

**HERITAGE OAK PARK**  
Community Development District

*Financial Report*

*July 31, 2023*

Prepared by



**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds	.....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 2 - 4
Debt Service Fund	.....	Page 5
Capital Projects Fund	.....	Page 6
Notes to the Financials	.....	Page 7 - 8

**SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessment Report	.....	Page 9
Activities Report	.....	Page 10
Cash & Investment Report	.....	Page 11
Bank Reconciliations	.....	Page 12 - 13
Check Register by Fund	.....	Page 14 - 15

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**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**July 31, 2023**

**Balance Sheet**  
July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 587,242	\$ -	\$ -	\$ 587,242
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	-	7,887	-	7,887
Investments:				
Money Market Account	562,400	-	-	562,400
Construction Fund	-	-	67,806	67,806
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	162,267	-	162,267
Prepaid Items	4,405	-	-	4,405
Deposits	8,200	-	-	8,200
<b>TOTAL ASSETS</b>	<b>\$ 1,174,116</b>	<b>\$ 189,943</b>	<b>\$ 67,806</b>	<b>\$ 1,431,865</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 26,994	\$ -	\$ -	\$ 26,994
Accrued Expenses	6,599	-	-	6,599
Sales Tax Payable	14	-	-	14
Due To Other Funds	7,887	-	-	7,887
<b>TOTAL LIABILITIES</b>	<b>41,494</b>	<b>-</b>	<b>-</b>	<b>41,494</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	4,405	-	-	4,405
Deposits	8,200	-	-	8,200
<b>Restricted for:</b>				
Debt Service	-	189,943	-	189,943
Capital Projects	-	-	67,806	67,806
<b>Assigned to:</b>				
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
<b>Unassigned:</b>	<b>521,976</b>	<b>-</b>	<b>-</b>	<b>521,976</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,132,622</b>	<b>\$ 189,943</b>	<b>\$ 67,806</b>	<b>\$ 1,390,371</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,174,116</b>	<b>\$ 189,943</b>	<b>\$ 67,806</b>	<b>\$ 1,431,865</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 BUDGET	JUL-23 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 4,800	\$ 4,000	\$ 14,233	\$ 10,233	296.52%	\$ 400	\$ 2,970
FEMA Grants	-	-	8,570	8,570	0.00%	-	-
Interlocal Agreement	3,000	2,250	2,250	-	75.00%	-	-
Room Rentals	500	-	276	276	55.20%	-	211
Recreational Activity Fees	53,200	44,333	28,015	(16,318)	52.66%	4,433	2,979
Special Assmnts- Tax Collector	1,008,433	1,008,433	1,008,433	-	100.00%	5,000	3,026
Special Assmnts- Discounts	(40,337)	(40,337)	(36,906)	3,431	91.49%	-	-
Other Miscellaneous Revenues	3,800	-	25,903	25,903	681.66%	-	-
Gate Bar Code/Remotes	1,200	-	702	702	58.50%	-	-
Access Cards	600	-	23	23	3.83%	-	-
Insurance Reimbursements	-	-	410,942	410,942	0.00%	-	-
<b>TOTAL REVENUES</b>	<b>1,035,196</b>	<b>1,018,679</b>	<b>1,462,441</b>	<b>443,762</b>	<b>141.27%</b>	<b>9,833</b>	<b>9,186</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	10,000	7,800	2,200	65.00%	1,000	1,000
FICA Taxes	918	765	597	168	65.03%	77	77
ProfServ-Engineering	10,000	8,333	7,380	953	73.80%	-	-
ProfServ-Legal Services	6,000	5,000	8,583	(3,583)	143.05%	500	835
ProfServ-Mgmt Consulting	69,540	57,950	57,950	-	83.33%	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	1,250	679	571	45.27%	125	26
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	648	452	58.91%	75	74
Miscellaneous Services	3,000	2,500	1,875	625	62.50%	250	8
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessment Collection Cost	20,169	20,169	19,431	738	96.34%	100	60
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
<b>Total Administration</b>	<b>156,742</b>	<b>136,822</b>	<b>133,794</b>	<b>3,028</b>	<b>85.36%</b>	<b>7,922</b>	<b>7,875</b>
<b>Other Public Safety</b>							
R&M-Gate	3,500	2,917	413	2,504	11.80%	-	-
R&M-Gatehouse	1,000	100	4,800	(4,700)	480.00%	-	-
R&M-Security Cameras	3,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	1,250	369	881	24.60%	-	-
<b>Total Other Public Safety</b>	<b>9,600</b>	<b>4,267</b>	<b>5,582</b>	<b>(1,315)</b>	<b>58.15%</b>	<b>-</b>	<b>-</b>
<b>Field</b>							
Contracts-Mgmt Services	135,661	113,051	113,051	-	83.33%	11,305	11,305
Contracts-Lake and Wetland	6,120	5,100	5,100	-	83.33%	510	510
Contracts-Landscape	91,784	76,487	76,487	-	83.33%	7,649	7,649
Contracts-Irrigation	49,188	40,990	41,780	(790)	84.94%	4,099	4,178
Utility - General	45,600	38,000	28,409	9,591	62.30%	3,800	3,806
Utility - Water & Sewer	13,600	11,600	9,830	1,770	72.28%	1,000	871
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	26,167	45,390	(19,223)	144.55%	2,617	5,159
R&M-Lake	21,750	6,897	6,897	-	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 July 31, 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>JUL-23 BUDGET</u>	<u>JUL-23 ACTUAL</u>
R&M-Trees and Trimming	12,500	1,425	1,425	-	11.40%	-	-
R&M-Pumps	2,160	2,160	4,819	(2,659)	223.10%	-	-
Misc-Special Projects	10,930	7,852	7,852	-	71.84%	-	-
Misc-Hurricane Expense	5,000	5,000	615,791	(610,791)	12315.82%	-	21,975
Misc-Contingency	10,040	2,187	2,187	-	21.78%	-	-
Capital Outlay	25,560	8,266	8,266	-	32.34%	-	-
<b>Total Field</b>	<b>532,688</b>	<b>382,533</b>	<b>995,283</b>	<b>(612,750)</b>	<b>186.84%</b>	<b>30,980</b>	<b>55,453</b>
<b><u>Road and Street Facilities</u></b>							
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%	-	-
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%	-	-
<b>Total Road and Street Facilities</b>	<b>63,369</b>	<b>13,096</b>	<b>13,096</b>	<b>-</b>	<b>20.67%</b>	<b>-</b>	<b>-</b>
<b><u>Parks and Recreation - General</u></b>							
Contracts-Mgmt Services	35,613	29,678	29,678	-	83.33%	2,968	2,968
Contracts-Janitorial Services	18,960	15,800	10,486	5,314	55.31%	1,580	1,580
Contracts-Pools	11,134	9,278	9,278	-	83.33%	928	928
Contracts-Pest Control	1,100	1,100	1,058	42	96.18%	-	-
Communication - Telephone	8,580	7,150	6,128	1,022	71.42%	715	605
R&M-Clubhouse	50,000	41,667	15,437	26,230	30.87%	4,167	39
R&M-Parks	15,000	12,500	5,476	7,024	36.51%	-	-
R&M-Pools	4,500	3,750	3,366	384	74.80%	375	1,205
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	2,000	1,156	844	48.17%	-	-
Holiday Decoration	750	750	-	750	0.00%	-	-
Misc-Cable TV Expenses	4,560	3,800	4,129	(329)	90.55%	380	460
Office Supplies	3,000	2,500	3,289	(789)	109.63%	250	127
Op Supplies - General	6,000	5,000	1,283	3,717	21.38%	-	-
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%	-	-
<b>Total Parks and Recreation - General</b>	<b>219,597</b>	<b>134,973</b>	<b>90,764</b>	<b>44,209</b>	<b>41.33%</b>	<b>11,363</b>	<b>7,912</b>
<b><u>Special Recreation Facilities</u></b>							
Miscellaneous Services	4,500	3,750	502	3,248	11.16%	375	-
Misc-Event Expense	21,000	17,500	11,247	6,253	53.56%	1,750	643
Misc-Social Committee	26,700	22,250	10,933	11,317	40.95%	2,225	-
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	417	308	109	61.60%	42	64
<b>Total Special Recreation Facilities</b>	<b>53,200</b>	<b>43,917</b>	<b>22,990</b>	<b>20,927</b>	<b>43.21%</b>	<b>4,392</b>	<b>707</b>
<b>TOTAL EXPENDITURES</b>	<b>1,035,196</b>	<b>715,608</b>	<b>1,261,509</b>	<b>(545,901)</b>	<b>121.86%</b>	<b>54,657</b>	<b>71,947</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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>JUL-23 BUDGET</u>	<u>JUL-23 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	303,071	200,932	(102,139)	0.00%	(44,824)	(62,761)
Net change in fund balance	\$ -	\$ 303,071	\$ 200,932	\$ (102,139)	0.00%	\$ (44,824)	\$ (62,761)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>931,690</b>	<b>931,690</b>	<b>931,690</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 931,690</b>	<b>\$ 1,234,761</b>	<b>\$ 1,132,622</b>				

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-23 BUDGET	JUL-23 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 425	\$ 425	0.00%	\$ -	\$ 416
Special Assmnts- Tax Collector	197,323	197,323	197,320	(3)	100.00%	1,562	590
Special Assmnts- Discounts	(7,893)	(7,893)	(7,224)	669	91.52%	-	-
<b>TOTAL REVENUES</b>	<b>189,430</b>	<b>189,430</b>	<b>190,521</b>	<b>1,091</b>	<b>100.58%</b>	<b>1,562</b>	<b>1,006</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	3,946	3,946	3,802	144	96.35%	31	12
<b>Total Administration</b>	<b>3,946</b>	<b>3,946</b>	<b>3,802</b>	<b>144</b>	<b>96.35%</b>	<b>31</b>	<b>12</b>
<b>Debt Service</b>							
Principal Debt Retirement	128,777	128,777	128,777	-	100.00%	-	-
Interest Expense	69,135	69,135	69,135	-	100.00%	-	-
<b>Total Debt Service</b>	<b>197,912</b>	<b>197,912</b>	<b>197,912</b>	<b>-</b>	<b>100.00%</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>201,858</b>	<b>201,858</b>	<b>201,714</b>	<b>144</b>	<b>99.93%</b>	<b>31</b>	<b>12</b>
Excess (deficiency) of revenues Over (under) expenditures	(12,428)	(12,428)	(11,193)	1,235	90.06%	1,531	994
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(12,428)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(12,428)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (12,428)	\$ (12,428)	\$ (11,193)	\$ 1,235	90.06%	\$ 1,531	\$ 994
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>201,136</b>	<b>201,136</b>	<b>201,136</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 188,708</b>	<b>\$ 188,708</b>	<b>\$ 189,943</b>				



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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>JUL-23 BUDGET</u>	<u>JUL-23 ACTUAL</u>
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 160	\$ 160	0.00%	\$ -	\$ 155
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>160</b>	<b>160</b>	<b>0.00%</b>	<b>-</b>	<b>155</b>
<b>EXPENDITURES</b>							
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	160	160	0.00%	-	155
Net change in fund balance	\$ -	\$ -	\$ 160	\$ 160	0.00%	\$ -	\$ 155
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>67,646</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,806</b>				

**Notes to the Financial Statements**  
July 2023

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 141.3% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 121.9% of the Annual Budget.

**Balance Sheet**

Account Name	Annual Budget	YTD Actual	Explanation
<b>Assets</b>			
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		7,887	Due from General Fund to Debt Service.
Prepaid Items		4,405	Entertainment in 2023 and 2024, Truist credit card payment.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		26,994	Invoices for current month but not paid in current month.
Accrued Expenses		6,599	Legal, irrigation, phone.
Due to Other Funds		7,887	Due from General Fund to Debt Service.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	4,800	14,233	296.52%	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	1,008,433	100.00%	Collections were at 100% 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.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Legal Services	6,000	8,583	143.05%	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.
<b><u>Public Safety</u></b>				
R&M-Gatehouse	1,000	4,800	480.00%	Repair Entryway Guardhouse truck damage.

**Notes to the Financial Statements**  
July 2023

**Variance Analysis (continued)**

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures (continued)</b>				
<b><u>Field</u></b>				
Contracts-Irrigation	49,188	41,780	84.94%	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	45,390	144.55%	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	615,791	12315.82%	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.
<b><u>Road &amp; Street</u></b>				
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.
<b><u>Parks &amp; Recreation</u></b>				
Contracts-Pest Control	1,100	1,058	96.18%	Pest control and subterranean paid for year.
Misc-Cable TV Expenses	4,560	4,129	90.55%	Comcast cable-increased services more than budgeted. Budget will be increased next year.
Office Supplies	3,000	3,289	109.63%	Copier lease and maintenance, copies, office supplies, Office 365 for Board tablets, updated emails in copier, new Netgear WiFi router installed w/warranty.
<b>Debt Service Fund 203</b>				
<b>Revenues</b>				
Special Assessments-Tax Collector	197,323	197,320	100.00%	Collections were at 100% at this time last year.
<b>Expenditures</b>				
<b><u>Debt Service</u></b>				
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**

**July 31, 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
07/13/23	3,508	-	72	3,579	2,998	582
Int/Adj	-	37	-	37	29	8
<b>TOTAL</b>	<b>\$ 1,138,391</b>	<b>\$ 44,129</b>	<b>\$ 23,232</b>	<b>\$ 1,205,753</b>	<b>\$ 1,008,433</b>	<b>\$ 197,320</b>
% COLLECTED				100.0%	100.0%	100.0%
<b>TOTAL OUTSTANDING</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# 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	4th of July	
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	
07/11/23	Deposit	\$2,979								\$1,064										\$160	
	<b>Total</b>	<b>\$27,979</b>	<b>\$7,390</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$35)</b>	<b>\$0</b>	<b>\$855</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,944</b>	<b>\$2,385</b>	<b>\$4,970</b>	<b>\$1,570</b>	<b>\$930</b>	<b>\$1,530</b>	<b>\$1,830</b>	<b>\$1,450</b>	<b>\$655</b>	<b>\$750</b>	<b>\$1,755</b>
	<b>Expenses</b>	<b>(\$22,180)</b>	<b>(\$5,413)</b>	<b>(\$515)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$110)</b>	<b>(\$1,127)</b>	<b>(\$200)</b>	<b>(\$100)</b>	<b>(\$650)</b>	<b>(\$2,039)</b>	<b>(\$5,103)</b>	<b>(\$1,145)</b>	<b>(\$533)</b>	<b>(\$1,440)</b>	<b>(\$1,219)</b>	<b>(\$1,059)</b>	<b>(\$450)</b>	<b>(\$500)</b>	<b>(\$577)</b>
	<b>Profit / (Loss)</b>	<b>\$5,799</b>	<b>\$1,977</b>	<b>(\$515)</b>	<b>\$0</b>	<b>(\$35)</b>	<b>(\$110)</b>	<b>(\$272)</b>	<b>(\$200)</b>	<b>(\$100)</b>	<b>\$1,294</b>	<b>\$346</b>	<b>(\$133)</b>	<b>\$425</b>	<b>\$397</b>	<b>\$90</b>	<b>\$611</b>	<b>\$391</b>	<b>\$205</b>	<b>\$250</b>	<b>\$1,178</b>
	<b>Other Expenses</b>	<b>(\$811)</b>																			
	<b>Total Profit / (Loss)</b>	<b>\$4,988</b>																			

	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	27,979
Expenses	35,643	46,362	64,189	34,114	8,371	43,202	22,991
Profit(Loss)	4,011	(3,173)	(16,399)	(2,876)	(2,377)	(2,995)	4,988

Notes: Revenue and Expenses are per financial statements

**Cash and Investment Report**  
July 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Operating Checking Account	BankUnited	0.00%	\$458,024
Operating Checking Account	Valley Bank	5.00%	\$129,219
		<b>Subtotal</b>	<b>\$587,242</b>
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	5.15%	\$562,400
<b>DEBT SERVICE FUND</b>			
Series 2020 Reserve Fund	US Bank	5.15%	\$19,789
Series 2020 Revenue Fund	US Bank	5.15%	\$162,267
		<b>Subtotal</b>	<b>\$182,056</b>
<b>CAPITAL PROJECTS FUND</b>			
Series 2020 Construction Fund	US Bank	5.15%	\$67,806
		<b>Grand Total</b>	<b>\$1,399,704</b>

# Heritage Oak Park CDD

## Bank Reconciliation

Bank Account No. 7282 Bank United GF  
 Statement No. 07-23  
 Statement Date 7/31/2023

<b>G/L Balance (LCY)</b>	458,023.60	<b>Statement Balance</b>	455,222.94
<b>G/L Balance</b>	458,023.60	<b>Outstanding Deposits</b>	8,571.41
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	458,023.60	<b>Subtotal</b>	463,794.35
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	5,770.75
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	458,023.60	<b>Ending Balance</b>	458,023.60
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
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
6/30/2023	Payment	DD00746	Payment of Invoice 015324	582.23	0.00	582.23
7/13/2023	Payment	3492	SUN NEWSPAPERS	78.65	0.00	78.65
7/24/2023	Payment	3500	STAPLES CREDIT PLAN	127.58	0.00	127.58
<b>Total Outstanding Checks.....</b>				<b>5,770.75</b>		<b>5,770.75</b>
<b>Outstanding Deposits</b>						
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
<b>Total Outstanding Deposits.....</b>				<b>8,571.41</b>		<b>8,571.41</b>



# Heritage Oak Park CDD

## Bank Reconciliation

**Bank Account No.** 0663 Valley Bank  
**Statement No.** 07-23  
**Statement Date** 7/31/2023

<b>G/L Balance (LCY)</b>	129,218.73	<b>Statement Balance</b>	129,218.73
<b>G/L Balance</b>	129,218.73	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	129,218.73
<b>Subtotal</b>	129,218.73	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	129,218.73	<b>Ending Balance</b>	129,218.73
<b>Difference</b>	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 07/01/23 to 07/31/23  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	3477	07/03/23	ARTISTREE LANDSCAPE	171811	06/23 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$3,824.35
001	3478	07/03/23	CENTURYLINK	061923-78717	ACCT #311078717 06/19/23-07/18/23	Communication - Telephone	541003-57201	\$645.02
001	3479	07/03/23	FEDEX	8-174-55382	SERVICE FOR 06/15/23	Communication/Freight - Gen'l	541001-51301	\$12.53
001	3480	07/03/23	FPL	06222023-53151	ACCT #72189-53151 05/23/23-06/22/23	Utility - General	543001-53901	\$21.41
001	3480	07/03/23	FPL	06222023-53151	ACCT #72189-53151 05/23/23-06/22/23	Interest Income	361001-53901	(\$0.12)
001	3481	07/03/23	GREATAMERICA FINANCIAL SVCS	34283140	COPIER LEASE FOR 06/23	Office Supplies	551002-57201	\$104.86
001	3483	07/03/23	INFRAMARK, LLC	96990	06/23 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,795.00
001	3483	07/03/23	INFRAMARK, LLC	96990	06/23 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$11,305.08
001	3483	07/03/23	INFRAMARK, LLC	96990	06/23 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$2,967.75
001	3483	07/03/23	INFRAMARK, LLC	96990	06/23 MANAGEMENT SERVICES	Communication/Freight - Gen'l	541001-51301	\$23.00
001	3483	07/03/23	INFRAMARK, LLC	96990	06/23 MANAGEMENT SERVICES	Miscellaneous Services	549001-51301	\$8.33
001	3484	07/03/23	MAINSCAPE	1289654	07/23 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,178.00
001	3484	07/03/23	MAINSCAPE	1289428	07/23 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,648.69
001	3485	07/03/23	SUN NEWSPAPERS	3885452	NOTICE OF BUDGET WORKSHOP 06/27/23	Legal Advertising	548002-51301	\$78.65
001	3486	07/05/23	BRADLEY A-RAY INC	KPARK-062323	REPAIR TRIP HAZARDS ON SIDEWALKS	R&M-Sidewalks	546084-54101	\$2,836.00
001	3487	07/12/23	SOLITUDE LAKE MANAGEMENT	PSI-89184	JUL23 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	3488	07/13/23	PENNONI ASSOCIATES INC	1143578	PROFESSIONAL SERVICES THROUGH 10/30/22	Add'l Time-Limited Struct Assess	531013-51501	\$5,000.00
001	3489	07/13/23	DISASTER LAW & CONSULTING LLC	070523	FEMA LEGAL COUNSEL 06/01/23-06/30/23	HURRICANE IAN - DR4673	531023-51401	\$562.50
001	3490	07/13/23	MAINSCAPE	1289818	06/23 MOWING & WEEDING	Contracts-Landscape	534050-53901	\$3,824.34
001	3490	07/13/23	MAINSCAPE	1289817	ARBORJET INSECTICIDE TREATMENT	Misc-Special Projects	549053-53901	\$7,852.17
001	3490	07/13/23	MAINSCAPE	1290056	QTRLY VFD PUMP MAINT	R&M-Pumps	546138-53901	\$250.00
001	3490	07/13/23	MAINSCAPE	1290057	06/23 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$7,223.27
001	3491	07/13/23	PERSSON, COHEN & MOONEY, P.A.	3821	LEGAL SERVICE FOR 06/23	ProfServ-Legal Services	531023-51401	\$910.00
001	3492	07/13/23	SUN NEWSPAPERS	070623-22267	NOTICE OF BUDGET WORKSHOP 04/20/23	Legal Advertising	548002-51301	\$78.65
001	3493	07/13/23	TODD PROA	95228673	07/23 MONTHLY POOL SERVICES	Pool Perfect	546074-57201	\$63.04
001	3493	07/13/23	TODD PROA	95228673	07/23 MONTHLY POOL SERVICES	Contracts-Pools	534078-57201	\$927.84
001	3494	07/14/23	PEACE RIVER CUSTOM HOMES, LLC	062123	REPLACE BENT POST AT TENNIS COURT FENCE-PGIT	Misc-Hurricane Expense	549067-53901	\$4,800.00
001	3495	07/17/23	SOLITUDE LAKE MANAGEMENT	PSI-80665	JUN23 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	3496	07/21/23	COPIERS PLUS	00S100-SAR-024235	07/23 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$18.69
001	3496	07/21/23	COPIERS PLUS	00S100-SAR-024235	07/23 COPIES/MAINT AGREEMENT	MAINTENANCE AGREEMENT	551002-57201	\$45.00
001	3497	07/21/23	COVERALL OF FT. MYERS	1160281421	CLEANING SERVICE 07/1-07/31/23	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	3498	07/21/23	ELECTRICAL SOLUTIONS OF SW	9311	TENNIS COURT LIGHTING REPAIRS-4 LIGHT POLES-PGIT	Hurricane Restoration-PGIT	549067-53901	\$21,975.00
001	3499	07/21/23	SUN NEWSPAPERS	07062023-6690	NOTICE OF RESCHEDULED MEETING 07/11/23	Legal Advertising	548002-51301	\$74.36
001	3500	07/24/23	STAPLES CREDIT PLAN	062723-7190	PURCHASES FROM 05/29/23-06/27/23	Pens/Sharpies	551002-57501	\$63.79
001	3500	07/24/23	STAPLES CREDIT PLAN	062723-7190	PURCHASES FROM 05/29/23-06/27/23	Pens/Binder Clips/Labels/Pads	551002-57201	\$63.79
001	DD00732	07/03/23	CHARLOTTE COUNTY UTILITIES	061223-80703 ACH	26307-080703 05/09/23-06/08/23	Utility - Water & Sewer	543021-53901	\$67.59
001	DD00733	07/03/23	CHARLOTTE COUNTY UTILITIES	061223-01597 ACH	26307-101597 05/09/23-06/08/23	Utility - Water & Sewer	543021-53901	\$722.62
001	DD00734	07/07/23	FPL	06222023-59344 ACH	ACCT #96809-59344 05/23/23-06/22/23	Utility - General	543001-53901	\$76.21
001	DD00734	07/07/23	FPL	06222023-59344 ACH	ACCT #96809-59344 05/23/23-06/22/23	Interest Income	361001-53901	(\$14.25)
001	DD00735	07/08/23	FPL	06222023-74219 ACH	ACCT #89079-74219 05/23/23-06/22/23	Utility - General	543001-53901	\$62.48
001	DD00735	07/08/23	FPL	06222023-74219 ACH	ACCT #89079-74219 05/23/23-06/22/23	Interest Income	361001-53901	(\$27.90)
001	DD00736	07/07/23	FPL	06222023-85535 ACH	ACCT #92945-85535 05/23/23-06/22/23	Utility - General	543001-53901	\$90.34
001	DD00736	07/07/23	FPL	06222023-85535 ACH	ACCT #92945-85535 05/23/23-06/22/23	Interest Income	361001-53901	(\$3.75)
001	DD00737	07/07/23	FPL	06222023-88335 ACH	ACCT #87070-88335 05/23/23-06/22/23	Utility - General	543001-53901	\$1,532.58
001	DD00737	07/07/23	FPL	06222023-88335 ACH	ACCT #87070-88335 05/23/23-06/22/23	Interest Income	361001-53901	(\$131.10)
001	DD00738	07/07/23	FPL	06222023-90214 ACH	ACCT #65998-90214 05/23/23-06/22/23	Utility - General	543001-53901	\$147.29
001	DD00738	07/07/23	FPL	06222023-90214 ACH	ACCT #65998-90214 05/23/23-06/22/23	Interest Income	361001-53901	(\$6.75)
001	DD00739	07/07/23	FPL	06222023-93219 ACH	ACCT #25921-93219 05/23/23-06/22/23	Utility - General	543001-53901	\$221.91
001	DD00739	07/07/23	FPL	06222023-93219 ACH	ACCT #25921-93219 05/23/23-06/22/23	Interest Income	361001-53901	(\$5.70)
001	DD00740	07/07/23	FPL	06222023-03218 ACH	ACCT #01784-03218 05/23/23-06/22/23	Utility - General	543001-53901	\$99.85

**HERITAGE OAK PARK**

Community Development District

**Payment Register by Fund  
For the Period from 07/01/23 to 07/31/23  
(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	DD00740	07/07/23	FPL	06222023-03218 ACH	ACCT #01784-03218 05/23/23-06/22/23	Interest Income	361001-53901	(\$18.15)
001	DD00741	07/07/23	FPL	06222023-28333 ACH	ACCT #36126-28333 05/23/23-06/22/23	Utility - General	543001-53901	\$350.87
001	DD00741	07/07/23	FPL	06222023-28333 ACH	ACCT #36126-28333 05/23/23-06/22/23	Interest Income	361001-53901	(\$18.00)
001	DD00742	07/07/23	FPL	06222023-29333 ACH	ACCT #90419-29333 05/23/23-06/22/23	Utility - General	543001-53901	\$152.95
001	DD00742	07/07/23	FPL	06222023-29333 ACH	ACCT #90419-29333 05/23/23-06/22/23	Interest Income	361001-53901	(\$9.60)
001	DD00743	07/07/23	FPL	06222023-32211 ACH	ACCT #94620-32211 05/23/23-06/22/23	Utility - General	543001-53901	\$449.39
001	DD00743	07/07/23	FPL	06222023-32211 ACH	ACCT #94620-32211 05/23/23-06/22/23	Interest Income	361001-53901	(\$10.05)
001	DD00747	07/17/23	COMCAST	062623-34227 ACH	ACCT #8535100601234227 06/30/23-07/09/23	Misc-Cable TV Expenses	549039-57201	\$459.65
001	DD00748	07/31/23	PAUL J. FALDUTO , JR	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
001	DD00749	07/31/23	STEPHEN R. HORSMAN	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
001	DD00750	07/31/23	CARMEN RUSSO	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
001	DD00751	07/31/23	JEANNE M. TETER	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
001	DD00752	07/31/23	VINCENT F. SCOTTO	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$100,892.97</b>

<b>Total Checks Paid</b>	<b>\$100,892.97</b>
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