

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
MARCH 20, 2025
WORKSHOP AND
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

March 13, 2025

Board of Supervisors
Heritage Oak Park Community Development District

Dear Board Members:

A budget workshop and regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held on **Thursday, March 20, 2025**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. The workshop will begin at 9:00 a.m. followed by the regular meeting at 10:00 a.m. Following is the advanced agenda:

Workshop and Regular Meeting Agenda
Thursday, March 20, 2025

Budget Workshop – 9:00 a.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Discussion of the Fiscal Year 2026 Proposed Budget
4. Adjournment

Regular Meeting – 10:00 a.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items
5. Comments from the Chairman
6. Approval of Consent Agenda
 - A. Approval of the Minutes of the October 31, 2024 Special Meeting
 - B. Approval of the Minutes of the February 20, 2025 Regular Meeting
 - C. Financials and Check Register for February 2025
7. Old Business
8. New Business
9. Staff Reports
10. Manager's Report
11. Supervisor Requests
12. Audience Comments
13. Adjournment

Next Budget Workshop and Regular Meeting – April 10, 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

WORKSHOP

Third Order of Business

HERITAGE OAK PARK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2026

Version 1 - Preliminary Budget
(Printed on 03/10/25 12:00pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Exhibit A - Allocation of Fund Balances	5
Budget Narrative	6-14
<u>DEBT SERVICE BUDGET</u>	
Debt Service Fund - Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
Amortization Schedule.....	16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	17

HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 20,167	\$ 33,669	\$ 4,800	\$ 9,862	\$ 6,300	\$ 16,162	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	1,500	1,500	3,000	3,000
Interlocal Agreement-Irrigation	-	30,000	30,000	15,000	15,000	30,000	30,000
Room Rentals	557	1,907	500	1,526	200	1,726	500
Recreational Activity Fees	32,413	43,492	53,200	15,637	24,500	40,137	53,200
Interest - Tax Collector	-	321	-	1,509	-	1,509	-
Special Assmnts- Tax Collector	1,008,433	1,147,033	1,147,033	1,027,488	119,545	1,147,033	1,147,035
Special Assmnts- Discounts	(36,906)	(41,377)	(45,881)	(39,979)	-	(39,979)	(45,881)
Other Miscellaneous Revenues	33,403	138	3,800	-	3,500	3,500	3,800
Gate Bar Code/Remotes	1,011	1,264	1,200	337	600	937	1,200
Access Cards	70	176	600	59	175	234	600
Insurance Reimbursements	410,942	42,049	-	1,630	-	1,630	-
TOTAL REVENUES	1,473,090	1,261,672	1,198,252	1,034,569	171,320	1,205,889	1,198,254
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	9,800	11,800	12,000	4,800	7,000	11,800	12,000
FICA Taxes	750	903	918	367	536	903	918
ProfServ-Engineering	7,380	-	10,000	-	7,000	7,000	10,000
ProfServ-Legal Services	9,098	15,450	6,000	5,935	5,250	11,185	12,000
ProfServ-Mgmt Consulting Serv	69,540	71,628	73,779	31,725	42,054	73,779	75,990
ProfServ-Special Assessment	11,788	12,142	12,506	12,142	-	12,142	12,881
ProfServ-Trustee Fees	4,041	4,041	3,704	3,704	-	3,704	3,704
Auditing Services	4,700	4,900	5,100	5,000	-	5,000	5,100
Communication/Freight - Gen'l	794	624	1,500	258	1,242	1,500	1,500
Insurance - General Liability	9,601	12,077	15,500	15,038	-	15,038	16,542
R&M-ADA Compliance	2,032	1,553	1,053	1,553	-	1,553	1,553
Legal Advertising	2,505	369	1,100	347	800	1,147	1,100
Miscellaneous Services	1,892	143	3,000	46	2,954	3,000	3,000
Misc-Assessmnt Collection Cost	6,458	6,465	22,941	19,750	2,391	22,141	22,941

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Office Supplies	-	1,395	360	-	360	360	360
Annual District Filing Fee	175	175	175	-	175	175	175
Total Administrative	140,554	143,665	169,636	100,665	69,761	170,426	179,764
Other Public Safety							
R&M-Gate	787	4,592	3,500	267	3,233	3,500	3,500
R&M-Gatehouse	23,660	6,580	1,000	12	988	1,000	1,000
R&M-Security Cameras	-	480	2,600	-	2,600	2,600	2,600
Misc-Programming & Services	899	1,125	1,500	291	1,209	1,500	1,500
Capital Outlay	5,516	-	-	-	-	-	-
Total Other Public Safety	30,862	12,777	8,600	570	8,030	8,600	8,600
Field							
Contracts-Mgmt Services	135,661	139,731	162,744	67,810	94,934	162,744	167,625
Contracts-Lake and Wetland	6,120	6,120	6,120	2,550	3,570	6,120	6,120
Contracts-Landscape	91,784	100,720	103,742	43,226	60,516	103,742	106,854
Contracts-Irrigation	50,136	51,139	52,673	21,734	30,939	52,673	53,726
Utility - General	36,206	44,889	45,600	18,213	28,000	46,213	45,216
Utility - Water & Sewer	11,491	14,136	13,600	7,042	7,700	14,742	14,800
Insurance - General Liability	41,857	56,871	65,402	57,465	-	57,465	66,085
R&M-Drainage	23,950	20,120	15,000	-	15,000	15,000	15,000
R&M-Entry Feature / Wall	-	5,997	7,000	3,638	3,362	7,000	7,000
R&M-Irrigation	54,959	88,408	33,000	28,101	31,500	59,601	54,000
R&M-Lake	11,403	-	21,750	-	21,750	21,750	18,000
R&M-Plant Replacement	86	99	12,000	-	12,000	12,000	6,000
R&M-Trees and Trimming	3,600	28,358	12,500	4,650	7,850	12,500	12,500
R&M-Pumps	15,055	16,655	2,160	-	1,000	1,000	2,160
Misc-Special Projects	7,852	5,487	10,930	-	9,000	9,000	9,000
Natural Disaster Expense	806,134	4,100	25,000	-	25,000	25,000	25,000
Misc-Contingency	5,504	9,632	63,780	6,139	25,000	31,139	35,450
Capital Outlay	8,266	5,697	30,745	-	30,745	30,745	25,000
Total Field	1,310,064	598,159	683,746	260,568	407,866	668,434	669,536

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Road and Street Facilities							
R&M-Parking Lots	851	3,479	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	-	-	4,000	722	3,278	4,000	4,000
R&M-Sidewalks	11,745	-	15,000	-	15,000	15,000	15,000
R&M-Streetlights	1,500	12,350	10,000	4,008	5,992	10,000	10,000
Misc-Contingency	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	10,000	-	-	-	10,000
Capital Outlay - Streetlight Impr	-	-	5,000	-	-	-	5,000
Reserve - Roads & Streetlights	9,635	193,344	15,369	-	-	-	15,369
Total Road and Street Facilities	23,731	209,173	63,369	4,730	28,270	33,000	63,369
Parks and Recreation - General							
Contracts-Mgmt Services	35,613	36,681	38,865	16,194	22,671	38,865	40,029
Contracts-Janitorial Services	13,646	19,576	19,632	8,180	11,452	19,632	19,632
Contracts-Pools	11,134	11,468	11,134	4,863	7,025	11,888	12,404
Contracts-Pest Control	1,143	1,020	1,020	425	595	1,020	1,020
Communication - Telephone	7,440	7,487	8,580	3,094	4,375	7,469	8,580
R&M-Clubhouse	18,862	14,915	45,000	6,996	38,004	45,000	45,000
R&M-Parks	9,939	16,761	15,000	907	14,093	15,000	15,000
R&M-Pools	5,346	12,278	4,500	2,206	2,294	4,500	4,500
R&M - Tennis Courts	4,460	903	2,000	310	1,690	2,000	2,000
Miscellaneous Services	2,256	13,614	2,400	2,180	220	2,400	2,400
Misc-Holiday Décor	-	756	750	-	-	-	750
Misc-Cable TV Expenses	5,049	6,287	5,820	2,900	4,235	7,135	7,470
Office Supplies	4,049	4,113	3,000	1,132	1,868	3,000	3,000
OpSupplies - General	2,661	3,705	6,000	1,126	4,874	6,000	6,000
Cap Outlay - Equipment	-	4,949	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	-	15,000	5,429	9,571	15,000	15,000
Reserve - Air Conditioner	-	-	5,000	-	-	-	5,000
Reserve - Roof	-	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	3,000	-	-	-	3,000
Total Parks and Recreation - General	121,598	154,514	219,701	55,942	130,967	186,909	223,785

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
<i>Special Recreation Facilities</i>							
Miscellaneous Services	1,157	3,215	4,500	1,893	2,800	4,693	4,500
Misc-Event Expense	12,691	18,660	21,000	7,033	6,300	13,333	21,000
Misc-Social Committee	18,634	25,621	26,700	6,296	10,500	16,796	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,270	2,191	500	293	210	503	500
Total Special Recreation Facilities	33,752	49,687	53,200	15,515	19,810	35,325	53,200
TOTAL EXPENDITURES	1,660,561	1,167,975	1,198,252	437,990	664,704	1,102,694	1,198,254
Excess (deficiency) of revenues Over (under) expenditures	(187,471)	93,697	-	596,579	(493,384)	103,195	-
Net change in fund balance	(187,471)	93,697	-	596,579	(493,384)	103,195	-
FUND BALANCE, BEGINNING	931,690	744,219	837,916	837,916	-	837,916	941,111
FUND BALANCE, ENDING	\$ 744,219	\$ 837,916	\$ 837,916	\$ 1,434,495	\$ (493,384)	\$ 941,111	\$ 941,111

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 941,111
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	48,369
Total Funds Available (Estimated) - 9/30/2026	989,480

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	3,248
Subtotal	<u>11,448</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	262,109	(1)
Reserve - Roads & Streetlights - Prior Years	226,234	(2)
Reserve - Roads & Streetlights - FY 2025	15,369	(3)
Reserve - Roads & Streetlights - Current Budget Year	15,369	256,972 (4)
Reserve - Arbor - Prior Years		2,500 (2)
Reserve - Air Conditioner - Prior Years	5,000	
Reserve - Air Conditioner - FY 2025	5,000	(3)
Reserve - Air Conditioner - Current Budget Year	5,000	15,000 (4)
Reserve - Roof - Prior Years	185,000	(2)
Reserve - Roof - FY 2025	25,000	(3)
Reserve - Roof - Current Budget Year	25,000	235,000 (4)
Reserve - Swimming Pools - Prior Years	32,239	(2)
Reserve - Swimming Pools - FY 2025	3,000	(3)
Reserve - Swimming Pools - Current Budget Year	3,000	38,239 (4)
Subtotal	<u>809,820</u>	

Total Allocation of Available Funds	821,268
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Total Unassigned (undesignated) Cash	\$ 168,212
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Notes

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
- (2) Represents Reserves from Prior Years thru FY 2024.
- (3) Represents Reserves for FY 2025.
- (4) Represents Reserves for Current Budget Year FY 2026.

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

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

Interlocal Agreement

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

Interlocal Agreement - Irrigation

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

Room Rentals

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

Recreational Activity Fees

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Other Miscellaneous Revenues

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

Gate Bar Code/Remotes

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

Access Cards

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

HERITAGE OAK PARK

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**EXPENDITURES****Administrative****P/R-Board of Supervisors**

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Special Assessment

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

Professional Services-Trustee Fees

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

Auditing Services

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

Communication/Freight - General

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)

Insurance-General Liability

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

R&M - ADA Compliance

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous-Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Other Public Safety

R&M - Gate

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

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

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

Miscellaneous Programming & Services

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

Field

Contracts – Management Services

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

Contracts – Lakes and Wetland

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

Contracts - Landscape

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

Contracts - Irrigation

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

Utility - General

This is for the electricity for the District.

Utility – Water & Sewer

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

Insurance – General Liability

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

R&M – Drainage

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

R&M – Entry Feature

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

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

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

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

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

R&M - Pumps

This is for quarterly pump maintenance contract.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

Miscellaneous – Special Projects

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

Natural Disaster Expense

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

Miscellaneous - Contingency

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

Capital Outlay

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

Road and Street Facilities

R&M – Parking Lots

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

R&M – Roads & Alleyways

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

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

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

Miscellaneous - Contingency

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Road and Street Facilities (continued)

Capital Outlay – Sidewalk Improvement

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

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

Reserve – Roads & Streetlights

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

Parks and Recreation – General

Contracts – Management Services

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

Contracts – Janitorial Services

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

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

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

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – General (continued)

R&M - Clubhouse

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

R&M - Parks

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

R&M - Pools

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

R&M – Tennis Courts

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

Miscellaneous Services

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

Miscellaneous – Holiday Decorations

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

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

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

Operating Supplies - General

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

Capital Outlay – Equipment

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – General (continued)

Capital Outlay – Clubhouse

This is for the capital items for the clubhouse that need to be replaced.

Reserve – Air Conditioner

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

Reserve – Roof

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

Reserve – Swimming Pool

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

Special Recreation Facilities

Miscellaneous Services

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

Miscellaneous – Event Expense

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

Miscellaneous – Social Committee

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

Miscellaneous – Trips and Tours

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

Office Supplies

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

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 2/28/2025	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 1,917	\$ 10,785	\$ -	\$ 4,000	\$ 4,200	\$ 8,200	\$ -
Interest - Tax Collector	-	55	-	260	-	260	-
Special Assmnts- Tax Collector	197,320	197,320	197,323	176,734	20,589	197,323	197,323
Special Assmnts- Discounts	(7,224)	(7,120)	(7,893)	(6,877)	(412)	(7,289)	(7,893)
TOTAL REVENUES	192,013	201,040	189,430	174,117	24,377	198,494	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,264	1,112	3,946	3,397	412	3,809	3,946
Total Administrative	1,264	1,112	3,946	3,397	412	3,809	3,946
<i>Debt Service</i>							
Principal Debt Retirement	128,777	131,171	133,610	-	133,610	133,610	136,094
Interest Expense	69,135	64,383	59,543	29,771	29,772	59,543	54,613
Total Debt Service	197,912	195,554	193,153	29,771	163,382	193,153	190,707
TOTAL EXPENDITURES	199,176	196,666	197,099	33,168	163,794	196,962	194,653
Excess (deficiency) of revenues Over (under) expenditures	(7,163)	4,375	(7,669)	140,949	(139,417)	1,532	(5,223)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(7,669)	-	(139,417)	(139,417)	(5,223)
TOTAL OTHER SOURCES (USES)	-	-	(7,669)	-	(139,417)	(139,417)	(5,223)
Net change in fund balance	(7,163)	4,375	(7,669)	140,949	(139,417)	(137,884)	(5,223)
FUND BALANCE, BEGINNING	201,136	193,973	198,348	198,348	-	198,348	60,463
FUND BALANCE, ENDING	\$ 193,973	\$ 198,348	\$ 190,679	\$ 339,297	\$ (139,417)	\$ 60,463	\$ 55,241

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

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

HERITAGE OAK PARK
Community Development District

Supporting Budget Schedule
Fiscal Year 2026

**Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

Product	General Fund			Debt Service 2020			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
SF	\$1,655.17	\$1,655.17	0.0%	\$324.03	\$324.03	0.0%	\$1,979.20	\$1,979.20	\$0.00	0.0%	39
MF	\$1,655.17	\$1,655.17	0.0%	\$282.39	\$282.39	0.0%	\$1,937.57	\$1,937.57	\$0.00	0.0%	654
											693

REGULAR MEETING

Sixth Order of Business

6A

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

1 The special meeting of the Board of Supervisors of the Heritage Oak Park Community
2 Development District was held Thursday, October 31, 2024 at 10:00 a.m. at 19520 Heritage Oak
3 Boulevard, Port Charlotte, Florida 33948.

4
5 Present and constituting a quorum were:

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

11
12 Also present were:

- | | | |
|------------------|---------------------|--|
| 13 | | |
| 14 Bob Koncar | District Manager | |
| 15 Michelle Egan | Project Manager | |
| 16 Jacquie Wells | Activities Director | |

17
18 *The following is a summary of the discussions and actions taken.*

19
20 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

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

23
24 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

25 The Pledge of Allegiance was recited.

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

- 28 • Ms. Cheri Alexander commented on setting the landscape pricing for 1, 2 and 3 years.
29 They need to increase weeding, and each Villa representative should be involved.
- 30 • Ms. Linda Rowan commented that the flower beds are not weeded regularly. They need
31 to trim the bushes more frequently and the islands in the middle need more attention.
- 32 • There were also comments regarding the County’s sidewalk project, noting that there
33 would be intermittent gate closures.

34
35 **FOURTH ORDER OF BUSINESS** **Comments from the Chairman**

- 36 • None.

October 31, 2024 Special Meeting

Heritage Oak Park CDD

37 **FIFTH ORDER OF BUSINESS** **Consolidated Landscape Contract**

- 38 • The Board discussed the landscape contract.

39
40 **SIXTH ORDER OF BUSINESS** **Interlocal Agreements**

- 41 • The Board discussed the Interlocal agreements.

42
43 **SEVENTH ORDER OF BUSINESS** **Change of Role for Ms. Jacquie Wells**

- 44
45 • The Board discussed the role change for Ms. Jacquie Wells.

46
47 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

- 48 • None.

49
50 **NINTH ORDER OF BUSINESS** **Adjournment**

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

52
53
54
55
56

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman

6B.

February 20, 2025 Meeting

Heritage Oak Park CDD

38 residents have planted anything on their private property, he recommends they water
 39 it, so they do not die.

- 40 • Mr. Falduto reported a new Activities Director has been hired. Her name is Ms.
 41 Danielle Curls, and she has a great deal of experience in events planning.

42

43 **SIXTH ORDER OF BUSINESS** **Approval of Consent Agenda**

44 **A. Approval of the Minutes of the January 16, 2025 Regular Meeting**

45 **B. Financials and Check Register for January 2025**

46

47 On MOTION by Mr. Horsman seconded by Mr. Russo, with all in
 48 favor, the Consent Agenda was approved as presented. 5-0

49

50 **SEVENTH ORDER OF BUSINESS** **Old Business**

51 **A. Motion to Cancel Moving Forward with Landscape RFP**

52

- 53 • Mr. Falduto explained the Landscaping RFP was tabled at the last meeting because the
 54 HOA and the condo associations were looking to take a different path forward. At the
 55 Tuesday HOPCA meeting, they hired their own landscaper. He requested a motion to
 cancel moving forward with the RFP.

56

57 Mr. Horsman MOVED to cancel the Landscape RFP and Ms. Teter
 58 seconded it.

59

- 60 • Discussion ensued and Mr. Antosh inquired why they would not proceed with the RFP
 61 for the CDD. Mr. Falduto responded it no longer meets the threshold to require an RFP.
 62 He explained it does not work well when they have different landscapers working
 63 throughout the community. Ms. Eagan noted it has been a struggle in the past when
 64 they are different landscaping companies. Mr. Horsman noted they are here to service
 65 the community. Joya is less expensive than Mainscape. Mainscape wants to go up
 66 \$63,000. He added it makes sense to have the same landscaper. Mr. Antosh inquired if
 67 the concern was the price, why did they not go with the lower scope of service. Mr.
 68 Horsman responded the scope is the higher one and not the lower one they had for
 69 Mainscape to keep their fees down. Mr. Falduto added the initial reason they were
 70 going out for RFPs is because people are not happy with Mainscape’s service and
 71 performance. Mr. Antosh stated the information they received is for a five-year contract
 72 and that would exceed the threshold to go out for bids. Mr. Horseman responded the

February 20, 2025 Meeting

Heritage Oak Park CDD

73 contract is a one-year contract with the option to continue for five years. Ms. Demarco
 74 verified that it will not exceed the threshold because the threshold is based on a yearly
 75 basis. She added that she checked with District Counsel, and he said the District could
 76 proceed with it and not have to go out for RFP's.

77

78 On VOICE VOTE, with all in favor, the prior motion was approved.
 79 5-0

80

81 **EIGHTH ORDER OF BUSINESS**

New Business

82 **A. Landscaping Services**

- 83 • **Consideration of Motion to Terminate Contract with Mainscape**
- 84 • **Consideration of Motion to Enter into an Agreement with Joya for**
 85 **Landscaping Services and Authorization for the Chairman to Execute the**
 86 **Contract**
- 87 • Mr. Falduto entertained a motion to enter into an agreement for Landscaping Services
 88 with Joya Landscaping Services and authorization for the Chairman to execute a
 89 working contract with District Counsel.

90

91 On MOTION by Mr. Horsman seconded by Mr. Russo. with all in
 92 favor, to enter into an agreement with Joya Landscaping Services
 93 and authorize the Chairman to execute a contract working with
 94 District Counsel was approved. 5-0

95

- 96 • Discussion ensued and Mr. Antosh inquired if the meeting could be continued to review
 97 the contract or if the contract could be sent to the Board by Ms. Demarco prior to
 98 execution. Mr. Falduto clarified the CDD was not involved with the negotiations with
 99 Joya for the HOA and the condo associations. The HOA obtained a quote for the CDD.
 100 Mr. Antosh requested the motion to be amended to include the drafted contract be sent
 101 to the Board by Ms. Demarco.

102

103 On MOTION by Mr. Horsman seconded by Mr. Russo, with all in
 104 favor, the prior motion was amended to include the drafted contract
 105 be sent to the Board by Ms. Demarco for the Board's review prior
 106 to execution. 5-0

107

February 20, 2025 Meeting

Heritage Oak Park CDD

On MOTION by Mr. Russo seconded by Mr. Horsman with all in favor, a 60-day termination notice to Mainscape was approved. 5-0

NINTH ORDER OF BUSINESS**Staff Reports**

- Ms. Egan reported they are doing the concrete work for Villa 3. They are starting the pond next week. She will be sending out an email blast. They already went out yesterday to verify and measure. They are going out to mark and paint today. They will start cutting out Monday as soon as they complete Villa 3, providing it does not rain. At that time, she will be shutting down the pond walkway for safety and because there are areas over fifty feet in length.
- Ms. Eagan noted Done Right is scheduled to repair the malfunctioning pool heater.
- Regarding the awnings, they have not sent the vendor the awning parts. She calls the vendor twice per week.
- The annual fire inspection is coming up and the five-year inspection is also due. The back flow failed and cannot be rebuilt due to its age and condition, the sprinklers passed, and the alarms passed. The cost to replace the back flow is \$7,850. Seven sprinkler heads were replaced. They may need to get a permit for the back flow, which would require additional costs.

On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor, to replace back flow at a cost not to exceed \$9,000 for the fire suppression system in the Lodge was approved. 5-0

- Ms. Eagan noted when they do this, they will have to shut off the water to the building for approximately two hours. Discussion ensued and there was consensus to shut the building down the day the work is being done. Ms. Eagan will see if they can isolate the water shut off, so they do not have to close the pool. Ms. Teter noted this creates a situation which can be deemed an emergency and issues could arise such as citations and needing a permit from the County.
- Mr. Falduto stated they need to set up budget workshops for the Fiscal Year 2026 budget. He suggested having them at 9:00 a.m. prior to the regular meetings for March, April, and May.

February 20, 2025 Meeting

Heritage Oak Park CDD

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On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, holding budget workshops at 9:00 a.m. prior to the regular meetings for March, April, and May 2025 was approved. 5-0

- Mr. Falduto requested Ms. Terri Lusk, Inframark accountant, attend the March budget workshop.

TENTH ORDER OF BUSINESS **Manager’s Report**

A. Consideration of Resolution 2025-03, Adopting Goals and Objectives

Ms. Demarco reviewed the resolution which is a new requirement passed during last year’s legislation. It is a formality, and they kept the goals and objectives simple with a list of what is already being done by the CDD.

On MOTION by Ms. Teter seconded by Mr. Russo, with all in favor, Resolution 2025-03, Adopting Goals, Objectives and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date was adopted.5-0

Discussion ensued.

On MOTION by Mr. Antosh seconded by Mr. Horsman, with all in favor to amend Section 2.1 to require a monthly report from the District Manager.

On MOTION by Mr. Antosh seconded by Mr. Horsman, with all in favor, the prior motion to amend Resolution 2025-03, Section 2.1 to require a monthly report from the District Manager was adopted. 5-0

B. Acceptance of the Fiscal Year 2024 Audit Prepared by Independent Auditors Grau & Associates

Ms. Demarco reviewed the audit report and indicated there were no findings and it is a clean audit.

On MOTION by Mr. Russo seconded by Mr. Horsman, with all in favor, Fiscal Year 2024 Audit Report prepared by Independent Auditors Grau & Associates was accepted. 5-0

February 20, 2025 Meeting

Heritage Oak Park CDD

180 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

- 181 • Mr. Antosh inquired about the October 31, 2024, continued meeting minutes. Ms.
- 182 Demarco responded with the turnover in District Managers they could not locate a
- 183 recording; however, Ms. Eagan took notes, and the minutes will be drafted based on
- 184 the those notes and placed on the next agenda.
- 185 • Mr. Antosh asked for an update on paving and whether they would be repaving. Mr.
- 186 Falduto responded it would have to be a Board decision. Nothing has been approved
- 187 yet. He wanted to get the landscaping taken care of first. Paving will be coming before
- 188 the Board soon.
- 189 • Mr. Antosh inquired if they were going to complete reflectors in the pavement. Ms.
- 190 Eagan responded yes.
- 191 • Mr. Horsman commended the maintenance man for the great work he is doing.

192
193 **TWELFTH ORDER OF BUSINESS** **Audience Comments**

194 None.

195
196 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

198 On MOTION by Ms. Teter seconded by Mr. Russo, with all in favor,
199 the meeting was adjourned at 10:39 a.m. 5-0

200
201
202
203 _____
204 Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman

6C

HERITAGE OAK PARK
Community Development District
Financial Report
February 28, 2025

Prepared by



Table of Contents

FINANCIAL STATEMENTS

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

SUPPORTING SCHEDULES

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

HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

February 28, 2025

Balance Sheet
February 28, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 563,416	\$ -	\$ -	\$ 563,416
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	902,857	-	-	902,857
Construction Fund	-	-	73,453	73,453
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	320,228	-	320,228
Prepaid Items	3,248	-	-	3,248
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,481,020	\$ 339,297	\$ 73,453	\$ 1,893,770
LIABILITIES				
Accounts Payable	\$ 40,791	\$ -	\$ -	\$ 40,791
Accrued Expenses	5,688	-	-	5,688
Sales Tax Payable	46	-	-	46
TOTAL LIABILITIES	46,525	-	-	46,525
FUND BALANCES				
Nonspendable:				
Prepaid Items	3,248	-	-	3,248
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	339,297	-	339,297
Capital Projects	-	-	73,453	73,453
Assigned to:				
Operating Reserves	253,590	-	-	253,590
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
Unassigned:	718,484	-	-	718,484
TOTAL FUND BALANCES	\$ 1,434,495	\$ 339,297	\$ 73,453	\$ 1,847,245
TOTAL LIABILITIES & FUND BALANCES	\$ 1,481,020	\$ 339,297	\$ 73,453	\$ 1,893,770

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 2,000	\$ 9,862	\$ 7,862	205.46%	\$ 400	\$ 3,093
Interlocal Agreement	3,000	1,500	1,500	-	50.00%	750	750
Interlocal Agreement-Irrigation	30,000	15,000	15,000	-	50.00%	7,500	7,500
Room Rentals	500	500	1,526	1,026	305.20%	-	374
Recreational Activity Fees	53,200	17,167	15,637	(1,530)	29.39%	7,133	6,977
Interest - Tax Collector	-	-	1,509	1,509	0.00%	-	-
Special Assmnts- Tax Collector	1,147,033	1,028,000	1,027,488	(512)	89.58%	34,120	33,690
Special Assmnts- Discounts	(45,881)	(40,449)	(39,979)	470	87.14%	(1,010)	(990)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	360	337	(23)	28.08%	-	-
Access Cards	600	63	59	(4)	9.83%	-	-
Insurance Reimbursements	-	-	1,630	1,630	0.00%	-	-
TOTAL REVENUES	1,198,252	1,024,141	1,034,569	10,428	86.34%	48,893	51,394
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	5,000	4,800	200	40.00%	1,000	1,000
FICA Taxes	918	383	367	16	39.98%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	2,500	5,935	(3,435)	98.92%	500	1,697
ProfServ-Mgmt Consulting	73,779	30,741	31,725	(984)	43.00%	6,148	6,394
ProfServ-Special Assessment	12,506	12,506	12,142	364	97.09%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	5,100	5,100	5,000	100	98.04%	-	-
Communication/Freight - Gen'l	1,500	625	258	367	17.20%	125	23
Insurance - General Liability	15,500	15,500	15,038	462	97.02%	-	-
R&M-ADA Compliance	1,053	1,053	1,553	(500)	147.48%	-	-
Legal Advertising	1,100	350	347	3	31.55%	-	-
Miscellaneous Services	3,000	50	46	4	1.53%	250	13
Misc-Assessment Collection Cost	22,941	20,020	19,750	270	86.09%	580	654
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	-	-	-	0.00%	-	-
Total Administration	169,636	97,532	100,665	(3,133)	59.34%	8,680	9,858
Other Public Safety							
R&M-Gate	3,500	275	267	8	7.63%	-	-
R&M-Gatehouse	1,000	15	12	3	1.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	300	291	9	19.40%	-	-
Total Other Public Safety	8,600	590	570	20	6.63%	-	-
Field							
Contracts-Mgmt Services	162,744	67,810	67,810	-	41.67%	13,562	13,562
Contracts-Lake and Wetland	6,120	2,550	2,550	-	41.67%	510	510
Contracts-Landscape	103,742	43,226	43,226	-	41.67%	8,645	8,645
Contracts-Irrigation	52,673	21,947	21,734	213	41.26%	4,389	4,347
Utility - General	45,600	19,000	18,213	787	39.94%	3,800	3,867
Utility - Water & Sewer	13,600	6,600	7,042	(442)	51.78%	1,000	1,102
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	3,800	3,638	162	51.97%	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
R&M-Irrigation	33,000	13,750	28,101	(14,351)	85.15%	2,750	7,139
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	6,139	6,139	-	9.63%	-	-
Capital Outlay	30,745	-	-	-	0.00%	-	-
Total Field	683,746	254,874	260,568	(5,694)	38.11%	34,656	39,172
Road and Street Facilities							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	750	722	28	18.05%	750	722
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%	-	-
Total Road and Street Facilities	63,369	4,758	4,730	28	7.46%	750	722
Parks and Recreation - General							
Contracts-Mgmt Services	38,865	16,194	16,194	-	41.67%	3,239	3,239
Contracts-Janitorial Services	19,632	8,180	8,180	-	41.67%	1,636	1,636
Contracts-Pools	11,134	4,639	4,863	(224)	43.68%	928	1,004
Contracts-Pest Control	1,020	425	425	-	41.67%	85	85
Communication - Telephone	8,580	3,575	3,094	481	36.06%	715	610
R&M-Clubhouse	45,000	8,750	6,996	1,754	15.55%	3,750	2,316
R&M-Parks	15,000	1,000	907	93	6.05%	-	-
R&M-Pools	4,500	1,875	2,206	(331)	49.02%	375	406
R&M-Tennis Courts	2,000	310	310	-	15.50%	-	-
Miscellaneous Services	2,400	1,000	2,180	(1,180)	90.83%	200	1,602
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	2,425	2,900	(475)	49.83%	485	604
Office Supplies	3,000	1,250	1,132	118	37.73%	-	-
Op Supplies - General	6,000	1,150	1,126	24	18.77%	125	116
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	5,500	5,429	71	36.19%	1,000	959
Reserve - A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	219,701	56,273	55,942	331	25.46%	12,538	12,577
Special Recreation Facilities							
Miscellaneous Services	4,500	1,900	1,893	7	42.07%	375	782
Misc-Event Expense	21,000	7,100	7,033	67	33.49%	1,000	945
Misc-Social Committee	26,700	6,300	6,296	4	23.58%	1,500	1,467
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	293	293	-	58.60%	150	150
Total Special Recreation Facilities	53,200	15,593	15,515	78	29.16%	3,025	3,344
TOTAL EXPENDITURES	1,198,252	429,620	437,990	(8,370)	36.55%	59,649	65,673

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

<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>FEB-25 BUDGET</u>	<u>FEB-25 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	594,521	596,579	2,058	0.00%	(10,756)	(14,279)
Net change in fund balance	\$ -	\$ 594,521	\$ 596,579	\$ 2,058	0.00%	\$ (10,756)	\$ (14,279)
FUND BALANCE, BEGINNING (OCT 1, 2024)	837,916	837,916	837,916				
FUND BALANCE, ENDING	\$ 837,916	\$ 1,432,437	\$ 1,434,495				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 4,000	\$ 4,000	0.00%	\$ -	\$ 1,135
Interest - Tax Collector	-	-	260	260	0.00%	-	-
Special Assmnts- Tax Collector	197,323	177,150	176,734	(416)	89.57%	5,800	5,749
Special Assmnts- Discounts	(7,893)	(7,007)	(6,877)	130	87.13%	(204)	(170)
TOTAL REVENUES	189,430	170,143	174,117	3,974	91.92%	5,596	6,714
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,400	3,397	3	86.09%	115	112
Total Administration	3,946	3,400	3,397	3	86.09%	115	112
Debt Service							
Principal Debt Retirement	133,610	-	-	-	0.00%	-	-
Interest Expense	59,543	29,771	29,771	-	50.00%	-	-
Total Debt Service	193,153	29,771	29,771	-	15.41%	-	-
TOTAL EXPENDITURES	197,099	33,171	33,168	3	16.83%	115	112
Excess (deficiency) of revenues Over (under) expenditures	(7,669)	136,972	140,949	3,977	-1837.91%	5,481	6,602
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(7,669)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(7,669)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (7,669)	\$ 136,972	\$ 140,949	\$ 3,977	-1837.91%	\$ 5,481	\$ 6,602
FUND BALANCE, BEGINNING (OCT 1, 2024)	198,348	198,348	198,348				
FUND BALANCE, ENDING	\$ 190,679	\$ 335,320	\$ 339,297				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 1,395	\$ 1,395	0.00%	\$ -	\$ 264
TOTAL REVENUES	-	-	1,395	1,395	0.00%	-	264
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,395	1,395	0.00%	-	264
Net change in fund balance	\$ -	\$ -	\$ 1,395	\$ 1,395	0.00%	\$ -	\$ 264
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	72,058				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 73,453				

Notes to the Financial Statements
February 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 86.3% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 36.6% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		3,099	Expenditures waiting on reimbursements.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Prepaid Items		3,248	Entertainment for FY 2025
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		40,791	Invoices for current month but not paid in current month.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	9,862	205.46%	Interest Income on Operating Accounts and Money Market Acct.
Room Rentals	500	1,526	305.20%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,147,033	1,027,488	89.58%	Collections were at 91% at this time last year.
Insurance Reimbursements	-	1,630	N/A	Reimbursement for accident damage.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	5,935	98.92%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	31,725	43.00%	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 is final and paid in full.
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.
<u>Field</u>				
Utility - Water & Sewer	13,600	7,042	51.78%	Monthly water / sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	65,402	57,465	87.86%	Insurance paid in full for year.
R&M-Entry Feature	7,000	3,638	51.97%	Replaced bushes with flowers, pressure clean perimeter wall.
R&M-Irrigation	33,000	28,101	85.15%	Monthly irrigation service repairs.

Notes to the Financial Statements
February 2025

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures (con't)				
<u>Road & Street</u>				
R&M-Streetlights	10,000	4,008	40.08%	Replaced damaged light pole on Old Oak.
<u>Parks & Recreation</u>				
Contracts-Pools	11,134	4,863	43.68%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	2,206	49.02%	Pool perfect, handrail covers, installed sweeper nozzle, solenoid valve replaced, repairs to pool heater & autofil tray, replace main drain grate & gutter grate, test kit.
Miscellaneous Services	2,400	2,180	90.83%	Coffee for meetings, iCloud storage, FSU Ethics training for BOS, additional iPad chargers, clock, Holiday gift cards for staff.
Misc-Cable TV Expenses	5,820	2,900	49.83%	Comcast cable increased services due to change in equipment plus a 12% increase in January. Budget will be increased next year.
Office Supplies	3,000	1,132	37.73%	Copier lease and maintenance, copies, office supplies, iCloud storage, Office 365 for BOS, sticky pads for keyboards, printer toner.
Cap Outlay-Clubhouse	15,000	5,429	36.19%	Purchased new ice machine and freezer.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	176,734	89.57%	Collections were at 91% at this time last year.
Expenditures				
<u>Debt Service</u>				
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

February 28, 2025

**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
01/09/25	121,036	5,043	2,470	128,550	109,775	18,775
02/06/25	37,514	1,160	766	39,439	33,690	5,749
TOTAL	\$ 1,134,219	\$ 46,856	\$ 23,147	\$ 1,204,222	\$ 1,027,488	\$ 176,734
% COLLECTED				89.6%	89.6%	89.6%
TOTAL OUTSTANDING				\$ 140,131	\$ 119,544	\$ 20,586

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

Date	Amount	Morning			Craft Fair	Fall Foliage	Friends giving	Ugly Sweater	NYE Party	HOP Hoedown	Canada Day	Rusty Trumpet Band	Valentine's	Comic Magic Show	
		Poolside Lunch	Coffee Social	Haunted Halloween											
10/31/24	Deposit	\$120			\$120										
11/08/24	Deposit	\$2,381	\$1,161		\$720	\$100	\$160								
11/16/24	Deposit	\$865			(\$30)	\$895									
12/06/24	Deposit	\$4,180	\$1,168		\$45	\$240	\$690	\$2,037							
01/02/25	Refund	(\$530)						(\$530)							
01/23/25	Deposit	\$1,644	\$1,201					\$53	\$390						
02/06/25	Deposit	\$6,977	\$2,289							\$1,410	\$1,008	\$1,220	\$920	\$130	
Total		\$15,637	\$5,819	\$0	\$810	\$1,180	\$340	\$850	\$1,560	\$390	\$1,410	\$1,008	\$1,220	\$920	\$130
Expenses		(\$13,329)	(\$3,933)	(\$530)	(\$552)	(\$685)	(\$731)	(\$50)	(\$1,444)	(\$597)	(\$1,150)	(\$1,058)	(\$900)	(\$800)	(\$900)
Profit / (Loss)		\$2,308	\$1,886	(\$530)	\$258	\$495	(\$391)	\$800	\$116	(\$207)	\$260	(\$50)	\$320	\$120	(\$770)
Other Expenses		(\$2,186)													
Total Profit / (Loss)		\$122													

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Reserve Balance-Beginning	-	-	-		
Revenue	5,994	40,206	32,172	43,492	15,637
Expenses	8,371	43,202	31,569	49,686	15,515
Profit(Loss)	(2,377)	(2,995)	603	(6,194)	122

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
February 28, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$461,226
Operating Checking Account	Valley Bank	4.33%	\$102,190
		Subtotal	\$563,416
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.06%	\$902,857
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	4.25%	\$19,069
Series 2020 Revenue Fund	US Bank	4.25%	\$320,228
		Subtotal	\$339,297
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	4.25%	\$73,453
		Grand Total	\$1,879,223

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 7282
Statement No. 02-25

Statement Date 02/28/2025

G/L Account No. 101005 Balance	461,226.24	Statement Balance	472,612.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	472,612.06
Subtotal	461,226.24	Outstanding Checks	-11,385.82
Negative Adjustments	0.00	Ending Balance	461,226.24
Ending G/L Balance	461,226.24		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/30/2024	Payment	3760	JULLIAN DIBLASI	Payment of Invoice 014670			-35.00
09/12/2024	Payment	100018	SUN NEWSPAPERS	Inv: 3930500			-366.08
12/05/2024	Payment	100066	THE SUN	Inv: 3939686			-77.22
12/17/2024	Payment	100080	ELITE DEBRIS CLEAN-UP	Inv: 1			-4,500.00
01/08/2025	Payment	3904	DUANE NOLAND	Check for Vendor V00907			-20.00
01/08/2025	Payment	3918	ROGER STONE	Check for Vendor V00813			-10.00
01/22/2025	Payment	3923	ERIC BRIAN THARP	Check for Vendor V00858			-375.00
01/22/2025	Payment	3925	MIKE IMBASCIANI	Check for Vendor V00830			-1,250.00
02/20/2025	Payment	100110	THE SUN	Inv: 031125-1766			-134.61
02/20/2025	Payment	100111	COVERALL OF FT. MYERS	Inv: 1000059654			-1,636.00
02/20/2025	Payment	100112	DOLPHIN FIRE SPRINKLERS	Inv: 3968			-1,880.00
02/24/2025	Payment	300031	CHARLOTTE COUNTY UTILITIES	Inv: 021125-0703 ACH			-74.71
02/24/2025	Payment	300032	CHARLOTTE COUNTY UTILITIES	Inv: 021125-1597 ACH			-1,027.20
Total Outstanding Checks							-11,385.82

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 0663
Statement No. 01-26

Statement Date 02/28/2025

G/L Account No. 101006 Balance	102,189.81	Statement Balance	102,189.81
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	102,189.81
Subtotal	102,189.81	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	102,189.81
Ending G/L Balance	102,189.81		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/25 to 02/28/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100101	02/13/25	FEDEX	8-753-79961	SERVICE FOR 01/22/25	Communication/Freight - Gen'l	541001-51301	\$15.96
001	100102	02/13/25	CENTURYLINK	011925-8717	ACCT #311078717 01/19/25-02/18/25	Communication - Telephone	541003-57201	\$612.67
001	100103	02/13/25	TODD PROA	95332233	02/25 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	100103	02/13/25	TODD PROA	95332233	02/25 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$1,003.55
001	100104	02/13/25	PERSSON, COHEN & MOONEY, P.A.	5719	LEGAL SERVICE FOR 01/25	ProfServ-Legal Services	531023-51401	\$1,136.25
001	100105	02/13/25	SOLITUDE LAKE MANAGEMENT	PSI142704	02/25 LAKE & POND MANAGEMENT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100106	02/13/25	NATURZONE ENVIRONMENTAL SRVCS	737328	02/25 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100107	02/13/25	INFRAMARK LLC	142880	02/25 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100107	02/13/25	INFRAMARK LLC	142880	02/25 MANAGEMENT SERVICES	Contracts-Other Services	534001-53901	\$13,562.00
001	100107	02/13/25	INFRAMARK LLC	142880	02/25 MANAGEMENT SERVICES	Contracts-Other Services	534001-57201	\$3,238.75
001	100108	02/13/25	CLIFF'S AIR CONDITIONING &	25-027	A/C MAINTENANCE AGREEMENT	R&M-Clubhouse	546015-57201	\$800.00
001	100108	02/13/25	CLIFF'S AIR CONDITIONING &	25-027	A/C MAINTENANCE AGREEMENT	R&M-Parks	546066-57201	\$400.00
001	100108	02/13/25	CLIFF'S AIR CONDITIONING &	25-039	A/C SERVICE AT CLUBHOUSE	R&M-Clubhouse	546015-57201	\$383.00
001	100109	02/13/25	SECURITY ALARM CORPORATION	313114	MONITORING SERVICE 02/08/25-05/07/25	R&M-Clubhouse	546015-57201	\$156.00
001	100110	02/20/25	THE SUN	031125-1766	NEWSPAPER 13 WEEKS	R&M-Clubhouse	546015-57201	\$134.61
001	100111	02/20/25	COVERALL OF FT. MYERS	1000059654	CLEANING SERVICE 02/1-02/28/25	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100112	02/20/25	DOLPHIN FIRE SPRINKLERS	3968	FIRE SPRINKLER INSPECT/BACKFLOW CERT	R&M-Clubhouse	546015-57201	\$1,880.00
001	100113	02/24/25	INFRAMARK LLC	143797	01/25 POSTAGE	Communication/Freight - Gen'l	541001-51301	\$22.77
001	300015	02/03/25	CHARLOTTE COUNTY UTILITIES	011325-0703 ACH	26307-080703 12/06/24-01/09/25	Utility - Water & Sewer	543021-53901	\$74.71
001	300016	02/03/25	CHARLOTTE COUNTY UTILITIES	011325-1597 ACH	26307-101597 12/06/25-01/09/25	Utility - Water & Sewer	543021-53901	\$1,141.41
001	300016	02/03/25	CHARLOTTE COUNTY UTILITIES	011325-1597 ACH	26307-101597 12/06/25-01/09/25	FIRE PROTECTION CHG	543021-53901	\$1,600.00
001	300017	02/05/25	HOME DEPOT CREDIT SERVICES	010525 6325 ACH	PURCHASES FOR 12/05/24-01/04/25	Propane for Poolside Lunch	549022-57501	\$65.94
001	300017	02/05/25	HOME DEPOT CREDIT SERVICES	010525 6325 ACH	PURCHASES FOR 12/05/24-01/04/25	Horseshoe Pits	546066-57201	\$6.88
001	300017	02/05/25	HOME DEPOT CREDIT SERVICES	010525 6325 ACH	PURCHASES FOR 12/05/24-01/04/25	Horseshoe Pits	546066-57201	\$50.60
001	300018	02/07/25	FPL	012325-8335 ACH	ACCT #87070-88335 12/21/24-01/23/25	Utility - General	543001-53901	\$2,576.75
001	300019	02/07/25	FPL	012325-3218 ACH	ACCT #01784-03218 12/21/24-01/23/25	Utility - General	543001-53901	\$94.36
001	300020	02/07/25	FPL	012325-0214 ACH	ACCT #65998-90214 12/21/24-01/23/25	Utility - General	543001-53901	\$80.97
001	300021	02/07/25	FPL	012325-5535 ACH	ACCT #92945-85535 12/21/24-01/23/25	Utility - General	543001-53901	\$93.30
001	300022	02/07/25	FPL	012325-9344 ACH	ACCT #96809-59344 12/21/24-01/23/25	Utility - General	543001-53901	\$125.71
001	300023	02/07/25	FPL	012325-9333 ACH	ACCT #90419-29333 12/21/24-01/23/25	Utility - General	543001-53901	\$127.37
001	300024	02/07/25	FPL	012325-3219 ACH	ACCT #25291-93219 12/21/24-01/23/25	Utility - General	543001-53901	\$158.08
001	300025	02/07/25	FPL	012325-8333 ACH	ACCT #36126-28333 12/21/24-01/23/25	Utility - General	543001-53901	\$262.12
001	300026	02/07/25	FPL	012325-2211 ACH	ACCT #94620-32211 12/21/24-01/23/25	Utility - General	543001-53901	\$278.36
001	300027	02/07/25	FPL	012325-4219 ACH	ACCT #89079-74219 12/21/24-01/23/25	Utility - General	543001-53901	\$509.68
001	300028	02/18/25	COMCAST	012625-4227 ACH	ACCT# 8535100601234227 01/30/25-02/28/25	Misc-Cable TV Expenses	549039-57201	\$604.19
001	300029	02/20/25	GREATAMERICA FINANCIAL SVCS	38184145 ACH	COPIER LEASE FOR 12/24	Office Supplies	551002-57201	\$120.08
001	300030	02/20/25	GREATAMERICA FINANCIAL SVCS	38409359 ACH	COPIER LEASE FOR 01/25	Office Supplies	551002-57201	\$120.08
001	300031	02/24/25	CHARLOTTE COUNTY UTILITIES	021125-0703 ACH	26307-080703 01/09/25-02/07/25	Utility - Water & Sewer	543021-53901	\$74.71
001	300032	02/24/25	CHARLOTTE COUNTY UTILITIES	021125-1597 ACH	26307-101597 01/09/25-02/07/25	Utility - Water & Sewer	543021-53901	\$1,027.20
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Staff Meeting Coffee	549001-57201	\$25.00
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Staff Holiday Bonus approved at 12.2024 Mtg	549001-57201	\$1,517.82
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Refund Dave's Holiday Gift Card	549001-57201	(\$505.94)
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Mike's Holiday Gift Card	549001-57201	\$58.08
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	BBQ Grill Cover-Poolside Lunch	549022-57501	\$27.05
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Op Supplies - Trash Bags	552001-57201	\$22.88
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$290.86
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$20.73
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$277.26
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Fast Freeze 19.65 cu ft Upright Freezer/5yr Warranty	564043-57201	\$958.97
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	iCloud Storage	549001-57201	\$0.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/25 to 02/28/25

(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	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$13.82
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Paper Towels	552001-57201	\$93.52
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$14.68
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	NYE Party Snacks	549051-57501	\$64.62
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	ACT Printer Ink	551002-57501	\$149.97
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$10.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch (Returned Later)	549051-57501	\$37.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Plastic Cocktail Shaker-NYE Party	549022-57501	\$11.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Road Reflectors	546081-54101	\$40.73
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$40.37
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Dave's Holiday Gift Card	549001-57201	\$505.94
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Jacquie's Holiday Gift Card	549001-57501	\$761.88
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Street Signs	546081-54101	\$651.70
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$52.08
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$33.88
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monitoring Service Call	546015-57201	\$145.00
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Road Reflectors	546081-54101	\$29.99
							Fund Total	\$46,599.11

SERIES 2020 DEBT SERVICE FUND - 203

203	3928	02/13/25	HERITAGE OAK PARK	021025-DSXFR 2020 FY 2025 ASSESSMENT RECEIPTS		Due From Other Funds	131000	\$23,401.25
							Fund Total	\$23,401.25

Total Checks Paid	\$70,000.36
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