

**HERITAGE OAK PARK  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA PACKAGE FOR THE  
OCTOBER 17, 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

October 10, 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, October 17, 2024 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

**Agenda**  
Thursday, October 17, 2024 – 10:00 a.m.

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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 September 19, 2024 Regular Meeting
  - B. Financials and Check Register for September 30, 2024
6. New Business
7. Old Business
8. Staff Reports
9. Managers Report
  - A. Motion Assigning Fund Balance as of 9/30/24
10. Supervisor Requests
11. Audience Comments
12. Adjournment

**Next regular meeting – November 21, 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

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

1 The regular meeting of the Board of Supervisors of the Heritage Oak Park Community  
2 Development District was held Thursday, September 19, 2024 beginning at 10:00 a.m. at 19520  
3 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

4 Present and constituting a quorum were:

5 Paul Falduto, Jr.	Chairperson
6 Steve Horsman (remote)	Vice Chairperson
7 Vincent Scotto	Assistant Secretary
8 Jeanne Teter	Assistant Secretary
9 Carmen Russo (remote)	Assistant Secretary

10 Also present were:

12 Robert Koncar	District Manager, Inframark
13 Michelle Egan	Project Manager, Inframark
14 Jacque Wells	Activities Director

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

16 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

17 Mr. Falduto called the meeting to order, and Mr. Koncar called the roll. A quorum was  
18 established.  
19

20 On MOTION by Ms. Teter seconded by Mr. Scotto, with all in  
21 favor, allowing Mr. Horsman and Mr. Russo to fully participate in  
22 today’s meeting remotely due to extenuating circumstances was  
23 approved. 3-0

24 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

25 The Pledge of Allegiance was recited.

26 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

27 None.

28 **FOURTH ORDER OF BUSINESS** **Comments from the Chairman**

29 None.

30 **FIFTH ORDER OF BUSINESS** **Approval of Consent Agenda**

- 31 A. Approval of the Minutes of the August 15, 2024 Regular Meeting
- 32 B. Financials and Check Register for August 30, 2024

33 On MOTION by Mr. Scotto seconded by Mr. Russo, with all in  
34 favor, the Consent Agenda, minutes of the August15, 2024 meeting  
35 and the August Financial Statements were approved. 5-0

36 **SIXTH ORDER OF BUSINESS** **New Business**

40 **A. Request from HOA-email from HOA and Estimate from Joya Tree Services &**  
41 **Lawn Care LLC**

42  
43 On MOTION by Mr. Scotto seconded by Mr. Russo to entertain a  
44 discussion of the HOA letter requesting assistance in the removal of  
45 trees that are endangering the Districts wall. Motion was approved  
46 4-1 with Mr. Horseman recusing himself.

47  
48  
49 On MOTION by Ms. Teter seconded by Mr. Scotto to allow staff  
50 and the Chairman to work with all HOA's in the Park to see if they  
51 are willing to work together with one landscape company.  
52 Motion was approved 4-1 with Mr. Horseman recusing himself.

53  
54 **SEVENTH ORDER OF BUSINESS**

**Old Business**

55 None.

56 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

57 None.

58 **NINTH ORDER OF BUSINESS**

**Manager's Report**

59 None.

60  
61 **TENTH ORDER OF BUSINESS**

**Supervisor Requests**

62 None

63 **ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

64 None.

65 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

66 There being no further business, the meeting was adjourned.

67  
68 \_\_\_\_\_

\_\_\_\_\_

69 Robert Koncar

Paul Falduto, Jr.

70 Secretary

Chairman

**HERITAGE OAK PARK**  
Community Development District  
*Financial Report*  
*September 30, 2024*

Prepared by



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**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**September 30, 2024**

**Balance Sheet**  
September 30, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 200,618	\$ -	\$ -	\$ 200,618
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	-	21	-	21
Investments:				
Money Market Account	544,873	-	-	544,873
Construction Fund	-	-	72,058	72,058
Reserve Fund	-	19,313	-	19,313
Revenue Fund	-	176,317	-	176,317
Prepaid Items	81,834	-	-	81,834
Deposits	8,200	-	-	8,200
<b>TOTAL ASSETS</b>	<b>\$ 838,824</b>	<b>\$ 195,651</b>	<b>\$ 72,058</b>	<b>\$ 1,106,533</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 9,403	\$ -	\$ -	\$ 9,403
Accrued Expenses	4,676	-	-	4,676
Accrued Taxes Payable	153	-	-	153
Sales Tax Payable	35	-	-	35
Deferred Revenue	1,015	-	-	1,015
Due To Other Funds	21	-	-	21
<b>TOTAL LIABILITIES</b>	<b>15,303</b>	<b>-</b>	<b>-</b>	<b>15,303</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	81,834	-	-	81,834
Deposits	8,200	-	-	8,200
<b>Restricted for:</b>				
Debt Service	-	195,651	-	195,651
Capital Projects	-	-	72,058	72,058
<b>Assigned to:</b>				
Operating Reserves	240,922	-	-	240,922
Reserves - A/C	5,000	-	-	5,000
Reserves - Arbor	2,500	-	-	2,500
Reserves - Roads & Streetlights	226,234	-	-	226,234
Reserves - Roof	185,000	-	-	185,000
Reserves - Swimming Pools	32,239	-	-	32,239
<b>Unassigned:</b>	<b>41,592</b>	<b>-</b>	<b>-</b>	<b>41,592</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 823,521</b>	<b>\$ 195,651</b>	<b>\$ 72,058</b>	<b>\$ 1,091,230</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 838,824</b>	<b>\$ 195,651</b>	<b>\$ 72,058</b>	<b>\$ 1,106,533</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-24 BUDGET	SEP-24 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 4,800	\$ 4,800	\$ 33,669	\$ 28,869	701.44%	\$ 400	\$ 2,747
Interlocal Agreement	3,000	3,000	3,000	-	100.00%	-	-
Interlocal Agreement-Irrigation	30,000	30,000	30,000	-	100.00%	-	-
Room Rentals	500	500	1,907	1,407	381.40%	300	281
Recreational Activity Fees	53,200	53,200	43,492	(9,708)	81.75%	4,433	310
Interest - Tax Collector	-	-	296	296	0.00%	-	-
Special Assmnts- Tax Collector	1,147,036	1,147,036	1,147,033	(3)	100.00%	-	-
Special Assmnts- Discounts	(45,881)	(45,881)	(41,377)	4,504	90.18%	-	-
Other Miscellaneous Revenues	3,800	3,800	138	(3,662)	3.63%	-	-
Gate Bar Code/Remotes	1,200	1,200	1,264	64	105.33%	240	225
Access Cards	600	600	176	(424)	29.33%	12	12
Insurance Reimbursements	-	-	33,824	33,824	0.00%	-	-
<b>TOTAL REVENUES</b>	<b>1,198,255</b>	<b>1,198,255</b>	<b>1,253,422</b>	<b>55,167</b>	<b>104.60%</b>	<b>5,385</b>	<b>3,575</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	12,000	11,800	200	98.33%	1,000	1,000
FICA Taxes	918	918	903	15	98.37%	77	77
ProfServ-Engineering	10,000	10,000	-	10,000	0.00%	-	-
ProfServ-Legal Services	6,000	6,000	15,450	(9,450)	257.50%	500	676
ProfServ-Mgmt Consulting	71,628	71,628	71,628	-	100.00%	5,969	5,969
ProfServ-Special Assessment	12,142	12,142	12,142	-	100.00%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	4,700	4,700	4,900	(200)	104.26%	-	-
Communication/Freight - Gen'l	1,500	1,500	620	880	41.33%	125	46
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	1,100	369	731	33.55%	900	888
Miscellaneous Services	3,000	3,000	143	2,857	4.77%	250	8
Misc-Assessment Collection Cost	22,941	22,941	22,113	828	96.39%	-	-
Office Supplies	360	360	1,395	(1,035)	387.50%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
<b>Total Administration</b>	<b>161,033</b>	<b>161,033</b>	<b>158,972</b>	<b>2,061</b>	<b>98.72%</b>	<b>8,821</b>	<b>8,664</b>
<b>Other Public Safety</b>							
R&M-Gate	3,500	3,500	4,592	(1,092)	131.20%	292	327
R&M-Gatehouse	1,000	1,000	6,500	(5,500)	650.00%	-	-
R&M-Security Cameras	3,600	3,600	480	3,120	13.33%	-	-
Misc-Programming & Services	1,500	1,500	1,125	375	75.00%	290	290
<b>Total Other Public Safety</b>	<b>9,600</b>	<b>9,600</b>	<b>12,697</b>	<b>(3,097)</b>	<b>132.26%</b>	<b>582</b>	<b>617</b>
<b>Field</b>							
Contracts-Mgmt Services	139,731	139,731	139,731	-	100.00%	11,644	11,644
Contracts-Lake and Wetland	6,120	6,120	6,120	-	100.00%	510	510
Contracts-Landscape	100,720	100,720	100,720	-	100.00%	8,393	8,393
Contracts-Irrigation	51,640	51,640	51,139	501	99.03%	4,303	4,262
Utility - General	45,600	45,600	44,889	711	98.44%	3,800	2,976
Utility - Water & Sewer	13,600	13,600	14,136	(536)	103.94%	1,000	981
Insurance - General Liability	49,137	49,137	56,871	(7,734)	115.74%	-	-
R&M-Drainage	15,000	15,000	20,120	(5,120)	134.13%	15,000	19,750
R&M-Entry Feature	7,500	7,500	5,997	1,503	79.96%	-	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-24 BUDGET	SEP-24 ACTUAL
R&M-Irrigation	31,400	31,400	87,038	(55,638)	277.19%	2,617	3,365
R&M-Lake	21,750	21,750	-	21,750	0.00%	-	-
R&M-Plant Replacement	12,000	12,000	99	11,901	0.83%	-	-
R&M-Trees and Trimming	12,500	12,500	28,358	(15,858)	226.86%	6,300	6,300
R&M-Pumps	2,160	2,160	16,655	(14,495)	771.06%	-	-
Misc-Special Projects	10,930	10,930	5,487	5,443	50.20%	-	-
Misc-Hurricane Expense	50,000	50,000	4,100	45,900	8.20%	-	-
Misc-Contingency	93,780	93,780	9,124	84,656	9.73%	511	511
Capital Outlay	25,560	25,560	5,697	19,863	22.29%	-	-
<b>Total Field</b>	<b>689,128</b>	<b>689,128</b>	<b>596,281</b>	<b>92,847</b>	<b>86.53%</b>	<b>54,078</b>	<b>58,692</b>
<b>Road and Street Facilities</b>							
R&M-Parking Lots	1,000	1,000	3,479	(2,479)	347.90%	-	-
R&M-Roads & Alleyways	4,000	4,000	-	4,000	0.00%	-	-
R&M-Sidewalks	15,000	15,000	-	15,000	0.00%	-	-
R&M-Streetlights	10,000	10,000	12,350	(2,350)	123.50%	4,225	4,225
Misc-Contingency	3,000	3,000	-	3,000	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	10,000	-	10,000	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	5,000	-	5,000	0.00%	-	-
Reserve - Roads & Streetlights	15,369	15,369	193,344	(177,975)	1258.01%	-	158,882
<b>Total Road and Street Facilities</b>	<b>63,369</b>	<b>63,369</b>	<b>209,173</b>	<b>(145,804)</b>	<b>330.09%</b>	<b>4,225</b>	<b>163,107</b>
<b>Parks and Recreation - General</b>							
Contracts-Mgmt Services	36,681	36,681	36,681	-	100.00%	3,057	3,057
Contracts-Janitorial Services	18,960	18,960	19,576	(616)	103.25%	1,580	1,636
Contracts-Pools	11,134	11,134	11,468	(334)	103.00%	928	965
Contracts-Pest Control	1,100	1,100	1,020	80	92.73%	85	85
Communication - Telephone	8,580	8,580	7,487	1,093	87.26%	715	597
R&M-Clubhouse	50,000	50,000	14,801	35,199	29.60%	4,167	660
R&M-Parks	15,000	15,000	16,732	(1,732)	111.55%	1,250	585
R&M-Pools	4,500	4,500	12,260	(7,760)	272.44%	375	3,677
R&M-Tennis Courts	2,000	2,000	903	1,097	45.15%	-	-
Miscellaneous Services	2,400	2,400	8,575	(6,175)	357.29%	200	386
Holiday Decoration	750	750	756	(6)	100.80%	-	-
Misc-Cable TV Expenses	5,820	5,820	6,287	(467)	108.02%	485	566
Office Supplies	3,000	3,000	3,665	(665)	122.17%	250	451
Op Supplies - General	6,000	6,000	3,477	2,523	57.95%	500	652
Cap Outlay - Equipment	8,000	8,000	4,949	3,051	61.86%	-	-
Cap Outlay - Clubhouse	15,000	15,000	-	15,000	0.00%	-	-
Reserve - A/C	5,000	5,000	-	5,000	0.00%	-	-
Reserve - Roof	25,000	25,000	-	25,000	0.00%	-	-
Reserve - Swimming Pools	3,000	3,000	-	3,000	0.00%	-	-
<b>Total Parks and Recreation - General</b>	<b>221,925</b>	<b>221,925</b>	<b>148,637</b>	<b>73,288</b>	<b>66.98%</b>	<b>13,592</b>	<b>13,317</b>
<b>Special Recreation Facilities</b>							
Miscellaneous Services	4,500	4,500	2,887	1,613	64.16%	375	416
Misc-Event Expense	21,000	21,000	18,651	2,349	88.81%	1,750	703
Misc-Social Committee	26,700	26,700	25,004	1,696	93.65%	2,225	1,135
Misc-Trips and Tours	500	500	-	500	0.00%	-	-
Office Supplies	500	500	1,817	(1,317)	363.40%	42	672
<b>Total Special Recreation Facilities</b>	<b>53,200</b>	<b>53,200</b>	<b>48,359</b>	<b>4,841</b>	<b>90.90%</b>	<b>4,392</b>	<b>2,926</b>
<b>TOTAL EXPENDITURES</b>	<b>1,198,255</b>	<b>1,198,255</b>	<b>1,174,119</b>	<b>24,136</b>	<b>97.99%</b>	<b>85,690</b>	<b>247,323</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

<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>SEP-24 BUDGET</u>	<u>SEP-24 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	-	79,303	79,303	0.00%	(80,305)	(243,748)
Net change in fund balance	\$ -	\$ -	\$ 79,303	\$ 79,303	0.00%	\$ (80,305)	\$ (243,748)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>744,218</b>	<b>744,218</b>	<b>744,218</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 744,218</b>	<b>\$ 744,218</b>	<b>\$ 823,521</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-24 BUDGET	SEP-24 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 10,784	\$ 10,784	0.00%	\$ -	\$ 814
Interest - Tax Collector	-	-	51	51	0.00%	-	21
Special Assmnts- Tax Collector	197,323	197,323	197,320	(3)	100.00%	-	550
Special Assmnts- Discounts	(7,893)	(7,893)	(7,120)	773	90.21%	-	32
<b>TOTAL REVENUES</b>	<b>189,430</b>	<b>189,430</b>	<b>201,035</b>	<b>11,605</b>	<b>106.13%</b>	<b>-</b>	<b>1,417</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	3,946	3,946	3,804	142	96.40%	15	12
<b>Total Administration</b>	<b>3,946</b>	<b>3,946</b>	<b>3,804</b>	<b>142</b>	<b>96.40%</b>	<b>15</b>	<b>12</b>
<b>Debt Service</b>							
Principal Debt Retirement	131,171	131,171	131,171	-	100.00%	-	-
Interest Expense	64,383	64,383	64,383	-	100.00%	-	-
<b>Total Debt Service</b>	<b>195,554</b>	<b>195,554</b>	<b>195,554</b>	<b>-</b>	<b>100.00%</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>199,500</b>	<b>199,500</b>	<b>199,358</b>	<b>142</b>	<b>99.93%</b>	<b>15</b>	<b>12</b>
Excess (deficiency) of revenues Over (under) expenditures	(10,070)	(10,070)	1,677	11,747	-16.65%	(15)	1,405
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(10,070)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(10,070)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (10,070)	\$ (10,070)	\$ 1,677	\$ 11,747	-16.65%	\$ (15)	\$ 1,405
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>193,974</b>	<b>193,974</b>	<b>193,974</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 183,904</b>	<b>\$ 183,904</b>	<b>\$ 195,651</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-24 BUDGET	SEP-24 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 3,696	\$ 3,696	0.00%	\$ -	\$ 319
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>3,696</b>	<b>3,696</b>	<b>0.00%</b>	<b>-</b>	<b>319</b>
<b>EXPENDITURES</b>							
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	3,696	3,696	0.00%	-	319
Net change in fund balance	\$ -	\$ -	\$ 3,696	\$ 3,696	0.00%	\$ -	\$ 319
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>-</b>	<b>-</b>	<b>68,362</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,058</b>				

**Notes to the Financial Statements**  
September 2024

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 104.6% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 98.0% of the Annual Budget.

**Balance Sheet**

Account Name	Annual Budget	YTD Actual	Explanation
<b>Assets</b>			
Accounts Receivable-Other		3,099	Expenditures waiting on reimbursements.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Due From Other Funds		21	Due from General Fund to Debt Service for quarterly interest.
Prepaid Items		81,834	Entertainment for 2024 & 2025 and credit card payments.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		9,403	Invoices for current month but not paid in current month.
Accrued Expenses		4,676	Irrigation and attorney fees.
Due to Other Funds		21	Due from General Fund to Debt Service for quarterly interest.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	4,800	33,669	701.44%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	3,000	100.00%	Paid in full for year.
Interlocal Agreement-Irrigation	30,000	30,000	100.00%	Paid in full for year.
Room Rentals	500	1,907	381.40%	Rental of Sports Bar and Lounge less Sales Tax paid.
Recreational Activity Fee	53,200	43,492	81.75%	Revenue collected for events less refunds.
Special Assessments-Tax Collector	1,147,036	1,147,033	100.00%	Collections were at 100% at this time last year.
Gate Bar Codes/Remotes	1,200	1,264	105.33%	Gate Openers less sales tax paid.
Insurance Reimbursements	-	33,824	N/A	Reimbursement for Guard Shack repairs and Hurricane lan.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Legal Services	6,000	15,450	257.50%	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.
Auditing Services	4,700	4,900	104.26%	Audit is final and paid in full.
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	369	33.55%	Credit issued for ad paid last year.
Office Supplies	360	1,395	387.50%	Purchased iPads for Board.
<b><u>Public Safety</u></b>				
R&M-Gate	3,500	4,592	131.20%	Gate remotes, gate repairs, gate arm lights, replace barrier arm.
R&M-Gatehouse	1,000	6,500	650.00%	Remove and replace drywall to treat mold in guard shack.

**Notes to the Financial Statements**  
September 2024

**Variance Analysis (continued)**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures (continued)</b>				
<u><b>Field</b></u>				
Utility - Water & Sewer	13,600	14,136	103.94%	Monthly water / sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	49,137	56,871	115.74%	Insurance paid in full for year includes additional updated policy.
R&M-Drainage	15,000	20,120	134.13%	SWFWMD reports for PH II & PH III, Project C-cleaning stormwater system.
R&M-Irrigation	31,400	87,038	277.19%	Monthly irrigation service, miscellaneous repairs including main line repair, replace 4 display electronics for baseline system with 5yr extended warranty.
R&M-Trees and Trimming	12,500	28,358	226.86%	Remove trees & stumps, trim oak trees and replant aquatic grasses.
R&M-Pumps	2,160	16,655	771.06%	Quarterly VFD pump maint, repair Bent Oak pump and pipe, recharge well #1 pump station repair, install 30hp 230v 3PH pump/motor.
<u><b>Road &amp; Street</b></u>				
R&M-Parking Lots	1,000	3,479	347.90%	Remove/replace damaged walkway in parking lot.
R&M-Streetlights	10,000	12,350	123.50%	Replace fuses & photocells, replace broken light pole.
Reserves-Roads & Streetlights	15,369	193,344	1258.01%	Overlay parking and restripe plus asphalt paving.
<u><b>Parks &amp; Recreation</b></u>				
Contracts-Janitorial Services	18,960	19,576	103.25%	Rate increased by \$56 in November. Will increase budget for next year.
Contracts-Pools	11,134	11,468	103.00%	Monthly pool service increased in January by \$37.11/mo.
R&M-Parks	15,000	16,732	111.55%	Remove/replace bocce court sideboards and backboards with Trek composite boards, new picnic benches, new pickleball nets, bocce court re-surfacing material, remove/replace damaged walkway by bocce court, fitness equipment repair, replace bocce court deckboards, tennis court windscreens, fitness center repairs.
R&M-Pools	4,500	12,260	272.44%	Pool perfect, acid wash grids, repair equipment lids, install new cool grips for handrails in pool, new acid stenner, replace chlorine chemical feed tube, black algae pool treatment, extension anchor plate for chair lift, repair pool pumps.
Miscellaneous Services	2,400	8,575	357.29%	Coffee for holiday decorating committee, Holiday luncheons and gift cards, employee birthday celebration, computer speaker, iPhone charging station, storage boxes, lunch, meeting food, SAM registration, miscellaneous supplies.
Holiday Decoration	750	756	100.80%	Holiday decorations purchased for the 2023 Holiday season.
Misc-Cable TV Expenses	5,820	6,287	108.02%	Comcast cable increased services due to change in equipment. Budget will be increased next year.
Office Supplies	3,000	3,665	122.17%	Copier lease and maintenance, copies, office supplies, Office 365 for Board tablets, business cards, iCloud storage, battery back-up for office.
<u><b>Special Recreation Facilities</b></u>				
Misc-Social Committee	26,700	25,004	93.65%	Food for all of the events including Poolside Lunch.
Office Supplies	500	1,817	363.40%	Miscellaneous office supplies, printer, toner, Office 365 and Adobe.
<b>Debt Service Fund 203</b>				
<b>Revenues</b>				
Special Assessments-Tax Collector	197,323	197,320	100.00%	Collections were at 100% at this time last year.
<b>Expenditures</b>				
<u><b>Debt Service</b></u>				
Principal Debt Retirement	131,171	131,171	100.00%	Payment was made in May.
Interest Expense	64,383	64,383	100.00%	Payment was made in May.

**HERITAGE OAK PARK**

Community Development District

**Supporting Schedules**

**September 30, 2024**



**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
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
03/08/24	23,640	482	482	24,605	20,948	3,657
04/05/24	30,384	307	620	31,311	26,711	4,599
04/18/24	42,721	432	872	44,024	37,533	6,492
05/09/24	15,631	-	319	15,950	13,626	2,325
06/07/24	1,956	-	40	1,996	1,705	291
07/11/24	3,912	-	80	3,991	3,410	582
Int/Adj	-	(223)	-	(223)	(192)	(32)
<b>TOTAL</b>	<b>\$ 1,269,939</b>	<b>\$ 48,497</b>	<b>\$ 25,917</b>	<b>\$ 1,344,353</b>	<b>\$ 1,147,033</b>	<b>\$ 197,320</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**HERITAGE OAK PARK**  
Community Development District

**Activities Fund Deposits**

<b>Deposit</b>																								
Date	Amount	Poolside 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	Valentine's Day	Rock Fest	Laugh Lines	Wild West	Pajama Party	Luau	2nd Chance Prom	Motown Mixer	4th of July	Porky Pancake Brkfast & Glitter & Gold		
11/03/23	Deposit	\$2,586	\$1,401	\$105	\$1,010	\$70																		
12/04/23	Deposit	\$6,486	\$1,654	\$137		\$740	\$3,840	\$100	\$15															
12/11/03	Refund	(\$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	\$1,310	\$40	\$40		\$4,377						
03/04/24	Deposit	\$7,457	\$2,315										\$270	\$1,150	\$660	\$1,080	\$320	\$1,662						
04/05/24	Deposit	\$3,520	\$3,230												\$100			\$190						
04/09/24	Refund	(\$137)																(\$137)						
04/30/24	Deposit	\$1,213	\$1,137															\$76						
06/11/24	Deposit	\$2,051	\$1,531																\$370	\$150				
07/09/24	Deposit	\$2,626	\$401																	\$680	\$1,520	\$25		
07/31/24	Deposit	\$786	\$451																		\$170	\$165		
09/06/24	Deposit	\$754	\$554																			\$200		
09/11/24	Refund	(\$200)																				(\$200)		
09/30/24	Deposit	\$480	\$480																					
<b>Total</b>		<b>\$43,492</b>	<b>\$17,346</b>	<b>\$0</b>	<b>\$242</b>	<b>\$1,010</b>	<b>\$810</b>	<b>\$3,990</b>	<b>\$0</b>	<b>\$870</b>	<b>\$1,680</b>	<b>\$996</b>	<b>\$1,220</b>	<b>\$1,380</b>	<b>\$2,460</b>	<b>\$800</b>	<b>\$1,120</b>	<b>\$320</b>	<b>\$6,168</b>	<b>\$370</b>	<b>\$830</b>	<b>\$1,690</b>	<b>\$190</b>	<b>\$0</b>
<b>Expenses</b>		<b>(\$43,655)</b>	<b>(\$14,520)</b>	<b>(\$1,191)</b>	<b>(\$534)</b>	<b>(\$751)</b>	<b>(\$1,095)</b>	<b>(\$4,313)</b>	<b>\$0</b>	<b>(\$822)</b>	<b>(\$1,890)</b>	<b>(\$913)</b>	<b>(\$618)</b>	<b>(\$912)</b>	<b>(\$2,716)</b>	<b>(\$664)</b>	<b>(\$1,072)</b>	<b>(\$485)</b>	<b>(\$6,770)</b>	<b>(\$710)</b>	<b>(\$719)</b>	<b>(\$2,142)</b>	<b>(\$121)</b>	<b>(\$695)</b>
<b>Profit / (Loss)</b>		<b>(\$163)</b>	<b>\$2,826</b>	<b>(\$1,191)</b>	<b>(\$292)</b>	<b>\$259</b>	<b>(\$285)</b>	<b>(\$323)</b>	<b>\$0</b>	<b>\$48</b>	<b>(\$210)</b>	<b>\$83</b>	<b>\$602</b>	<b>\$468</b>	<b>(\$256)</b>	<b>\$136</b>	<b>\$48</b>	<b>(\$165)</b>	<b>(\$602)</b>	<b>(\$340)</b>	<b>\$111</b>	<b>(\$452)</b>	<b>\$69</b>	<b>(\$695)</b>
<b>Other Expenses</b>		<b>(4,704)</b>																						
<b>Total Profit / (Loss)</b>		<b>(\$4,866)</b>																						

FY 2020    FY 2021    FY 2022    FY 2023    FY 2024

Revenue	31,238	5,994	40,206	32,172	43,492
Expenses	34,114	8,371	43,202	31,569	48,358
Profit(Loss)	(2,876)	(2,377)	(2,995)	603	(4,866)

Notes: Revenue and Expenses are per financial statements

**Cash and Investment Report**  
September 30, 2024

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Operating Checking Account	BankUnited	0.00%	\$100,311
Operating Checking Account	Valley Bank	5.38%	\$100,308
		<b>Subtotal</b>	<b>\$200,618</b>
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.75%	\$544,873
<b>DEBT SERVICE FUND</b>			
Series 2020 Reserve Fund	US Bank	4.75%	\$19,313
Series 2020 Revenue Fund	US Bank	4.75%	\$176,317
		<b>Subtotal</b>	<b>\$195,630</b>
<b>CAPITAL PROJECTS FUND</b>			
Series 2020 Construction Fund	US Bank	4.75%	\$72,058
		<b>Grand Total</b>	<b>\$1,013,380</b>

# Bank Account Statement

Heritage Oak Park CDD

**Bank Account No.** 7282  
**Statement No.** 09-24  
**Statement Date** 09/30/24

<b>GL Balance (LCY)</b>	100,310.86	<b>Statement Balance</b>	269,859.09
<b>GL Balance</b>	100,310.86	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<hr/>		<b>Subtotal</b>	269,859.09
<b>Subtotal</b>	100,310.86	<b>Outstanding Checks</b>	-169,548.23
<b>Negative Adjustments</b>	0.00		
<hr/>		<b>Ending Balance</b>	100,310.86
<b>Ending G/L Balance</b>	100,310.86		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
04/30/24	Payment	3760	Payment of Invoice 014670			-35.00
05/23/24	Payment	3783	Payment of Invoice 016378			-1,250.00
09/06/24	Payment	DD01011	Payment of Invoice 016579			-21.03
09/04/24	Payment	3877	Check for Vendor V00890			-595.00
09/12/24	Payment	3878	Check for Vendor V00922			-105.00
09/12/24	Payment	100018	Inv: 3930500			-366.08
09/17/24	Payment	3880	Check for Vendor V00451			-100.00
09/19/24	Payment	100021	Inv: SAR-024831776			-51.24
09/25/24	Payment	100023	Inv: 4372			-305.50
09/25/24	Payment	100024	Inv: 092024-2267			-77.22
09/25/24	Payment	100025	Inv: 95331101			-311.66
09/25/24	Payment	100027	Inv: 10105			-225.00
09/25/24	Payment	100028	Inv: 1071			-6,300.00
09/30/24		ADP00006	ADP Summary Payroll 09/30/2024			-923.50
09/27/24	Payment	100031	Inv: 27298			-158,882.00
<b>Total Outstanding Checks</b>						<b>-169,548.23</b>

# Bank Account Statement

Heritage Oak Park CDD

**Bank Account No.** 0663  
**Statement No.** 09-24  
**Statement Date** 09/30/24

<b>GL Balance (LCY)</b>	100,307.59
<b>GL Balance</b>	100,307.59
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	100,307.59
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	100,307.59

<b>Statement Balance</b>	100,307.59
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	100,307.59
<b>Outstanding Checks</b>	0.00
<hr/>	
<b>Ending Balance</b>	100,307.59

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 09/01/24 to 09/30/24

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100008	09/06/24	COVERALL OF FT. MYERS	1160288889	CLEANING SERVICE 09/1-09/30/24	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100009	09/06/24	FEDEX	8-609-52736	SERVICE FOR 8/23/24	Communication/Freight - Gen'l	541001-51301	\$17.05
001	100010	09/06/24	CENTURYLINK	081924-8717	ACCT #311078717 08/19/24-09/18/24	Communication - Telephone	541003-57201	\$609.76
001	100011	09/06/24	TODD PROA	95330629	REPLACED O RING FOR PUMP, VACUUM BASKET	R&M-Pools	546074-57201	\$104.95
001	100011	09/06/24	TODD PROA	95330399	FIX LEAKING PUMP, RPLCD CHECK VALVE	R&M-Pools	546074-57201	\$368.37
001	100011	09/06/24	TODD PROA	95330407	ACID WASH GRIDS, RPLCD CRACKED UNION	R&M-Pools	546074-57201	\$893.85
001	100011	09/06/24	TODD PROA	95330964	09/24 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$964.95
001	100011	09/06/24	TODD PROA	95330964	09/24 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	100012	09/06/24	PERSSON, COHEN & MOONEY, P.A.	5333	LEGAL SERVICE FOR 08/24	ProfServ-Legal Services	531023-51401	\$1,176.00
001	100013	09/06/24	SOLITUDE LAKE MANAGEMENT	PSI108761	09/24 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100014	09/06/24	PRECISION GATE & SECURITY, INC	5139 B	GATE SERVICE AND RPL BARRIER ARM	R&M-Gate	546034-52901	\$1,072.26
001	100015	09/06/24	NATURZONE ENVIRONMENTAL SRVCS	697038	09/24 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100016	09/06/24	MAINSCAPE	1306252	09/24 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,393.33
001	100016	09/06/24	MAINSCAPE	1306153	09/24 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,261.56
001	100017	09/12/24	FEDEX	8-616-52492	SERVICE FOR 09/04/24	Communication/Freight - Gen'l	541001-51301	\$12.89
001	100018	09/12/24	SUN NEWSPAPERS	3930500	NOTICE OF PUBLIC HEARING 06/18/24	Legal Advertising	548002-51301	\$366.08
001	100019	09/12/24	MAINSCAPE	1306610	08/24 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$4,365.44
001	100020	09/12/24	INFRAMARK LLC	132335	09/24 MANAGEMENT SERVICES	ADMIN FEE	531027-51201	\$5,969.00
001	100020	09/12/24	INFRAMARK LLC	132335	09/24 MANAGEMENT SERVICES	ACTIVITIES	534001-57201	\$3,056.75
001	100020	09/12/24	INFRAMARK LLC	132335	09/24 MANAGEMENT SERVICES	FIELD OPS SERVICE	534001-53901	\$11,644.25
001	100020	09/12/24	INFRAMARK LLC	132335	09/24 MANAGEMENT SERVICES	RECORD STORAGE FEE	549001-51301	\$8.33
001	100020	09/12/24	INFRAMARK LLC	132197	08/24 POSTAGE	Communication/Freight - Gen'l	541001-51301	\$20.09
001	100021	09/19/24	COPIERS PLUS	SAR-024831776	09/24 COPIES/MAINT AGREEMENT	Office Supplies	551002-57201	\$45.00
001	100021	09/19/24	COPIERS PLUS	SAR-024831776	09/24 COPIES/MAINT AGREEMENT	Office Supplies	551002-57201	\$6.24
001	100022	09/19/24	EGIS INSURANCE ADVISORS	25033	POLICY# 100124927 10/01/24-10/01/25	Prepaid Items	155000	\$72,503.00
001	100023	09/25/24	DB SOUND SYSTEMS	4372	SRVC CALL-ADJUSTING THE SOUND SYSTEM	R&M-Clubhouse	546015-57201	\$305.50
001	100024	09/25/24	SUN NEWSPAPERS	092024-2267	NOTICE OF SPECIAL MEETING 9/20/24	Legal Advertising	548002-51301	\$77.22
001	100025	09/25/24	TODD PROA	95331101	FIX SELF CLOSING GATE, BLACK AGAE TREATMENT	R&M-Pools	546074-57201	\$311.66
001	100026	09/25/24	WIND RIVER ENVIRONMENTAL, LLC	6534843	PROJECT C-CLEANING STORM WATER	R&M-Drainage	546019-53901	\$6,583.33
001	100026	09/25/24	WIND RIVER ENVIRONMENTAL, LLC	6532599	PROJECT C-CLEANING STORM WATER 08/22/24	R&M-Drainage	546019-53901	\$6,583.33
001	100026	09/25/24	WIND RIVER ENVIRONMENTAL, LLC	6530613	PROJECT C-CLEANING STORM WATER 08/21/24	R&M-Drainage	546019-53901	\$6,583.33
001	100027	09/25/24	ELECTRICAL SOLUTIONS OF SW	10105	EMERGENCY SRVC DISCONNECT POWER TO STREETLIGHT	DMGD STREETLIGHT	546095-54101	\$225.00
001	100028	09/25/24	FRANK VARGO	1071	TRIMMING OF OAK TREES	R&M-Trees and Trimming	546099-53901	\$6,300.00
001	100029	09/27/24	ELECTRICAL SOLUTIONS OF SW	10115	REPLACE DAMAGED CONCRETE LIGHT POLE-DEPOSIT	RPL DMG LIGHT POLE ON OLD OAK	546095-54101	\$4,000.00
001	100030	09/27/24	FEDEX	8-629-59309	SERVICE FOR 09/17/24	POSTAGE	541001-51301	\$12.84
001	100031	09/27/24	SUNLAND PAVING CO., INC.	27298	ASPHALT PAVING	Reserve - Roads & Streetlights	568136-54101	\$158,882.00
001	3874	09/03/24	PAUL FALDUTO	PF 082724	REIMB FOR PRESSURE WASHER PARTS	Misc-Contingency	549900-53901	\$31.99
001	3874	09/03/24	PAUL FALDUTO	PF 082924	MILEAGE REIMB 05/14/24-05/16/24	MILEAGE TO APPLE STORE	549001-57201	\$107.20
001	3875	09/03/24	SECURITY ALARM CORPORATION	304512	COMMERCIAL CCTV INSTALLATION	DIRECT BURIAL SIAMESE WIRE	546345-52901	\$480.00
001	3876	09/03/24	SUN NEWSPAPERS	050724-2267	NOTICE OF QUALIFYING PERIOD-BOARD CANDIDATES	Legal Advertising	548002-51301	\$78.65
001	3877	09/04/24	RICHIE L HODGE	0460	ENTERTAINMENT FOR GLITTER & GOLD PARTY	Misc-Event Expense	549022-57501	\$595.00
001	3878	09/12/24	MARGARET REALI	MR 091024	REFUND-CANCELLED SPORTS BAR RENTAL	Recreational Activity Fees	347080-57501	\$105.00
001	3879	09/17/24	CATHY PORZIO	CP 091124	REFUND FOR GLITTER & GOLD PARTY	Recreational Activity Fees	347080-57501	\$100.00
001	3880	09/17/24	PAUL FALDUTO	091124	REFUND FOR GLITTER & GOLD PARTY	Recreational Activity Fees	347080-57501	\$100.00
001	3881	09/17/24	RICHIE L HODGE	RH 092424	CANCELLATION FEE FOR GLITTER & GOLD PARTY	Misc-Event Expense	549022-57501	\$100.00
001	3882	09/17/24	SUN NEWSPAPERS	3928571	NOTICE OF QUALIFYING PERIOD 05/14/24	Legal Advertising	548002-51301	\$78.65
001	3882	09/17/24	SUN NEWSPAPERS	062124-2267	NOTICE OF PUBLIC HEARING 06/21/24	Legal Advertising	548002-51301	\$366.08
001	DD01002	09/03/24	CHARLOTTE COUNTY UTILITIES	081224-080703 ACH	26307-080703 07/10/24-08/08/24	Utility - Water & Sewer	543021-53901	\$72.37
001	DD01003	09/03/24	CHARLOTTE COUNTY UTILITIES	081224-101597 ACH	26307-101597 07/10/24-08/08/24	Utility - Water & Sewer	543021-53901	\$749.07
001	DD01004	09/20/24	GREATAMERICA FINANCIAL SVCS	37294832 ACH	COPIER LEASE FOR 08/24	Office Supplies	551002-57201	\$120.08
001	DD01005	09/06/24	FPL	082224-0214 ACH	ACCT #65998-90214 07/24/24-08/22/24	Utility - General	543001-53901	\$79.23
001	DD01006	09/06/24	FPL	082224-9344 ACH	ACCT #96809-59344 07/24/24-08/22/24	Utility - General	543001-53901	\$128.11
001	DD01007	09/06/24	FPL	082224-2211 ACH	ACCT #94620-32211 07/24/24-08/22/24	Utility - General	543001-53901	\$182.83
001	DD01008	09/06/24	FPL	082224-5535 ACH	ACCT #92945-85535 07/24/24-08/22/24	Utility - General	543001-53901	\$67.93
001	DD01009	09/06/24	FPL	082224-9333 ACH	ACCT #90419-29333 07/24/24-08/22/24	Utility - General	543001-53901	\$107.67
001	DD01010	09/06/24	FPL	082224-8335 ACH	ACCT #87070-88335 07/24/24-08/22/24	Utility - General	543001-53901	\$1,462.22
001	DD01011	09/06/24	FPL	082224-3151 CHECK	ACCT #72189-53151 07/24/24-08/22/24	Utility - General	543001-53901	\$21.03

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/24 to 09/30/24

(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	DD01012	09/06/24	FPL	082224-3218 ACH	ACCT #01784-03218 07/24/24-08/22/24	Utility - General	543001-53901	\$71.08
001	DD01013	09/06/24	FPL	082224-3219 ACH	ACCT #25921-93219 07/24/24-08/22/24	Utility - General	543001-53901	\$119.33
001	DD01014	09/06/24	FPL	082224-4219 ACH	ACCT #89079-74219 07/24/24-08/22/24	Utility - General	543001-53901	\$369.71
001	DD01015	09/06/24	FPL	082224-3333 ACH	ACCT #36126-28333 07/24/24-08/22/24	Utility - General	543001-53901	\$200.01
001	DD01017	09/17/24	COMCAST	082624-4227 ACH	ACCT# 8535100601234227 08/30/24-09/29/24	Misc-Cable TV Expenses	549039-57201	\$565.65
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Cleaning Supplies	552001-57201	\$83.47
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Staff Birthday Luncheon	549001-57201	\$82.00
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Copy Paper	551002-57201	\$80.64
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Command Strips for Hanging Items	546015-57201	\$23.01
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Smart Clock	546015-57201	\$44.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Office Note Cards	551002-57201	\$4.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Gameball for Equipment Shed	546066-57201	\$42.07
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Storage Bags for Storage Closet	546015-57201	\$32.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Pool Thermometer	546074-57201	\$18.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Furniture and Carpet Animal Hair Remover	549001-57201	\$6.38
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Porky Pancake Breakfast Cups	549022-57501	\$8.08
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Batteries-AA & 9v	552001-57201	\$37.09
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$25.37
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$38.72
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Umbrellas for Deck Tables	546066-57201	\$297.43
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	iCloud Storage	549001-57201	\$0.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Replacement for Cup taken from Kitchen	549001-57201	\$44.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Lodge Supplies	546015-57201	\$34.58
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	RMR Cleaner	549001-53901	\$29.99
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Signs for Gates & Pool Lift	546066-57201	\$29.97
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Staff Meeting Coffee	549001-57201	\$35.00
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$45.46
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Fitness Room Wipes	546066-57201	\$156.05
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$17.68
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Porky Pancake Breakfast Syrup	549051-57501	\$12.98
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Activity Calendars	549001-57501	\$156.24
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Kitchen Disposal Cleaner	546015-57201	\$23.65
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Multiple Events-Music Refund	549001-57501	(\$1.67)
001	DD01018	09/04/24	VALLEY NATIONAL BANK	080724-7986 ACH	08/07/24 STATEMENT PURCHASES	Lights for Gate Arms	546034-52901	\$41.97
001	DD01022	09/20/24	GREATAMERICA FINANCIAL SVCS	37084007 ACH	COPIER LEASE FOR 07/24	Office Supplies	551002-57201	\$120.08
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	ACT Office	551002-57501	\$12.50
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Gate Access Program	549043-52901	\$3.74
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	OP Supplies	552001-57201	\$82.51
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$46.42
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$207.43
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Fuel	549900-53901	\$25.98
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Gate Remotes	546034-52901	\$284.89
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Maintenance Water	549900-53901	\$17.98
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	OP Supplies	552001-57201	\$93.86
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Porky Pancake Breakfast	549051-57501	\$100.06
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$106.40
001	DD01024	09/01/24	TRUIST BANK	080224-8114 ACH	08/02/24 STATEMENT PURCHASES	Gate Access Program	549043-52901	\$92.85
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Gate Access Program	549043-52901	\$96.85
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$23.20
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Copies	551002-57201	\$50.79
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	OP Supplies	552001-57201	\$53.08
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57201	\$227.75
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$174.61
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Toilet Tablets	552001-57201	\$14.92
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Hand Soap Refills, Trash Bags, Paper Towels	552001-57201	\$200.40
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Water	549900-53901	\$38.74
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$15.88
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$33.80

**HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 09/01/24 to 09/30/24

(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	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Gate Access Program	549043-52901	\$96.85
001	DD01036	09/27/24	TRUIST BANK	090224-8114 ACH	09/02/24 STATEMENT PURCHASES	Apple TV & Hulu TV	549001-57201	\$31.69
001	DD01037	09/25/24	HOME DEPOT CREDIT SERVICES	090524-6325 ACH	PURCHASES 08/06/24-09/05/24	Boiler Drain, Fabuloso, Engine Oil	549900-53901	\$85.70
001	DD01037	09/25/24	HOME DEPOT CREDIT SERVICES	090524-6325 ACH	PURCHASES 08/06/24-09/05/24	Bee & Wasp Killer for Pool Area	546066-57201	\$9.94
001	DD01037	09/25/24	HOME DEPOT CREDIT SERVICES	090524-6325 ACH	PURCHASES 08/06/24-09/05/24	Bleach, Metal Blade Set	549900-53901	\$60.91
<b>Fund Total</b>								<b>\$318,360.18</b>

<b>Total Checks Paid</b>	<b>\$318,360.18</b>
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**HERITAGE OAK PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 09/30/2024**

The Board hereby assigns the FY 2024 Reserves as follows:

<b><u>General Fund</u></b>	
Operating Reserve	\$240,922
Reserve – A/C	\$ 5,000
Reserve – Arbor	\$ 2,500
Reserve – Roads & Streetlights	\$226,234
Reserve – Roof	\$185,000
Reserve – Swimming Pool	\$ 32,239