COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE FOR THE

MARCH 21, 2024

BUDGET WORKSHOP & REGULAR MEETING

March 14, 2024

Board of Supervisors Heritage Oak Park Community Development District

Dear Board Members:

A workshop and regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, March 21, 2024 at 9:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

Agenda Thursday, March 21, 2024 – Workshop 9:00 a.m. followed by Regular Meeting

Workshop Meeting

- Discussion of Fiscal Year 2025 Operations and Maintenance Budget
- Proposed Fiscal Year 2025 Budget v1

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 January 25, 2024 Continued Meeting and the February 15, 2024 Regular Meeting
 - B. Financials and Check Register for February 29, 2024
- 6. New Business
 - Disposition of Lodge Piano
- 7. Managers Report
 - A. Consideration of Resolution 2024-02 Confirming Use of the Charlotte County SOE to Conduct the 2024 General Election
- 8. Supervisor Requests
- 9. Audience Comments
- 10. Adjournment

Next meeting April 18, 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

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BUDGET WORKSHOP

Community Development District

Annual Operating and Debt Service Budget Fiscal Year 2025

Version 1 - Proposed Budget Printed on 03/13/24 9:45am

Prepared by:



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Community Development District

Operating Budget Fiscal Year 2025

Community Development District

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED _ ACTUAL BUDGET FY 2023 FY 2024		ACTUAL PROJECTED THRU March- 2/29/24 9/30/2024		BUDGET THRU March- P		TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
REVENUES									
Interest - Investments	\$ 574	\$ 20,169	\$ 4,800	\$ 11,138	\$ 6,300	\$ 17,438	\$ 4,800		
Interlocal Agreement	3,000	3,000	3,000	1,500	1,500	3,000	3,000		
Interlocal Agreement-Irrigation	-	-	30,000	15,000	15,000	30,000	30,000		
Room Rentals	360	557	500	878	200	1,078	500		
Recreational Activity Fees	39,801	32,413	53,200	24,943	24,500	49,443	53,200		
Special Assmnts- Tax Collector	973,783	1,008,433	1,147,036	1,043,292	103,744	1,147,036	1,147,033		
Special Assmnts- Discounts	(36,039)	(36,906)	(45,881)	(40,528)	(1,037)	(41,565)	(45,881)		
Other Miscellaneous Revenues	26,450	33,403	3,800	-	3,500	3,500	3,800		
Gate Bar Code/Remotes	2,097	1,011	1,200	590	600	1,190	1,200		
Access Cards	257	70	600	82	175	257	600		
Insurance Reimbursements	-	410,942	-	33,824	-	33,824	-		
TOTAL REVENUES	1,010,283	1,473,092	1,198,255	1,090,719	154,482	1,245,201	1,198,252		
EXPENDITURES Administrative									
P/R-Board of Supervisors	10,600	9,800	12,000	4,800	7,000	11,800	12,000		
FICA Taxes	811	750	918	367	536	903	918		
ProfServ-Engineering	8.085	7,380	10,000	-	5,000	5,000	10,000		
ProfServ-Legal Services	3,271	9,098	6,000	4,569	1,431	6,000	6,000		
ProfServ-Mgmt Consulting Serv	67,514	69,540	71,628	29,845	41,783	71,628	73,779		
ProfServ-Special Assessment	11,445	11,788	12,142	12,142	-	12,142	12,506		
ProfServ-Trustee Fees	4,041	4,041	3,704	3,704	-	3,704	3,704		
Auditing Services	5,500	4,700	4,700	-	4,900	4,900	5,100		
Communication/Freight - Gen'l	1,240	795	1,500	353	1,147	1,500	1,500		
Insurance - General Liability	7,123	9,601	9,312	12,077	-	12,077	15,500		
R&M-ADA Compliance	1,553	2,032	1,553	1,553	-	1,553	1,053		
Legal Advertising	1,185	2,505	1,100	(696)	1,796	1,100	1,100		
Miscellaneous Services	491	1,892	3,000	85	2,915	3,000	3,000		
Misc-Assessmnt Collection Cost	6,698	6,458	22,941	20,055	1,037	21,092	22,941		

Community Development District

			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	March-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	FY 2024	2/29/24	9/30/2024	FY 2024	FY 2025
Office Supplies	284	-	360	_	360	360	360
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	130.016	140,555	161,033	89,029	67,905	156,934	169,636
Total Administrative		140,000	101,000	03,023			103,030
Other Public Safety							
R&M-Gate	4,362	787	3,500	405	3,095	3,500	3,500
R&M-Gatehouse	686	23,660	1,000	6,500	-	6,500	1,000
R&M-Security Cameras	1,830	-	3,600	-	3,600	3,600	2,600
Misc-Programming & Services	-	899	1,500	464	1,036	1,500	1,500
Capital Outlay	1,125	5,516	-	-	-	-	-
Total Other Public Safety	8,003	30,862	9,600	7,369	7,731	15,100	8,600
Field							
Contracts-Mgmt Services	131,709	135,661	139,731	58,221	81,510	139,731	162,744
Contracts-Lake and Wetland	6,120	6,120	6,120	2,550	3,570	6,120	6,120
Contracts-Landscape	89,334	91,784	100,720	41,967	58,753	100,720	103,742
Contracts-Irrigation	47,755	50,136	51,640	21,308	30,332	51,640	52,673
Utility - General	39,867	36,206	45,600	21,667	23,933	45,600	45,600
Utility - Water & Sewer	12,431	11,491	13,600	6,420	7,180	13,600	13,600
Insurance - General Liability	33,541	41,857	49,137	56,871	-	56,871	65,402
R&M-Drainage	-	23,950	15,000	-	15,000	15,000	15,000
R&M-Entry Feature / Wall	7,875	-	7,500	-	7,500	7,500	7,000
R&M-Irrigation	45,848	54,959	31,400	28,841	21,000	49,841	33,000
R&M-Lake	938	11,403	21,750	-	21,750	21,750	21,750
R&M-Plant Replacement	301	86	12,000	-	12,000	12,000	12,000
R&M-Trees and Trimming	5,350	3,600	12,500	5,583	6,917	12,500	12,500
R&M-Pumps	1,473	15,055	2,160	5,555	_	5,555	2,160
Misc-Special Projects	3,800	7,852	10,930	-	10,930	10,930	10,930
Natural Disaster Expense	8,637	806,134	50,000	1,500	48,500	50,000	25,000
Misc-Contingency	1,901	5,518	93,780	1,260	92,520	93,780	63,780
Capital Outlay	1,275	8,266	25,560	5,697	19,863	25,560	30,745
Total Field	438,155	1,310,078	689,128	257,440	461,258	718,698	683,746

Community Development District

			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	March-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2022	FY 2023	FY 2024	2/29/24	9/30/2024	FY 2024	FY 2025
Road and Street Facilities							
R&M-Parking Lots	-	851	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	1,086	-	4,000	-	4,000	4,000	4,000
R&M-Sidewalks	-	11,745	15,000	-	15,000	15,000	15,000
R&M-Streetlights	277	1,500	10,000	-	10,000	10,000	10,000
Misc-Contingency	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	10,000	-	10,000	10,000	10,000
Capital Outlay - Streetlight Impr	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roads & Streetlights	44,691	9,635	15,369	-	-	-	15,369
Total Road and Street Facilities	46,054	23,731	63,369	-	48,000	48,000	63,369
Parks and Recreation - General							
Contracts-Mgmt Services	34,157	35,613	36,681	15,284	21,397	36,681	38,865
Contracts-Janitorial Services	18,960	13,646	18,960	8,124	11,452	19,576	19,632
Contracts-Pools	11,051	11,134	11,134	4,639	6,495	11,134	11,134
Contracts-Pest Control	1,048	1,143	1,100	425	675	1,100	1,020
Communication - Telephone	7,792	7,441	8,580	3,137	5,443	8,580	8,580
R&M-Clubhouse	15,669	18,862	50,000	8,070	41,930	50,000	45,000
R&M-Parks	10,602	9,939	15,000	10,404	4,596	15,000	15,000
R&M-Pools	6,767	5,346	4,500	2,052	2,448	4,500	4,500
R&M - Tennis Courts	-	4,460	2,000	-	2,000	2,000	2,000
Miscellaneous Services	4,318	2,257	2,400	3,425	-	3,425	2,400
Misc-Holiday Décor	635	-	750	756	-	756	750
Misc-Cable TV Expenses	5,283	5,049	5,820	2,339	3,481	5,820	5,820
Office Supplies	4,472	4,049	3,000	1,289	1,711	3,000	3,000
OpSupplies - General	2,524	2,647	6,000	1,146	4,854	6,000	6,000
Cap Outlay - Equipment	-	-	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	18,715	-	15,000	-	15,000	15,000	15,000
Reserve - Air Conditioner	15,000	-	5,000	-	-	-	5,000
Reserve - Roof	-	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	3,000	-	-	-	3,000
Total Parks and Recreation - General	156,993	121,586	221,925	61,090	129,482	190,572	219,701

Community Development District

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/24	PROJECTED March- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
Special Recreation Facilities							
Miscellaneous Services	1,882	1,157	4,500	700	3,800	4,500	4,500
Misc-Event Expense	13,480	12,691	21,000	11,181	9,819	21,000	21,000
Misc-Social Committee	26,131	18,634	26,700	8,594	18,106	26,700	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,709	1,270	500	233	267	500	500
Total Special Recreation Facilities	43,202	33,752	53,200	20,708	31,992	52,700	53,200
TOTAL EXPENDITURES	822,423	1,660,564	1,198,255	435,636	746,368	1,182,004	1,198,252
Excess (deficiency) of revenues							
Over (under) expenditures	187,860	(187,472)	-	655,083	(591,886)	63,196	
Net change in fund balance	187,860	(187,472)		655,083	(591,886)	63,196	
FUND BALANCE, BEGINNING	743,830	931,690	744,218	744,218	-	744,218	807,414
FUND BALANCE, ENDING	\$ 931,690	\$ 744,218	\$ 744,218	\$ 1,399,301	\$ (591,886)	\$ 807,414	\$ 807,414

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS		<u>Amount</u>	
Beginning Fund Balance - Fiscal Year 2025		\$ 807,414	
Net Change in Fund Balance - Fiscal Year 2025		-	
Reserves - Fiscal Year 2025 Additions		48,369	
Total Funds Available (Estimated) - 9/30/2025		855,783	
ALLOCATION OF AVAILABLE FUNDS			
Nonspendable Fund Balance			
Deposits - FPL Utilities		8,200	
Prepaid Items		772	
	Subtotal	8,972	_
Assigned Fund Balance			
Operating Reserve - First Quarter Operating Capital		253,590	(1
Reserve - Roads & Streetlights - Prior Years	210,865		(2
Reserve - Roads & Streetlights - FY 2024	15,369		(3
Reserve - Roads & Streetlights - Current Budget Year	15,369	241,603	(4
Reserve - Arbor - Prior Years		2,500	(2
Reserve - Air Conditioner - FY 2024	5,000		(3
Reserve - Air Conditioner - Current Budget Year	5,000	10,000	(4
Reserve - Roof - Prior Years	160,000		(2
Reserve - Roof - FY 2024	25,000		(3
Reserve - Roof - Current Budget Year	25,000	210,000	(4
Reserve - Swimming Pools - Prior Years	29,239		(2
Reserve - Swimming Pools - FY 2024	3,000		(3
Reserve - Swimming Pools - Current Budget Year	3,000	35,239	(4)
	Subtotal	752,931	
Total Allocation of Available Funds		761,903]
Total Unaccigned (underignated) Cach		\$ 93,880	
Total Unassigned (undesignated) Cash	:	ə 93,880	:

Notes

(1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.

(2) Represents Reserves from Prior Years thru FY 2023.

(3) Represents Reserves for FY 2024.

(4) Represents Reserves for Current Budget Year FY 2025.

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Interlocal Agreement

The District has an Interlocal agreement with Heritage Oak Park Community Association for the use of District office and supplies.

Interlocal Agreement - Irrigation

The District has an Interlocal agreement with Heritage Oak Park Community Association for the reimbursement of irrigation expenses.

Room Rentals

The District earns income when the clubhouse is rented for an event.

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

The District earns miscellaneous income for providing services for the District, i.e. copies of pool keys, mailbox locks and keys, faxes, etc.

Gate Bar Code/Remotes

The District receives amounts for gate remotes that operate the gates of the District.

Access Cards

The District receives amounts for access cards that operate the Fitness Center.

Fiscal Year 2025

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Special Assessment

This is the Administrative fees to prepare the District's special assessment roll.

Professional Services-Trustee Fees

These are the Trustee fees to administer the District's bonds.

Auditing Services

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

Communication/Freight - General

This includes telephone, fax transmissions, printing, copies, mailing of agenda packages, checks for vendors, postage and any other required correspondence.

Fiscal Year 2025

EXPENDITURES

Administrative (continued)

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

R&M - ADA Compliance

This is for the cost of the ADA compliance for the website, etc.

Legal Advertising

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

Miscellaneous Services

This is for any miscellaneous charges that the District may incur during the fiscal year.

Miscellaneous-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Fiscal Year 2025

EXPENDITURES

Other Public Safety

R&M - Gate

This represents the repairs and maintenance of the gates. This also includes the purchase of new gate transmitters.

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

This is for miscellaneous repairs and maintenance on the new security cameras that were installed at the clubhouse and at the front and at the rear gates.

Miscellaneous Programming & Services

This is to be able to run the new cloud data base program and phone service for the gates.

<u>Field</u>

Contracts – Management Services

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Field personnel.

Contracts – Lakes and Wetland

The District has a contract for the aquatic maintenance of the lakes in the District.

Contracts - Landscape

This line item includes mowing, edging, pruning, fertilization, semi-annual leaf pickup, irrigation repairs and maintenance, and pest and weed control of the common areas.

Contracts - Irrigation

This includes monthly monitoring of the irrigation systems throughout the District.

General Fund

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Field (continued)

Utility - General This is for the electricity for the District.

Utility - Water & Sewer

This is for the water & sewer usage for the District, plus annual fire protection fee of \$1,600.

Insurance – General Liability

The general liability insurance is with Preferred Governmental Insurance Trust who specializes in providing insurance coverage for governmental agencies.

R&M – Drainage

This is for the upkeep and maintenance of the drainage areas around the District.

R&M – Entry Feature

This is for the upkeep and maintenance of the walls and fences of the District.

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

This includes any repairs and maintenance to the lakes of the District.

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

This includes any tree maintenance for the trees in the District.

R&M - Pumps

This is for quarterly pump maintenance contract.

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Field (continued)

Miscellaneous – Special Projects This is for any special projects that may arise in the Field for the District.

Natural Disaster Expense

This is for any natural disaster expenses that may occur during or after a major weather event.

Miscellaneous - Contingency

This is for any contingencies that may arise in the Field for the District.

Capital Outlay

This is for the maintenance cart that belongs to the District.

Road and Street Facilities

R&M – Parking Lots

This represents repairs and maintenance of the parking lots around the District.

R&M – Roads & Alleyways

This represents miscellaneous repairs of the roads and alleyways of the District.

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

This includes any repairs and maintenance to the streetlights in the District.

Miscellaneous - Contingency

This is a contingency in case an unexpected cost may arise in for the roads and streets.

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

This is for the new poles and streetlights for the District.

Reserve – Roads & Streetlights

This is for the reserve that will be for installing new streetlights around the District.

Parks and Recreation – General

Contracts – Management Services This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Parks and Rec personnel.

Contracts – Janitorial Services

This includes any cleaning that may be incurred by the District for cleaning of the recreational center.

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

The District has a contract for pest control for the recreational center, guard house and other buildings owned by the District.

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

Fiscal Year 2025

EXPENDITURES

Parks and Recreation - General (continued)

R&M - Clubhouse

This represents repairs and maintenance of the recreational center that may be required during the year.

R&M - Parks

This includes bocce ball court maintenance and other park maintenance that may be required in the District.

R&M - Pools

This includes any pool maintenance that may be incurred by the District's recreational center pool.

R&M – Tennis Courts

This includes tennis court maintenance including repairing cracks and resurfacing the courts.

Miscellaneous Services

This includes any miscellaneous services that are needed to run the recreational center.

Miscellaneous – Holiday Decorations

This is for the decorations that will be displayed around the District during the Holidays.

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

This includes any office supplies that are needed to run the recreational center.

Operating Supplies - General

This includes any general maintenance supplies that are needed for the recreational center and the parks.

Capital Outlay – Equipment

This is for purchasing a new phone system and sound system for the Lodge.

Community Development District

General Fund

Budget Narrative

Fiscal Year 2025

EXPENDITURES

Parks and Recreation - General (continued)

Capital Outlay – Clubhouse This is for the capital items for the clubhouse that need to be replaced.

Reserve – Air Conditioner This is for the reserve for the air conditioner of the clubhouse that will need to be replaced.

Reserve – Roof

This is for the reserve for the roof of the clubhouse that will need to be replaced.

Reserve – Swimming Pool

This is for the reserve for the swimming pool and pool equipment that will need upgrading.

Special Recreation Facilities

Miscellaneous Services This includes bank charges and miscellaneous expenditures for the Activities Dept.

Miscellaneous – Event Expense

These are the expenditures from event planning to the decorations for the event.

Miscellaneous – Social Committee

This is for the food and drink expenditures for the events which include the poolside lunch and the coffee social.

Miscellaneous – Trips and Tours

These are the expenditures for the transportation used for the trips and tours.

Office Supplies

These are the expenditures for the office supplies necessary for the Activities Director.

Community Development District

Debt Service Budget Fiscal Year 2025 Community Development District

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ACTUAL THRU 2/29/2024	PROJECTED March- 9/30/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025	
REVENUES								
Interest - Investments	\$ 11	\$ 1,918	\$-	\$ 3,835	\$-	\$ 3,835	\$-	
Special Assmnts- Tax Collector	197,323	197,320	197,323	179,407	17,916	197,323	197,323	
Special Assmnts- Discounts	(7,304)	(7,224)	(7,893)	(6,972)	(179)	(7,151)	(7,893)	
TOTAL REVENUES	190,030	192,014	189,430	176,270	17,737	194,007	189,430	
EXPENDITURES Administrative								
Misc-Assessmnt Collection Cost	1,357	1,264	3,946	3,449	358	3,807	3,946	
Total Administrative	1,357	1,264	3,946	3,449	358	3,807	3,946	
Debt Service	400,400	400 777	101 171		404 474	101 171	100.010	
Principal Debt Retirement	126,426	128,777	131,171	-	131,171	131,171	133,610	
Interest Expense	59,279	69,135	64,383	32,192	32,191	64,383	59,543	
Total Debt Service	185,705	197,912	195,554	32,192	163,362	195,554	193,153	
TOTAL EXPENDITURES	187,062	199,176	199,500	35,641	163,720	199,361	197,099	
Excess (deficiency) of revenues Over (under) expenditures	2,968	(7,162)	(10,070)	140,629	(145,983)	(5,354)	(7,669)	
OTHER FINANCING SOURCES (USES) Contribution to (Use of) Fund Balance	-	-	(10,070)	-	(145,983)	(145,983)	(7,669)	
TOTAL OTHER SOURCES (USES)	-	-	(10,070)	-	(145,983)	(145,983)	(7,669)	
Net change in fund balance	2,968	(7,162)	(10,070)	140,629	(145,983)	(151,338)	(7,669)	
FUND BALANCE, BEGINNING	198,168	201,136	193,974	193,974	-	193,974	42,636	
FUND BALANCE, ENDING	\$ 201,136	\$ 193,974	\$ 183,904	\$ 334,603	\$ (145,983)	\$ 42,636	\$ 34,967	

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
11/1/2024	1,613,625.45			29,771.39	29,771.39
5/1/2025	1,613,625.45	133,610.01	3.69%	29,771.39	163,381.40
11/1/2025	1,480,015.44			27,306.28	27,306.28
5/1/2026	1,480,015.44	136,094.15	3.69%	27,306.28	163,400.43
11/1/2026	1,343,921.29			24,795.35	24,795.35
5/1/2027	1,343,921.29	138,624.46	3.69%	24,795.35	163,419.81
11/1/2027	1,205,296.83			22,237.73	22,237.73
5/1/2028	1,205,296.83	141,201.83	3.69%	22,237.73	163,439.56
11/1/2028	1,064,095.00			19,632.55	19,632.55
5/1/2029	1,064,095.00	143,827.11	3.69%	19,632.55	163,459.66
11/1/2029	920,267.89			16,978.94	16,978.94
5/1/2030	920,267.89	146,501.21	3.69%	16,978.94	163,480.15
11/1/2030	773,766.68			14,276.00	14,276.00
5/1/2031	773,766.68	149,225.02	3.69%	14,276.00	163,501.02
11/1/2031	624,541.66			11,522.79	11,522.79
5/1/2032	624,541.66	151,999.47	3.69%	11,522.79	163,522.26
11/1/2032	472,542.19			8,718.40	8,718.40
5/1/2033	472,542.19	154,621.46	3.69%	8,718.40	163,339.86
11/1/2033	317,920.73			5,865.64	5,865.64
5/1/2034	317,920.73	157,496.25	3.69%	5,865.64	163,361.89
11/1/2034	160,424.48			2,959.83	2,959.83
5/1/2035	160,424.48	160,424.48	3.69%	2,959.83	163,384.31
Total		\$ 1,613,625.45	\$	368,129.80 \$	1,981,755.25

Community Development District

Supporting Budget Schedule Fiscal Year 2025

Comparison of Assessment Rates Fiscal Year 2025 vs. Fiscal Year 2024

	(General Fund		De	bt Service 2	020	Tot	al Assessm	ents per Un	it	Units
Product	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	
SF MF	\$1,655.17 \$1,655.17	\$1,655.17 \$1,655.17	0.0% 0.0%	\$324.03 \$282.39	\$324.03 \$282.39	0.0% 0.0%	\$1,979.20 \$1,937.56	. ,	\$0.00 \$0.00	0.0% 0.0%	39 654 693

REGULAR MEETING

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 held on Thursday, January 18, 2024 was reconvened on January 25, 2024 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 Michelle Egan District Manager, Inframark Project Manager, Inframark

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

None.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Sunland Paving Co., Inc. Proposals

Mr. Falduto MOVED seconded by Ms. Teter to accept the proposal from Sunland Paving Co., Inc. in the amount of \$158,882 for road paving work.

On VOICE Vote with Mr. Falduto, Ms. Teter, Mr. Scotto, and Mr. Russo voting AYE and Mr. Horsman voting Nay, the proposal from Sunland Paving Co., Inc. in the amount of \$158,882 for road paving work was accepted. 4-1

Mr. Scotto MOVED seconded by Mr. Russo to accept the Sunland Paving Co., Inc. proposal in the amount of \$34,462 for parking lot paving work.

On VOICE Vote with Mr. Scotto, Mr. Russo, Mr. Falduto, and Ms. Teter, voting AYE and Mr. Horsman voting Nay, the proposal from Sunland Paving Co., Inc. in the amount of \$34,462 for parking lot paving work was accepted. 4-1

FIFTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

Robert Koncar Secretary Paul Falduto, Jr. Chairman

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, February 15, 2024 at 10:00 a.m. at 19520 Heritage Oak
 Boulevard, Port Charlotte, Florida 33948.
 Present and constituting a quorum were:

6		
7	Paul Falduto, Jr.	Chairperson
8	Steve Horsman	Vice Chairperson
9	Vincent Scotto	Assistant Secretary
10	Jeanne Teter	Assistant Secretary
11		·
12	Also present were:	
13	Robert Koncar	District Manager, Inframark
14	Michelle Egan	Project Manager, Inframark
15	Ms. Wells	Activities Director
16		
17	Following is a summary of the discuss	ions and actions taken.
18		
19	FIRST ORDER OF BUSINESS	Call to Order and Roll Call
20	Mr. Falduto called the meeting to orde	er, and Mr. Koncar called the roll. A quorum was
21	established.	
22		
23	SECOND ORDER OF BUSINESS	Pledge of Allegiance
24	The Pledge of Allegiance was recited.	
25		
26	THIRD ORDER OF BUSINESS	Audience Comments on Agenda Items
27	Mr. Antosh expressed concerns with re	gards to the roads.
28		
29	FOURTH ORDER OF BUSINESS	Comments from the Chairman
30	• Discussion ensued with regards to c	concerns over residents being abusive to vendors
31	while working, and where vendors	park.
32		
33	FIFTH ORDER OF BUSINESS	Approval of Consent Agenda
34	A. Approval of the Minutes of the Ja	
35	B. Financials and Check Register fo	•
36		
37	On MOTION by Mr. Horsman	seconded by Mr. Scotto, with all in
38	favor, the Consent Agenda was	
39		**

40	SIXTH ORDER OF BUSINESS	Old Business		
41	A. Back Wall			
42	• The expenditure for the repair of the back	k wall was discussed.		
43				
44	On MOTION by Mr. Scotto seconde			
45 46	favor, the expenditure for the repair of the back wall not to exceed the amount of \$7,500, was approved. 4-0			
	the amount of \$7,500, was approved.	4-0		
47 48	SEVENTH ORDER OF BUSINESS	Staff Reports		
49		pproved for installation of the chair lift. She		
50	also briefed the Board on several other p	ark issues.		
51 52	• Ms. Wells provided an update on recent events in the Park.			
53	EIGHTH ORDER OF BUSINESS	Manager's Report		
54		shops to be held March through May 2024 at		
55	9:00 a.m. prior to the regular Board meet	ting.		
56	NINTH ODDED OF DUCINECC	See and the second		
57 58	NINTH ORDER OF BUSINESS There being none, the next order of business	Supervisor Requests		
58 59	There being none, the next order of business	Tonowed.		
60	TENTH ORDER OF BUSINESS	Audience Comments		
61	There being none, the next order of business	followed.		
62				
63	ELEVENTH ORDER OF BUSINESS	Adjournment		
64 65	There being no further business, the meeting	; was adjourned.		
65				
66				
67				
68	Robert Koncar	Paul Falduto, Jr.		
69	Secretary	Chairman		

5B

Community Development District

Financial Report February 29, 2024

Prepared by



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Community Development District

Financial Statements

(Unaudited)

February 29, 2024

Community Development District

Balance Sheet

February 29, 2024

ACCOUNT DESCRIPTION	6	GENERAL FUND		RIES 2020 DEBT ERVICE FUND	С	RIES 2020 APITAL COJECTS FUND		TOTAL
ASSETS								
Cash - Checking Account	\$	1,030,716	\$	-	\$	-	\$	1,030,716
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		-		6,618		-		6,618
Investments:								
Money Market Account		375,539		-		-		375,539
Construction Fund		-		-		69,895		69,895
Reserve Fund		-		19,789		-		19,789
Revenue Fund		-		308,196		-		308,196
Prepaid Items		5,838		-		-		5,838
Deposits		8,200		-		-		8,200
TOTAL ASSETS	\$	1,423,592	\$	334,603	\$	69,895	\$	1,828,090
LIABILITIES								
Accounts Payable	\$	11,154	\$	-	\$	-	\$	11,154
Accrued Expenses		5,640		-		-		5,640
Accrued Wages Payable		800		-		-		800
Accrued Taxes Payable		61		-		-		61
Sales Tax Payable		18		-		-		18
Due To Other Funds		6,618		-		-		6,618
TOTAL LIABILITIES		24,291		-		-		24,291
FUND BALANCES								
Nonspendable:		=						
Prepaid Items		5,838		-		-		5,838
Deposits Restricted form		8,200		-		-		8,200
Restricted for: Debt Service				334,603				224 002
		-		334,003		- 69.895		334,603 69,895
Capital Projects Assigned to:		-		-		09,090		09,095
Operating Reserves		240,922						240,922
Reserves - Arbor		2,500		-		-		2,500
Reserves - Arbor Reserves - Roads & Streetlights		2,500		-		-		2,500
Reserves - Roof		210,005		-		-		210,865
Reserves - Rooi Reserves - Swimming Pools		29,239		-		-		29,239
Unassigned:		29,239 741,737		-		-		29,239 741,737
TOTAL FUND BALANCES	\$	1,399,301	\$	334,603	\$	69,895	\$	1,803,799
	ą	1,333,301	φ	334,003	ð	03,033	φ	1,003,799
TOTAL LIABILITIES & FUND BALANCES	\$	1,423,592	\$	334,603	\$	69,895	\$	1,828,090

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 2,000	\$ 11,138	\$ 9,138	232.04%	\$ 400	\$ 1,949
Interlocal Agreement	3,000	1,500	1,500	-	50.00%	-	-
Interlocal Agreement-Irrigation	30,000	15,000	15,000	-	50.00%	-	-
Room Rentals	500	500	878	378	175.60%	-	262
Recreational Activity Fees	53,200	22,167	24,943	2,776	46.89%	4,433	13,021
Special Assmnts- Tax Collector	1,147,036	1,049,000	1,043,292	(5,708)	90.96%	41,000	40,778
Special Assmnts- Discounts	(45,881)	(41,449)	(40,528)	921	88.33%	(1,200)	(1,198)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	600	590	(10)	49.17%	-	-
Access Cards	600	88	82	(6)	13.67%	-	-
Insurance Reimbursements	-	-	33,824	33,824	0.00%	-	13,117
TOTAL REVENUES	1,198,255	1,049,406	1,090,719	41,313	91.03%	44,633	67,929
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	5,000	4,800	200	40.00%	1,000	800
FICA Taxes	918	383	367	16	39.98%	77	61
ProfServ-Engineering	10,000	505		10	0.00%	-	01
ProfServ-Legal Services	6,000	2,500	4,569	(2,069)	76.15%	500	680
ProfServ-Mgmt Consulting	71,628	29,845	29,845	(2,000)	41.67%	5,969	5,969
ProfServ-Special Assessment	12,142	12,142	12,142		100.00%	5,505	3,909
ProfServ-Trustee Fees	3,704	3,704	3,704	_	100.00%	-	-
Auditing Services	4,700	5,704	5,704	-	0.00%	-	-
Communication/Freight - Gen'l	1,500	- 625	- 353	- 272	23.53%	- 125	- 73
Insurance - General Liability	9,312	9,312	12,077	(2,765)	129.69%	125	15
R&M-ADA Compliance	1,553	1,553	1,553	(2,703)	100.00%	-	-
Legal Advertising	1,000	1,555	(696)	696	-63.27%	-	-
Miscellaneous Services	3,000	- 1,250	(090) 85	1,165	-03.27%	- 250	- 8
Misc-Assessment Collection Cost				145	87.42%	230 800	792
Office Supplies	22,941 360	20,200	20,055	145	0.00%	800	192
Annual District Filing Fee	175	- 175	- 175	-	100.00%	-	-
Total Administration	161,033	86,689	89,029	(2,340)	55.29%	8,721	8,383
Other Public Safety							
R&M-Gate	3,500	500	405	95	11.57%	-	-
R&M-Gatehouse	1,000	1,000	6,500	(5,500)	650.00%	-	-
R&M-Security Cameras	3,600	-	-	(-,)	0.00%	-	_
Misc-Programming & Services	1,500	625	464	161	30.93%	125	93
Total Other Public Safety	9,600	2,125	7,369	(5,244)	76.76%	125	93
Field							
Contracts-Mgmt Services	139,731	58,221	58,221	-	41.67%	11,644	11,644
Contracts-Lake and Wetland	6,120	2,550	2,550	-	41.67%	510	510
Contracts-Landscape	100,720	41,967	41,967	-	41.67%	8,393	8,393
Contracts-Irrigation	51,640	21,517	21,308	209	41.26%	4,303	4,262
Utility - General	45,600	19,000	21,667	(2,667)	47.52%	3,800	4,487
Utility - Water & Sewer	13,600	6,600	6,420	180	47.21%	1,000	1,006
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%		

		BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD	BUDGET	FEB-24 ACTUAL
R&M-Irrigation	31,400	13,083	28,841	(15,758)	91.85%	-	
R&M-Lake	21,750	-	-	-	0.00%	-	
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	
R&M-Trees and Trimming	12,500	5,583	5,583	-	44.66%	5,033	5,0
R&M-Pumps	2,160	2,160	5,555	(3,395)	257.18%	-	0,0
Misc-Special Projects	10,930		-	(0,000)	0.00%	_	
Misc-Hurricane Expense	50,000	1,500	1,500	-	3.00%	-	
Misc-Contingency	93,780	1,260	1,260	_	1.34%	_	
Capital Outlay	25,560	5,697	5,697	-	22.29%	_	
Total Field	689,128	228,275	257,440	(29,165)	37.36%	34,683	35,3
Road and Street Facilities	4				0.000/		
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%		
Parks and Recreation - General							
Contracts-Mgmt Services	36,681	15,284	15,284	-	41.67%	3,057	3,0
Contracts-Janitorial Services	18,960	7,900	8,124	(224)	42.85%	1,580	1,6
Contracts-Pools	11,134	4,639	4,639	-	41.67%	928	g
Contracts-Pest Control	1,100	1,100	425	675	38.64%	-	
Communication - Telephone	8,580	3,575	3,137	438	36.56%	715	e
R&M-Clubhouse	50,000	20,833	8,070	12,763	16.14%	4,167	e
R&M-Parks	15,000	6,250	10,404	(4,154)	69.36%	1,250	1,4
R&M-Pools	4,500	1,875	2,052	(177)	45.60%	375	,
R&M-Tennis Courts	2,000	-	_,002	()	0.00%	-	
Miscellaneous Services	2,400	2,400	3,425	(1,025)	142.71%	_	
Holiday Decoration	750	750	756	(1,025)	100.80%	_	
Misc-Cable TV Expenses	5,820	2,425	2,339	86	40.19%	485	4
Office Supplies	3,000	1,250	1,289	(39)	42.97%	250	2
Op Supplies - General	6,000	2,000	1,146	(33) 854	42.97 %	230	2
Cap Outlay - Equipment	8,000	2,000	1,140	004	0.00%	-	
Cap Outlay - Equipment	8,000 15,000	-	-	-	0.00%	-	
Reserve - A/C		-	-	-		-	
Reserve - A/C Reserve - Roof	5,000	-	-	-	0.00%	-	
	25,000	-	-	-	0.00%	-	
Reserve - Swimming Pools Total Parks and Recreation - General	3,000	70,281	61,090	9,191	<u> </u>		9,0
						,	
Special Recreation Facilities Miscellaneous Services	4 500	1 975	700	1 175	15 56%		
	4,500	1,875	700	1,175	15.56%	-	
Misc-Event Expense	21,000	8,750	11,181	(2,431)	53.24%	1,750	4,1
Misc-Social Committee	26,700	11,125	8,594	2,531	32.19%	2,225	1
Misc-Trips and Tours	500	-	-	-	0.00%		
Office Supplies Total Special Recreation Facilities	<u> </u>	<u> </u>	233 20,708	(66) 1,209	46.60%	3,975	4,2
· · · · · · · · · · · · · · · · · · ·				.,		-,	.,_
TAL EXPENDITURES	1,198,255	409,287	435,636	(26,349)	36.36%	60,311	57,

ACCOUNT DESCRIPTION		ANNUAL DOPTED BUDGET	 AR TO DATE BUDGET	 AR TO DATE ACTUAL	RIANCE (\$) .V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-24 BUDGET	FEB-24
Excess (deficiency) of revenues Over (under) expenditures		_	 640,119	 655,083	 14,964	0.00%	 (15,678)	 10,747
Net change in fund balance	\$	-	\$ 640,119	\$ 655,083	\$ 14,964	0.00%	\$ (15,678)	\$ 10,747
FUND BALANCE, BEGINNING (OCT 1, 2023)		744,218	744,218	744,218				
FUND BALANCE, ENDING	\$	744,218	\$ 1,384,337	\$ 1,399,301				

ACCOUNT DESCRIPTION	ANNU ADOP BUDG	ΓED	YEAR TO DATE BUDGET		R TO DATE	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		FEB-24 BUDGET		EB-24 CTUAL
REVENUES											
Interest - Investments	\$	-	\$ -	\$	3,835	\$ 3,835	0.00%	\$	-	\$	722
Special Assmnts- Tax Collector	19	7,323	179,550		179,407	(143)	90.92%		6,997		6,959
Special Assmnts- Discounts	((7,893)	(7,007)		(6,972)	35	88.33%		(244)		(206)
TOTAL REVENUES	18	9,430	172,543		176,270	3,727	93.05%		6,753		7,475
EXPENDITURES											
Administration											
Misc-Assessment Collection Cost		3,946	 3,591		3,449	 142	87.40%		140		135
Total Administration		3,946	 3,591		3,449	 142	87.40%		140		135
Debt Service											
Principal Debt Retirement	13	1,171	-		-	-	0.00%		-		-
Interest Expense	6	4,383	32,192		32,192	 -	50.00%		-		-
Total Debt Service	19	5,554	 32,192		32,192	 -	16.46%		-		-
TOTAL EXPENDITURES	19	9,500	35,783		35,641	142	17.87%		140		135
Excess (deficiency) of revenues											
Over (under) expenditures	(1	0,070)	 136,760		140,629	 3,869	-1396.51%		6,613		7,340
OTHER FINANCING SOURCES (USES)											
Contribution to (Use of) Fund Balance	(1	0,070)	-		-	-	0.00%		-		-
TOTAL FINANCING SOURCES (USES)	(1	0,070)	-		-	-	0.00%		-		-
Net change in fund balance	\$ (1	0,070)	\$ 136,760	\$	140,629	\$ 3,869	-1396.51%	\$	6,613	\$	7,340
FUND BALANCE, BEGINNING (OCT 1, 2023)	19	3,974	193,974		193,974						
FUND BALANCE, ENDING	\$ 18	3,904	\$ 330,734	\$	334,603						

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	 YEAR TO DATE BUDGET		YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		FEB-24 BUDGET		FEB- ACTL	
REVENUES													
Interest - Investments	\$	-	\$ -	\$	1,533	\$	1,533	0.00%	\$		-	\$	309
TOTAL REVENUES		-	-		1,533		1,533	0.00%			-		309
EXPENDITURES													
TOTAL EXPENDITURES		-	-		-		-	0.00%			-		-
Excess (deficiency) of revenues Over (under) expenditures		-	 		1,533		1,533	0.00%		-			309
Net change in fund balance	\$	-	\$ -	\$	1,533	\$	1,533	0.00%	\$	-		\$	309
FUND BALANCE, BEGINNING (OCT 1, 2023)		-	-		68,362								
FUND BALANCE, ENDING		-	\$ -	\$	69,895								

Community Development District

Notes to the Financial Statements

February 2024

Financial Overview / Highlights

- ► Total General Fund revenues are at approximately 91.0% of the Annual Budget.
- ► Total General Fund expenditures are at approximately 36.4% 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		6,618	Due from General Fund to Debt Service. Transferring this month.
Prepaid Items		5,838	Entertainment for 2024 and credit card payments.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		11,154	Invoices for current month but not paid in current month.
Accrued Expenses		5,640	Legal service, irrigation, pool service.
Sales Tax Payable		18	Sales Tax for the sports bar/lodge rental.
Due to Other Funds		6,618	Due from General Fund to Debt Service. Transferring this month.

ariance Analysis				
Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	11,138	232.04%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	1,500	50.00%	Thru 2nd quarter agreement received.
Interlocal Agreement-Irrigation	30,000	15,000	50.00%	Thru 2nd quarter agreement received.
Room Rentals	500	878	175.60%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	53,200	24,943	46.89%	Revenue collected for events less refunds.
Special Assessments-Tax Collector	1,147,036	1,043,292	90.96%	Collections were at 92.1% at this time last year.
Gate Bar Codes/Remotes	1,200	590	49.17%	Gate Openers less sales tax paid.
Insurance Reimbursements	-	33,824	N/A	Reimbursement for Guard Shack repairs and Hurricane lan.
Expenditures				
Administrative				
ProfServ-Legal Services	6,000	4,569	76.15%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney
ProfServ-Special Assessment	12,142	12,142	100.00%	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.
Legal Advertising	1,100	(696)	-63.27%	Credit issued for ad paid last year.
Dublic Cofety				
<u>Public Safety</u> R&M-Gatehouse	1,000	6,500	650.00%	Remove and replace drywall to treat mold in guard shack.
Raivi-Galenouse	1,000	0,500	050.00%	Remove and replace drywall to treat mold in guard shack.

Community Development District

Notes to the Financial Statements February 2024

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (continued)				
<u>Field</u>				
Utility - General	45,600	21,667	47.52%	FPL monthly electric charges slightly more than expected.
Utility - Water & Sewer	13,600	6,420	47.21%	
Insurance - General Liability	49,137	56,871	115.74%	Insurance paid in full for year includes additional updated policy.
R&M-Irrigation	31,400	28,841	91.85%	
R&M-Trees and Trimming	12,500	5,583	44.66%	Remove trees & stumps and replant aquatic grasses.
R&M-Pumps	2,160	5,555	257.18%	Quarterly VFD pump maint, repair Bent Oak pump and pipe, recharge well #1 pump station pump repair.
Parks & Recreation				
Contracts-Janitorial Services	18,960	8,124	42.85%	Rate increased by \$56 in November. Will increase budget for next year.
R&M-Parks	15,000	10,404	69.36%	Remove/replace bocce court sideboards and backboards with Trek composite boards, new picnic benches, new pickleball nets, bocce court re-surfacing material.
R&M-Pools	4,500	2,052	45.60%	Pool perfect, acid wash grids, repair equipment lids, install new cool grips for handrails in pool, new acid stenner.
Miscellaneous Services	2,400	3,425	142.71%	Coffee for holiday decorating committee, Holiday luncheons and gift cards, employee birthday celebration, computer speaker, miscellaneous supplies.
Holiday Decoration	750	756	100.80%	
Office Supplies	3,000	1,289	42.97%	
Special Recreation Facilities				
Misc-Event Expense	21,000	11,181	53.24%	Entertainment and decorations for the events.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	179,407	90.92%	Collections were at 92.1% 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.

Community Development District

Supporting Schedules

February 29, 2024

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

									ALLOCATION																			
			Di	scount /				Gross		General	De	bt Service																
Date	N	et Amount	(Pe	enalties)	Сс	ollection		Amount	Fund			Fund																
Received		Received	A	mount		Costs		Costs		Costs		Costs		Costs		Costs		Costs		Costs		Costs		Received	A	ssessments	As	sessments
Assessments Levied Allocation %							\$1,344,353 100%		\$1,147,033 85%		\$197,320 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																
01/11/24		93,693		3,904		1,912		99,509		84,864		14,644																
02/08/24		45,405		1,404		927		47,736		40,778		6,959																
TOTAL	\$	1,151,695	\$	47,500	\$	23,504	\$	1,222,699	\$	1,043,292	\$	179,407																
% COLLECT	ΓEC)						91.0%	91.0% 91.0%			90.9%																
TOTAL OU	TS	TANDING					\$	121,654	\$	103,741	\$	17,913																

Activities Fund Deposits

Deposit

Date		Amount	Poolsid e Lunch	Morning Coffee Social	Craft Fair	Chillin Like a Villain	Yacht Club Party	Holiday Party	Rum Tasting	New Years Eve	Memory Lane Party	Canada Day	Bonfire Party	Valen tine's Day	Luau	Rock Fest		Laugh Lines
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)									
01/11/24	Deposit	\$2,991	\$1,189					\$150	\$40	\$855	\$255	\$372	\$130					
02/16/24	Deposit	\$13,021	\$3,005								\$1,425	\$624	\$1,090	\$1,110	\$4,377	\$1,310	\$40	\$40
	Total	\$24,943	\$7,248	\$0	\$242	\$1,010	\$810	\$3,990	\$0	\$870	\$1,680	\$996	\$1,220	\$1,110	\$4,377	\$1,310	\$40	\$40
Expenses		(\$19,775)	(\$4,418)	(\$291)	(\$534)	(\$751)	(\$1,095)	(\$4,313)	\$0	(\$822)	(\$1,890)	(\$913)	(\$516)	(\$700)	\$0	(\$2,583)	(\$950)	\$0
Profit / (Lo	iss)	\$5,168	\$2,830	(\$291)	(\$292)	\$259	(\$285)	(\$323)	\$0	\$48	(\$210)	\$83	\$704	\$410	\$4,377	(\$1,273)	(\$910)	\$40
Other Expe	nses	(933.14)																
Total Profit	/ (Loss)	\$4,235																

FY 2020 FY 2021 FY 2022 FY 2023 FY 2024

Revenue	31,238	5,994	40,206	32,172	24,943
Expenses	34,114	8,371	43,202	31,569	20,708
Profit(Loss)	(2,876)	(2,377)	(2,995)	603	4,235

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report February 29, 2024

ACCOUNT NAME	BANK NAME	YIELD	BALANCE
GENERAL FUND			
Operating Checking Account Operating Checking Account	BankUnited Valley Bank	0.00% 5.38%	\$933,434 \$97,282
		Subtotal	\$1,030,716
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	5.45%	\$375,539
DEBT SERVICE FUND			
Series 2020 Reserve Fund Series 2020 Revenue Fund	US Bank US Bank	5.25% 5.25%	\$19,789 \$308,196
		Subtotal	\$327,985
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	5.25%	\$69,895
		Grand Total	\$1,804,335

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No.	7282	BankUnited GF	
Statement No.	02-24		
Statement Date	2/29/2024		
G/L Balance (LCY)	933,433.83	Statement Balance	939,282.93
G/L Balance	933,433.83	Outstanding Deposits	104.86
Positive Adjustments	0.00		
		Subtotal	939,387.79
Subtotal	933,433.83	Outstanding Checks	5,953.96
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	933,433.83	Ending Balance	933,433.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstandir	ng 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
12/20/2023	Payment	3624	DUANE NOLAND	40.00	0.00	40.00
2/7/2024	Payment	3650	FIREPRO	333.60	0.00	333.60
2/22/2024	Payment	3668	BOBBY CARLSON	950.00	0.00	950.00
2/27/2024	Payment	3671	ARIEL ABIMELEC JOYA DURAN	300.00	0.00	300.00
2/27/2024	Payment	3672	COVERALL OF FT. MYERS	1,636.00	0.00	1,636.00
2/27/2024	Payment	3673	ELITE DEBRIS CLEAN-UP	700.00	0.00	700.00
2/27/2024	Payment	3674	FEDEX	13.00	0.00	13.00
2/29/2024	Payment	3675	CENTURYLINK	608.62	0.00	608.62
2/29/2024	Payment	3676	FPL	22.15	0.00	22.15
2/29/2024	Payment	3677	JACQUELINE N. WELLS	82.65	0.00	82.65
2/29/2024	Payment	3678	MAINSCAPE	375.00	0.00	375.00
2/29/2024	Payment	3679	MIKE MORRIS	400.00	0.00	400.00
2/29/2024	Payment	3680	FEDEX	15.24	0.00	15.24
2/29/2024	Payment	3681	INFRAMARK, LLC	13.95	0.00	13.95
Total Outstanding Checks						

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. Statement No. Statement Date	0663 02-24 2/29/2024	Valley Bank	
G/L Balance (LCY)	97,281.79	Statement Balance	97,281.79
G/L Balance	97,281.79	Outstanding Deposits	0.00
Positive Adjustments	0.00	—	
		Subtotal	97,281.79
Subtotal	97,281.79	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	97,281.79	Ending Balance	97,281.79
Difference	0.00		

Posting Date Document Type Document No.

Description

Cleared Amount Amount

Difference

Community Development District

Payment Register by Fund For the Period from 02/01/24 to 02/29/24 (Sorted by Check / ACH No.)

001 3850 020774 FREEPRO 11-10029 FREE EXTINUISINER MAINTENANCE R8M-Clabours 64301-57201 \$333.00 001 3850 020774 FR. 1232423 UTZ 7218.3510 UTZ 7218.3510 UTZ 7218.3510 UTZ 7218.3510 S4301-15301 \$42.3151 UTZ 7218.3510 UTZ 7218.3510 UTZ 7218.3510 UTZ 7218.3510 S4301-15301 \$43310.53301 \$4333.00 001 3850 020774 MAINEQAPE 1238238 0224 IRBS TON MAINTERANCE Contract-Past Control \$3418.557201 \$353.00 001 3856 020774 MAINEZONE ENVIRONMENTAL SERVICES Contract-Past Control \$3418.557201 \$350.00 001 3856 020774 PRESENTINON CONTRA LESENCE Contract-Past Control \$3418.57201 \$310.81 \$341.00 001 3856 020724 PRESENTINON CONTRA LESENCE Contract-Past Control \$341.557201 \$310.81 \$314.81 001 3856 020824 ACONTRAC LESENCE Contract-Past Control \$3400.55701 \$310.42 \$310.41 \$314.42	Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001 3650 0.02774 FREE XTRUGUSHER MAINTENANCE Råå-Clubouæ* 54301-557201 \$133.8.0 001 3661 0.02774 FR 0.12742-57721 Valley Constraints and the second	GENE	GENERAL FUND - 001							
001 3661 020724 PFR-MARARY, LLC 01224-63161 L22122-012242 UtilityGeneral 54301-53001 \$522.16 001 3652 020724 NFRAMARY, LLC 1282.36 0224 PREDICTION MANY Contracts-ingation \$5307-35071 \$52.015 001 3656 020724 NFRAMARY, LLC Contracts-ingation \$5477-35071 \$52.015 001 3666 020724 PRESSON, COHEN & MOOREY, P.A. 4668 LEGAL SERVICE FOR 1024 ProfServLegal Services \$5013-51:01 \$514.55 001 3666 020724 PRESSON, COHEN & MOOREY, P.A. 4668 LEGAL SERVICE FOR 1024 ProfServLegal Services \$5013-51:01 \$514.55 001 3666 020724 PERSSON, COHEN & MOOREY, P.A. 46964-9400 Contracts-ingation \$4013-51:01 \$514.55 001 3666 020724 PERSSON, COHEN & MOOREY, P.A. 46964-9400 Contracts-ingation \$4001-53:01 \$55.66 000 \$3013-51:01 \$514.55 \$3007-52:01 \$55.66 000 \$3027-52:01 \$55.66 000 \$3027-52:01 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$75.79</td>									\$75.79
001 8625 0.00774 MARRAMER, LLC 19696 01/24 VARIABLE CHARGES-POSTAGE CommunicationPropin Control 5401 3.530 510.33 001 8563 0.00774 MARRASCAPE 122.832 0.024 PEST CONTROL Control 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5401 3.530 5510 3.5300 5510 3.530 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
010 3635 02/07/4 MAINSCAPE 128/238 02/24 (RRIATION MANT Contracts-Impain 534/07-33501 94.251.56 01 3655 02/07/4 MAINSCAPE 534/07-35501 94.251.56 01 3655 02/07/4 MAINSCAPE 634/07-35501 95.400.57 01 3655 02/07/4 MERLINAL SERVICES Contracts-Impain 534/07.53701 85.100 01 3655 02/07/4 SECURTAL AMENCAPTION 238335 ELILIFT - CLIBHOUSE RAM-CLIBHOUSE 54/01.57701 85.100 01 3605 02/07/4 SECURTAL AMENCA FLOC 100099 02/24 MAINSCAPT MAINSCAPE 54/01.57701 85.000 01 3600 02/224 NERAMARK, LLC 100099 02/24 MAINSCAPT FSV/C25 Contracts-Mgrt Services 54/01.57701 85.000 01 3600 02/224 NERAMARK, LLC 100099 02/24 MAINSCAPT Nee Loft Handball Services 54/01.57701 85.000 01 3600 02/234 MAINSCAPCR Nee Loft Handball Services									
001 3653 020774 NATRSCAPE 128386 0224 LADSCAPE MAINTENANCE Contrast-Hard Control 53405-5300 188,52701 58405-5300 001 3855 020774 NATRSCAPE ENVRONMENTAL SERVICES SERVICE FOR 1072A Profilery-Laggi Services 53102-51401 58410-52701 58400 001 3855 020724 PERSSON, COHEN ANDONES/LPAA 4869 LEGAL SERVICE FOR 1072A Profilery-Laggi Services 55102-51201 51102-51401 584100 5102-51201 5104.86 51002-51201 5104.86 51002-51201 5104.86 51002-51201 5104.86 51002-51201 5104.86 51002-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 5104.86 5100-51201 511.464.25 5100-51201 511.464.25 5100-51201 510.42 5100-51201 510.42 5100-51201 5100-51201 5100-51201									
001 3664 020724 PR5800, OHERA MOOREN P.A. 4600 2624 FEST CONTROL Contract-Pest Control 634125-57201 885.00 001 3655 020724 PR5800, OHERA MOOREN P.A. 4000 LEGA SERVICE FOR 1024 PR564-Lagi Services 5101-53 5114-50 5114-50 001 3655 020724 PR5800, OHERA MOOREN, SVCB 5111-50 5114-50 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									
001 3655 020724 PERSON, COHEN, A MOONEY, F.A. 4669 ELGAL SERVICE FOR 01/24 Profers-Lagal Services 53102-51401 \$514.00 001 3657 020724 SECURTY LANGE (CARNATION, SVCS 3374200 COPIER IL-LASE FOR 01/24 FOR 01/24 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
001 3656 02072/4 SECURITY ALARM CORPORATION 23838 ER LIGHT- CLUBHOUSE RAM-Clubmous 64015-57201 1500. 001 3655 020742 REXTMERICA FINANCIAL SVCS S744200 COPIRE LASSE FOR 17/24 Masc Event Expenses S4022-57011 \$7100 001 3655 020742 NEXAMERICA FINANCIAL SVCS Masc Event Expenses S4022-57011 \$7100 001 3660 021724 NEXAMERICA EVENCES Contract-Mignt Services S4022-57011 \$7300 001 3660 021724 NEXAMERIC LC 109999 0224 MANAGEMENT SERVICES Contract-Mignt Services S4001-5701 \$33067 001 3660 021724 NEXAMERIC LC 109999 0224 MANAGEMENT SERVICES Contract-Mignt Services \$34001-5701 \$33005 001 3660 021724 NEXAMERIC ENVICES HIRLS-4325 PURCHASES 100423 Masc Event Expenses \$46022-57511 \$3501 001 3660 021724 HOME DEPOT CREDIT SERVICES HIRLS-4325 PURCHASES 1005231-10423 Masc Event Expense									
001 3657 02082/4 CREAT AMMERICA FINANCALE SVCS 357/4200 COPIER LEASE FOR 01/24 Office Supplies 551002-75201 \$1048 001 3660 20212/4 FEDEX B 300-4000 SERVICES Communication/Fright-Gent 541002-57601 35100 35100 001 3660 20212/4 FEDEX B 300-4000 SERVICES Communication/Fright-Gent 54100-51301 311.4 011 3660 20212/4 NFRAMARK LLC 109999 2024 MANACEMENT SERVICES Contract-Mgmt Services 53400-51301 \$11.444 011 3661 20212/4 NFRAMARK LLC 109999 2024 MANACEMENT SERVICES Contract-Mgmt Services 53400-51301 \$333 011 3061 20122/4 ACQUELIAR EVICES AG0114002/4 ReinMLRESNET FOR MONAV COFFEE PASTRIES MaceSand Committee 54600-51301 \$314.4 011 3062 20124/4 ACQUELIAR EVICES 11524-325 PURCIANSES 100622-1104/23 Maetement Supplies 54600-51301 \$317.44 011 3062									
01 3658 02/08/24 JASON DESIMONE 011/32/4 VALENTINES DAY PARTY PLUS TP FOR SERVICES Mise-Event Expense 65402-57501 \$7700.00 01 3650 02/12/24 INFRAMARK, LL C 199999 02/24 MANAGENETT SERVICES Profiser-Marri Consulting Service \$41001-5101 \$51.64.87 01 3660 02/12/24 INFRAMARK, LL C 199999 02/24 MANAGENETT SERVICES Miss-Social Committee \$49001-51001 \$53.64 01 3660 02/12/24 INFRAMARK, LL C 199999 02/24 MANAGENETT SERVICES Miss-Social Committee \$49001-51001 \$53.05 01 3662 02/12/24 INFRAMARK, LL C 199999 02/24 MANAGENETT SERVICES Miss-Social Committee \$49001-51001 \$53.05 01 3662 02/12/24 HOME DEPOT CREDT SERVICES 111/22/34.82 PURCHASES 100625-1104/23 Bisech, Dawn \$40413-5301 \$151.64 01 3662 02/12/34 HOME DEPOT CREDT SERVICES 111/22/34.825 PURCHASES 100625-1104/23 Bisech, Dawn \$40414-5301 \$151.74 \$400113021 \$51.74									
001 3650 02/12/2 FFEDX 8-308-04900 SERVICE FOR (20104) Communication/Freight - Gen1 541001-51301 \$15.14 001 3660 02/12/2 INFRAMARK, LLC 100999 02/24 MAAGEMENT SERVICES Commach-Mignt Services 54001-57201 \$5.0800 001 3860 02/12/2 INFRAMARK, LLC 109999 02/24 MAAGEMENT SERVICES Commach-Mignt Services 54001-5701 \$5.0800 001 3860 02/12/2 INFRAMARK, LLC 40991420024 REMUUKSEMENT FOR VOCES Missocial Committee 54001-5701 \$5.091 \$5001									
01 3860 02/12/24 INFRAMARK, LLC 109999 02/24 MANAGEMENT SERVICES Contracts-Mgmt Services 534001-72/01 53306.7 01 3660 02/12/24 INFRAMARK, LLC 109999 02/24 MANAGEMENT SERVICES Contracts-Mgmt Services 544001-5101 583.30 311.644.25 01 3660 02/12/24 INFRAMARK, LLC 109999 02/24 MANAGEMENT SERVICES Miscellaneous Services 544001-5101 583.30 311.644.25 01 3662 02/12/24 INGRUELENE VIERD SERVICE S Miscellaneous Services 544001-5101 583.30 311.644.25 01 3662 02/13/24 HOME DEPOT CREDT SERVICES 11523-3325 PURCHASES 100522-1104/23 Most Echn Hundheid Blower 54403-53001 5157.00 544900-53001 5157.00 5150.00	001	3659			8-399-64990				
001 3860 02/12/24 INFRAMARK, LLC 10999 02/24 MANACEMENT SERVICES Contracts-Mgm Services 54001-3301 \$11,644.23 01 3661 02/12/24 INFRAMARK, LLC 4005-10024 Mise-Social Committee 54001-5301 \$33.3 01 3621 02/12/24 INFRAMARK, LLC 4005-10024 Black-LDwn 55001-7501 \$33.0 01 3622 02/13/24 HOME DEPOT CREDT SERVICES 111523-433.5 PUICHASES 100522-1104/23 Black-LDwn 55002-7501 \$33.0 01 3662 02/13/24 HOME DEPOT CREDT SERVICES 111523-433.5 PUICHASES 100522-1104/23 Maintenance Supplies 549022-5761 \$5002-7501 \$5002 01 3662 02/15/24 HOME DEPOT CREDT SERVICES 10152/433.5 PUICHASES 10052-1104/23 Maintenance Supplies 549022-5761 \$6.694.1 01 3663 02/15/24 MAINSCAPE 102/34 REG TON TON \$2.112/34 REG TON TON \$5.112/34 REG TON T	001	3660	02/12/24	INFRAMARK, LLC	109999	02/24 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,969.00
001 3660 02/12/24 JACOULENIE VELLS 001 02/24 JACOULENIE Miscellaneous Services 54001-15011 583.08 001 3662 02/13/24 JACOULENIE VELLS 49051-4/2024 REIMBURSEMENT FOR MONAY COFFEE PASTRIES Biseah, Dawn 552001-57201 \$3010 001 3662 02/13/24 HOME DEPOT CREDIT SERVICES 111523-5325 PURCHASES 10/05/23-1104/23 New Echo Handheld Blower 564024-57501 \$372 001 3862 02/13/24 HOME DEPOT CREDIT SERVICES 111523-5325 PURCHASES 10/05/23-1104/23 Poolaide Lunch 54022-57501 \$372 001 3863 02/15/24 MINSCAPE 1208621 01/24 MARSES 12/02/23-104/24 Poolaide Lunch 54022-57501 \$363.04 001 3866 02/15/24 MINSCAPE 1208621 01/24 MIRGATION SERVICE RAM-Clubhous 54001-15301 \$151.7 001 3868 02/15/24 MINSCAPE 1208621 01/24 MIRGATION SERVICE RAM-Clubhous 54007-57201 \$360.07 011	001	3660	02/12/24	INFRAMARK, LLC	109999	02/24 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,056.75
001 3661 02/1224 JACQUELINE WELLS 4061-20024 REIMBURSEMENT FOR MONDAY COFFEE PASTRIES Mise-Social Committee 54001-5701 5530 91 001 3662 20/1324 HOME DEPOT CREDIT SERVICES 111523-8325 PURCHASES 100523-110423 Poster Long 564043-5301 5740 2 001 3662 20/1324 HOME DEPOT CREDIT SERVICES 111523-8325 PURCHASES 100522-110423 Poster Long 564043-5301 5747 2 001 3662 20/1324 HOME DEPOT CREDIT SERVICES 111523-8325 PURCHASES 100522-110423 Poster Long 564002-5501 5766 3 56400 56634 001 3663 20/1324 HOME DEPOT CREDIT SERVICES 621322-110423 Poster Long 56634 56002-5701 56634 001 3667 20/1524 HAINSCHER 50002-5701 5600 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000 56000									
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001 3662 02/13/24 HOME DEPOT CREDIT SERVICES 0105/024/53/25 PURCHASES 12/05/23/10/04/24 Ponoliside Lunch 549022-57501 \$559 001 3665 02/15/24 MAINSCAPE 1298621 01/24 IREGIATION SERVICE RAM-Irrigation 546041-53901 \$58.9841 001 3666 02/15/24 MAINSCAPE 1298227-760 NEWSPAPER 13 WEEKS RAM-Clubhouse 546015-57201 \$5107 001 3666 02/22/24 DOBBY CARLSON 02132024-1766 NEWSPAPER 13 WEEKS RAM-Clubhouse 540015-57201 \$5500 001 3669 022224 COPIERS PLUS SAR-0482703 0224 COPIESNAINT AGREEMENT COPIES \$51002-57201 \$5500 001 3670 022224 COPIERS PLUS SAR-0482703 0224 COPIESNAINT AGREEMENT CONTACLS-Lake and Welland \$34021-53901 \$51000 013 3670 022224 SOLITUDE LAKE MANAGEMENT PS1033268 DEC33 LAKE & POND MAINTENANCE Contracts-Lake and Welland \$34021-53901 \$53000 013 3671 022724 SOLIT									
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001 3667 02/15/24 THE SUN 02/13/24 THE SUN 02/13/24 RRM-Clubhouse 54015-57/201 \$160,7201 001 3668 02/22/2 COPIERS PLUS SAR-02482703 02/24 COPIES/MAINT AGREEMENT COPIES 51002-57/201 \$450 001 3669 02/22/2 COPIERS PLUS SAR-02482703 02/24 COPIES/MAINT AGREEMENT COPIES 51002-57/201 \$450 001 3670 02/22/24 SOLITUDE LAKE MANAGEMENT PSI032288 DEC231 AKE & POND MAINTENANCE Contracts-Lake and Welland 534026-57/201 \$16,030 001 3671 02/27/24 AREL ABIMELEC. JOVA DURAN 02/5 OK THEE LIMB REMOVAL R8M-Trees and Trimming 54009-53/201 \$16,350 001 3671 02/27/24 ELITE MER AGREEMENT PSI032287 CLEANING SERVICE 20/12/20/24 Contracts-Lanke and Welland 534026-57/201 \$16,350 00 \$3670 02/27/24 LILTE LAKE MANAGEMENT \$3000 \$301.00 \$301.00 \$301.00 \$301.00 \$301.00 \$301.00 \$301.00 \$301.00 \$301.0									
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001 3669 022224 COPIERS PLUS SAR-02482703 02242 COPIES/MAINT AGREEMENT MAINTENANCE AGREEMENT 5510.00 001 3670 022224 SOLTUDE LAKE MANAGEMENT PSI033268 DEC33.LAKE & POND MAINTENANCE Contracts-Lake and Welland 534021-53901 \$510.00 001 3671 022724 SOLTUDE LAKE MANAGEMENT PSI03268 DEC33.LAKE & POND MAINTENANCE Contracts-Lake and Welland 534021-53901 \$300.00 001 3672 022774 COVERALL OF FT. MYERS 116028516 CLEANING SERVICE 021/022924 Contracts-Lake and Welland 534026-57201 \$1,636.00 001 3674 022774 FEDEX A414-7262 SERVICE FOR 02/1324 Communication/Freight- Gen1 \$41001-5131 \$13.00 001 3676 022924 CPUTRYLINK 021294-78717 ACCT# 311078171 02/1924-03/18/24 Communication/Freight- Gen1 \$40001-357201 \$606.62 001 3676 022924 MAINSENANCE COMMUNICE ACREEMENT Communication/Freight- Gen1 \$4000-53001 \$221-5501 \$221-5501 \$221-5501 \$220-24	001	3668	02/22/24	BOBBY CARLSON	02152024	WILD WEST PARTY ENTERTAINMENT FEE 02/25/23			\$950.00
001 3670 02/22/2 SOLITUDE LAKE MANAGEMENT PSI033268 DEC3 LAKE & POND MAINTENANCE Contracts-Lake and Wetland 534021-53901 \$510.00 001 3671 02/27/24 ARIEL ABIMELEC JOYA DURAN 025 OAK TREE LIMB REMOVAL R&M-Trees and Trimming 540096-53901 \$300.00 001 3671 02/27/24 ARIEL ABIMELEC JOYA DURAN 025 OAK TREE LIMB REMOVAL R&M-Trees and Trimming 540096-53901 \$300.00 001 3673 02/27/24 COVERALL OF FT. MYERS 1160285616 CLEANING SERVICE COL2/J0/29/24 Contracts-Lake and Wetland 534026-57201 \$700.00 001 3676 02/27/24 FEDEX 8-414-72862 SERVICE FOR 02/13/24 Communication/Freight- Gen1 541003-57201 \$60.86 001 3676 02/29/24 JACCUELINE N. WELLS 02/28/24 REM FOR ROCK FEST FOOD Misc-Social Committee 549031-57501 \$22.65 001 3678 02/29/24 JMIKENARK, LLC 02/28/24 PAJAMA PARY ENTRETAININENT 03/30/24 Drepaid Items 540001-57501 \$22.65 001	001	3669	02/22/24	COPIERS PLUS	SAR-02482703	02/24 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$50.77
001 3670 02/22/2 SULTUDE LAKE MANAGEMENT PSI047366 FEB24 LAKE & POND MAINTENANCE Contracts-Lake and Wetland 534021-53901 \$510.00 001 3671 02/27/24 CAVERALL OF FT. MYERS 1160285616 CLEANING SERVICE 02/1-02/29/24 Contracts-Janitorial Services 534026-57201 \$700.00 001 3673 02/27/24 FEDEX B414-72862 SERVICE FOR 02/13/24 Communication/Freight - Gen1 \$41003-57201 \$608.60 001 3676 02/29/24 FEDEX B414-72862 SERVICE FOR 02/13/24 Communication/Freight - Gen1 \$41003-57201 \$608.62 001 3676 02/29/24 FFL 02/2242-453151 CHK ACCT# 7189/53161 01/23/24-02/22/4 Utilty - General \$44003-57201 \$450.00 001 3676 02/29/24 FFL 02/2242-453151 CHK ACCT# 7189/53161 01/23/24-02/22/4 Utilty - General \$44003-57201 \$450.00 \$400.00 \$451.00 \$450.00 \$400.00 \$451.00 \$400.00 \$400.00 \$400.00 \$400.00 \$400.00 \$451.24 \$452.16 \$400.00 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$45.00</td>									\$45.00
001 3671 02/27/2 ARIEL ABIMELEC JOYA DURAN 025 OAK TREE LIMB REMOVAL R&M-Trees and Timming 546098-5301 \$300.00 001 3673 02/27/2 EUTE DEBRIS CLEAN-UP 112028616 CLEANNO SERVICE 20/1-02/29/4 Contracts-anitorial Services 54008-57201 \$1,636.00 001 3673 02/27/2 FEDEX 8-414-7282 SERVICE FOR 02/13/24 Communication/Freight - Gen1 \$41001-51301 \$13.00 001 3676 02/29/24 CENTURYLINK 021924/78717 ACCT# 72189-5315101/32/4-02/22/4 Utily - General \$43001-53001 \$22.15 001 3676 02/29/24 JACQUELINE N. WELLS 02220/24 REIM FOR ROCK FEST FOD 0 Misc-Social Committee \$4009-53201 \$320.0 001 3678 02/29/24 MISCARE 229127 RM 3 DEAD OAK TREES IN ISLAND ON PEACHLAND GATE R&M-Trees and Timming \$46099-53001 \$375.00 011 3678 02/29/24 MISCARE 229127 RM 3 DEAD OAK TREES IN ISLAND ON PEACHLAND GATE R&M-Trees and Timming \$46099-53001 \$375.00 \$400.0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									
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01 3674 02/21/24 FEDEX 8-414-7282 SERVICE FOR 02/13/24 Communication/Freight-Gen1 541001-51301 \$13.00 01 3676 02/29/24 FPL 021924-78717 ACCT# 311078717 02/19/24-03/18/24 Communication/Freight-Gen1 541001-57301 \$282.65 01 3676 02/29/24 FPL 022224-53151 CHK ACCT# 7199-53151 01/23/24-02/22/24 Utility - Genral 54003-57201 \$282.65 001 3677 02/29/24 MIXE MORRIS 022262/24 REIMB FOR ROCK FEST FOOD Mise-Social Committee 549051-57501 \$82.65 001 3679 02/29/24 MIXE MORRIS 02262/4 PAJAMA PARTY ENTERTAINMENT 03/30/24 Prepaid Items 54009-53901 \$15.24 001 3680 02/29/24 INFRAMARK, LLC 110779 02/24 VARIABLE CHARGES-POSTAGE Communication/Freight - Gen1 541001-51301 \$13.95 010 DD00885 02/17/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Poolside Lunch 549021-57501 \$49.27.66 010 DD00886 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
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001 3676 02/29/24 FPL 022224-53151 CHK ACCT# 72189-53151 01/23/24-02/22/24 Utility - General 543001-53901 \$22.15 001 3677 02/29/24 MAINSCAPE 1299127 RMV 3 DEAD OAK TREES IN ISLAND ON PEACHLAND GATE RMIsc-Social Ormititee 544091-57501 \$82.65 001 3676 02/29/24 MIKE MORRIS 022624 PAJAMA PARTY ENTERTAINMENT 03/30/24 Prepaid Items 155000 \$400.0 001 3680 02/29/24 INFRAMARK, LLC 026262 SERVICE FOR 02/22/4 Communication/Freight - Gen ¹¹ 541001-51301 \$13.95 001 D00886 02/29/24 INFRAMARK, LLC 01602024-986 ACH 01/08/24 STATEMENT PURCHASES Communication/Freight - Gen ¹¹ 541001-51301 \$13.95 001 D00886 02/04/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Poolside Lunch 549032-57501 \$49.21 001 D00886 02/04/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Cricut Access Standard 549001-57501 \$9.99									
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001 3679 02/2/9/24 MIKE MORRIS 022624 PAJAMA PARTY ENTERTAINMENT 03/30/24 Prepaid Items 155000 \$400.00 001 3680 02/29/24 FEDEX 8-421-62062 SERVICE FOR 02/22/24 Communication/Freight - Gen'l 541001-51301 \$13.26 001 3681 02/29/24 INFRAMARK, LLC 11077 02/24 VARIABLE CHARGES-POSTAGE Communication/Freight - Gen'l 541001-51301 \$13.26 001 DD00885 02/17/24 COMCAST 01262024-4227 ACH ACCT# 85351006012340227 01/30/24-02/29/24 Misc-Cable TV Expenses 549039-57201 \$479.15 001 DD00886 02/04/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Poolside Lunch 549051-57501 \$270.66 001 DD00886 02/04/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Poolside Lunch 549001-57501 \$34.96 001 DD00886 02/04/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Poolside Lunch 549001-57201 \$13.96									
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001 DD00886 02/04/24 VALLEY NATIONAL BANK 01082024-7986 ACH 01/08/24 STATEMENT PURCHASES Holiday Decorations 549027-57201 \$46.49		DD00886	02/04/24	VALLEY NATIONAL BANK			iCloud Storage	549001-57201	\$0.99
	001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Holiday Decorations	549027-57201	\$46.49

Community Development District

Payment Register by Fund For the Period from 02/01/24 to 02/29/24 (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	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Food for Holiday Party-Balance	549051-57501	\$2,158.00
001	DD00886		VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$37.84
001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	ACT Calendar-Nov	549001-57501	\$100.00
001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Craft Show Bingo	549022-57501	\$45.00
001	DD00886		VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Employee Holiday Gift Cards	549001-57201	\$759.88
001			VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$49.13
001	DD00886		VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Tickets for Memory Lane Party	549022-57501	\$44.23
001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Champagne for NYE Party	549051-57501	\$120.66
001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Decorations for NYE Party	549022-57501	\$1.34
001	DD00886		VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	ACT Calendar-Jan	549001-57501	\$90.00
001	DD00886		VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Tickets for Canada Party	549022-57501	\$15.70
001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Tickets for Memory Lane Party	549022-57501	\$45.27
001	DD00886	02/04/24	VALLEY NATIONAL BANK	01082024-7986 ACH	01/08/24 STATEMENT PURCHASES	Tickets for Bonfire	549022-57501	\$15.68
001	DD00887	02/07/24	FPL	012324-59344 ACH	ACCT #96809-59344 12/21/23-01/23/24	Utility - General	543001-53901	\$122.87
001	DD00888	02/07/24	FPL	012324-90214 ACH	ACCT #65998-90214 12/21/23-01/23/24	Utility - General	543001-53901	\$121.87
001	DD00889	02/07/24	FPL	012324-74219 ACH	ACCT #89079-74219 12/21/23-01/23/24	Utility - General	543001-53901	\$520.77
001	DD00890	02/07/24	FPL	012324-32211 ACH	ACCT #94620-32211 12/21/23-01/23/24	Utility - General	543001-53901	\$304.77
001	DD00891	02/07/24	FPL	012324-29333 ACH	ACCT #90419-29333 12/21/23-01/23/24	Utility - General	543001-53901	\$185.53
001	DD00892	02/07/24	FPL	012324-85535 ACH	ACCT #92945-85535 12/21/23-01/23/24	Utility - General	543001-53901	\$84.56
001	DD00893	02/08/24	FPL	012324-88335 ACH	ACCT #87070-88335 12/21/23-01/23/24	Utility - General	543001-53901	\$2,947.14
001	DD00894	02/07/24	FPL	012324-93219 ACH	ACCT #25921-93219 12/21/23-01/23/24	Utility - General	543001-53901	\$232.00
001	DD00895	02/07/24	FPL	012324-03218 ACH	ACCT #01784-03218 12/21/23-01/23/24	Utility - General	543001-53901	\$115.99
001	DD00896	02/07/24	FPL	012324-28333 ACH	ACCT #36126-28333 12/21/23-01/23/24	Utility - General	543001-53901	\$332.70
							Fund Total	\$61,046.52
SERI 203	ES 2020 3664		SERVICE FUND - 203 HERITAGE OAK PARK	020524-DSXFR 2020	FY 2024 ASSESSMENT RECEIPTS	Due to Other Funds	131000	\$164,906.88
							Fund Total	\$164,906.88
								\$104,906.88

Total Checks Paid \$225,953.40

Seventh Order of Business

7A

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Heritage Oak Park Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Charlotte County, Florida; and

WHEREAS, the Board of Supervisors of Heritage Oak Park Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Charlotte County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

<u>Section 1</u>. The Board is currently made up of the following individuals: Paul Falduto, Jr., Stephen R. Horsman, Carmen Russo, Jeanne Teter and Vincent F. Scotto.

Section 2. The term of office for each member of the Board is as follows:

Vincent F. Scotto	Seat 1	Term: four years	Expires: 11/2024
Stephen R. Horsman	Seat 2	Term: four years	Expires: 11/2024
Carmen Russo .	Seat 3	Term: four years	Expires: 11/2026
Jeanne Teter	Seat 4	Term: four years	Expires: 11/2026
Paul Falduto, Jr.	Seat 5	Term: four years	Expires: 11/2024

Section 3. Seat 1, currently held by Vincent F. Scotto, Seat 2, currently held by Stephen R. Horsman, and Seat 5, currently held Paul Falduto, Jr. are scheduled for the General Election in November 2024.

<u>Section 4.</u> Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

<u>Section 5.</u> The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

<u>Section 6</u>. The new Board members shall assume office on the second Tuesday following their election.

<u>Section 7.</u> The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 21st DAY OF MARCH 2024.

ATTEST:

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman