,848	\$ (207,847)	\$ 590,000	\$ 590,000

Budget Narrative
Fiscal Year 2024**REVENUES****Interest – Investments**

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

Recreational Activity Fees

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

Special Assessment - Tax Collector

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

Special Assessment - Discounts

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

Other Miscellaneous Revenues

Revenue received from miscellaneous sources.

Gate Bar Code/Remotes

Revenue received from the sales of gate remotes.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative

P/R - Board of Supervisors

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

FICA Taxes

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

Professional Services - Arbitrage Rebate

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

Professional Services - Dissemination Agent

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

Professional Services - Engineering

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

Professional Services - Legal Services

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Administrative** *(continued)***Professional Services – Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2005 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses. Period 10/1/22 through 9/30/23.

Professional Services – Website Maintenance

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

Auditing Services

The District required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for this fiscal year is based on contracted fees from an existing engagement letter with an accounting firm.

Postage and Freight

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

Insurance - General Liability

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous - Bank Charges

Fees associated with maintaining the District's bank accounts.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Administrative** *(continued)***Miscellaneous - Assessment Collection Cost**

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Field

Professional Services - Field Management

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

Professional Services – Management Consulting Services

The District contracted with Inframark to for extra field operations of the property.

Professional Services - Wetlands

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

Contracts – Landscape

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

Contracts - Buffer Wall

The District contracted with Down To Earth Landscape & Irrigation to trim the ten-foot buffer/overhanging along the exterior wall annually.

R&M - General

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Field** (continued)**R&M - Irrigation**

Repairs and maintenance of the irrigation systems throughout the Community are not part of the Landscape Maintenance Contract with Down To Earth Landscape & Irrigation.

R&M - Lake

Unscheduled lake maintenance is not included in the contract.

R&M - Mulch

Mulch needed for District property.

R&M - Sidewalks

Maintenance of District sidewalks.

R&M – Trees and Trimming

The District has contracted with Down To Earth Landscape & Irrigation for tree trimming services.

R&M - Lights

Maintenance and repairs of streetlights throughout the Community.

R&M - Wall

Repairs and maintenance of walls surrounding the District.

Miscellaneous - Contingency

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Utilities

Communication - Telephone

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

Electricity - General

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

Internet Services

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

Gatehouse

Towing Services

Costs for towing services.

Contracts - Gates

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

Contracts – Security System

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

Electricity - General

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

R&M - Building

General maintenance cost related to the gatehouse.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Gatehouse** *(continued)***R&M - Gate**

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

Miscellaneous - Contingency

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

Clubhouse and Recreation**Payroll - Salaries**

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

Payroll - Maintenance

The District has maintenance technician to work in the District field during the week.

Payroll Taxes

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

Workers' Compensation

Workers' compensation on office personnel's compensation.

Fire Alarm Monitoring

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

Contracts - Fountain

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Clubhouse and Recreation** *(continued)***Contracts – Security Camera**

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

Contracts - Pools

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

Contracts – Cleaning Services

The District contracted with Coverall North America to clean the clubhouse.

Contracts – HVAC

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

Contracts-Pest Control

Monthly pest control service.

Contracts – Security System

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

Pest Control – Building/Grounds

Incidental pest control services are not part of the contract.

Electricity - General

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Clubhouse and Recreation** *(continued)***Utility - Refuse Removal**

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

Utility - Water & Sewer

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

Insurance - Property

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

R&M - General

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

R&M - Fountain

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

R&M - Pools

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

R&M - Tennis Courts

Miscellaneous maintenance costs for the tennis courts.

R&M - Fitness Equipment

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Clubhouse and Recreation *(continued)*

R&M - Fitness Center

Fitness center floor renovation.

R&M - Security Cameras

Miscellaneous repairs to security cameras.

R&M - Backflow Inspection

Expenses for backflow inspections.

Fire Ext. Inspection & Repairs

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

R&M - Fire Alarm

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

Fire Alarm Inspection

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

R&M - Fire Sprinklers

The District has an agreement with Access Fire Protection, Inc. to inspect the fire sprinkler system.

R&M - Computer/Internet

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

Miscellaneous - Cable TV Expenses

Cable Television services from Comcast for the clubhouse and gatehouse.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Clubhouse and Recreation *(continued)*

Miscellaneous - Clubhouse Activities

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

Miscellaneous - Contingency

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

Office Supplies

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

Cleaning Supplies

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

Cleaning Services

Non-contractual cleaning services performed by a cleaning company.

Capital Outlay - Other

Capital Outlay for future.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Reserves

Reserve – Roadways

Reserves for the District roadways.

Reserve – Stormwater System

Reserves for the stormwater system.

Reserves – Tennis Courts

Reserves for the tennis courts.

Reserves – Wall

Reserves for the exterior wall.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 590,000
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	115,049
Total Funds Available (Estimated) - 9/30/2024	705,049

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>	
Operating Reserve - Operating Capital	143,707 ⁽¹⁾
Reserves Capital Projects (Prior Years)	76,539
Deduct due to Fund deficit	(50,000)
	<u>26,539</u>
Reserves - Irrigation FY 2023	15,000
Reserves - Irrigation FY 2024	15,000
	<u>30,000</u>
Reserves - Legal (Prior Years)	3,792
	<u>3,792</u>
Reserves -Roadways (Prior Years)	209,779
Reserves -Roadways FY 2023	32,394
Reserves -Roadways FY 2024	32,394
	<u>274,567</u>
Reserves -Stormwater system (Prior Years)	58,581
Reserves -Stormwater system FY 2023	29,220
Reserves -Stormwater system FY 2024	29,220
	<u>117,021</u>
Reserves -Tennis Courts FY 2023	10,000
Reserves -Tennis Courts FY 2024	10,000
	<u>20,000</u>
Reserves -Wall (Prior Years)	32,109
Reserves -Wall FY 2023	28,435
Reserves -Wall FY 2024	28,435
	<u>88,979</u>
	<u>560,898</u>
Total Allocation of Available Funds	704,605
Total Unassigned (undesignated) Cash	\$ 444

Notes

(1) Represents approximately 3 months of operating expenditures less \$10,000 due to negative unassigned.

Heritage Lake Park
Community Development District

Debt Service Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEPT-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 13	\$ 554	\$ 10	\$ 2,379	\$ 2,379	\$ 4,758	\$ 1,000
Special Assmnts- Tax Collector	180,800	180,800	180,800	180,745	55	180,800	180,800
Special Assmnts- Prepayment	-	-	-	228,615	-	228,615	
Special Assmnts- Discounts	(6,353)	(6,532)	(7,232)	(6,978)	(1)	(6,979)	(7,232)
TOTAL REVENUES	174,460	174,822	173,578	404,761	2,433	407,194	174,568
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,180	1,245	3,616	2,740	1	2,741	3,616
Total Administrative	1,180	1,245	3,616	2,740	1	2,741	3,616
<i>Debt Service</i>							
Principal Debt Retirement	80,000	85,000	85,000	-	85,000	85,000	90,000
Principal Prepayments	5,000	5,000	-	5,000	-	5,000	-
Interest Expense	107,873	103,028	98,040	49,020	48,878	97,898	92,910
Total Debt Service	192,873	193,028	183,040	54,020	133,878	187,898	182,910
TOTAL EXPENDITURES	194,053	194,273	186,656	56,760	133,879	190,639	186,526
Excess (deficiency) of revenues							
Over (under) expenditures	(19,593)	(19,451)	(13,078)	348,001	(131,445)	216,556	(11,958)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR - SEPT-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
OTHER FINANCING SOURCES (USES)							
Extraordinary Gain / Loss	-	-	-	(47,716)	-	(47,716)	-
Contribution to (Use of) Fund Balance	-	-	(13,078)	-	-	-	(11,958)
TOTAL OTHER SOURCES (USES)	-	-	(13,078)	(47,716)	-	(47,716)	(11,958)
Net change in fund balance	(19,593)	(19,451)	(13,078)	300,285	(131,445)	168,840	(11,958)
FUND BALANCE, BEGINNING	215,723	196,130	176,679	176,679	-	176,679	345,519
FUND BALANCE, ENDING	\$ 196,130	\$ 176,679	\$ 163,601	\$ 476,964	\$ (131,445)	\$ 345,519	\$ 333,561

HERITAGE LAKE PARK

Community Development District

Series 2005 - Special Assessment Revenue Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	Extra. Remdmt	INTEREST	TOTAL
11/01/2023	\$ 1,630,000.00	5.70%	\$ -		\$ 46,455.00	\$ 46,455.00
5/01/2024	\$ 1,630,000.00	5.70%	\$ 90,000.00		\$ 46,455.00	\$ 136,455.00
11/01/2024	\$ 1,540,000.00	5.70%	\$ -		\$ 43,890.00	\$ 43,890.00
5/01/2025	\$ 1,540,000.00	5.70%	\$ 95,000.00		\$ 43,890.00	\$ 138,890.00
11/01/2025	\$ 1,445,000.00	5.70%	\$ -		\$ 41,182.50	\$ 41,182.50
5/01/2026	\$ 1,445,000.00	5.70%	\$ 100,000.00		\$ 41,182.50	\$ 141,182.50
11/01/2026	\$ 1,345,000.00	5.70%	\$ -		\$ 38,332.50	\$ 38,332.50
5/01/2027	\$ 1,345,000.00	5.70%	\$ 105,000.00		\$ 38,332.50	\$ 143,332.50
11/01/2027	\$ 1,240,000.00	5.70%	\$ -		\$ 35,340.00	\$ 35,340.00
5/01/2028	\$ 1,240,000.00	5.70%	\$ 115,000.00		\$ 35,340.00	\$ 150,340.00
11/01/2028	\$ 1,125,000.00	5.70%	\$ -		\$ 32,062.50	\$ 32,062.50
5/01/2029	\$ 1,125,000.00	5.70%	\$ 120,000.00		\$ 32,062.50	\$ 152,062.50
11/01/2029	\$ 1,005,000.00	5.70%	\$ -		\$ 28,642.50	\$ 28,642.50
5/01/2030	\$ 1,005,000.00	5.70%	\$ 125,000.00		\$ 28,642.50	\$ 153,642.50
11/01/2030	\$ 880,000.00	5.70%	\$ -		\$ 25,080.00	\$ 25,080.00
5/01/2031	\$ 880,000.00	5.70%	\$ 130,000.00		\$ 25,080.00	\$ 155,080.00
11/01/2031	\$ 750,000.00	5.70%	\$ -		\$ 21,375.00	\$ 21,375.00
5/01/2032	\$ 750,000.00	5.70%	\$ 140,000.00		\$ 21,375.00	\$ 161,375.00
11/01/2032	\$ 610,000.00	5.70%	\$ -		\$ 17,385.00	\$ 17,385.00
5/01/2033	\$ 610,000.00	5.70%	\$ 145,000.00		\$ 17,385.00	\$ 162,385.00
11/01/2033	\$ 465,000.00	5.70%	\$ -		\$ 13,252.50	\$ 13,252.50
5/01/2034	\$ 465,000.00	5.70%	\$ 150,000.00		\$ 13,252.50	\$ 163,252.50
11/01/2034	\$ 315,000.00	5.70%	\$ -		\$ 8,977.50	\$ 8,977.50
5/01/2035	\$ 315,000.00	5.70%	\$ 155,000.00		\$ 8,977.50	\$ 163,977.50
11/01/2035	\$ 160,000.00	5.70%	\$ -		\$ 4,560.00	\$ 4,560.00
5/01/2036	\$ 160,000.00	5.70%	\$ 160,000.00		\$ 4,560.00	\$ 164,560.00
			\$ 1,630,000.00		\$ 713,070.00	\$ 2,343,070.00

Budget Narrative
Fiscal Year 2024

REVENUES

Interest – Investments

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

Special Assessment - Tax Collector

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

Special Assessment - Discounts

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

EXPENDITURES

Administrative

Misc.-Assessment Collection Cost

The District reimburses the Charlotte County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for all collection costs is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Heritage Lake Park
Community Development District

Supporting Budget Schedule
Fiscal Year 2024

**Comparison of Assessment Rates
Fiscal Year 2024 Budget vs. Fiscal Year 2023 Budget**

Neighborhoods	Total Units/Acres	ERU Per Unit	On-Roll ERUs	Off-Roll Units	2024	2023	Percent Change	2024	2023	Percent Change	2024	2023	Percent Change
					O & M Per Unit	O & M Per Unit		Debt Svc Per Unit	Debt Svc Per Unit		Total Per Unit	Total Per Unit	
Condo	246.00	1.00	246.00	-	\$1,650.36	\$1,650.36	0.0%	\$ 422.43	\$ 422.43	0.0%	\$ 2,072.79	\$ 2,072.79	0.0%
Park Villa	156.00	1.00	156.00	-	\$1,650.36	\$1,650.36	0.0%	\$ 422.43	\$ 422.43	0.0%	\$ 2,072.79	\$ 2,072.79	0.0%
Luxury Villa	60.00	1.00	60.00	-	\$1,650.36	\$1,650.36	0.0%	\$ 464.67	\$ 464.67	0.0%	\$ 2,115.03	\$ 2,115.03	0.0%
	462.00		462.00	-									
Commercial	14.16	3.77	53.38	-	\$507.95	\$507.86	0.0%	\$ -	\$ -	0.0%	\$ 507.95	\$ 507.86	0.0%

RESOLUTION 2023-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Lake Park Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 7, 2023
HOUR:	10:00 a.m.
LOCATION:	Heritage Lake Park Clubhouse 25635 Heritage Lake Boulevard Punta Gorda, FL

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

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

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

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

PASSED AND ADOPTED THIS 1st DAY OF MAY 2023.

ATTEST:

**HERITAGE LAKE PARK
DEVELOPMENT DISTRICT**

Justin Faircloth
Secretary

Paul Eberhardt
Chairman

Exhibit A: Approved Proposed Budget for Fiscal Year 2023/2024

9B



Heritage Lake Park CDD

04/18/23 – Field Management Report



www.inframarkims.com

Inspected by: **Jacob Whitlock**

Construction: Construction is underway on Royal Turn. Motor vehicle access is restricted currently.



1. Common Areas/Vacant Land

No issues observed.

2. Facilities

The pool was in use. Lake water levels were lower than previous report.

a. Backflow: No issues observed.

b. Clubhouse: Materials and equipment have been delivered to the clubhouse. Electrical crew was on-site to repair and begin dry-in process.



i. Condenser Enclosure/HVAC: Unchanged since last inspection.



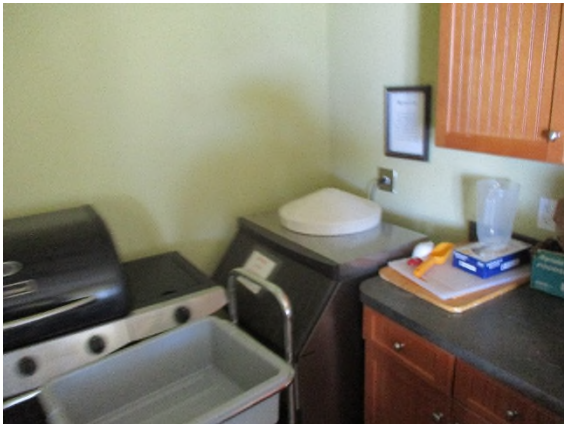
ii. Defibrillator: Defibrillator box alarm was not charging due to electrical work at the clubhouse. AED vendor is working on proposals for repair and replacement of equipment for the district.



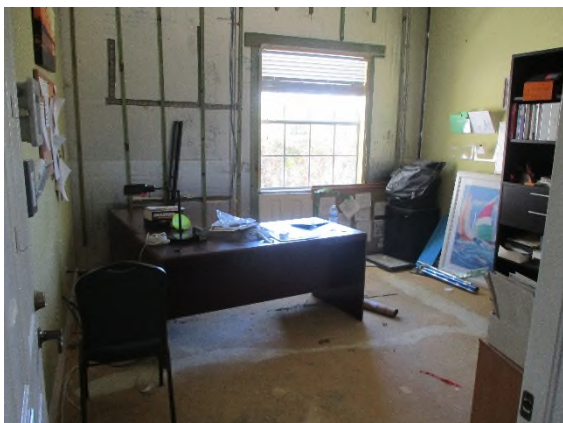
iii. Doors: No issues observed.

iv. Fire Extinguishers/Alarm/Sprinkler System: Fire extinguisher has been removed due to reconstruction in progress. No other issues observed at this time.

Kitchen: No issues observed. Ice machine was turned off at time of inspection.



Library: Unchanged since last inspection.



Ceiling above library doorway.

Inside library ceiling.



V. Perimeter of clubhouse:

West side of clubhouse

East awning of clubhouse adjacent to pool



Parking lot cover port.

Rear of clubhouse.





- vi. **Pool Table:** No issues observed.
- vii. **Walkways:** No issues observed.
- viii. **Water Fountains:** No issues observed.
- ix. **Windows:** No issues observed.
- c. **Fitness Center:** No issues observed.
 - i. **Bathrooms:** No issues observed.
 - ii. **Doors:** No new issues observed.
 - iii. **Equipment:** No issues observed.
 - iv. **Exterior:** No issues observed.
 - v. **Fencing:** No issues observed.
 - vi. **Water Heater:** No issues observed.
 - vii. **Windows:** No issues observed.
- d. **Fountain:** No new issues observed.
- e. **Gatehouse:**
 - i. **Awning:** No new issues observed
 - ii. **Cameras/Envera Equipment:** No issues observed.
 - iii. **Fire Extinguisher:** No issues observed.
 - iv. **Flooring:** Unchanged since last inspection.

v. Plumbing/Electrical: No issues observed.

f. Mailbox Kiosks:

i. No new issues observed.



g. Pool: Residents were swimming at the time of inspection. Pool appeared to be in good working order at the time of inspection.



Pool pump running during inspection. Gate from club to pool was zip tied shut at time of inspection.



Pool equipment encloser fencing is unchanged since last inspection.



- i. Awning:** No issues observed.
- ii. Chairs:** No issues observed.
- iii. Equipment:** No issues observed.
- iv. Fence:** No issues observed.
- v. Lift:** No issues observed.
- vi. Pool Deck:** No issues observed.
- h. Tennis Courts:** Tennis court fences, privacy covers, and lighting have been repaired/replaced.



i. Shed/Golf Cart: No issues observed.

3. Lake/Wetland Management

The water levels continue to fall. All lake issues are low density unless otherwise noted. Lake 4 flume has a large crack down the center. Board may wish to have the structure inspected.



- a. **Algae on Lakes:** No issues observed.
- b. **Boundary Poles:** No issues observed.
- c. **Grass Clippings in Lakes:** No issues observed.
- d. **Littorals:**
 - i. **Thalia in lake 3.**



- e. **Trash in Lakes:** More debris is being revealed by low water levels. Vendors have been contacted for removal. Lake C shown.



f. Weeds:

- i. Alligator Flag on Lakes (native littoral, requested to be limited in the district):**
No issues observed.
- ii. Alligator Weed:** No issues observed.
- iii. Baby's Tears (native plant):** No issues observed.
- iv. Cattails on Lakes:** No issues observed.
- v. Climbing Hempvine:** No issues observed.
- vi. Dollar Weed on Lakes:** No issues observed.
- vii. Duckweed on Lakes:** No issues observed.
- viii. Spatterdock/Water Lilly on Lakes:** No issues observed.
- ix. Torpedo Grass:** No issues observed.
- x. Water Lettuce on Lakes:** No issues observed.

g. Wetlands:

"Protected Wetlands" signed is damaged. Roof and gutter debris present in wetlands behind lakeview 4. Vendors have been notified.





- 4. **Landscaping:** No issues observed.
- Commercial Properties:** No issues observed.

- a. **Debris Clean Up:** Pile of dead vegetation remains near commercial property. Small piles of roofing tiles on the Northern bank of lake C



- b. **Edging:** No issues observed.
- c. **Flower Beds:** No issues observed.
- d. **Invasive/Exotic Issues:** No issues observed.
- e. **Mowing:** No issues observed during the inspections.
- f. **Plant Health:**
 - i. No new issues observed.
- g. **Tree Maintenance:** No issue observed.
 - i. **Boundary Wall:** No issues observed.
 - ii. **Entry Fencing/Monuments:**

Some sections of the Rampart fence have been repaired or replaced. Signature Privacy Walls is waiting for more materials to arrive to complete this project. FPL has been contacted about the leaning power poles.



iii. Fitness Center:

1. Tennis Courts: No new issues observed.

iv. Mailbox Kiosks: No new issues observed.

v. Roadway Lighting: No new issues observed.

vi. Stormwater System: No new issues observed.

vii. Weeding: No issues observed.

5. Irrigation System

a. Leaks: No issues observed.

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

Pump Station #2: No issues observed.



c. Pump Station #3: No issues observed.



- d. Pump Station: #4:** No issues observed.
- e. Pump Station: #5:** No issues observed.
- f. Pump Station: #6:** No issues observed.



- g. Pump Station #7:** No issues observed.



- h. Valve covers:** No issues observed.
 - i. Water Spigots:** No issues observed.
 - j. Wiring:** No issues observed.
- 6. Perimeter Wall/Fencing/Monuments:**

a. No new issues observed.

7. **Roadways**

a. **Gate Systems:** No issues observed.

b. **Pavement:**

i. Delamination and holes forming near entry gate house.



c. **Roadway Lighting:** No new issues observed.

d. **Roadway Signage:** No issues observed.

8. **Sidewalks:** No issues observed.

9. **Stormwater Drainage System**

a. **Catch Basins:** No issues observed.

b. **Drain Culverts/Interconnects:** No issues observed.

c. **Erosion:** No new issues observed.

d. **Lake Weirs:**

i. **Outfall:** No issues observed.

ii. **Pool Drainage:** Unchanged since previous inspection. Weeds should be sprayed out.



10. **Residential Complaints/Concerns:**

a. No issues reported at the time of inspection.

11. Fish/Wildlife Observations



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

12. Non CDD Items: No issues observed.

9C



HERITAGE LAKE PARK

MAINTENANCE: Mow and trim crew

- 1) Mowed all areas
- 2) Weedeated and pulled weeds
- 3) Edged all areas
- 4) Hand pulled weeds
- 5) Cleaned up trash in areas and debris
- 6) Blew off property

PEST CONTROL: No pest control

IRRIGATION:

LANDSCAPE IMPROVEMENTS: Attached is your enhancement lay out.
Please contact me with your thoughts on this



HERITAGE LAKE PARK

April 13th weekly report

MAINTENANCE: Mow and trim crew

- 1) Mowed common areas
- 2) Trimmed Hedges at entrance
- 3) Sprayed for weeds in all areas
- 4) Edged in all areas
- 5) Picked up trash and debris
- 6) Blew off all areas of operation

PEST CONTROL: No pest control

IRRIGATION: Nothing to report

LANDSCAPE IMPROVEMENTS: Spoke with James and I put together an estimate for the preserve line and front entrance that should be sent out early next week.



HERITAGE LAKE PARK

April 20, 2023

MAINTENANCE: Mow and trim crew

- 1) Mowed all areas
- 2) Sprayed and pulled weeds
- 3) Trimmed coco plums around tennis court
- 4) Cleaned out trash and debris under plants
- 5) Cleaned out the Eureka Palms
- 6) Blew off property

PEST CONTROL: No pest control

IRRIGATION:

LANDSCAPE IMPROVEMENTS: Sent in front entrance enhancement

9Ci



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #52053

Customer Address

Inframark
Justin Faircloth
210 North University Drive Suite 702
Coral Springs, Florida 33071
justin.faircloth@inframark.com

Billing Address

Inframark AP Invoices
Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Physical Job Address

Heritage Lake Park Community
Development District
25635 Heritage Lake Boulevard
Punta Gorda, FL 33983

Job

Front entrance and right side
Preserve area

Estimated Job Start Date

June 7, 2023

Proposed By

Louis B Sheehan III

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal	Each	1	\$5,760.00	\$5,760.00
Croton Petra Installed	7 Gallon	26	\$55.00	\$1,430.00
Arboricola 'Dazzle'	3 Gallon	15	\$22.50	\$337.50
Coontie Installed	3 Gallon	12	\$26.00	\$312.00
Panama Rose Installed	3 Gallon	42	\$22.00	\$924.00
Arboricola Trinette - Schefflera "Variegated" Installed	7 Gallon	26	\$55.00	\$1,430.00
Palm Pygmy Date Triple	6' OA	3	\$625.00	\$1,875.00
Cocoa Brown Cypress Mulch	2 Cubic Foot Bag	210	\$6.50	\$1,365.00
St. Augustine "Floritam" Sod	Per Pallet	3	\$550.00	\$1,650.00
Bird of Paradise - Orange	15 Gallon	3	\$125.00	\$375.00
Carissa Holly - Emerald Blanket Installed	3 Gallon	32	\$16.50	\$528.00
Dwarf Ixora Installed	3 Gallon	28	\$18.50	\$518.00
Blanchetina Bromlaid	3 Gallon	15	\$55.00	\$825.00
4" / 4.5" Annual Installed (E)	4"	200	\$5.00	\$1,000.00
Planting Mix	Cubic Yard	2.50	\$65.00	\$162.50
Schefflera arboricola - Green	7 Gallon	150	\$45.90	\$6,885.00
Liriope - Big Blue Installed	1 Gallon	65	\$11.00	\$715.00
			Subtotal	\$26,092.00
Irrigation Repairs				
Irrigation Labor	Each	1	\$55.00	\$55.00
			Subtotal	\$55.00
			Job Total	\$26,147.00

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

Heritage Lake Park

Heritage Lake Park
COMMUNITY DEVELOPMENT DISTRICT





Landscape Design Suggestions

Add: Podocarpus, 'maki'
Nellie Stevens Holly
Panama Rose







Landscape Design Suggestions

*Add: Hawaiian Ti, 'auntie lou'
Arboricola, 'dazzle'
Croton, 'petra'
Dwarf Clusia
Seasonal Annuals*





Landscape Design Suggestions

- Plants:*
- Panama Rose*
 - Seasonal Annuals*
 - Green Island Ficus*
 - Croton, 'petra'*
 - Bromeliad*
 - Liriope*
 - Bird Of Paradise*
 - Dwarf Ixora*
 - Arboricola, 'dazzle'*
 - Hawaiian Ti, 'auntie lou'*
 - Sod*





Landscape Design Suggestions

- Add: *Red-Tip Cocoplum*
Bird Of Paradise
Bromeliad
Croton, 'petra'
Dwarf Carissa, 'emerald blanket'



SPEED
LIMIT
19



Landscape Design Suggestions

Reduce: Landscape Bed

*Add: Philodendron, 'selloum'
Chinese Fan Palms
Variegated Shell Ginger
Holly Leaf Fern
Agapanthus
Stromanthe
Sod*



Agenda Page #14
Landscape Design Suggestions

Add: Coontie Fern
Croton, 'petra'
Holly Leaf Fern
Stromanthe
Sod





2701 Maitland Center Parkway, # 200, Maitland, FL 32751 321-263-2700

9Cii

EXTREME DROUGHT IN SOUTHWEST FLORIDA



Dear valued customer,

The U.S. Drought Monitor (USDM) has recently classified Southwest Florida under extreme drought conditions, according to a joint effort by the National Drought Mitigation Center, the USDA, and NOAA. This classification highlights the current state of drought in Southwest Florida and the surrounding areas.

Lack of rain and high temperatures are challenges we face every year in April & May. However, the current drought situation has started earlier than normal, continues to worsen, and a large portion of the SW area has been elevated to “extreme” drought for the first time this dry season. In addition, low water levels in the lakes, clogged heads due to poor water quality, and water restrictions are factors contributing to the challenge. We need all parties to help us get through this.

Please see the drought monitor here:
https://droughtmonitor.unl.edu/data/pdf/current/current_fl_trd.pdf

Please see weather updates here:
<https://nbc-2.com/weather/weather-blog/2023/03/30/weather-blog-parts-of-swfl-elevated-to-extreme-drought/>

HOW CAN WE PARTNER?

1. **Communication:** Please share this notice with residents to keep them informed. That way, our irrigation staff can remain focused on the task at hand.
2. **Hand water:** Do it, if possible, when experiencing severe hot spots.
3. **Inspection:** If the water source is a lake, make sure the vendor inspects the infrastructure (pump, well, filter) for cleanliness.
4. **Wetting agents:** Down To Earth can apply them for an additional price, in extreme cases.
5. **Watering trucks:** They may be necessary in extreme cases to prevent plants and turf from dying. There is limited availability and comes at a large investment, but it is an option your community needs to be aware of.

If you have any questions about our services, please reach out to your Down To Earth Account Manager or call your local branch office.

Fort Myers: 239-291-5403
Naples: 239-561-9184
Sarasota: 941-336-3673
Tampa: 813-249-1599

9D.



Work Order
 Work Order Number 00166336
 Created Date 4/17/2023

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

Work Details

Specialist Comments to Customer Treated shoreline grass and weeds on all ponds and 3,4 baby tears.
 Prepared By Tracy Hutson

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		Treated all ponds for shoreline grass and weeds ponds 3,4 Treated baby tears.



Work Order
 Work Order Number 00166336
 Created Date 4/17/2023

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

Work Details

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Heritage Lake Park Cdd LAKE ALL	LAKE WEED CONTROL	
Heritage Lake Park Cdd LAKE ALL	ALGAE CONTROL	

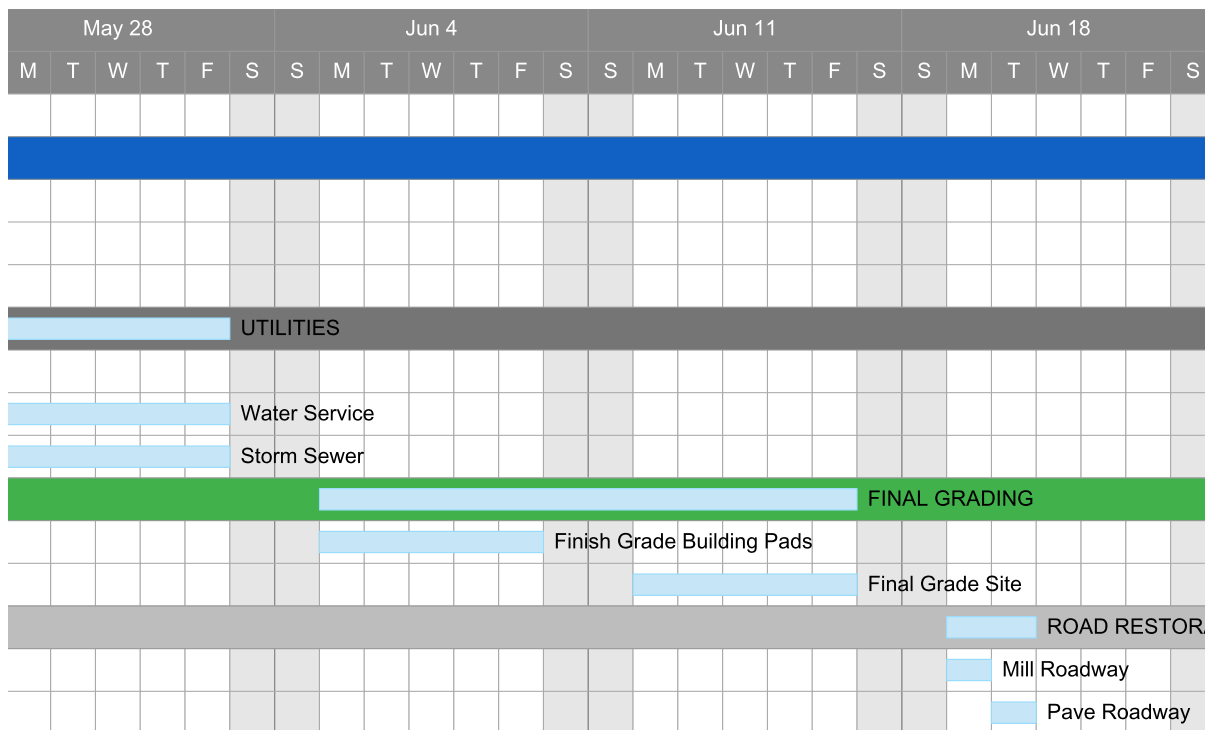
TENTH ORDER OF BUSINESS

10A

10Ai

HERITAGE LAKE PARK EXPANSION

Task Name	Mar 19							Mar 26							Apr 2							Apr 9								
	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
1																														
2 ▣ SITE PREPARATION																														
3 Environmental Protection																														
4 Clear, Grub and Demolition																														
5 Import and Site Balance																														
6 ▣ UTILITIES																														
7 Sanitary Sewer																														
8 Water Service																														
9 Storm Sewer																														
10 ▣ FINAL GRADING																														
11 Finish Grade Building Pads																														
12 Final Grade Site																														
13 ▣ ROAD RESTORATION																														
14 Mill Roadway																														
15 Pave Roadway																														



10Aii

From: Landon Thomas <JLThomas@drhorton.com>
Sent: Wednesday, April 19, 2023 11:49 AM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Cc: Ken Artin <kartin@bmlaw.com>; Andrew Cohen <acohen@flgovlaw.com>; Paul Eberhardt (peberhardt@hlp-cdd.com) <peberhardt@hlp-cdd.com>; C. Graham Carothers, Jr. <GCarothers@trenam.com>
Subject: RE: HLPCCDD - Buyer Interest Contact Request

Justin,

I was able to discuss our escrow situation with our Division President. We understand the practicality of the situation and the delayed time frame of getting the Plat situation resolved. It will take some legal paperwork and getting Corporate to execute an early release letter which I can reach out to legal and get started.

We additionally discussed a couple other items relating to the project.

- 1) I was reviewing the declaration and it appears in Article 16, 16.1.a. that the board can not prohibit or restrict in any manner the sales, marketing, and leasing activities programs of Declarant or any Owner. This seems a little vague and not very defined compared some other communities we have come in to at the closing stages. Was there any discussions I was not part of earlier on outlining our signage, access and such? Does the district feel some additional guidance would be beneficial to both parties? I have attached the section from the declaration along with a document we used in a different community to help clarify for the board, owners and builder our rights. This was a community we came in well after homes were established to complete the last phase similar to this. Would the board be open to having something similar memorialized?
- 2) We would like to place a DR Horton sign near the entrance of the community. This is partially what brought up the discussion of #1. Our Division President is willing to come in and “spruce up” or provide mulch/new landscape material at the front entrance along with a sign if it is acceptable to the Board/CDD. We don’t have any specifics in mind at this time but I would be willing to come out and look and discuss.

As stated before we want to make this a working relationship as I know there will be things popping up as we knock out development and get homes built. I want to make sure the CDD/Board/Community knows we want to be a partner in this.

Landon



Landon Thomas
Land Acquisitions Manager

D.R. Horton Southwest Florida
10541 Six Mile Cypress, Fort Myers, FL 33966
Phone: 239.703.8277 Cell: 239.478.3331
America’s #1 Home Builder Since 2002 | drhorton.com/swfla

HERITAGE
Lake Park

or ditch serving as part of the Surfacewater Management System for the installation, construction, maintenance, replacement, and use of irrigation and drainage lines, pipes, ditches, swales, and other irrigation or drainage devices, including the right of pedestrian and vehicular ingress and egress to such lake, pond, canal, swale, or ditch for such purposes; and (c) on, over and under all property lying within 20 feet of the normal water line of all lakes and ponds, and within 10 feet of the top of the bank of all canals, swales, and ditches serving as part of the Surfacewater Management System for access to and maintenance of all portions thereof and for installation, maintenance, and replacement of drainage control devices and apparatus. As used herein, "unimproved area" shall mean any area on which there are situated no permanent improvements other than landscaping, paving, walkways, or driveways. Any area upon which any such permanent improvements are hereafter constructed in compliance with the provisions of Article 12 shall thereupon be deemed to be released from the easement described in subparagraph (b) above.

15.2 Disturbances. If Declarant, the Association, or any other Person should in the exercise of its rights under any of the easements designated in Article 15.1 disturb any grass, soil, paving or other improvements, Declarant, the Association, or such other Person, as the case may be, shall restore the same as nearly as practicable to its condition prior to the disturbance.

ARTICLE 16
RIGHTS OF DECLARANT

16.1 Declarant's Rights in the Association. Until the Final Development Date, the Board shall have no authority to, and shall not, without the written consent of Declarant, which may be withheld in Declarant's sole discretion, undertake any action which shall:

- A. Prohibit or restrict in any manner the sales, marketing, and leasing activities and programs of Declarant or any Owner;
- B. Decrease the level of maintenance services performed by the Association pursuant to this Declaration or any Supplemental Declaration;
- C. Impose any Special Assessment, Individual Parcel Assessment, or Fine against Declarant's property or Declarant;
- D. Impair or interfere with the operation of the Architectural Committee or the exercise of its powers;
- E. Alter or amend this Declaration, any Supplemental Declaration, the Articles of Incorporation, or the Bylaws;
- F. Modify, amend, or alter the Surfacewater Management System;
- G. Terminate or cancel any contracts of the Association entered into prior to the Turnover;
- H. Terminate or waive any rights of the Association under this Declaration or any Supplemental Declaration;
- I. Convey, lease, or encumber any portion of, or interest in, the Common Areas;
- J. Terminate or cancel any easements granted hereunder or by the Association;
- K. Terminate or impair in any fashion any easements, powers, or rights of Declarant hereunder;
- L. Restrict Declarant's right of use, access, and enjoyment of any of the Properties;
or
- M. Take any other action impairing, in Declarant's sole discretion, the quality of the Community or the health, safety, or welfare of the Owners.

16.2 Rights to Surfacewater Management System. Responsibility for operation and maintenance of the Surfacewater Management System facilities shall lie with Association, except to the extent that the District shall have that responsibility (and in the absence of the District, such responsibility shall lie with Association). To the extent of Association responsibilities for the Surfacewater Management System, the Southwest Florida Water Management District (the "WMD") has the right to take enforcement measures, including a civil action for injunction or penalties, against the Association to compel it to correct any outstanding problems with the Surface Water Management System Facilities. Any amendment of this Declaration affecting the Surface Water Management System Facilities or the operation of same shall require

EXHIBIT "I"**HOA CONFIRMATION OF RIGHTS**

ROYAL PALM GOLF ESTATES HOMEOWNER ASSOCIATION

May 7, 2020

Oliver Bacovsky
Director of Land Acquisition

D.R. HORTON Southwest Florida
10541 Six Mile Cypress, Fort Myers, FL 33903
o: 239.225.2848 m: 239.476.2541

RE: Confirmation of Rights from Royal Palm Golf Estates Homeowners Association ("HOA") to DR Horton "Builder" | Agreement Unanimously Approved at May 6, 2020 Board Meeting

Dear Oliver:

The HOA had a board meeting on May 6th, 2020 to confirm the rights which you requested be confirmed. The following was unanimously approved by the Board of Directors:

Confirmation of Rights from HOA to Contract Purchaser Builder. Builder is hereby requesting and shall be applicable to the confirmation of rights set forth below (collectively, the "Confirmation of Rights"). The purpose of the vote was to approve a written authorization by the Board of Directors (as defined in the Declaration) communicating the Confirmation of Rights.

The Board of Directors shall authorize the execution of the Confirmation of Rights by the President of the Board of Directors directly with any such builder that acquires at least 5 lots and that may request such evidence in writing. This agreement shall serve as an agreement directly with Builder.

(a) HOA agrees that Builder shall be authorized to carry out development, sales, construction, and marketing activities on the Lots owned by Builder (the "BUILDER Lots") and the Common Areas (as defined in the Declaration) and to allow the public to access the Community (as defined in the Declaration). Such authorization shall include, without limitation, the right to maintain, in locations within such BUILDER Lots, temporary signage, flags, banners, model homes and trailers to the extent necessary to facilitate completion and sale of the BUILDER Lots and dwellings by Builder. Builder shall also have the right to maintain temporary signage, flags and banners on the Common Areas. BUILDER shall submit layout of such items on the Common Areas for approval by HOA, which approval shall not be unreasonably withheld, conditioned or delayed.

(b) HOA agrees to use commercially reasonable efforts to cause the entry feature gates (the "Gates") to keep such entry feature gates open for access by the public during the hours of 9:00 am through 7:00 pm every day, unless otherwise agreed by Builder and the HOA, for all periods of time Builder is constructing, marketing or selling homes within the Community. Additionally, HOA agrees to use commercially reasonable efforts to cause the Gates open for use by Builder's vendors, contractors, subcontractors,

employees and other construction personnel during the hours of 7:00 am through 7:00 pm every day, unless otherwise agreed by Builder and the HOA, for all periods of time Builder is constructing, marketing or selling homes within the Community.

(c) Builder shall have full rights of ingress and egress to and through, and over and about the Community Common Areas during the period that Builder is engaged in any development, construction or improvement work, sales, leasing or marketing of the BUILDER Lots within the Community. Builder shall further have an easement on the Common Areas for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the BUILDER Lots. Builder shall further have the right to operate and maintain models, sales centers and leasing offices to facilitate sales and marketing of the BUILDER Lots during the period of time that Builder is engaged in any construction or improvement work, sales, leasing or marketing of the BUILDER Lots. BUILDER shall submit layout of such items which shall not be unreasonably withheld.

(d) Builder shall have the right to park service, delivery and construction vehicles on and in Common Area in the vicinity of the BUILDER Lots to carry on construction activities on the BUILDER Lots. Builder shall not unreasonably obstruct or interfere with traffic or access to the Community.

(e) Builder shall have the right to remove trees and vegetation as needed to facilitate the development, construction or improvement work of the BUILDER Lots within the Community. BUILDER shall submit landscape plan of such items to HOA for approval, which approval shall not be unreasonably withheld, conditioned, or delayed and no work shall cause the violation of the Collier Building Code or any other governing body.

(f) Builder, at its sole option, shall have the right to designate the BUILDER Lots as a Neighborhood (as defined in the Declaration) with additional maintenance obligations.

(g) HOA shall use best efforts to shorten Estoppel process and transfer process for the sale of Lots. Builder shall provide HOA with three (3) days' prior written notice of the transfer of title of Builder Lots.

(h) Builder shall not be required to pay the Capital Contribution (as defined and contemplated in the Declaration) at the time of the purchase of the BUILDER Lots by Builder. Further, it was confirmed that Builder shall not pay assessments until 12 months after the acquisition of the lots or a sale to a third party, whichever comes first. A motion was made by the non-developer representative who first asked if there was any objection by any of the members in attendance. There was none and it was approved.

(i) HOA shall use its best efforts to amend the Declaration to remove the Architectural Review Board rights of the Golf Course on any lot since they are not a part of the HOA.

(j) This in no way changes or alters the Declarant or Developer Rights.

10B



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

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman∞
Daniel P. Lewis

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

* Board Certified City, County and Local Government Law
** Of Counsel
∞ Also licensed in Colorado

Reply to: Venice

April 18, 2023

Justin Faircloth, District Manager
Heritage Lake Park CDD
c/o Inframark
210 North University Drive, Suite 702
Coral Springs, FL 33071

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

Dear Justin:

Pursuant to our fee agreement with the Heritage Lake Park Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. While the applicable CPI for this year's adjustment is 6%, as I did last year, I have elected to reduce the CPI increase to 5%. We have all been affected by rapidly rising costs for goods and services, but I appreciate and recognize our long-standing relationship with the District and believe this reduced CPI increase is fair to both parties. The adjusted hourly rate we are requesting is as follows: \$288.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with the first name "Andrew" being the most prominent.

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Paul Eberhardt, Chairman