

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE FOR THE
JANUARY 18, 2024
REGULAR MEETING**

Heritage Oak Park Community Development District
Inframark, Infrastructure Management Services
210 N. University Drive, #702, Coral Springs, FL 33071
Tel: 954-603-0033

January 11, 2024

Board of Supervisors
Heritage Oak Park Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, January 18, 2024 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

Agenda

Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
 - A. Approval of the Minutes of the December 14, 2023 Meeting
 - B. Financials and Check Register for December 31, 2023
6. New Business
7. Staff Reports
8. Managers Report
9. Supervisor Requests
10. Audience Comments
11. Adjournment

Next meeting February 15, 2024

Any supporting material for the items listed above and not enclosed will be distributed at the meeting. I look forward to seeing you and, in the meantime, if you have any questions, please contact me.

Sincerely,
Bob Koncar
District Manager

Fifth Order of Business

5A

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

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, December 14, 2023 and called to order at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairman
Steve Horsman	Vice Chairman
Vincent Scotto	Assistant Secretary
Jeanne Teter	Assistant Secretary
Carmen Russo	Assistant Secretary

Also present were:

Robert Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Ms. Wells	Activities Director

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Falduto called the meeting to order, and Mr. Koncar called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were none.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto congratulated Mr. Bob Koncar on his promotion to Regional Manager with Inframark.

Mr. Falduto noted hurricane repairs are moving along well, and he wished everyone a Merry Christmas and Happy Holidays.

FIFTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Approval of the Revised Minutes of the October 26, 2023 Meeting**
- B. Approval of the Minutes of the November 16, 2023 Meeting**

C. Financials and Check Register for November 30, 2023

On MOTION by Mr. Horsman seconded by Mr. Scotto with all in favor the consent agenda was approved. 5-0

Mr. Koncar commented on the meeting minutes noting the minutes are transcribed in a summary format and are considered drafts until the Board has approved them. Recordings of the minutes are saved and the minutes are based on what is actually said in a meeting and not what someone remembers or believes was said.

SIXTH ORDER OF BUSINESS

New Business

- Staff Holiday Bonuses

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor awarding holiday bonuses to staff members as follows: Ms. Egan, Project Manager, \$1,000, for Mr. Dave Vanzile, Maintenance Tech, \$750, and Ms. Wells, Activities Director, \$750 was approved. 5-0

Mr. Falduto thanked staff members for their hard work in recovering from Hurricane Ian this year.

SEVENTH ORDER OF BUSINESS

Staff Reports

Ms. Egan commented on the following:

- Still working with the FEMA attorney and the contractor.
- The bocci court should be done by this afternoon.
- Insurance, all invoices have been turned in.

A resident inquired about the pool chair lift permit and Mr. Koncar responded we received and official inquiry on this matter and we have turned this issue over to the District’s Attorney for an official response.

Ms. Wells commented on the following:

- Food trucks.
- Movie night, 15 attendees.
- We had FPL customer appreciation day.
- We had a yacht club party with 90 attendees.
- Trivia.
- Holiday party with 140 people in attendance.
- Golf cart parade.

Mr. Falduto highly recommended attending the community events scheduled by Ms. Wells.

EIGHTH ORDER OF BUSINESS

Managers Report

Mr. Koncar gave a brief update on the financials. For the year-to-date expenses through November we have underspent the budget by \$8,000 which is significant because we had a big increase in our insurance costs beyond what we budgeted. The total insurance increase over what was budget was \$10,000.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Horsman, Mr. Scotto, Mr. Russo, and Ms. Teter wished everyone Happy Holidays.

TENTH ORDER OF BUSINESS

Audience Comments

Ms. Wohlleber commented on the pool lift issue.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Scotto, seconded by Mr. Russo, with all in favor, the meeting was adjourned. 5-0

Mr. Falduto reminded everyone that the next meeting is scheduled for January 18, 2024 at 10:00 a.m.

Robert Koncar
Secretary

Paul Falduto, Jr.
Chairman

5B

HERITAGE OAK PARK
Community Development District

Financial Report
December 31, 2023

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

December 31, 2023

Balance Sheet
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 1,200,586	\$ -	\$ -	\$ 1,200,586
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 Funds	-	151,117	-	151,117
Investments:				
Money Market Account	372,367	-	-	372,367
Construction Fund	-	-	69,275	69,275
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	141,842	-	141,842
Prepaid Items	7,634	-	-	7,634
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,592,086	\$ 312,748	\$ 69,275	\$ 1,974,109
LIABILITIES				
Accounts Payable	\$ 49,457	\$ -	\$ -	\$ 49,457
Accrued Expenses	595	-	-	595
Sales Tax Payable	6	-	-	6
Due To Other Funds	151,117	-	-	151,117
TOTAL LIABILITIES	201,175	-	-	201,175
FUND BALANCES				
Nonspendable:				
Prepaid Items	7,634	-	-	7,634
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	312,748	-	312,748
Capital Projects	-	-	69,275	69,275
Assigned to:				
Operating Reserves	240,922	-	-	240,922
Reserves - Arbor	2,500	-	-	2,500
Reserves - Roads & Streetlights	210,865	-	-	210,865
Reserves - Roof	160,000	-	-	160,000
Reserves - Swimming Pools	29,239	-	-	29,239
Unassigned:	731,551	-	-	731,551
TOTAL FUND BALANCES	\$ 1,390,911	\$ 312,748	\$ 69,275	\$ 1,772,934
TOTAL LIABILITIES & FUND BALANCES	\$ 1,592,086	\$ 312,748	\$ 69,275	\$ 1,974,109

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 1,200	\$ 6,951	\$ 5,751	144.81%	\$ 400	\$ 2,280
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Interlocal Agreement-Irrigation	30,000	7,500	7,500	-	25.00%	-	-
Room Rentals	500	100	94	(6)	18.80%	100	94
Recreational Activity Fees	53,200	13,300	8,932	(4,368)	16.79%	4,433	6,346
Special Assmnts- Tax Collector	1,147,036	918,000	917,650	(350)	80.00%	712,000	711,148
Special Assmnts- Discounts	(45,881)	(36,200)	(35,999)	201	78.46%	(28,000)	(27,895)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	240	225	(15)	18.75%	-	-
Access Cards	600	13	12	(1)	2.00%	-	-
Insurance Reimbursements	-	-	20,707	20,707	0.00%	-	-
TOTAL REVENUES	1,198,255	904,903	926,822	21,919	77.35%	688,933	691,973
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	3,000	3,000	-	25.00%	1,000	1,000
FICA Taxes	918	230	230	-	25.05%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	1,500	3,375	(1,875)	56.25%	500	1,790
ProfServ-Mgmt Consulting	71,628	17,907	17,907	-	25.00%	5,969	5,969
ProfServ-Special Assessment	12,142	12,000	11,788	212	97.08%	11,800	11,788
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	4,700	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	1,500	375	236	139	15.73%	125	109
Insurance - General Liability	9,312	9,312	12,077	(2,765)	129.69%	-	-
R&M-ADA Compliance	1,553	1,553	1,553	-	100.00%	-	-
Legal Advertising	1,100	272	272	-	24.73%	-	-
Miscellaneous Services	3,000	750	68	682	2.27%	250	51
Misc-Assessment Collection Cost	22,941	18,000	17,633	367	76.86%	13,700	13,665
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	161,033	68,778	72,018	(3,240)	44.72%	33,421	34,449
Other Public Safety							
R&M-Gate	3,500	875	-	875	0.00%	292	-
R&M-Gatehouse	1,000	250	-	250	0.00%	83	-
R&M-Security Cameras	3,600	900	-	900	0.00%	300	-
Misc-Programming & Services	1,500	375	-	375	0.00%	125	-
Total Other Public Safety	9,600	2,400	-	2,400	0.00%	800	-
Field							
Contracts-Mgmt Services	139,731	34,933	34,933	-	25.00%	11,644	11,644
Contracts-Lake and Wetland	6,120	1,530	1,530	-	25.00%	510	510
Contracts-Landscape	100,720	25,180	25,180	-	25.00%	8,393	8,393
Contracts-Irrigation	51,640	12,910	12,785	125	24.76%	4,303	4,262
Utility - General	45,600	11,400	12,190	(790)	26.73%	3,800	4,561
Utility - Water & Sewer	13,600	3,000	2,698	302	19.84%	1,000	957
Insurance - General Liability	49,137	49,137	56,871	(7,734)	115.74%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,500	-	-	-	0.00%	-	-
R&M-Irrigation	31,400	7,850	18,857	(11,007)	60.05%	2,617	9,431
R&M-Lake	21,750	-	-	-	0.00%	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	DEC-23 BUDGET	DEC-23 ACTUAL
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	550	550	-	4.40%	500	550
R&M-Pumps	2,160	540	5,305	(4,765)	245.60%	-	-
Misc-Special Projects	10,930	-	-	-	0.00%	-	-
Misc-Hurricane Expense	50,000	1,500	1,500	-	3.00%	-	-
Misc-Contingency	93,780	970	970	-	1.03%	-	-
Capital Outlay	25,560	-	-	-	0.00%	-	-
Total Field	689,128	149,500	173,369	(23,869)	25.16%	32,767	40,308
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	-	-	-	0.00%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	-	-	-	0.00%	-	-
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	-	-	-	0.00%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	36,681	9,170	9,170	-	25.00%	3,057	3,057
Contracts-Janitorial Services	18,960	4,740	4,796	(56)	25.30%	1,580	1,636
Contracts-Pools	11,134	2,784	2,784	-	25.00%	928	928
Contracts-Pest Control	1,100	255	255	-	23.18%	85	85
Communication - Telephone	8,580	2,145	1,923	222	22.41%	715	670
R&M-Clubhouse	50,000	2,500	951	1,549	1.90%	500	106
R&M-Parks	15,000	6,000	5,800	200	38.67%	-	-
R&M-Pools	4,500	1,950	1,926	24	42.80%	1,800	1,800
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	50	1	49	0.04%	-	-
Holiday Decoration	750	750	-	750	0.00%	-	-
Misc-Cable TV Expenses	5,820	1,455	1,380	75	23.71%	485	460
Office Supplies	3,000	750	535	215	17.83%	250	122
Op Supplies - General	6,000	-	-	-	0.00%	-	-
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	-	-	-	0.00%	-	-
Reserve - A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	221,925	32,549	29,521	3,028	13.30%	9,400	8,864
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	100	62	38	1.38%	-	-
Misc-Event Expense	21,000	3,000	2,796	204	13.31%	1,400	1,295
Misc-Social Committee	26,700	2,400	2,337	63	8.75%	1,600	1,560
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	125	26	99	5.20%	-	-
Total Special Recreation Facilities	53,200	5,625	5,221	404	9.81%	3,000	2,855
TOTAL EXPENDITURES	1,198,255	258,852	280,129	(21,277)	23.38%	79,388	86,476

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>DEC-23 BUDGET</u>	<u>DEC-23 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	646,051	646,693	642	0.00%	609,545	605,497
Net change in fund balance	\$ -	\$ 646,051	\$ 646,693	\$ 642	0.00%	\$ 609,545	\$ 605,497
FUND BALANCE, BEGINNING (OCT 1, 2023)	744,218	744,218	744,218				
FUND BALANCE, ENDING	\$ 744,218	\$ 1,390,269	\$ 1,390,911				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 2,387	\$ 2,387	0.00%	\$ -	\$ 702
Special Assmnts- Tax Collector	197,323	158,000	157,804	(196)	79.97%	122,500	122,208
Special Assmnts- Discounts	(7,893)	(6,200)	(6,193)	7	78.46%	(4,800)	(4,799)
TOTAL REVENUES	189,430	151,800	153,998	2,198	81.30%	117,700	118,111
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,035	3,032	3	76.84%	2,350	2,348
Total Administration	3,946	3,035	3,032	3	76.84%	2,350	2,348
Debt Service							
Principal Debt Retirement	131,171	-	-	-	0.00%	-	-
Interest Expense	64,383	32,192	32,192	-	50.00%	-	-
Total Debt Service	195,554	32,192	32,192	-	16.46%	-	-
TOTAL EXPENDITURES	199,500	35,227	35,224	3	17.66%	2,350	2,348
Excess (deficiency) of revenues Over (under) expenditures	(10,070)	116,573	118,774	2,201	-1179.48%	115,350	115,763
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(10,070)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(10,070)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (10,070)	\$ 116,573	\$ 118,774	\$ 2,201	-1179.48%	\$ 115,350	\$ 115,763
FUND BALANCE, BEGINNING (OCT 1, 2023)	193,974	193,974	193,974				
FUND BALANCE, ENDING	\$ 183,904	\$ 310,547	\$ 312,748				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	DEC-23 BUDGET	DEC-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 913	\$ 913	0.00%	\$ -	\$ 301
TOTAL REVENUES	-	-	913	913	0.00%	-	301
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	913	913	0.00%	-	301
Net change in fund balance	\$ -	\$ -	\$ 913	\$ 913	0.00%	\$ -	\$ 301
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	-	68,362				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 69,275				

Notes to the Financial Statements
December 2023

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 77.3% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 23.4% 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 Funds		151,117	Due from General Fund to Debt Service. Transferring this month.
Prepaid Items		7,634	Entertainment for 2024 and credit card payments.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		49,457	Invoices for current month but not paid in current month.
Accrued Expenses		595	Lake maintenance, pest control.
Sales Tax Payable		6	Sales Tax for the sports bar rental.
Due to Other Funds		151,117	Due from General Fund to Debt Service. Transferring this month.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	6,951	144.81%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	750	25.00%	Thru 1st quarter agreement received.
Interlocal Agreement-Irrigation	30,000	7,500	25.00%	Thru 1st quarter agreement received.
Recreational Activity Fee	53,200	8,932	16.79%	Revenue collected for events less refunds.
Special Assessments-Tax Collector	1,147,036	917,650	80.00%	Collections were at 77.2% at this time last year.
Insurance Reimbursements	-	20,707	N/A	Reimbursement for Guard Shack repairs.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	3,375	56.25%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Special Assessment	12,142	11,788	97.08%	Assessment roll preparation fees paid for year.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Insurance-General Liability	9,312	12,077	129.69%	Insurance paid in full for year includes additional updated policy.
R&M-ADA Compliance	1,553	1,553	100.00%	Webhosting paid in full for the year.
<u>Field</u>				
Utility - General	45,600	12,190	26.73%	FPL monthly electric charges slightly more than expected.
Insurance - General Liability	49,137	56,871	115.74%	Insurance paid in full for year includes additional updated policy.
R&M-Pumps	2,160	5,305	245.60%	Quarterly VFD pump maint, repair Bent Oak pump, recharge well #1 pump station pump repair.

Notes to the Financial Statements
December 2023

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures (con't)				
<u>Parks & Recreation</u>				
R&M-Parks	15,000	5,800	38.67%	Remove/replace bocce court sideboards with Trek composite boards.
R&M-Pools	4,500	1,926	42.80%	Pool perfect.
<u>Special Recreation Facilities</u>				
Misc-Event Expense	21,000	2,796	13.31%	Entertainment and decorations for the events.
Misc-Social Committee	26,700	2,337	8.75%	Food for all of the events including Poolside Lunch.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	157,804	79.97%	Collections were at 77.2% at this time last year.
Expenditures				
<u>Debt Service</u>				
Principal Debt Retirement	131,171	-	0.00%	Next payment will be made in May.
Interest Expense	64,383	32,192	50.00%	Next payment will be made in May.

HERITAGE OAK PARK

Community Development District

Supporting Schedules

December 31, 2023

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION	
					General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,344,353	\$1,147,033	\$197,320
Allocation %				100%	85%	15%
11/03/23	\$ 36,274	\$ 1,511	\$ 740	\$ 38,526	\$ 32,847	\$ 5,679
11/09/23	14,583	608	298	15,488	13,230	2,258
11/16/23	9,153	381	187	9,722	8,270	1,451
11/22/23	167,937	6,997	3,427	178,362	152,155	26,207
12/01/23	224,524	9,355	4,582	238,461	203,424	35,037
12/08/23	191,517	7,980	3,909	203,405	173,650	29,756
12/15/23	368,608	15,359	7,523	391,489	334,074	57,415
TOTAL	\$ 1,012,597	\$ 42,192	\$ 20,665	\$ 1,075,454	\$ 917,650	\$ 157,804
% COLLECTED				80.0%	80.0%	80.0%
TOTAL OUTSTANDING				\$ 268,899	\$ 229,383	\$ 39,517

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit										
Date		Amount	Poolside Lunch	Morning Coffee Social	Craft Fair	Chillin Like a Villain	Yacht Club Party	Holiday Party	Rum Tasting	New Years Eve
11/03/23	Deposit	\$2,586	\$1,401		\$105	\$1,010	\$70	\$0		
12/04/23	Deposit	\$6,486	\$1,654		\$137		\$740	\$3,840	\$100	\$15
12/11/03	Deposit	(\$140)							(\$140)	
	Total	\$8,932	\$3,055	\$0	\$242	\$1,010	\$810	\$3,840	(\$40)	\$15
	Expenses	(\$5,133)	(\$465)	(\$106)	\$0	\$0	(\$751)	(\$3,215)	\$0	(\$595)
	Profit / (Loss)	\$3,799	\$2,590	(\$106)	\$242	\$1,010	\$59	\$625	(\$40)	(\$580)
	Other Expenses	(88.07)								
	Total Profit / (Loss)	\$3,711								

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Revenue	31,238	5,994	40,206	32,172	8,932
Expenses	34,114	8,371	43,202	31,569	5,221
Profit(Loss)	(2,876)	(2,377)	(2,995)	603	3,711

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
December 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$1,068,480
Operating Checking Account	Valley Bank	5.38%	\$132,106
		Subtotal	\$1,200,586
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	5.45%	\$372,367
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	5.25%	\$19,789
Series 2020 Revenue Fund	US Bank	5.25%	\$141,842
		Subtotal	\$161,632
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	5.25%	\$69,275
		Grand Total	\$1,804,060

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 BankUnited GF
 Statement No. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	1,068,480.43	Statement Balance	1,081,471.86
G/L Balance	1,068,480.43	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,068,480.43	Subtotal	1,081,471.86
Negative Adjustments	0.00	Outstanding Checks	12,991.43
	<hr/>	Differences	0.00
Ending G/L Balance	1,068,480.43	Ending Balance	1,068,480.43
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
11/27/2023	Payment	3599	PAUL FALDUTO	5.99	0.00	5.99
12/18/2023	Payment	3615	CLAUDE RIOUX	40.00	0.00	40.00
12/18/2023	Payment	3621	PERSSON, COHEN & MOONEY, P.A.	661.50	0.00	661.50
12/18/2023	Payment	3622	SUN NEWSPAPERS	1,043.79	0.00	1,043.79
12/18/2023	Payment	3623	TERRY E WHITE JR	630.00	0.00	630.00
12/20/2023	Payment	3624	DUANE NOLAND	40.00	0.00	40.00
12/27/2023	Payment	3625	KENNETH W JAMES	120.00	0.00	120.00
12/27/2023	Payment	3626	MAINSCAPE	9,986.40	0.00	9,986.40
Total Outstanding Checks.....				12,991.43		12,991.43

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 0663 Valley Bank
Statement No. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	132,105.66	Statement Balance	132,105.66
G/L Balance	132,105.66	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	132,105.66
Subtotal	132,105.66	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	132,105.66	Ending Balance	132,105.66
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 12/01/23 to 12/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	3603	12/11/23	COVERALL OF FT. MYERS	1160284192	CLEANING SERVICE 12/1-12/31/23	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	3604	12/11/23	DISASTER LAW & CONSULTING LLC	120123	FEMA LEGAL COUNSEL 11/01/23-11/30/23	HURRICANE IAN - DR4673	531023-51401	\$500.00
001	3605	12/11/23	FEDEX	8-330-91990	SERVICE FOR 11/17/23	Communication/Freight - Gen'l	541001-51301	\$37.08
001	3606	12/11/23	FPL	112123-53151 CHK	ACCT #72189-53151 10/24/23-11/21/23	Utility - General	543001-53901	\$21.81
001	3607	12/11/23	GREATAMERICA FINANCIAL SVCS	35322679	COPIER LEASE FOR 11/23	Office Supplies	551002-57201	\$104.86
001	3608	12/11/23	INFRAMARK, LLC	105388	11/23 VARIABLE CHARGES-POSTAGE	Communication/Freight - Gen'l	541001-51301	\$13.86
001	3609	12/11/23	INNERSYNCE STUDIO LTD	21821	WEBSITE SVC/PDF ACCESSIBILITY 11/01/23-10/31/24	R&M-ADA Compliance	546350-51301	\$1,552.50
001	3610	12/11/23	MAINSCAPE	1292331	LANDSCAPE MAINTENANCE OF TREES	Remove Dead Palms-Lake Bank/Gazebo	546042-53901	\$4,155.00
001	3610	12/11/23	MAINSCAPE	1292331	LANDSCAPE MAINTENANCE OF TREES	Removal of 4 Misc Hangers over Homes	546099-53901	\$2,175.00
001	3610	12/11/23	MAINSCAPE	1292331	LANDSCAPE MAINTENANCE OF TREES	Elevate Trees over Roads per CCEMS & CCFD	568136-54101	\$9,635.00
001	3610	12/11/23	MAINSCAPE	1295865	12/23 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,261.56
001	3610	12/11/23	MAINSCAPE	1295983	12/23 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,393.33
001	3611	12/11/23	SECURITY ALARM CORPORATION	290166	FIRE ALARM SERVICE CALL AFTER HOURS	R&M-Clubhouse	546015-57201	\$200.00
001	3611	12/11/23	SECURITY ALARM CORPORATION	288344	COMMERCIAL CCTV/CAMERA INSTALLATION	R&M-Clubhouse	546015-57201	\$399.00
001	3611	12/11/23	SECURITY ALARM CORPORATION	287148	MONITORING FOR 11/08/23-02/07/24	R&M-Clubhouse	546015-57201	\$144.00
001	3612	12/11/23	SUN NEWSPAPERS	3895635-1	NOTICE OF BUDGET HEARING	Legal Advertising	548002-51301	\$968.00
001	3613	12/11/23	THE SUN	12012023	NEWSPAPER 13 WEEKS	R&M-Clubhouse	546015-57201	\$105.71
001	3614	12/18/23	CENTURYLINK	111923-78717	ACCT #311078717 11/19/23-12/18/23	Communication - Telephone	541003-57201	\$615.21
001	3615	12/18/23	CLAUDE RIOUX	12112023	REFUND FOR CANCELED RUM TASTING EVENT	Recreational Activity Fees	347080	\$40.00
001	3616	12/18/23	COPIERS PLUS	00S100-SAR-024567	11/23 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$11.17
001	3616	12/18/23	COPIERS PLUS	00S100-SAR-024567	11/23 COPIES/MAINT AGREEMENT	MAINTENANCE AGREEMENT	551002-57201	\$45.00
001	3617	12/18/23	FEDEX	8-338-06300	SERVICE FOR 11/27/23	Communication/Freight - Gen'l	541001-51301	\$12.30
001	3618	12/18/23	IRENE JONES	12112023	REFUND FOR CANCELED RUM TASTING EVENT	Recreational Activity Fees	347080	\$40.00
001	3619	12/18/23	JEANNE TETER	12112023	REFUND FOR CANCELED RUM TASTING EVENT	Recreational Activity Fees	347080	\$20.00
001	3620	12/18/23	MAINSCAPE	1296208	11/23 IRRIGATIONS SERVICE	R&M-Irrigation	546041-53901	\$5,149.49
001	3620	12/18/23	MAINSCAPE	1296317	STUMP REMOVAL BEHIND 1514 RED OAK LANE IN GREENBELT	R&M-Trees and Trimming	546099-53901	\$550.00
001	3621	12/18/23	PERSSON, COHEN & MOONEY, P.A.	4439	LEGAL SERVICE FOR 11/23	ProfServ-Legal Services	531023-51401	\$661.50
001	3622	12/18/23	SUN NEWSPAPERS	112723-22267	BUDGET HEARING AD 07/25/23-08/01/23	Legal Advertising	548002-51301	\$968.00
001	3622	12/18/23	SUN NEWSPAPERS	100423-22267	NOTICE OF RESCHEDULED MEETING IN OCTOBER	Legal Advertising	548002-51301	\$75.79
001	3623	12/18/23	TERRY E WHITE JR	120523	NYE PARTY ENTERTAINMENT BALANCE	Misc-Event Expense	549022-57501	\$630.00
001	3624	12/20/23	DUANE NOLAND	12112023	REFUND FOR CANCELED RUM TASTING EVENT	Recreational Activity Fees	347080	\$40.00
001	3625	12/27/23	KENNETH W JAMES	121823	ENTERTAINMENT FOR MAY 25, 2024 PARTY-DEPOSIT	Prepaid Items	155000	\$120.00
001	3626	12/27/23	MAINSCAPE	1291363-2	INSTALL NEW 30HP SUBMERSIBLE PUMP MOTOR-LAKE	R&M-Pumps	546138-53901	\$9,986.40
001	DD00840	12/04/23	CHARLOTTE COUNTY UTILITIES	111323-080703 ACH	26307-080703 10/09/23-11/08/23	Utility - Water & Sewer	543021-53901	\$67.59
001	DD00841	12/06/23	FPL	112123-59344 ACH	ACCT #96809-59344 10/24/23-11/21/23	Utility - General	543001-53901	\$112.58
001	DD00842	12/06/23	FPL	112123-90214 ACH	ACCT #65998-90214 10/24/23-11/21/23	Utility - General	543001-53901	\$187.48
001	DD00843	12/06/23	FPL	112123-85535 ACH	ACCT #92945-85535 10/24/23-11/21/23	Utility - General	543001-53901	\$86.35
001	DD00844	12/06/23	FPL	112123-32211 ACH	ACCT #94620-32211 10/24/23-11/21/23	Utility - General	543001-53901	\$332.06
001	DD00845	12/06/23	FPL	112123-03218 ACH	ACCT #01784-03218 10/24/23-11/21/23	Utility - General	543001-53901	\$101.80
001	DD00846	12/06/23	FPL	112123-88335 ACH	ACCT #87070-88335 10/24/23-11/21/23	Utility - General	543001-53901	\$1,846.01
001	DD00847	12/06/23	FPL	112123-74219 ACH	ACCT #89079-74219 10/24/23-11/21/23	Utility - General	543001-53901	\$98.24
001	DD00848	12/06/23	FPL	112123-28333 ACH	ACCT #36126-28333 10/24/23-11/21/23	Utility - General	543001-53901	\$450.87
001	DD00849	12/06/23	FPL	112123-29333 ACH	ACCT #90419-29333 10/24/23-11/21/23	Utility - General	543001-53901	\$200.61
001	DD00850	12/06/23	FPL	112123-93219 ACH	ACCT #25921-93219 SVC PRD 10/24/23-11/21/23	Utility - General	543001-53901	\$258.02
001	DD00856	12/17/23	COMCAST	112623-34227 ACH	ACCT# 8535100601234227 11/30/23-12/29/23	Misc-Cable TV Expenses	549039-57201	\$460.16
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$71.99
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$187.08
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Cricut Program for Computer	549001-57501	\$9.99
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$42.95

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 12/01/23 to 12/31/23
(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	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Copiers Plus-Copies/Maint	551002-57201	\$61.34
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	iCloud Storage	549001-57201	\$0.99
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Newspaper	546015-57201	\$102.25
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$93.91
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Trailer for Polaris. To be Reimbursed	549900-53901	\$288.94
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Polaris Trailer Tax Refund	549900-53901	(\$18.95)
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$37.24
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Halloween Party	549022-57501	\$124.12
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Halloween Party	549022-57501	\$32.10
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Movie Night	549001-57501	\$2.41
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Monday Coffee Social	549051-57501	\$59.81
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$4.00
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Oct ACT Calendar	549001-57501	\$50.00
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Monday Coffee Social	549051-57501	\$46.62
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$21.59
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Business Cards	551002-57501	\$25.67
001	DD00857	12/04/23	VALLEY NATIONAL BANK	11072023-7986 ACH	11/07/23 STATEMENT PURCHASES	Yacht Party Food	549051-57501	\$205.41
001	DD00851	12/20/23	PAUL J. FALDUTO , JR	PAYROLL	December 20, 2023 Payroll Posting			\$184.70
001	DD00852	12/20/23	STEPHEN R. HORSMAN	PAYROLL	December 20, 2023 Payroll Posting			\$184.70
001	DD00853	12/20/23	CARMEN RUSSO	PAYROLL	December 20, 2023 Payroll Posting			\$184.70
001	DD00854	12/20/23	JEANNE M. TETER	PAYROLL	December 20, 2023 Payroll Posting			\$184.70
001	DD00855	12/20/23	VINCENT F. SCOTTO	PAYROLL	December 20, 2023 Payroll Posting			\$184.70
							Fund Total	\$59,842.30

Total Checks Paid	\$59,842.30
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