

HERITAGE OAK PARK
Community Development District

Financial Report

June 30, 2023

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

June 30, 2023

Balance Sheet
June 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 681,694	\$ -	\$ -	\$ 681,694
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	3,099	-	-	3,099
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Gov'tl Units	8,570	-	-	8,570
Due From Other Funds	-	7,317	-	7,317
Investments:				
Money Market Account	557,909	-	-	557,909
Construction Fund	-	-	67,651	67,651
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	161,851	-	161,851
Prepaid Items	4,311	-	-	4,311
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,263,983	\$ 188,957	\$ 67,651	\$ 1,520,591
LIABILITIES				
Accounts Payable	\$ 61,852	\$ -	\$ -	\$ 61,852
Accrued Expenses	1,501	-	-	1,501
Due To Other Funds	7,317	-	-	7,317
TOTAL LIABILITIES	70,670	-	-	70,670
FUND BALANCES				
Nonspendable:				
Prepaid Items	4,311	-	-	4,311
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	188,957	-	188,957
Capital Projects	-	-	67,651	67,651
Assigned to:				
Operating Reserves	238,806	-	-	238,806
Reserves - Arbor	2,500	-	-	2,500
Reserves -Roads & Streetlights	195,496	-	-	195,496
Reserves - Roof	135,000	-	-	135,000
Reserves - Swimming Pools	26,239	-	-	26,239
Unassigned:	582,761	-	-	582,761
TOTAL FUND BALANCES	\$ 1,193,313	\$ 188,957	\$ 67,651	\$ 1,449,921
TOTAL LIABILITIES & FUND BALANCES	\$ 1,263,983	\$ 188,957	\$ 67,651	\$ 1,520,591

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-23 BUDGET	JUN-23 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 3,600	\$ 9,167	\$ 5,567	190.98%	\$ 400	\$ 753
FEMA Grants	-	-	8,570	8,570	0.00%	-	-
Interlocal Agreement	3,000	2,250	2,250	-	75.00%	-	-
Room Rentals	500	70	66	(4)	13.20%	-	-
Recreational Activity Fees	53,200	39,900	25,036	(14,864)	47.06%	4,433	2,718
Special Assmnts- Tax Collector	1,008,433	1,003,433	1,005,406	1,973	99.70%	-	-
Special Assmnts- Discounts	(40,337)	(40,337)	(36,877)	3,460	91.42%	-	-
Other Miscellaneous Revenues	3,800	3,800	25,903	22,103	681.66%	-	-
Gate Bar Code/Remotes	1,200	720	702	(18)	58.50%	-	-
Access Cards	600	25	23	(2)	3.83%	-	-
Insurance Reimbursements	-	-	410,942	410,942	0.00%	-	-
TOTAL REVENUES	1,035,196	1,013,461	1,451,188	437,727	140.18%	4,833	3,471
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	9,000	6,800	2,200	56.67%	1,000	1,000
FICA Taxes	918	689	520	169	56.64%	77	77
ProfServ-Engineering	10,000	7,500	7,380	120	73.80%	833	5,000
ProfServ-Legal Services	6,000	4,500	7,748	(3,248)	129.13%	500	1,473
ProfServ-Mgmt Consulting	69,540	52,155	52,155	-	75.00%	5,795	5,795
ProfServ-Special Assessment	11,788	11,788	11,788	-	100.00%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	4,700	4,700	4,700	-	100.00%	-	-
Communication/Freight - Gen'l	1,500	1,125	653	472	43.53%	125	36
Insurance - General Liability	7,835	7,835	6,452	1,383	82.35%	-	-
R&M-ADA Compliance	1,553	1,553	2,032	(479)	130.84%	-	-
Legal Advertising	1,100	1,100	573	527	52.09%	1,100	157
Miscellaneous Services	3,000	2,250	1,867	383	62.23%	250	8
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessment Collection Cost	20,169	20,069	19,371	698	96.04%	-	-
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	156,742	128,143	125,918	2,225	80.33%	9,680	13,546
Other Public Safety							
R&M-Gate	3,500	2,625	413	2,212	11.80%	-	-
R&M-Gatehouse	1,000	1,000	4,800	(3,800)	480.00%	-	4,800
R&M-Security Cameras	3,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	1,125	369	756	24.60%	-	-
Total Other Public Safety	9,600	4,750	5,582	(832)	58.15%	-	4,800
Field							
Contracts-Mgmt Services	135,661	101,746	101,746	-	75.00%	11,305	11,305
Contracts-Lake and Wetland	6,120	4,590	4,590	-	75.00%	510	510
Contracts-Landscape	91,784	68,838	68,838	-	75.00%	7,649	7,649
Contracts-Irrigation	49,188	36,891	37,602	(711)	76.45%	4,099	4,178
Utility - General	45,600	34,200	24,603	9,597	53.95%	3,800	3,205
Utility - Water & Sewer	13,600	10,600	8,960	1,640	65.88%	1,000	858
Insurance - General Liability	36,895	36,895	27,543	9,352	74.65%	-	-
R&M-Drainage	15,000	370	370	-	2.47%	-	-
R&M-Entry Feature	7,500	-	-	-	0.00%	-	-
R&M-Irrigation	31,400	23,550	40,232	(16,682)	128.13%	2,617	11,477
R&M-Lake	21,750	1,575	6,897	(5,322)	31.71%	-	-
R&M-Plant Replacement	12,000	86	86	-	0.72%	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUN-23 BUDGET</u>	<u>JUN-23 ACTUAL</u>
R&M-Trees and Trimming	12,500	1,425	1,425	-	11.40%	-	-
R&M-Pumps	2,160	1,620	4,819	(3,199)	223.10%	-	3,052
Misc-Special Projects	10,930	7,852	7,852	-	71.84%	7,852	7,852
Misc-Hurricane Expense	5,000	5,000	593,816	(588,816)	11876.32%	-	12,083
Misc-Contingency	10,040	2,187	2,187	-	21.78%	570	570
Capital Outlay	25,560	8,266	8,266	-	32.34%	-	-
Total Field	532,688	345,691	939,832	(594,141)	176.43%	39,402	62,739
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	851	851	-	85.10%	-	-
R&M-Roads & Alleyways	4,000	-	-	-	0.00%	-	-
R&M-Sidewalks	15,000	11,745	11,745	-	78.30%	2,836	2,836
R&M-Streetlights	10,000	500	500	-	5.00%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	-	-	-	0.00%	-	-
Total Road and Street Facilities	63,369	13,096	13,096	-	20.67%	2,836	2,836
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	35,613	26,710	26,710	-	75.00%	2,968	2,968
Contracts-Janitorial Services	18,960	14,220	8,906	5,314	46.97%	1,580	1,580
Contracts-Pools	11,134	8,350	8,351	(1)	75.00%	928	928
Contracts-Pest Control	1,100	1,100	1,058	42	96.18%	-	-
Communication - Telephone	8,580	6,435	5,523	912	64.37%	715	646
R&M-Clubhouse	50,000	37,500	15,398	22,102	30.80%	4,167	385
R&M-Parks	15,000	11,250	5,476	5,774	36.51%	1,250	87
R&M-Pools	4,500	3,375	2,161	1,214	48.02%	375	63
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	1,800	1,156	644	48.17%	200	27
Holiday Decoration	750	750	-	750	0.00%	-	-
Misc-Cable TV Expenses	4,560	3,420	3,669	(249)	80.46%	380	460
Office Supplies	3,000	2,250	3,162	(912)	105.40%	250	230
Op Supplies - General	6,000	4,500	1,283	3,217	21.38%	500	59
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	15,000	-	-	-	0.00%	-	-
Reserves- A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	219,597	121,660	82,853	38,807	37.73%	13,313	7,433
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	3,375	502	2,873	11.16%	375	65
Misc-Event Expense	21,000	15,750	10,604	5,146	50.50%	1,750	544
Misc-Social Committee	26,700	20,025	10,933	9,092	40.95%	2,225	244
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	375	245	130	49.00%	42	48
Total Special Recreation Facilities	53,200	39,525	22,284	17,241	41.89%	4,392	901
TOTAL EXPENDITURES	1,035,196	652,865	1,189,565	(536,700)	114.91%	69,623	92,255

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUN-23 BUDGET</u>	<u>JUN-23 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	360,596	261,623	(98,973)	0.00%	(64,790)	(88,784)
Net change in fund balance	\$ -	\$ 360,596	\$ 261,623	\$ (98,973)	0.00%	\$ (64,790)	\$ (88,784)
FUND BALANCE, BEGINNING (OCT 1, 2022)	931,690	931,690	931,690				
FUND BALANCE, ENDING	\$ 931,690	\$ 1,292,286	\$ 1,193,313				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-23 BUDGET	JUN-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 8	\$ 8	0.00%	\$ -	\$ 1
Special Assmnts- Tax Collector	197,323	195,761	196,731	970	99.70%	-	-
Special Assmnts- Discounts	(7,893)	(7,893)	(7,216)	677	91.42%	-	-
TOTAL REVENUES	189,430	187,868	189,523	1,655	100.05%	-	1
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,915	3,790	125	96.05%	-	-
Total Administration	3,946	3,915	3,790	125	96.05%	-	-
Debt Service							
Principal Debt Retirement	128,777	128,777	128,777	-	100.00%	-	-
Interest Expense	69,135	69,135	69,135	-	100.00%	-	-
Total Debt Service	197,912	197,912	197,912	-	100.00%	-	-
TOTAL EXPENDITURES	201,858	201,827	201,702	125	99.92%	-	-
Excess (deficiency) of revenues Over (under) expenditures	(12,428)	(13,959)	(12,179)	1,780	98.00%	-	1
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(12,428)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(12,428)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (12,428)	\$ (13,959)	\$ (12,179)	\$ 1,780	98.00%	\$ -	\$ 1
FUND BALANCE, BEGINNING (OCT 1, 2022)	201,136	201,136	201,136				
FUND BALANCE, ENDING	\$ 188,708	\$ 187,177	\$ 188,957				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JUN-23 BUDGET</u>	<u>JUN-23 ACTUAL</u>
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 5	\$ 5	0.00%	\$ -	\$ -
TOTAL REVENUES	-	-	5	5	0.00%	-	-
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	5	5	0.00%	-	-
Net change in fund balance	\$ -	\$ -	\$ 5	\$ 5	0.00%	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	67,646				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 67,651				

Notes to the Financial Statements
June 2023

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 140.2% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 114.9% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		3,099	Expenditures waiting on reimbursements.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Due From Other Gov'tl Units		8,570	Hurricane Ian September storm cleanup invoices to be reimbursed by FEMA.
Due From Other Funds		7,317	Due from General Fund to Debt Service.
Prepaid Items		4,311	Entertainment in 2023 and 2024, Truist credit card payment.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		61,852	Invoices for current month but not paid in current month.
Accrued Expenses		1,501	Lake maintenance, pool service.
Due to Other Funds		7,317	Due from General Fund to Debt Service.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	9,167	190.98%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	2,250	75.00%	Paid thru 3rd quarter.
Special Assessments-Tax Collector	1,008,433	1,005,406	99.70%	Collections were at 99.5% at this time last year.
Other Misc Revenue	3,800	25,903	681.66%	HOPCA quarterly irrigation invoice paid thru 3rd quarter.
Insurance Reimbursements	-	410,942	N/A	(2) PGIT insurance reimbursement checks for property damage in Hurricane Ian.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	7,748	129.13%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Special Assessment	11,788	11,788	100.00%	Assessment roll preparation fees.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Auditing Services	4,700	4,700	100.00%	Audit is final and paid in full.
Insurance-General Liability	7,835	6,452	82.35%	Insurance paid in full for year.
R&M-ADA Compliance	1,553	2,032	130.84%	Webhosting paid in full for the year.
<u>Public Safety</u>				
R&M-Gatehouse	1,000	4,800	480.00%	Repair Entryway Guardhouse truck damage.

Notes to the Financial Statements
June 2023

Variance Analysis (continued)

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures (continued)				
<u>Field</u>				
Contracts-Irrigation	49,188	37,602	76.45%	Maintenance increased more than anticipated. Will increase budget next year.
Insurance - General Liability	36,895	27,543	74.65%	Insurance paid in full for year.
R&M-Irrigation	31,400	40,232	128.13%	Monthly irrigation service and miscellaneous repairs including main line repair.
R&M-Pumps	2,160	4,819	223.10%	Quarterly VFD pump maint, repair Gateway pump station, recharge well-VFD, repair pipes on Red Oak well.
Misc-Hurricane Expense	5,000	593,816	11876.32%	Hurricane Ian storm cleanup invoices to be reimbursed by FEMA & PGIT.
Capital Outlay	25,560	8,266	32.34%	Polaris UTV - to be reimbursed by Capital project.
<u>Road & Street</u>				
R&M-Parking Lots	1,000	851	85.10%	Replace 3 concrete parking curbs.
R&M-Sidewalks	15,000	11,745	78.30%	Repair trip hazards on sidewalks.
<u>Parks & Recreation</u>				
Contracts-Pest Control	1,100	1,058	96.18%	Pest control and subterranean paid for year.
Misc-Cable TV Expenses	4,560	3,669	80.46%	Comcast cable-increased services more than budgeted. Budget will be increased next year.
Office Supplies	3,000	3,162	105.40%	Copier lease and maintenance, copies, office supplies, Office 365 for Board tablets, updated emails in copier, new Netgear WiFi router installed w/warranty.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	196,731	99.70%	Collections were at 99.5% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	128,777	128,777	100.00%	Next payment will be made next year.
Interest Expense	69,135	69,135	100.00%	Next payment will be made next year.

HERITAGE OAK PARK

Community Development District

Supporting Schedules

June 30, 2023

HERITAGE OAK PARK

Community Development District

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,205,753	\$1,008,433	\$197,320
Allocation %				100%	84%	16%
11/04/22	\$ 34,984	\$ 1,458	\$ 714	\$ 37,156	\$ 31,051	\$ 6,105
11/10/22	9,808	409	200	10,417	8,724	1,693
11/17/22	19,616	817	400	20,834	17,447	3,387
11/23/22	29,765	1,240	607	31,612	26,440	5,173
12/01/22	232,874	9,703	4,753	247,330	206,755	40,575
12/08/22	173,395	7,225	3,539	184,158	154,120	30,038
12/15/22	376,528	15,689	7,684	399,901	334,422	65,478
01/12/23	127,096	5,296	2,594	134,985	112,873	22,112
02/09/23	41,952	1,297	856	44,106	36,936	7,169
03/09/23	12,732	260	260	13,252	11,098	2,154
04/06/23	31,532	319	644	32,494	27,178	5,316
04/13/23	37,688	381	769	38,837	32,455	6,382
05/11/23	6,913	-	141	7,054	5,908	1,147
TOTAL	\$ 1,134,883	\$ 44,093	\$ 23,161	\$ 1,202,137	\$ 1,005,406	\$ 196,731
% COLLECTED				99.7%	99.7%	99.7%
TOTAL OUTSTANDING				\$ 3,616	\$ 3,026	\$ 590

HERITAGE OAK PARK

Community Development District

Activities Fund Deposits

Deposit																					
Date	Amount	Poolside Lunch	Morning Coffee Social	St. Johns River Boat Tour	Craft Fair	Halloween Party	Community Cook Book	Holiday Party	New Year's Eve	Laugh Lines Comedy Club	Mike Imbasciani	Lover's Lane Party	Wild West Party	Sham rockin' Good Time	Wine Tasting	Nifty 50's	Bye Bye Birdie	Spring Fling	Hello Summer		
10/25/22	Refund	(\$5,918)		(\$5,918)																	
10/25/22	Deposit	\$405			\$405																
10/25/22	Refund	(\$440)			(\$440)																
11/01/22	Deposit	\$7,345	\$722	\$5,918			\$705														
01/31/23	Deposit	\$150					\$150														
01/31/23	Deposit	\$2,385									\$2,385										
03/06/23	Deposit	\$9,655										\$4,970	\$1,570	\$685	\$1,310	\$1,120					
04/05/23	Deposit	\$6,000	\$2,935											\$245	\$220	\$710	\$1,450	\$440			
05/01/23	Deposit	\$2,700	\$2,105							\$380									\$215		
06/06/23	Deposit	\$2,718	\$1,628							\$500										\$590	
Total		\$25,000	\$7,390	\$0	\$0	(\$35)	\$0	\$855	\$0	\$0	\$880	\$2,385	\$4,970	\$1,570	\$930	\$1,530	\$1,830	\$1,450	\$655	\$590	
Expenses		(\$21,537)	(\$5,347)	(\$515)	\$0	\$0	(\$110)	(\$1,127)	(\$200)	(\$100)	(\$650)	(\$2,039)	(\$5,103)	(\$1,145)	(\$533)	(\$1,440)	(\$1,219)	(\$1,059)	(\$450)	(\$500)	
Profit / (Loss)		\$3,463	\$2,043	(\$515)	\$0	(\$35)	(\$110)	(\$272)	(\$200)	(\$100)	\$230	\$346	(\$133)	\$425	\$397	\$90	\$611	\$391	\$205	\$90	
Other Expenses		(\$747)																			
Total Profit / (Loss)		\$2,716																			

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Reserve Balance-Beginning	9,191	9191	7088	-	-	-	-
Revenue	39,654	43,189	47,790	31,238	5,994	40,206	25,000
Expenses	35,643	46,362	64,189	34,114	8,371	43,202	22,284
Profit(Loss)	4,011	(3,173)	(16,399)	(2,876)	(2,377)	(2,995)	2,716

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
June 30, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$553,029
Operating Checking Account	Valley Bank	4.75%	\$128,665
		Subtotal	\$681,694
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	5.15%	\$557,909
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	3.80%	\$19,789
Series 2020 Revenue Fund	US Bank	3.80%	\$161,851
		Subtotal	\$181,640
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	3.80%	\$67,651
		Grand Total	\$1,489,094

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 Bank United GF
 Statement No. 06-23
 Statement Date 6/30/2023

G/L Balance (LCY)	553,029.40	Statement Balance	550,486.65
G/L Balance	553,029.40	Outstanding Deposits	8,571.41
Positive Adjustments	0.00		
	<hr/>		
Subtotal	553,029.40	Subtotal	559,058.06
Negative Adjustments	0.00	Outstanding Checks	6,028.66
	<hr/>	Differences	0.00
Ending G/L Balance	553,029.40	Ending Balance	553,029.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
3/10/2022	Payment	3040	PRECISION GATE & SECURITY, INC	393.75	0.00	393.75	
11/3/2022	Payment	3251	JULLIAN DIBLASI	35.00	0.00	35.00	
11/3/2022	Payment	3257	PATRICIA BENJAMIN	35.00	0.00	35.00	
5/3/2023	Payment	DD00711	Payment of Invoice 015256	4,518.54	0.00	4,518.54	
6/8/2023	Payment	3463	PAUL FALDUTO	87.14	0.00	87.14	
6/15/2023	Payment	3473	ERIC THARP	377.00	0.00	377.00	
6/30/2023	Payment	DD00746	Payment of Invoice 015324	582.23	0.00	582.23	
Total Outstanding Checks.....				6,028.66		6,028.66	
Outstanding Deposits							
5/1/2023		DD00711	Payment of Invoice 015256-Truist Bank	G/L Ac	6,948.00	0.00	6,948.00
6/1/2023		04022023-811	04/02/23 STATEMENT PURCHASES	G/L Ac	1,623.41	0.00	1,623.41
Total Outstanding Deposits.....				8,571.41		8,571.41	

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 0663 Valley Bank
Statement No. 06-23
Statement Date 6/30/2023

G/L Balance (LCY)	128,664.76	Statement Balance	128,664.76
G/L Balance	128,664.76	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	128,664.76
Subtotal	128,664.76	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	128,664.76	Ending Balance	128,664.76
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 06/30/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	3456	06/01/23	FEDEX	8-139-92393	SERVICE FOR 05/16/23	Communication/Freight - Gen'l	541001-51301	\$14.62
001	3457	06/01/23	INFRAMARK, LLC	95155	05/23 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,795.00
001	3457	06/01/23	INFRAMARK, LLC	95155	05/23 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$11,305.08
001	3457	06/01/23	INFRAMARK, LLC	95155	05/23 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$2,967.75
001	3457	06/01/23	INFRAMARK, LLC	95155	05/23 MANAGEMENT SERVICES	Communication/Freight - Gen'l	541001-51301	\$16.80
001	3457	06/01/23	INFRAMARK, LLC	95155	05/23 MANAGEMENT SERVICES	Miscellaneous Services	549001-51301	\$8.33
001	3458	06/01/23	MAINSCAPE	1284011	QTRLY VFD PUMP MAINT	R&M-Pumps	546138-53901	\$250.00
001	3458	06/01/23	MAINSCAPE	1285184	02/23 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$6,294.00
001	3459	06/06/23	FPL	01232023-53151 CHECK	ACCT# 72189-53151 12/21/22-01/23/23	Utility - General	543001-53901	\$22.19
001	3459	06/06/23	FPL	052323-53151 CHECK	ACCT #72189-53151 04/24/23-05/23/23	Utility - General	543001-53901	\$26.59
001	3459	06/06/23	FPL	CM01232023-53151 CHECK	CM01232023-53151 CHECK ACCT 72189-53151	Interest - Investments	361001	(\$0.57)
001	3460	06/06/23	PERSSON, COHEN & MOONEY, P.A.	3613	LEGAL SERVICE FOR 05/23	ProfServ-Legal Services	531023-51401	\$420.00
001	3461	06/06/23	COVERALL OF FT. MYERS	1160280275	CLEANING SERVICE 05/1-05/31/23	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	3461	06/06/23	COVERALL OF FT. MYERS	1160280275	CLEANING SERVICE 05/1-05/31/23	CREDIT FOR CLEANING SERVICE 03/1-03/31/23	534026-57201	(\$1,500.00)
001	3462	06/08/23	COPIERS PLUS	00S100-SAR-024123	06/23 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$35.43
001	3462	06/08/23	COPIERS PLUS	00S100-SAR-024123	06/23 COPIES/MAINT AGREEMENT	MAINTENANCE AGREEMENT	551002-57201	\$45.00
001	3463	06/08/23	PAUL FALDUTO	042723-6500	REIMBURSE FOR PEPPER SPRAY TO KEEP RACCOONS AWAY	R&M-Parks	546066-57201	\$87.14
001	3465	06/14/23	CORAL COAST CONSTRUCTION OF	060623	GAME ROOM FLOORS-DEPOSIT (PGIT)	Misc-Hurricane Expense	549067-57201	\$3,682.50
001	3466	06/14/23	CENTURYLINK	05192023-8717	ACCT #311078717 05/19/23-06/18/23	Communication - Telephone	541003-57201	\$606.21
001	3467	06/14/23	COVERALL OF FT. MYERS	1160280831	CLEANING SVCS 06/1-06/30/23	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	3468	06/14/23	GREATAMERICA FINANCIAL SVCS	34076031	COPIER LEASE FOR 05/23	Office Supplies	551002-57201	\$104.86
001	3470	06/14/23	MAINSCAPE	1288243	06/23 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,178.00
001	3470	06/14/23	MAINSCAPE	1288758	05/23 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$7,254.10
001	3471	06/14/23	STAPLES CREDIT PLAN	052823-11792	PURCHASES FROM 04/28/23- 05/28/23	Pens/Binder Clips/Labels/Pads	551002-57201	\$44.46
001	3471	06/14/23	STAPLES CREDIT PLAN	052823-11792	PURCHASES FROM 04/28/23- 05/28/23	Pens/Sharpies	551002-57501	\$48.08
001	3472	06/15/23	ARTISTREE LANDSCAPE	171333	05/23 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,648.69
001	3473	06/15/23	ERIC THARP	06142023	ENTERTAINMENT FOR JULY 4TH PARTY	Prepaid Items	155000	\$377.00
001	3474	06/15/23	MAINSCAPE	1287417	RPR PIPES ON WELL ON RED OAK	R&M-Pumps	546138-53901	\$2,801.79
001	3475	06/20/23	MATHEW MANN	06132023	REPLACEMENT WOOD SOFFIT & FACIA/ TOUCH UP PAINT	Entryway Guard House Truck Damage	546035-52901	\$4,800.00
001	3476	06/21/23	MATHEW MANN	06132023-A	REFRAME & SUPPORT OLD MAILBOX STRUCTURE-HURRICANE	Misc-Hurricane Expense	549067-53901	\$3,600.00
001	DD00714	06/02/23	CHARLOTTE COUNTY UTILITIES	051123-01597 ACH	26307-101597 04/10/23-05/09/23	Utility - Water & Sewer	543021-53901	\$1,009.62
001	DD00720	06/07/23	FPL	052323-59344 ACH	ACCT #96609-59344 04/24/23-05/23/23	Utility - General	543001-53901	\$74.36
001	DD00721	06/08/23	FPL	052323-74219 ACH	ACCT #89079-74219 04/24/23-05/23/23	Utility - General	543001-53901	\$60.66
001	DD00722	06/07/23	FPL	052323-85535 ACH	ACCT #92945-85535 04/24/23-05/23/23	Utility - General	543001-53901	\$90.34
001	DD00723	06/07/23	FPL	052323-88335 ACH	ACCT #87070-88335 04/24/23-05/23/23	Utility - General	543001-53901	\$1,459.42
001	DD00724	06/07/23	FPL	052323-90214 ACH	ACCT #65998-90214 04/24/23-05/23/23	Utility - General	543001-53901	\$173.05
001	DD00725	06/07/23	FPL	052323-93219 ACH	ACCT #25921-93219 04/24/23-05/23/23	Utility - General	543001-53901	\$417.11
001	DD00726	06/07/23	FPL	052323-03218 ACH	ACCT #01784-03218 04/24/23-05/23/23	Utility - General	543001-53901	\$99.43
001	DD00727	06/07/23	FPL	052323-28333 ACH	ACCT #36126-28333 04/24/23-05/23/23	Utility - General	543001-53901	\$397.02
001	DD00727	06/07/23	FPL	052323-28333 ACH	ACCT #36126-28333 04/24/23-05/23/23	Deposit Interest	361001-53901	(\$0.31)
001	DD00728	06/07/23	FPL	052323-29333 ACH	ACCT #90419-29333 04/24/23-05/23/23	Utility - General	543001-53901	\$202.08
001	DD00729	06/07/23	FPL	052323-32211 ACH	ACCT #94620-32211 04/24/23-05/23/23	Utility - General	543001-53901	\$516.21
001	DD00730	06/02/23	CHARLOTTE COUNTY UTILITIES	05112023-080703 ACH	26307-080703 04/10/23-05/09/23	Utility - Water & Sewer	543021-53901	\$67.59
001	DD00731	06/17/23	COMCAST	052623-34227 ACH	ACCT #8535100601234227 05/30/23-06/29/23	Misc-Cable TV Expenses	549039-57201	\$459.65
001	DD00744	06/01/23	HOME DEPOT CREDIT SERVICES	053123-16325	PURCHASES FOR 04/05/23-05/04/23	OP Supplies	552001-57201	\$58.75
001	DD00744	06/01/23	HOME DEPOT CREDIT SERVICES	053123-16325	PURCHASES FOR 04/05/23-05/04/23	Poolside Lunch	549022-57501	\$43.96
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Movie Night Rental	549001-57501	\$2.41
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Movie Night Rental	549001-57501	\$2.41
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Coffee Social	549051-57501	\$22.42
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$7.77
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Coffee Social	549051-57501	\$22.42
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$18.76
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Coffee Social	549051-57501	\$27.66
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$34.10
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	May ACT Calendars	549001-57501	\$60.00
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Lodge Decorations	546015-57201	\$330.49

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 06/30/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Coffee Social	549051-57501	\$27.66
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Lodge Decorations	546015-57201	\$54.53
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Fuel	549900-53901	\$30.00
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Fuel	549900-53901	\$17.72
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Donuts for Workshop	549001-57201	\$26.59
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Fuel	549900-53901	\$136.90
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Coffee Social	549051-57501	\$72.22
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Coffee Social	549051-57501	\$10.73
001	DD00745	06/07/23	VALLEY NATIONAL BANK	05082023-7986 ACH	05/08/23 STATEMENT PURCHASES	Polaris Parts	549900-53901	\$385.18
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	ACT Office	551002-57501	\$12.50
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Gate Access Program	549043-52901	\$91.93
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$22.35
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Supplies	552001-57201	\$45.19
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$91.49
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$234.16
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Lodge/office	546015-57201	\$97.34
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$85.58
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Spring Fling Decorations	549022-57501	\$75.90
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Spring Fling Decorations	549022-57501	\$124.08
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Hanging File Folders	551002-57201	\$18.41
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Gloves	546015-57201	\$39.80
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Amazon-Prime Membership	549001-57201	\$140.29
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Blu-Ray DVD Player	546015-57201	\$80.24
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$241.29
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$209.42
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Adobe Acrobat Pro	551002-57201	\$239.88
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Air Vent Cover	546015-57201	\$11.76
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Brush Set	552001-57201	\$10.64
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	OP Supplies	552001-57201	\$96.62
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$334.12
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Lodge	546015-57201	\$67.39
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$514.84
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Office	551002-57201	\$126.47
001	DD00746	06/30/23	TRUIST BANK	05022023-8114 ACH	05/02/23 STATEMENT PURCHASES	Prepaid	103000	(\$2,429.46)
001	DD00716	06/07/23	PAUL J. FALDUTO , JR	PAYROLL	June 07, 2023 Payroll Posting			\$184.70
001	DD00717	06/07/23	STEPHEN R. HORSMAN	PAYROLL	June 07, 2023 Payroll Posting			\$184.70
001	DD00718	06/07/23	CARMEN RUSSO	PAYROLL	June 07, 2023 Payroll Posting			\$184.70
001	DD00719	06/07/23	JEANNE M. TETER	PAYROLL	June 07, 2023 Payroll Posting			\$184.70
001	3464	06/13/23	VINCENT F. SCOTTO	PAYROLL	June 13, 2023 Payroll Posting			\$184.70
Fund Total								\$72,017.69

Total Checks Paid	\$72,017.69
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