

**HERITAGE OAK PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**AGENDA PACKAGE**  
**JANUARY 16, 2025**  
**REGULAR MEETING**

**Heritage Oak Park Community Development District**  
Inframark, Community Management Services  
11555 Heron Bay Boulevard, Suite 201, Coral Springs, FL 33076  
Tel: 954-603-0033

January 9, 2025

Board of Supervisors  
Heritage Oak Park Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, January 16, 2025 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

**Meeting Agenda**  
**Thursday, January 16, 2025 – 10:00 a.m.**

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Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Appeal of Trespassing
4. Consideration of Resolution 2025-02, Designation of Secretary
5. Audience Comments on Agenda Items
6. Comments from the Chairman
7. Approval of Consent Agenda
  - A. Approval of the Minutes of the December 9, 2024 Regular Meeting
  - B. Approval of the Minutes of the December 19, 2024 Continued Meeting
  - C. Financials and Check Register for December 31, 2024
8. New Business
9. Old Business
  - A. Landscaping
10. Staff Reports
11. Manager's Report
12. Supervisor Requests
13. Audience Comments
14. Adjournment

**Next Regular Meeting – February 20, 2025**

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,  
Sandra Demarco  
District Manager

# **Fourth Order of Business**

**RESOLUTION 2025-02**

**A RESOLUTION REMOVING BOB KONCAR AS SECRETARY AND APPOINTING SANDRA DEMARCO AS SECRETARY OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District desires to remove Bob Koncar as Secretary and appoint Sandra Demarco as Secretary;

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

1. Bob Koncar is removed as Secretary.
2. Sandra Demarco is appointed Secretary.

Adopted this 16<sup>th</sup> day of January, 2025

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Paul Falduto, Jr.  
Chairman

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Sandra Demarco  
Secretary

## **Seventh Order of Business**

**7A**

**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 Monday, December 9, 2024 at 11:00 a.m. at 19520 Heritage Oak  
3 Boulevard, Port Charlotte, Florida 33948.

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5 Present and constituting a quorum were:

- |                     |                     |
|---------------------|---------------------|
| 6 Paul Falduto, Jr. | Chairperson         |
| 7 Steve Horsman     | Vice Chairperson    |
| 8 Peter Antosh      | Assistant Secretary |
| 9 Carmen Russo      | Assistant Secretary |
| 10 Jeanne Teter     | Assistant Secretary |

11  
12  
13 Also present were:

- |                      |   |
|----------------------|---|
| 14                   |   |
| 15 Robert Koncar     | District Manager, Inframark (Via Teams) |
| 16 Sandra Demarco    | District Manager, Inframark             |
| 17 Michelle Egan     | Project Manager, Inframark              |
| 18 Jacquie Wells     | Activities Director                     |
| 19 Several Residents |   |

20  
21 *The following is a summary of the discussions and actions taken.*

22  
23 **FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

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

26  
27 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

28 The Pledge of Allegiance was recited.

29  
30 **THIRD ORDER OF BUSINESS**

**Organization Matters**

31 **A. Oath of Office for New Supervisors**

32 The Oath of Office for the newly elected Supervisors was administered prior to the  
33 meeting.

34 **B. Resolution 2025-01, Designation of Officers**

35 Ms. Demarco reviewed Resolution 2025-01.

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On MOTION by Mr. Russo seconded by Mr. Horsman, with all in favor, Resolution 2025-01, Designation of Officers with Mr. Paul Falduto, Chairperson; Mr. Steve Horsman, Vice Chairperson; Mr. Peter Antosh, Mr. Carmen Russo, and Ms. Jeanne Teter, as Assistant Secretaries; Ms. Leah Popelka, Treasurer; Ms. Angel Montagna, Assistant Treasurer; and Mr. Bob Koncar, Secretary was adopted. 5-0

**FOURTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

None.

**FIFTH ORDER OF BUSINESS**

**Comments from the Chairman**

- Mr. Falduto reported a vehicle struck the wall on Peachland Boulevard last week, causing a significant hole in the wall. It has been covered with plywood temporarily and the insurance company is dealing with the claim and payments. They are also having the District engineer inspect the wall to ensure no other areas need to be replaced.
- Mr. Falduto addressed a Facebook post that commented on activities and financial losses on activities. He clarified how the expenses work and confirmed the District did not lose \$6,000 this year; they are in the positive for activities.

**SIXTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the October 17, 2024 Regular Meeting**
- B. Financials and Check Register for October 31, 2024**

On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, the Consent Agenda including the minutes of the October 17, 2024 meeting and the October 2024 Financial Statements were approved. 5-0

- It was noted the motion box under the Eighth Order of Business, should reflect ‘pond’ instead of ‘pool’.

On VOICE VOTE, with all in favor, the Consent Agenda was approved as amended. 5-0



December 9, 2024 Meeting

Heritage Oak Park CDD

78 **SEVENTH ORDER OF BUSINESS** **New Business**

79 **A. Employee Christmas Bonus**

80 There was discussion regarding employee Christmas bonuses. Mr. Falduto entertained a  
 81 motion to give Ms. Teagan a \$1,000 bonus; Mr. Vanzile, who worked most of the year, a  
 82 \$500 bonus; Ms. Wells \$750; and the new worker, Mike a \$50 gift certificate.

83  
 84 On MOTION by Mr. Russo seconded by Mr. Horsman with all in  
 85 favor the employees Christmas bonuses as discussed earlier was  
 86 approved. 5-0

87  
 88 **EIGHTH ORDER OF BUSINESS** **Old Business**

89 **A. Landscaping**

90 Mr. Falduto discussed the RFP for landscaping. Three proposals were received; however,  
 91 they were not properly filled out and as such, not acceptable. Mr. Koncar reviewed the RFP  
 92 requirements that were not filled out correctly. He suggested rejecting all bids and do a  
 93 new RFP which would be discussed at a continued meeting.

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 95 On MOTION by Mr. Horsman seconded by Mr. Russo with all in  
 96 favor, to reject all bids. 5-0

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 98 On MOTION by Mr. Horsman seconded by Mr. Russo with all in  
 99 favor, to go out for RFPs again. 5-0

100  
 101 Mr. Falduto suggested continuing this meeting to December 19, 2024 to review and discuss  
 102 proposals. He also requested the Board send any suggestions for the new RFP to Mr.  
 103 Koncar.

104  
 105 **NINTH ORDER OF BUSINESS** **Staff Reports**

106 Ms. Eagan delivered her report. She is trying to obtain a specific date for the concrete  
 107 around the pond. Her goal is to have it completed the second week of January. A notice  
 108 will be sent out because the entire walkway around the pond will need to be closed off.  
 109 There is a streetlight that is non-functional. The bulb, which is above head, was replaced  
 110 twice within the last six months. She suggested replacing with a newer head. She requested  
 111 pricing. The front lights that were to be replaced, the contractor started the work, but the  
 112 County stopped them. They are waiting for County approval.

December 9, 2024 Meeting

Heritage Oak Park CDD

113 Ms. Eagan noted she has been in contact with attorneys regarding the accident in the back.  
 114 She is working to get the work done at no cost to the District.

115 Ms. Eagan provided an update on her discussions with both the insurance and attorneys  
 116 regarding the accident at the wall.

117 The pool will be closed for cleaning tomorrow morning for approximately three hours. An  
 118 email will be sent advising when it reopens.

119 Mr. Falduto noted several lights are burned out and need to be looked at to either repair or  
 120 replace heads.

121 A larger breaker damaged half of the wiring at the tennis court. It is currently being  
 122 replaced.

123 Ms. Wells reviewed the activities held.

124

**TENTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Audit Engagement Letter from Grau & Associates for the Year Ended September 30, 2024**

128 Ms. Demarco reviewed the audit engagement letter and indicated the cost is \$100 less than  
 129 what was budgeted.

130

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor, Grau & Associates Audit Engagement Letter for a total fee of \$5,000 for the Fiscal Year 2024 Audit was approved. 5-0

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135 Ms. Demarco reviewed the audit engagement letter and indicated the cost is \$100 less than  
 136 what was budgeted.

137

**NINTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

138 Ms. Eagan also reported she is working with the County to clean the catch basins. The  
 139 speed limit signs were misplaced. The vendor was out of the reflective material. They just  
 140 got it in this morning and will begin working on it immediately.  
 141

142

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

143 Mr. Antosh stated he will be attending the December 19, 2024 meeting by phone, He also  
 144 asked if there was a plan in place for the road completions, reflectors and house numbers  
 145

December 9, 2024 Meeting

Heritage Oak Park CDD

146 on the streets that were paved. Mr. Falduto reported the street numbers were not in the  
147 original plan, but the reflectors will be installed.

148 The Board wished everyone Happy Holidays.

149 Mr. Falduto also noted the weather will be nice for the Holiday parade as he predicted.

150

151 **TWELFTH ORDER OF BUSINESS**

**Audience Comments**

152 None.

153

154 **THIRTEENTH ORDER OF BUSINESS**

**Continuation**

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157 On MOTION by Mr. Horsman seconded by Ms. Teter with all in  
158 favor, the meeting was continued to December 19, 2024 at 10:00  
159 a.m. 5-0

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164 \_\_\_\_\_  
165 Robert Koncar  
Secretary

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Paul Falduto, Jr.  
Chairman

**7B.**

**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 held Monday, December 9, 2024 at 11:00 a.m. was continued and  
3 reconvened on Thursday, December 19, 2024 at 10:00 a.m. at 19520 Heritage Oak Boulevard,  
4 Port Charlotte, Florida 33948.

5

6           Present and constituting a quorum were:

- |                               |                                 |
|-------------------------------|---------------------------------|
| 7           Paul Falduto, Jr. | Chairperson                     |
| 8           Steve Horsman     | Vice Chairperson                |
| 9           Peter Antosh      | Assistant Secretary (Via Teams) |
| 10          Carmen Russo      | Assistant Secretary (Via Teams) |
| 11          Jeanne Teter      | Assistant Secretary             |

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14          Also present were:

- |                               |                             |
|-------------------------------|-----------------------------|
| 15          Robert Koncar     | District Manager, Inframark |
| 16          Michelle Egan     | Project Manager, Inframark  |
| 17          Jacquie Wells     | Activities Director         |
| 18          Several Residents |                             |

19

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

21

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

22           Mr. Falduto called the meeting to order, and Mr. Koncar called the roll. A quorum was  
23 established.  
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26           On MOTION by Mr. Horsman seconded by Ms. Teter with all in  
27 favor Mr. Antosh and Mr. Russo were approved to attend the  
28 meeting via Teams. 3-0

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

30           The Pledge of Allegiance was recited.

31

32

**EIGHTH ORDER OF BUSINESS**                                  **Old Business**

**A. Landscaping**

34           Mr. Falduto stated the purpose of the continued meeting was to approve an RFP for  
35 distribution for landscaping in Heritage Oak Park.  
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December 19, 2024 Continued Meeting

Heritage Oak Park CDD

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On MOTION by Ms. Teter seconded by Mr. Horsman with all in favor distribution of an RFP for landscaping in Heritage Oak Park was approved. 5-0

43 Mr. Koncar stated they circulated a re-draft of the RFP. They changed the dates and did  
44 some edits to the material in there. It was reviewed by District Counsel and he did not have any  
45 issues with it. If the Board approves it, it will be advertised as soon as possible and distributed.  
46 January 9, 2025 will be the deadline for submission of questions and the proposals will be due  
47 February 3, 2025. The mandatory pre-bid meeting was eliminated.

48

49 Ms. Teter asked if they will be doing a repeat of the golf cart parade with the interested  
50 vendors. Mr. Koncar responded no because that was part of the mandatory pre-bid meeting. The  
51 scope of services in the RFP covers mowing and general landscape maintenance only.

52

53 Mr. Antosh recommended they do hold a pre-bid meeting to reiterate what the RFP says  
54 and what is expected. He made comments on the RFP package. He thinks the package needs to be  
55 clearer where a bidder can tie a scope to a definition of scope to how to price it. He noted some  
56 are shown in the draft as struck items to delete the requirements for the bidders to demonstrate  
57 proficiency in irrigation since it is not an irrigation contract. On the Table of Contents page it looks  
58 as if part five and part six are duplicated. It is listed under proposal forms and then also separately  
59 under part six, which is where they should strike irrigation.

60 He could not see Exhibits B & C. In section 11 it indicates we would answer questions  
61 submitted by email and the next sentence says any question has to be answered as an addendum.  
62 He asked if the intent is to email the addendum to all prospers. Mr. Koncar responded there is the  
63 deadline for submission of questions by bidders and all bidders still in the process will be emailed  
64 any addendum. Every question submitted goes to every bidder.

65 Mr. Antosh stated item 19 in the instruction to bidders has a clause where it says the  
66 contractor has to continue to work even if their contract has expired or been terminated. He does  
67 not understand how that works. Mr. Koncar stated that provision is in there because there have  
68 been situations in the past where some bidders decide they want to stop work, and this keeps that  
69 from happening. They do not decide when they start or stop work. In terms of the contract, there

December 19, 2024 Continued Meeting

Heritage Oak Park CDD

70 were instances where they had to continue a contract on a month-to-month basis until we can get  
71 the RFP finalized. It prevents the District from being left without a landscape provider.

72 Mr. Antosh asked if everything that is struck will be deleted. Mr. Koncar responded yes,  
73 what is struck will be deleted and what is underlined will be added.

74 Mr. Antosh stated the pricing page indicates the OTC is in item four, not part of item three,  
75 but on the page where it defines OTC, it says that is not supposed to be part of the bid. Mr. Koncar  
76 stated normally it is worded that way because the base bidding includes the first four parts. The  
77 OTC is something which is done at the request of the Board once the contract starts and it depends  
78 on what the situation is, whether or not you have to do the OTC. Mr. Antosh stated it specifically  
79 says it is in the base bid on the proposal sheet. Mr. Koncar stated it is because we need to have a  
80 price for that in the event we need to do it. Mr. Antosh stated in one part it says it is in the grand  
81 total and in another part, it says it is not part of the grand total. Mr. Koncar will look at it.

82 Mr. Antosh stated it indicates in proposal forms that if the contractor wants to increase the  
83 pricing due to a calendar year change, then he should copy it and make additional submittals, but  
84 the grand total itself is shown as increased prices. Are they to presume the contractor is going to  
85 increase the price on that and is it only the unit prices they are looking for the contractor to make  
86 additional pages. Mr. Koncar responded the reason it is in there that way is because in this case  
87 there is a difference between when the contract begins in the fiscal year as opposed to a calendar  
88 year. It is in there to eliminate any concerns about pricing of when the contract begins and when  
89 it ends in relation to the fiscal year for the District.

90 Mr. Antosh stated page 32 of the pricing forms has a place where they are put total hourly  
91 storm cleanup, but later we ask for individual prices for particular equipment and particular  
92 manpower for that same purpose. How would the bidder know what the total is if they do not know  
93 the extensiveness of the storm cleanup. Mr. Koncar responded we are looking for a unit price  
94 usually by hour on what it will take to do the cleanup, and that would include labor plus the cost  
95 of equipment. Mr. Antosh asked how the bidder will know the total dollar to bid for fertilization if  
96 the RFP does not specify what the turf area is and what grass they want planted. Mr. Koncar will  
97 look at that. The RFP requests four applications of fertilization and he thinks two are sufficient. In  
98 an upcoming Charlotte County Ordinance for fertilization, which has not passed yet, there is no  
99 nitrogen or phosphorus to be added for four months of the year. Mr. Falduto noted in the past they  
100 have gotten the four fertilization and during the time of year that no nitrogen is allowed, they have

December 19, 2024 Continued Meeting

Heritage Oak Park CDD

101 used fertilizer that does not contain nitrogen. Mr. Antosh stated it would be a different product and  
102 questioned if they would have a different price.

103 Mr. Antosh stated on page 35 they are asking the bidders to provide unit pricing from what  
104 Mr. Koncar discussed before, these prices do not go in the grand total of the proposal, but we have  
105 them to negotiate additional services. This is more of a definition of removal of leaves per  
106 truckload. Is that only the truck or the labor to collect the trees and put them in the truck and  
107 dispose of them. There is a unit price for mowing, but the RFP asks for a unit price for mowing in  
108 the next section. Mr. Koncar stated they need to include it there in case they need additional  
109 services. Mr. Antosh asked what the difference between the mowing in the boxed area is as  
110 opposed to the mowing area on item O, under the rates for additional services. Mr. Koncar  
111 responded the box unit is going to be the standard scope of service for mowing. The other is if  
112 there will be additional mowing needed due to excess rain causing the grass to grow faster.

113 Mr. Antosh noted he was under the impression that leaves were not being addressed by this  
114 RFP, but it is in the scope for debris removal under general landscape maintenance. That may be  
115 a reason why the pricing was higher than expected. Mr. Koncar stated the Board is going to have  
116 the chance during the contract negotiations as to whether they will include it in there. It was an  
117 issue discussed in the past regarding the past contract regarding the lack of leaf removal in the  
118 proposal so we can show it as an alternative, and the pricing for it, but it would not be part of the  
119 base contract unless the Board wanted it to be done.

120 Mr. Falduto entertained a motion to include a pre-bid meeting for prospective bidders to  
121 come in and look at Heritage Oak Park.

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Mr. Horsman MOVED to include a pre-bid meeting on the RFP and Ms. Teter seconded it.
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126 Discussion ensued and the suggestion was made to provide a three-day window for  
127 prospective bidders to look at the property. Mr. Falduto suggested the week of January 13, 2024.  
128 The question period would have to be changed to January 20, 2024. Mr. Koncar suggested if they  
129 are going to do a pre-bid meeting, it be done in one day because it can cause confusion amongst  
130 the prospective bidders. Discussion ensued and Mr. Koncar suggested doing it the afternoon of the  
131 January 16, 2024 meeting.

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On MOTION by Mr. Horsman seconded by Ms. Teter the previous motion was amended to include a pre-bid meeting on January 16, 2024 at 1:00 p.m. and change the questions deadline to January 20, 2024, with all in favor, the motion passed. 5-0

Mr. Horsman stated he went through the RFP this morning and realized they are a government entity. The qualifications cut some people out. Then some of the numbers that came through were not the real numbers. Thing got convoluted. If they were to pick up the middle contract for the real proposed number, which he found out this morning, it would increase the assessments in two neighborhoods by \$48 a quarter. One of the bids came is from a company that has done work for the District before, and it was \$50,000 less than what is being paid now. As President of the HOA, he would have a hard time signing an interlocal agreement if there are other options. They need to be fair to the whole community.

Mr. Russo asked if this is going to be just for the three companies or will it be out for bid like the last time. Mr. Koncar responded it will be a new bid and suggested they put in the RFP that the pricing will be good for 60 days.

On MOTION by Mr. Horsman seconded by Ms. Teter to issue an RFP for landscaping for Heritage Oak Park with Mr. Horsman, Ms. Teter, Mr. Falduto and Mr. Carmen voting aye and Mr. Antosh voting nay, the motion passed. 4-1

Mr. Horsman noted in the event Mainscape decides to back out, they will need to address it.

Mr. Russo asked if Mainscape terminates the contract, is the District at risk of losing them as their irrigation contractor. Mr. Falduto responded they kept the two contracts separately so if there was an issue with the landscaping, it would not affect the irrigation.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

None.

December 19, 2024 Continued Meeting

Heritage Oak Park CDD

171 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

172 There being no further business,

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174 On MOTION by Mr. Horsman seconded by Mr. Antosh the meeting  
175 was adjourned.

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Paul Falduto, Jr.  
Chairman

**7C**

**HERITAGE OAK PARK**  
Community Development District  
*Financial Report*  
*December 31, 2024*

Prepared by



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**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**December 31, 2024**

**Balance Sheet**  
December 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 507,534	\$ -	\$ -	\$ 507,534
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
Investments:				
Money Market Account	897,049	-	-	897,049
Construction Fund	-	-	72,918	72,918
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	295,049	-	295,049
Prepaid Items	4,562	-	-	4,562
Deposits	8,200	-	-	8,200
<b>TOTAL ASSETS</b>	<b>\$ 1,420,644</b>	<b>\$ 314,118</b>	<b>\$ 72,918</b>	<b>\$ 1,807,680</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 15,467	\$ -	\$ -	\$ 15,467
<b>TOTAL LIABILITIES</b>	<b>15,467</b>	<b>-</b>	<b>-</b>	<b>15,467</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	4,562	-	-	4,562
Deposits	8,200	-	-	8,200
<b>Restricted for:</b>				
Debt Service	-	314,118	-	314,118
Capital Projects	-	-	72,918	72,918
<b>Assigned to:</b>				
Operating Reserves	245,927	-	-	245,927
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>695,515</b>	<b>-</b>	<b>-</b>	<b>695,515</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,405,177</b>	<b>\$ 314,118</b>	<b>\$ 72,918</b>	<b>\$ 1,792,213</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,420,644</b>	<b>\$ 314,118</b>	<b>\$ 72,918</b>	<b>\$ 1,807,680</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-24 BUDGET	DEC-24 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 4,800	\$ 1,200	\$ 3,356	\$ 2,156	69.92%	\$ 400	\$ 1,069
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Interlocal Agreement-Irrigation	30,000	7,500	7,500	-	25.00%	-	-
Room Rentals	500	980	980	-	196.00%	805	805
Recreational Activity Fees	53,200	13,300	7,546	(5,754)	14.18%	4,433	4,180
Special Assmnts- Tax Collector	1,147,033	899,000	884,024	(14,976)	77.07%	795,000	769,387
Special Assmnts- Discounts	(45,881)	(35,960)	(34,686)	1,274	75.60%	(30,879)	(30,189)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	90	84	(6)	7.00%	-	-
Access Cards	600	13	12	(1)	2.00%	-	-
Insurance Reimbursements	-	-	1,630	1,630	0.00%	-	1,630
<b>TOTAL REVENUES</b>	<b>1,198,252</b>	<b>886,873</b>	<b>871,196</b>	<b>(15,677)</b>	<b>72.71%</b>	<b>769,759</b>	<b>746,882</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	3,000	1,800	1,200	15.00%	1,000	1,000
FICA Taxes	918	230	138	92	15.03%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	1,500	3,102	(1,602)	51.70%	500	758
ProfServ-Mgmt Consulting	73,779	18,445	18,937	(492)	25.67%	6,148	6,394
ProfServ-Special Assessment	12,506	12,506	12,142	364	97.09%	12,506	12,142
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	5,100	5,000	5,000	-	98.04%	5,000	5,000
Communication/Freight - Gen'l	1,500	375	203	172	13.53%	125	109
Insurance - General Liability	15,500	15,500	15,038	462	97.02%	-	-
R&M-ADA Compliance	1,053	1,553	1,553	-	147.48%	-	-
Legal Advertising	1,100	347	347	-	31.55%	-	-
Miscellaneous Services	3,000	750	33	717	1.10%	250	10
Misc-Assessment Collection Cost	22,941	18,980	16,987	1,993	74.05%	14,900	14,784
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	-	-	-	0.00%	-	-
<b>Total Administration</b>	<b>169,636</b>	<b>81,890</b>	<b>78,984</b>	<b>2,906</b>	<b>46.56%</b>	<b>40,506</b>	<b>40,274</b>
<b>Other Public Safety</b>							
R&M-Gate	3,500	875	267	608	7.63%	-	-
R&M-Gatehouse	1,000	250	12	238	1.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	375	97	278	6.47%	-	-
<b>Total Other Public Safety</b>	<b>8,600</b>	<b>1,500</b>	<b>376</b>	<b>1,124</b>	<b>4.37%</b>	<b>-</b>	<b>-</b>
<b>Field</b>							
Contracts-Mgmt Services	162,744	40,686	40,686	-	25.00%	13,562	13,562
Contracts-Lake and Wetland	6,120	1,530	1,530	-	25.00%	510	510
Contracts-Landscape	103,742	25,936	25,936	-	25.00%	8,645	8,645
Contracts-Irrigation	52,673	13,168	13,040	128	24.76%	4,389	4,347
Utility - General	45,600	11,400	10,039	1,361	22.02%	3,800	4,056
Utility - Water & Sewer	13,600	3,000	3,124	(124)	22.97%	1,000	1,077
Insurance - General Liability	65,402	65,402	57,465	7,937	87.86%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,000	1,138	1,138	-	16.26%	-	-



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-24 BUDGET	DEC-24 ACTUAL
R&M-Irrigation	33,000	8,250	16,462	(8,212)	49.88%	2,750	4,850
R&M-Lake	21,750	-	-	-	0.00%	-	-
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	4,650	4,650	-	37.20%	-	-
R&M-Pumps	2,160	-	-	-	0.00%	-	-
Misc-Special Projects	10,930	-	-	-	0.00%	-	-
Misc-Hurricane Expense	25,000	-	-	-	0.00%	-	-
Misc-Contingency	63,780	5,209	5,209	-	8.17%	4,525	4,525
Capital Outlay	30,745	-	-	-	0.00%	-	-
<b>Total Field</b>	<b>683,746</b>	<b>180,369</b>	<b>179,279</b>	<b>1,090</b>	<b>26.22%</b>	<b>39,181</b>	<b>41,572</b>
<b>Road and Street Facilities</b>							
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	4,008	4,008	-	40.08%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	-	-	-	0.00%	-	-
<b>Total Road and Street Facilities</b>	<b>63,369</b>	<b>4,008</b>	<b>4,008</b>	<b>-</b>	<b>6.32%</b>	<b>-</b>	<b>-</b>
<b>Parks and Recreation - General</b>							
Contracts-Mgmt Services	38,865	9,716	9,716	-	25.00%	3,239	3,239
Contracts-Janitorial Services	19,632	4,908	4,908	-	25.00%	1,636	1,636
Contracts-Pools	11,134	2,783	2,895	(112)	26.00%	928	965
Contracts-Pest Control	1,020	255	255	-	25.00%	85	85
Communication - Telephone	8,580	2,145	1,871	274	21.81%	715	648
R&M-Clubhouse	45,000	11,485	2,818	8,667	6.26%	3,750	604
R&M-Parks	15,000	3,750	449	3,301	2.99%	1,250	45
R&M-Pools	4,500	1,125	1,737	(612)	38.60%	375	708
R&M-Tennis Courts	2,000	310	310	-	15.50%	90	90
Miscellaneous Services	2,400	600	483	117	20.13%	200	353
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	1,455	1,692	(237)	29.07%	485	564
Office Supplies	3,000	750	819	(69)	27.30%	250	365
Op Supplies - General	6,000	1,500	607	893	10.12%	500	246
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	4,470	4,470	-	29.80%	-	-
Reserve - A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
<b>Total Parks and Recreation - General</b>	<b>219,701</b>	<b>45,252</b>	<b>33,030</b>	<b>12,222</b>	<b>15.03%</b>	<b>13,503</b>	<b>9,548</b>
<b>Special Recreation Facilities</b>							
Miscellaneous Services	4,500	1,125	1,111	14	24.69%	375	405
Misc-Event Expense	21,000	5,250	3,072	2,178	14.63%	1,750	876
Misc-Social Committee	26,700	6,675	3,735	2,940	13.99%	2,225	2,089
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	125	105	20	21.00%	42	15
<b>Total Special Recreation Facilities</b>	<b>53,200</b>	<b>13,175</b>	<b>8,023</b>	<b>5,152</b>	<b>15.08%</b>	<b>4,392</b>	<b>3,385</b>
<b>TOTAL EXPENDITURES</b>	<b>1,198,252</b>	<b>326,194</b>	<b>303,700</b>	<b>22,494</b>	<b>25.35%</b>	<b>97,582</b>	<b>94,779</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 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>DEC-24 BUDGET</u>	<u>DEC-24 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	560,679	567,496	6,817	0.00%	672,177	652,103
Net change in fund balance	\$ -	\$ 560,679	\$ 567,496	\$ 6,817	0.00%	\$ 672,177	\$ 652,103
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>837,916</b>	<b>837,916</b>	<b>837,916</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 837,916</b>	<b>\$ 1,398,595</b>	<b>\$ 1,405,412</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-24 BUDGET	DEC-24 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 2,223	\$ 2,223	0.00%	\$ -	\$ 625
Special Assmnts- Tax Collector	197,323	160,000	152,210	(7,790)	77.14%	142,000	132,507
Special Assmnts- Discounts	(7,893)	(6,400)	(5,967)	433	75.60%	(5,880)	(5,193)
<b>TOTAL REVENUES</b>	<b>189,430</b>	<b>153,600</b>	<b>148,466</b>	<b>(5,134)</b>	<b>78.38%</b>	<b>136,120</b>	<b>127,939</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	3,946	3,200	2,925	275	74.13%	2,840	2,546
<b>Total Administration</b>	<b>3,946</b>	<b>3,200</b>	<b>2,925</b>	<b>275</b>	<b>74.13%</b>	<b>2,840</b>	<b>2,546</b>
<b>Debt Service</b>							
Principal Debt Retirement	133,610	-	-	-	0.00%	-	-
Interest Expense	59,543	29,771	29,771	-	50.00%	29,771	29,771
<b>Total Debt Service</b>	<b>193,153</b>	<b>29,771</b>	<b>29,771</b>	<b>-</b>	<b>15.41%</b>	<b>29,771</b>	<b>29,771</b>
<b>TOTAL EXPENDITURES</b>	<b>197,099</b>	<b>32,971</b>	<b>32,696</b>	<b>275</b>	<b>16.59%</b>	<b>32,611</b>	<b>32,317</b>
Excess (deficiency) of revenues Over (under) expenditures	(7,669)	120,629	115,770	(4,859)	-1509.58%	103,509	95,622
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(7,669)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(7,669)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (7,669)	\$ 120,629	\$ 115,770	\$ (4,859)	-1509.58%	\$ 103,509	\$ 95,622
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>198,348</b>	<b>198,348</b>	<b>198,348</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 190,679</b>	<b>\$ 318,977</b>	<b>\$ 314,118</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-24 BUDGET	DEC-24 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 860	\$ 860	0.00%	\$ -	\$ 271
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>860</b>	<b>860</b>	<b>0.00%</b>	<b>-</b>	<b>271</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	-	-	860	860	0.00%	-	271
Net change in fund balance	\$ -	\$ -	\$ 860	\$ 860	0.00%	\$ -	\$ 271
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>-</b>	<b>-</b>	<b>72,058</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,918</b>				

**Notes to the Financial Statements**  
December 2024

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 72.7% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 25.3% 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.
Prepaid Items		4,562	Entertainment for Dec plus FY 2025.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		15,467	Invoices for current month but not paid in current month.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	4,800	3,356	69.92%	Interest Income on Operating Accounts and Money Market Acct.
Room Rentals	500	980	196.00%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,147,033	884,024	77.07%	Collections were at 80% at this time last year.
Insurance Reimbursements	-	1,630	N/A	Reimbursement for accident damage.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Legal Services	6,000	3,102	51.70%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	18,937	25.67%	Fees increased in November due to revised agreement.
ProfServ-Special Assessment	12,506	12,142	97.09%	Assessment roll preparation fees paid for year.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Auditing Services	5,100	5,000	98.04%	Audit draft was received.
Insurance-General Liability	15,500	15,038	97.02%	Insurance paid in full for year.
R&M-ADA Compliance	1,053	1,553	147.48%	Webhosting paid in full for the year.
Legal Advertising	1,100	347	31.55%	Ad for FY 2025 meetings, bids for landscaping.
<b><u>Field</u></b>				
Insurance - General Liability	65,402	57,465	87.86%	Insurance paid in full for year.
R&M-Irrigation	33,000	16,462	49.88%	Monthly irrigation service repairs.
R&M-Trees and Trimming	12,500	4,650	37.20%	Remove pine tree, oak tree, palm tree and branches.

**Notes to the Financial Statements**  
December 2024

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures (con't)</b>				
<b><u>Road &amp; Street</u></b>				
R&M-Streetlights	10,000	4,008	40.08%	Replaced damaged light pole on Old Oak.
<b><u>Parks &amp; Recreation</u></b>				
Contracts-Pools	11,134	2,895	26.00%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	1,737	38.60%	Pool perfect, handrail covers, installed sweeper nozzle, solenoid valve replaced, repairs to pool heater & autofil tray, replace main drain grate.
Misc-Cable TV Expenses	5,820	1,692	29.07%	Comcast cable increased services due to change in equipment. Budget will be increased next year.
Office Supplies	3,000	819	27.30%	Copier lease and maintenance, copies, office supplies, iCloud storage, Office 365 for BOS, sticky pads for keyboards, printer toner.
Cap Outlay-Clubhouse	15,000	4,470	29.80%	Purchased new ice machine.
<b>Debt Service Fund 203</b>				
<b>Revenues</b>				
Special Assessments-Tax Collector	197,323	152,210	77.14%	Collections were at 80% at this time last year.
<b>Expenditures</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	133,610	-	0.00%	Next payment to be made in May
Interest Expense	59,543	29,771	50.00%	Next payment to be made in May

**HERITAGE OAK PARK**

Community Development District

**Supporting Schedules**

**December 31, 2024**

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector  
Monthly Collection Distributions  
For the Fiscal Year Ending September 30, 2025**

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%
11/07/24	\$ 40,735	\$ 1,697	\$ 831	\$ 43,264	\$ 36,907	\$ 6,357
11/14/24	14,583	608	298	15,488	13,230	2,258
11/21/24	10,937	456	223	11,616	9,923	1,693
11/27/24	60,232	2,510	1,229	63,971	54,577	9,394
12/05/24	206,715	8,613	4,219	219,547	187,233	32,314
12/12/24	218,899	9,121	4,467	232,487	198,457	34,030
12/19/24	423,568	17,649	8,644	449,860	383,697	66,163
<b>TOTAL</b>	<b>\$ 975,669</b>	<b>\$ 40,653</b>	<b>\$ 19,912</b>	<b>\$ 1,036,234</b>	<b>\$ 884,024</b>	<b>\$ 152,210</b>
% COLLECTED				77.1%	77.1%	77.1%
<b>TOTAL OUTSTANDING</b>				<b>\$ 308,120</b>	<b>\$ 263,009</b>	<b>\$ 45,110</b>



**HERITAGE OAK PARK**  
Community Development District

**Activities Fund Deposits**

<b>Deposit</b>										
<b>Date</b>		<b>Amount</b>	<b>Poolside Lunch</b>	<b>Morning Coffee Social</b>	<b>Haunted Halloween</b>	<b>Craft Fair</b>	<b>Fall Foliage</b>	<b>Friends giving</b>	<b>Ugly Sweater</b>	<b>NYE Party</b>
10/31/24	Deposit	\$120			\$120					
11/08/24	Deposit	\$2,381	\$1,161		\$720	\$240	\$100	\$160		
11/16/24	Deposit	\$865			(\$30)	\$895				
12/06/24	Deposit	\$4,180	\$1,168			\$45	\$240	\$690	\$2,037	
	<b>Total</b>	<b>\$7,546</b>	<b>\$2,329</b>	<b>\$0</b>	<b>\$810</b>	<b>\$1,180</b>	<b>\$340</b>	<b>\$850</b>	<b>\$2,037</b>	<b>\$0</b>
	<b>Expenses</b>	(\$6,807)	(\$1,869)	(\$362)	(\$552)	(\$685)	(\$731)	(\$645)	(\$1,444)	(\$520)
	<b>Profit / (Loss)</b>	<b>\$739</b>	<b>\$460</b>	<b>(\$362)</b>	<b>\$258</b>	<b>\$495</b>	<b>(\$391)</b>	<b>\$205</b>	<b>\$593</b>	<b>(\$520)</b>
	<b>Other Expenses</b>	(\$1,217)								
	<b>Total Profit / (Loss)</b>	<b>(\$478)</b>								

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Reserve Balance-Beginning	-	-	-		
Revenue	5,994	40,206	32,172	43,492	7,546
Expenses	8,371	43,202	31,569	49,686	8,023
Profit(Loss)	(2,377)	(2,995)	603	(6,194)	(478)

Notes: Revenue and Expenses are per financial statements

**Cash and Investment Report**  
December 31, 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%	\$406,044
Operating Checking Account	Valley Bank	4.62%	\$101,491
		<b>Subtotal</b>	<b>\$507,534</b>
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.39%	\$897,049
<b>DEBT SERVICE FUND</b>			
Series 2020 Reserve Fund	US Bank	4.25%	\$19,069
Series 2020 Revenue Fund	US Bank	4.25%	\$259,049
		<b>Subtotal</b>	<b>\$278,118</b>
<b>CAPITAL PROJECTS FUND</b>			
Series 2020 Construction Fund	US Bank	4.25%	\$72,918
		<b>Grand Total</b>	<b>\$1,755,820</b>

# Bank Account Statement

Heritage Oak Park CDD

**Bank Account No.** 7282  
**Statement No.** 12-24

**Statement Date** 12/31/2024

<b>G/L Account No. 101005 Balance</b>	406,043.80	<b>Statement Balance</b>	421,139.41
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	406,043.80	<b>Subtotal</b>	421,139.41
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-15,095.61
<b>Ending G/L Balance</b>	406,043.80	<b>Ending Balance</b>	406,043.80

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
04/30/2024	Payment	3760	Payment of Invoice 014670			-35.00
09/04/2024	Payment	3877	Check for Vendor V00890			-595.00
09/12/2024	Payment	100018	Inv: 3930500			-366.08
11/06/2024	Payment	300001	Inv: 102324-3151 CHECK			-21.36
12/05/2024	Payment	100066	Inv: 3939686			-77.22
12/05/2024	Payment	300002	Inv: 112124-3151 CHECK			-26.65
12/09/2024	Payment	100071	Inv: 26527			-5,000.00
12/11/2024	Payment	100075	Inv: 4807			-199.50
12/17/2024	Payment	100080	Inv: 1			-4,500.00
12/19/2024	Payment	100081	Inv: 95331341, Inv: 95331466, Inv:			-1,601.85
12/24/2024	Payment	100083	Inv: 309515, Inv: 311195			-340.00
12/24/2024	Payment	100084	Inv: INV-SN-486			-1,552.50
12/24/2024	Payment	100085	Inv: 122324			-140.00
12/24/2024	Payment	100086	Inv: 241216L			-90.96
12/24/2024	Payment	100087	Inv: 95331960			-549.49
<b>Total Outstanding Checks</b>						-15,095.61

**Outstanding Deposits**

**Total Outstanding Deposits**

# Bank Account Statement

Heritage Oak Park CDD

**Bank Account No.** 0663  
**Statement No.** 12-24

**Statement Date** 12/31/2024

<b>G/L Account No. 101006 Balance</b>	101,490.69	<b>Statement Balance</b>	101,490.69
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	101,490.69
<b>Subtotal</b>	101,490.69	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	101,490.69
<b>Ending G/L Balance</b>	101,490.69		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/24 to 12/31/24

(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	100049	11/06/24	COVERALL OF FT. MYERS	1160289850	CLEANING SERVICE 11/1-11/30/24	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100050	11/06/24	MAINSCAPE	1308497	11/24 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,645.17
001	100050	11/06/24	MAINSCAPE	1308597	11/24 IRRIGATION MAINT	R&M-Irrigation	534073-53901	\$4,346.79
001	100051	11/06/24	FEDEX	8-665-28181	SERVICE FOR 10/24/24	Communication/Freight - Gen'l	541001-51301	\$12.89
001	100052	11/06/24	CENTURYLINK	101924-8717	ACCT #311078717 10/19/24-11/18/24	Communication - Telephone	541003-57201	\$611.66
001	100053	11/06/24	SOLITUDE LAKE MANAGEMENT	PSI123709	11/24 LAKE & POND MAINTENANCE	Contracts-Lake & Wetland	534021-53901	\$510.00
001	100054	11/06/24	NATURZONE ENVIRONMENTAL SERVICES	713050	11/24 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100055	11/06/24	ARIEL ABIMELEC JOYA DURAN	115	REMOVE OAK & PALM TREES, BRANCHES	R&M-Trees and Trimming	546099-53901	\$4,000.00
001	100056	11/12/24	FEDEX	8-671-70026	SERVICE FOR 10/25/24 & 10/29/24	Communication/Freight - Gen'l	541001-51301	\$29.06
001	100057	11/12/24	PIPEDREAM PLUMBING OF SW FL, INC	102188	FIX URINAL IN THE LODGE	R&M-Clubhouse	546015-57201	\$1,198.00
001	100058	11/12/24	PERSSON, COHEN & MOONEY, P.A.	5499	LEGAL SERVICE FOR 10/24	ProfServ-Legal Services	531023-51401	\$757.50
001	100059	11/12/24	SECURITY ALARM CORPORATION	307964	MONITORING SERVICE 11/08/24-02/07/25	R&M-Clubhouse	546015-57201	\$144.00
001	100060	11/15/24	MAINSCAPE	1309035	10/24 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$6,003.28
001	100061	11/15/24	ELECTRICAL SOLUTIONS OF SW	10241	SERVICE CALL TO REPLACE BALLAST IN MENS BATHROOM	R&M-Clubhouse	546015-57201	\$190.00
001	100061	11/15/24	ELECTRICAL SOLUTIONS OF SW	10237	REPLACE DAMAGED CONCRETE LIGHT POLE	R&M-Streetlights	546095-54101	\$4,000.00
001	100062	11/22/24	SUN NEWSPAPERS	111224-2267	NOTICE TO BIDDERS LANDSCAPE MAINT SRVCS	Legal Advertising	548002-51301	\$84.37
001	100063	11/22/24	TODD PROA	95331498	11/24 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	100063	11/22/24	TODD PROA	95331498	11/24 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$964.95
001	100064	12/03/24	SUN NEWSPAPERS	112224-2267	NOTICE OF RESCHEDULED MEETING 11/22/2024	Legal Advertising	548002-51301	\$77.22
001	100065	12/05/24	MAINSCAPE	1308403	REPLACE BUSHES WITH FLOWERS	R&M-Entry Feature	546021-53901	\$1,137.50
001	100065	12/05/24	MAINSCAPE	1309885	12/24 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,645.17
001	100066	12/05/24	THE SUN	3939686	NOTICE OF SPECIAL MEETING 10/01/24	Legal Advertising	548002-51301	\$77.22
001	100067	12/05/24	FEDEX	8-694-09838	SERVICE FOR 11/19/2024	Communication/Freight - Gen'l	541001-51301	\$14.02
001	100068	12/05/24	PERSSON, COHEN & MOONEY, P.A.	5572	LEGAL SERVICE FOR 11/24	ProfServ-Legal Services	531023-51401	\$1,212.00
001	100069	12/05/24	SOLITUDE LAKE MANAGEMENT	PSI130404	12/24 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100070	12/05/24	NATURZONE ENVIRONMENTAL SERVICES	721199	11/24 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100071	12/09/24	GRAU & ASSOCIATES	26527	AUDIT FYE 09/30/24	Auditing Services	532002-51301	\$5,000.00
001	100072	12/09/24	DISASTER LAW & CONSULTING LLC	120324	FEMA LEGAL COUNSEL 11/01/24-11/30/24	ProfServ-Legal Services	531023-51401	\$375.00
001	100073	12/11/24	SECURITY ALARM CORPORATION	311039	SYSTEM SENSOR DUCT SAMPLING TUBE	R&M-Clubhouse	546015-53901	\$235.00
001	100074	12/11/24	MAINSCAPE	1310265	11/24 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$5,608.61
001	100074	12/11/24	MAINSCAPE	1309676	12/24 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,346.79
001	100075	12/11/24	GYM EQUIPMENT REPAIR AND SALE LLC	4807	FITNESS ROOM REPAIRS	R&M-Parks	546066-57201	\$199.50
001	100076	12/11/24	INFRAMARK LLC	139094	12/24 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100076	12/11/24	INFRAMARK LLC	139094	12/24 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,238.75
001	100076	12/11/24	INFRAMARK LLC	139094	12/24 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,562.00
001	100076	12/11/24	INFRAMARK LLC	139094	12/24 MANAGEMENT SERVICES	Assessment Roll Services	531038-51301	\$12,142.00
001	100077	12/11/24	COVERALL OF FT. MYERS	1160290336	CLEANING SERVICE 12/1-12/31/24	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100078	12/11/24	FEDEX	8-700-32369	SERVICE FOR 11/26/24	Communication/Freight - Gen'l	541001-51301	\$17.86
001	100079	12/17/24	CENTURYLINK	111924-8717	ACCT #311078717 11/19/24-12/18/24	Communication - Telephone	541003-57201	\$612.03
001	100080	12/17/24	ELITE DEBRIS CLEAN-UP	1	EMERGENCY CRASH SITE CLEANUP	Misc-Contingency	549900-53901	\$4,500.00
001	100081	12/19/24	TODD PROA	95331341	INSTALL HOSE SWEEPER NOZZLE	R&M-Pools	546074-57201	\$82.93
001	100081	12/19/24	TODD PROA	95331466	SOLENOID VALVE REPLACED	R&M-Pools	546074-57201	\$340.93
001	100081	12/19/24	TODD PROA	95331739	REPAIR POOL HEATER	R&M-Pools	546074-57201	\$150.00
001	100081	12/19/24	TODD PROA	95331777	12/24 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$964.95
001	100081	12/19/24	TODD PROA	95331777	12/24 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	100082	12/19/24	INFRAMARK LLC	136779-A	11/24 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100082	12/19/24	INFRAMARK LLC	136779-A	11/24 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,238.75
001	100082	12/19/24	INFRAMARK LLC	136779-A	11/24 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,562.00
001	100083	12/24/24	SECURITY ALARM CORPORATION	309515	MONITORING SERVICE CALL	R&M-Clubhouse	546015-57201	\$145.00
001	100083	12/24/24	SECURITY ALARM CORPORATION	311195	SERVICE CALL FOR LANAI BULLET CAMERA	R&M-Clubhouse	546015-57201	\$195.00
001	100084	12/24/24	INNERSYNCE STUDIO LTD	INV-SN-486	WEBSITE SVC/PDF ACCESSIBILITY 11/01/24-10/30/25	R&M-ADA Compliance	546350-51301	\$1,552.50
001	100085	12/24/24	MICHELE SNYDER	122324	UGLY SWEATER PARTY-FIVE EXTRA MEALS	Misc-Social Committee	549051-57501	\$140.00
001	100086	12/24/24	CHARLOTTE COUNTY TAX	241216L	POSTAGE FOR MAILING 2024 NOTICE OF TAXES	Communication/Freight - Gen'l	541001-51301	\$90.96
001	100087	12/24/24	TODD PROA	95331960	MAIN DRAIN GRATE INSTALLATION	R&M-Pools	546074-57201	\$549.49
001	300001	11/06/24	FPL	102324-3151 CHK	ACCT #72189-53151 09/23/24-10/23/24	Utility - General	543001-53901	\$21.36
001	300002	12/05/24	FPL	112124-3151 CHK	ACCT #72189-53151 10/23/24-11/21/24	Utility - General	543001-53901	\$26.65
001	3887	11/08/24	ANTONIO A LAVORGNA	AL 11072024	ENTERTAINMENT - FALL FOLIAGE PARTY-DEPOSIT	Misc-Event Expense	549022-57501	\$250.00

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

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001	3888	11/18/24	JACQUELINE WELLS	JW 111324	REIMB-MEAL FOR ENTERTAINMENT FALL FOLIAGE PARTY	Misc-Social Committee	549051-57501	\$29.96
001	3889	11/19/24	RICHIE L HODGE	RH 111324	ENTERTAINMENT FOR FRIENDSGIVING	Misc-Event Expense	549022-57501	\$295.00
001	3890	11/26/24	FEDEX	8-686-08377	SERVICE FOR 11/08/24	Communication/Freight - Gen'l	541001-51301	\$22.27
001	3891	11/26/24	GYM EQUIPMENT REPAIR AND SALE LLC	4829	INSTALL NEW SEAT	Fitness Equipment Repairs	546015-57201	\$234.00
001	3892	11/26/24	MAZZONI'S PREFERRED	111824-	PRESSURE CLEAN EVES/FASCIA CLUBHOUSE	R&M-Clubhouse	546015-57201	\$450.00
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Napkins for Dispensers	552001-57201	\$60.21
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$20.47
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Rubber Feet for Lodge Chairs	546015-57201	\$8.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Sponges	552001-57201	\$26.45
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Sticky Pads to Hold Keyboards	551002-57201	\$16.98
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	UPS Battery Back up for ACT Office	551002-57501	\$77.97
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Pool Handrail Covers	546074-57201	\$58.58
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Starbucks Coffee for Staff Meetings	549001-57201	\$25.00
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Pool Handrail Cover	546074-57201	\$20.94
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$64.89
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Tennis Court Sponge Rollers	546442-57201	\$219.96
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Starbucks Coffee for Staff Meetings	549001-57201	\$25.00
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Porky Pancake Breakfast-Cups	549022-57501	\$7.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Sports Bar Drawer Locks	546066-57201	\$22.81
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	iCloud Storage	549001-57201	\$0.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Meat Thermometer for Poolside Lunch	549022-57501	\$15.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Extension Cord w/Power Strip	546015-57201	\$19.99
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Pickleball Net Weights	546066-57201	\$25.90
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Coffee for Meet & Greet	549001-57201	\$20.00
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Reflective Tape for Broken Light Pole	546095-54101	\$7.91
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Toilet Flanger Cover	546035-52901	\$12.09
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Monday Coffee Social	549051-57501	\$34.42
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$6.00
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$3.89
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Fitness Room Wipes	546066-57201	\$156.05
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Oct ACT Calendar	549001-57501	\$313.62
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Oct ACT Calendar	549001-57501	\$11.09
001	DD01040	11/04/24	VALLEY NATIONAL BANK	100724-7986 ACH	10/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$15.38
001	DD01041	11/07/24	CHARLOTTE COUNTY UTILITIES	101724-1597 ACH	26307-101597 09/10/24-10/10/24	Utility - Water & Sewer	543021-53901	\$845.46
001	DD01042	11/07/24	CHARLOTTE COUNTY UTILITIES	101724-0703 ACH	26307-080703 09/10/24-10/10/24	Utility - Water & Sewer	543021-53901	\$74.71
001	DD01045	11/07/24	FPL	102324-3218 ACH	ACCT #01784-03218 09/23/24-10/23/24	Utility - General	543001-53901	\$75.79
001	DD01046	11/07/24	FPL	102324-2211 ACH	ACCT #94620-32211 09/23/24-10/23/24	Utility - General	543001-53901	\$99.07
001	DD01047	11/08/24	FPL	102324-8333 ACH	ACCT #36126-28333 09/23/24-10/23/24	Utility - General	543001-53901	\$56.95
001	DD01048	11/07/24	FPL	102324-0214 ACH	ACCT #65998-90214 09/23/24-10/23/24	Utility - General	543001-53901	\$47.55
001	DD01049	11/07/24	FPL	102324-3219 ACH	ACCT #25921-93219 09/23/24-10/23/24	Utility - General	543001-53901	\$74.21
001	DD01050	11/07/24	FPL	102324-8335 ACH	ACCT #87070-88335 09/23/24-10/23/24	Utility - General	543001-53901	\$1,517.01
001	DD01051	11/07/24	FPL	102324-4219 ACH	ACCT #89079-74219 09/23/24-10/23/24	Utility - General	543001-53901	\$385.02
001	DD01052	11/07/24	FPL	102324-5535 ACH	ACCT #92945-85535 09/23/24-10/23/24	Utility - General	543001-53901	\$70.09
001	DD01053	11/07/24	FPL	102324-9333 ACH	ACCT #90419-29333 09/23/24-10/23/24	Utility - General	543001-53901	\$92.59
001	DD01054	11/07/24	FPL	102324-9344 ACH	ACCT #96809-59344 09/23/24-10/23/24	Utility - General	543001-53901	\$111.84
001	DD01055	11/20/24	GREATAMERICA FINANCIAL SVCS	37749314 ACH	COPIER LEASE FOR 10/24	Office Supplies	551002-57201	\$120.08
001	DD01057	11/18/24	COMCAST	102624-4227 ACH	ACCT# 8535100601234227 10/30/24-11/29/24	Misc-Cable TV Expenses	549039-57201	\$564.00
001	DD01058	12/04/24	CHARLOTTE COUNTY UTILITIES	111224-1597 ACH	26307-101597 10/10/24-11/07/24	Utility - Water & Sewer	543021-53901	\$1,052.58
001	DD01059	12/04/24	CHARLOTTE COUNTY UTILITIES	111224-0703 ACH	26307-080703 10/10/24-11/07/24	Utility - Water & Sewer	543021-53901	\$74.71
001	DD01060	12/06/24	FPL	112124-9333 ACH	ACCT #90419-29333 10/23/24-11/21/24	Utility - General	543001-53901	\$139.62
001	DD01061	12/06/24	FPL	112124-3219 ACH	ACCT #25921-93219 10/23/24-11/21/24	Utility - General	543001-53901	\$177.18
001	DD01062	12/06/24	FPL	112124-0214 ACH	ACCT #65998-90214 10/23/24-11/21/24	Utility - General	543001-53901	\$134.89
001	DD01063	12/06/24	FPL	112124-5535 ACH	ACCT #92945-85535 10/23/24-11/21/24	Utility - General	543001-53901	\$70.09
001	DD01064	12/06/24	FPL	112124-2211 ACH	ACCT #94620-32211 10/23/24-11/21/24	Utility - General	543001-53901	\$273.02
001	DD01065	12/06/24	FPL	112124-9344 ACH	ACCT #96809-59344 10/23/24-11/21/24	Utility - General	543001-53901	\$111.97
001	DD01066	12/06/24	FPL	112124-3218 ACH	ACCT #01784-03218 10/23/24-11/21/24	Utility - General	543001-53901	\$78.00
001	DD01067	12/06/24	FPL	112124-8333 ACH	ACCT #36126-28333 10/23/24-11/21/24	Utility - General	543001-53901	\$393.77
001	DD01068	12/06/24	FPL	112124-4219 ACH	ACCT #89079-74219 10/23/24-11/21/24	Utility - General	543001-53901	\$387.91

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001	DD01069	12/06/24	FPL	112124-8335 ACH	ACCT #87070-88335 10/23/24-11/21/24	Utility - General	543001-53901	\$1,659.73
001	DD01070	12/02/24	GREATAMERICA FINANCIAL SVCS	37958385 ACH	COPIER LEASE FOR 11/24	Office Supplies	551002-57201	\$132.73
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$272.10
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$31.16
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$51.41
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Water for Maintenance	552001-57201	\$18.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Coffee for Staff Meeting	549001-57201	\$25.00
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Glad Trash Bags	552001-57201	\$16.69
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Exit Signs for the Lodge	546015-57201	\$35.77
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	First Aid Kit - Returned	549001-57201	\$18.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$21.09
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Facial Tissues, Boot Sleeve for Cup	552001-57201	\$13.81
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$57.19
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$12.96
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	iCloud Storage	549001-57201	\$0.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Monthly Planners	551002-57201	\$28.83
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$74.09
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$65.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Golf Cart Battery Charger	549900-53901	\$499.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Craft Show Supplies	549022-57501	\$8.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$23.99
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$35.86
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$29.90
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Craft and Vendor Fair Entry Form	549022-57501	\$128.24
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$15.45
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$49.34
001	DD01071	12/04/24	VALLEY NATIONAL BANK	110724-7986 ACH	11/07/24 STATEMENT PURCHASES	Nov ACT Calendars	549001-57501	\$342.09
001	DD01072	11/30/24	HOME DEPOT CREDIT SERVICES	110524-6325 ACH	PURCHASES FOR 10/05/24-11/05/24	Cleaning Supplies	552001-57201	\$43.94
001	DD01072	11/30/24	HOME DEPOT CREDIT SERVICES	110524-6325 ACH	PURCHASES FOR 10/05/24-11/05/24	Maintenance Supplies	549900-53901	\$20.25
001	DD01072	11/30/24	HOME DEPOT CREDIT SERVICES	110524-6325 ACH	PURCHASES FOR 10/05/24-11/05/24	Cleaning Supplies	552001-57201	\$14.40
001	DD01072	11/30/24	HOME DEPOT CREDIT SERVICES	110524-6325 ACH	PURCHASES FOR 10/05/24-11/05/24	Power Cleaner and Oil	549900-53901	\$80.91
001	DD01073	12/17/24	COMCAST	112624-4227 ACH	ACCT# 8535100601234227 11/30/24-12/29/24	Misc-Cable TV Expenses	549039-57201	\$564.00
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$180.12
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Gate Access Program	549043-52901	\$97.09
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	BOS Microsoft 365	551002-57201	\$99.99
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	ACT Office	551002-57501	\$12.50
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$183.50
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$22.04
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$12.87
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Gate Remotes	546034-52901	\$267.49
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Fuel for Power Washer	549900-53901	\$34.84
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$7.16
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$166.40
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$12.88
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$187.50
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$14.63
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$33.65
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$180.82
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Fall Foliage Decorations	549022-57501	\$89.95
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Fall Foliage Decorations	549022-57501	\$20.99
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$16.45
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Lodge Decorations	546015-57201	\$7.99
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Fall Foliage Decorations	549022-57501	\$39.98
001	DD01076	12/02/24	TRUIST BANK	110224-8114 ACH	11/02/24 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$14.94

Fund Total \$146,172.81

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/24 to 12/31/24

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**SERIES 2020 DEBT SERVICE FUND - 203**

203	3894	12/23/24	HERITAGE OAK PARK	121924-DSXFR 2020	FY 2025 ASSESSMENT RECEIPTS	Due From Other Funds	131000	\$146,035.43
							<b>Fund Total</b>	<b><u>\$146,035.43</u></b>

<b>Total Checks Paid</b>	<b>\$292,208.24</b>
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