

HERITAGE OAK PARK
Community Development District

Financial Report

January 31, 2025

Prepared by



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FINANCIAL STATEMENTS

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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

January 31, 2025

Balance Sheet
January 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 580,407	\$ -	\$ -	\$ 580,407
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	3,099	-	-	3,099
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	17,934	-	17,934
Investments:				
Money Market Account	900,096	-	-	900,096
Construction Fund	-	-	73,189	73,189
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	295,691	-	295,691
Prepaid Items	27,170	-	-	27,170
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,519,172	\$ 332,694	\$ 73,189	\$ 1,925,055
LIABILITIES				
Accounts Payable	\$ 33,909	\$ -	\$ -	\$ 33,909
Accrued Expenses	18,520	-	-	18,520
Sales Tax Payable	16	-	-	16
Due To Other Funds	17,934	-	-	17,934
TOTAL LIABILITIES	70,379	-	-	70,379
FUND BALANCES				
Nonspendable:				
Prepaid Items	27,170	-	-	27,170
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	332,694	-	332,694
Capital Projects	-	-	73,189	73,189
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:	708,860	-	-	708,860
TOTAL FUND BALANCES	\$ 1,448,793	\$ 332,694	\$ 73,189	\$ 1,854,676
TOTAL LIABILITIES & FUND BALANCES	\$ 1,519,172	\$ 332,694	\$ 73,189	\$ 1,925,055

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 1,600	\$ 6,772	\$ 5,172	141.08%	\$ 400	\$ 3,414
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Interlocal Agreement-Irrigation	30,000	7,500	7,500	-	25.00%	-	-
Room Rentals	500	1,170	1,152	(18)	230.40%	175	172
Recreational Activity Fees	53,200	17,733	8,660	(9,073)	16.28%	4,433	1,114
Interest - Tax Collector	-	-	1,509	1,509	0.00%	-	1,509
Special Assmnts- Tax Collector	1,147,033	996,000	993,798	(2,202)	86.64%	110,000	109,775
Special Assmnts- Discounts	(45,881)	(39,100)	(38,989)	111	84.98%	(4,333)	(4,303)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	360	354	(6)	29.50%	270	270
Access Cards	600	63	62	(1)	10.33%	50	50
Insurance Reimbursements	-	-	1,630	1,630	0.00%	-	-
TOTAL REVENUES	1,198,252	986,076	983,198	(2,878)	82.05%	110,995	112,001
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	4,000	3,800	200	31.67%	1,000	2,000
FICA Taxes	918	306	291	15	31.70%	77	153
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	2,000	4,238	(2,238)	70.63%	500	1,136
ProfServ-Mgmt Consulting	73,779	24,593	25,331	(738)	34.33%	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	5,000	5,000	-	98.04%	-	-
Communication/Freight - Gen'l	1,500	500	236	264	15.73%	125	33
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	347	347	-	31.55%	-	-
Miscellaneous Services	3,000	1,000	33	967	1.10%	-	-
Misc-Assessment Collection Cost	22,941	20,600	19,096	1,504	83.24%	1,620	2,109
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	-	-	-	0.00%	-	-
Total Administration	169,636	91,109	90,809	300	53.53%	9,470	11,825
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%	200	194
Total Other Public Safety	8,600	590	570	20	6.63%	200	194
Field							
Contracts-Mgmt Services	162,744	54,248	54,248	-	33.33%	13,562	13,562
Contracts-Lake and Wetland	6,120	2,040	2,040	-	33.33%	510	510
Contracts-Landscape	103,742	34,581	34,581	-	33.33%	8,645	8,645
Contracts-Irrigation	52,673	17,558	17,387	171	33.01%	4,389	4,347
Utility - General	45,600	15,200	14,346	854	31.46%	3,800	4,307
Utility - Water & Sewer	13,600	5,600	5,940	(340)	43.68%	2,600	2,816
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	3,638	3,638	-	51.97%	2,500	2,500

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
R&M-Irrigation	33,000	11,000	20,962	(9,962)	63.52%	2,750	4,500
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%	930	930
Capital Outlay	30,745	-	-	-	0.00%	-	-
Total Field	683,746	220,056	221,396	(1,340)	32.38%	39,686	42,117
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	-	-	-	0.00%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	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	4,008	4,008	-	6.32%	-	-
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	38,865	12,955	12,955	-	33.33%	3,239	3,239
Contracts-Janitorial Services	19,632	6,544	6,544	-	33.33%	1,636	1,636
Contracts-Pools	11,134	3,711	3,860	(149)	34.67%	928	965
Contracts-Pest Control	1,020	340	340	-	33.33%	85	85
Communication - Telephone	8,580	2,860	2,484	376	28.95%	715	613
R&M-Clubhouse	45,000	3,600	4,680	(1,080)	10.40%	500	1,627
R&M-Parks	15,000	500	907	(407)	6.05%	460	457
R&M-Pools	4,500	1,800	1,801	(1)	40.02%	65	63
R&M-Tennis Courts	2,000	310	310	-	15.50%	-	-
Miscellaneous Services	2,400	600	578	22	24.08%	95	95
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	1,940	2,296	(356)	39.45%	485	604
Office Supplies	3,000	1,000	1,132	(132)	37.73%	250	313
Op Supplies - General	6,000	2,000	1,010	990	16.83%	410	403
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%	-	-
Total Parks and Recreation - General	219,701	42,630	43,367	(737)	19.74%	8,868	10,100
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	1,500	1,111	389	24.69%	-	-
Misc-Event Expense	21,000	7,000	6,088	912	28.99%	3,000	3,016
Misc-Social Committee	26,700	4,900	4,829	71	18.09%	1,100	1,094
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	167	143	24	28.60%	40	38
Total Special Recreation Facilities	53,200	13,567	12,171	1,396	22.88%	4,140	4,148
TOTAL EXPENDITURES	1,198,252	371,960	372,321	(361)	31.07%	62,364	68,384

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 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>JAN-25 BUDGET</u>	<u>JAN-25 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	614,116	610,877	(3,239)	0.00%	48,631	43,617
Net change in fund balance	\$ -	\$ 614,116	\$ 610,877	\$ (3,239)	0.00%	\$ 48,631	\$ 43,617
FUND BALANCE, BEGINNING (OCT 1, 2024)	837,916	837,916	837,916				
FUND BALANCE, ENDING	\$ 837,916	\$ 1,452,032	\$ 1,448,793				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 2,865	\$ 2,865	0.00%	\$ -	\$ 642
Interest - Tax Collector	-	-	260	260	0.00%	-	260
Special Assmnts- Tax Collector	197,323	171,350	170,985	(365)	86.65%	19,350	18,775
Special Assmnts- Discounts	(7,893)	(6,713)	(6,707)	6	84.97%	(774)	(740)
TOTAL REVENUES	189,430	164,637	167,403	2,766	88.37%	18,576	18,937
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,287	3,286	1	83.27%	387	361
Total Administration	3,946	3,287	3,286	1	83.27%	387	361
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	33,058	33,057	1	16.77%	387	361
Excess (deficiency) of revenues Over (under) expenditures	(7,669)	131,579	134,346	2,767	-1751.81%	18,189	18,576
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)	\$ 131,579	\$ 134,346	\$ 2,767	-1751.81%	\$ 18,189	\$ 18,576
FUND BALANCE, BEGINNING (OCT 1, 2024)	198,348	198,348	198,348				
FUND BALANCE, ENDING	\$ 190,679	\$ 329,927	\$ 332,694				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-25 BUDGET	JAN-25 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 1,131	\$ 1,131	0.00%	\$ -	\$ 271
TOTAL REVENUES	-	-	1,131	1,131	0.00%	-	271
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,131	1,131	0.00%	-	271
Net change in fund balance	\$ -	\$ -	\$ 1,131	\$ 1,131	0.00%	\$ -	\$ 271
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	72,058				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 73,189				

Notes to the Financial Statements
January 2025

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 82.1% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 31.1% 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		27,170	Entertainment for FY 2025 plus management services
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		33,909	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	6,772	141.08%	Interest Income on Operating Accounts and Money Market Acct.
Room Rentals	500	1,152	230.40%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,147,033	993,798	86.64%	Collections were at 87.4% at this time last year.
Insurance Reimbursements	-	1,630	N/A	Reimbursement for accident damage.
Expenditures				
<u>Administrative</u>				
ProfServ-Legal Services	6,000	4,238	70.63%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	25,331	34.33%	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	5,940	43.68%	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	20,962	63.52%	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
January 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	3,860	34.67%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	1,801	40.02%	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	2,296	39.45%	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	4,470	29.80%	Purchased new ice machine.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	170,985	86.65%	Collections were at 87.4% 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

January 31, 2025

HERITAGE OAK PARK
Community Development District

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
TOTAL	\$ 1,096,705	\$ 45,696	\$ 22,382	\$ 1,164,783	\$ 993,798	\$ 170,985
% COLLECTED				86.6%	86.6%	86.7%
TOTAL OUTSTANDING				\$ 179,570	\$ 153,235	\$ 26,335

Activities Fund Deposits

Deposit

Date	Amount	Morning										Rusty Trumpet Band	
		Poolside Lunch	Coffee Social	Haunted Halloween	Craft Fair	Fall Foliage	Friends giving	Ugly Sweater	NYE Party	Comedy Magic	HOP Hoedown		
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					
01/02/25	Refund	(\$530)						(\$530)					
01/23/25	Deposit	\$1,644	\$1,201					\$53	\$390				
Total		\$8,660	\$3,530	\$0	\$810	\$1,180	\$340	\$850	\$1,560	\$390	\$0	\$0	\$0
Expenses		(\$10,690)	(\$2,775)	(\$389)	(\$552)	(\$685)	(\$731)	(\$645)	(\$1,444)	(\$520)	(\$900)	(\$1,150)	(\$900)
Profit / (Loss)		(\$2,030)	\$755	(\$389)	\$258	\$495	(\$391)	\$205	\$116	(\$130)	(\$900)	(\$1,150)	(\$900)
Other Expenses		(\$1,217)											
Total Profit / (Loss)		(\$3,247)											

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Reserve Balance-Beginning	-	-	-		
Revenue	5,994	40,206	32,172	43,492	8,660
Expenses	8,371	43,202	31,569	49,686	11,906
Profit(Loss)	(2,377)	(2,995)	603	(6,194)	(3,247)

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
January 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$478,549
Operating Checking Account	Valley Bank	4.34%	\$101,491
		Subtotal	\$580,040
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.06%	\$897,049
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	4.25%	\$19,069
Series 2020 Revenue Fund	US Bank	4.25%	\$295,691
		Subtotal	\$314,760
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	4.25%	\$73,189
		Grand Total	\$1,865,238

Bank Account Statement

Heritage Oak Park CDD

Monday, February 10, 2025

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TLUSK

Bank Account No. 7282

Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101005 Balance	478,549.14	Statement Balance	490,367.44
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	490,367.44
Subtotal	478,549.14	Outstanding Checks	-11,818.30
Negative Adjustments	0.00	Ending Balance	478,549.14
Ending G/L Balance	478,549.14		

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
09/04/2024	Payment	3877	RICHIE L HODGE	Check for Vendor V00890			-595.00
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	3911	JOSEPH HARTMAN	Check for Vendor V00934			-20.00
01/08/2025	Payment	3913	MARK MANGUS	Check for Vendor V00935			-20.00
01/08/2025	Payment	3918	ROGER STONE	Check for Vendor V00813			-10.00
01/22/2025	Payment	100098	MAZZONI'S PREFERRED	Inv: 010925			-2,500.00
01/22/2025	Payment	3923	ERIC BRIAN THARP	Check for Vendor V00858			-375.00
01/22/2025	Payment	3924	JASON DESIMONE	Check for Vendor V00912			-700.00
01/22/2025	Payment	3925	MIKE IMBASCIANI	Check for Vendor V00830			-1,250.00
01/22/2025	Payment	3926	NORRIS RIGGS	Check for Vendor V00940			-900.00
01/22/2025	Payment	3927	THE COMEDIAN COMPANY	Check for Vendor V00835			-450.00
Total Outstanding Checks							-11,818.30

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Heritage Oak Park CDD

Tuesday, February 4, 2025

Page 1

TLUSK

Bank Account No. 0663

Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101006 Balance	101,857.72	Statement Balance	101,857.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	101,857.72
Subtotal	101,857.72	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	101,857.72
Ending G/L Balance	101,857.72		

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 01/01/25 to 01/31/25

(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	100088	01/03/25	SECURITY ALARM CORPORATION	311216	FIRE INSPECTION 01/01/25-12/31/25	R&M-Clubhouse	546015-57201	\$444.00
001	100089	01/03/25	TODD PROA	95331348	HURRICANE MILTON CLEAN UP	R&M-Pools	546074-57201	\$250.50
001	100090	01/03/25	INFRAMARK LLC	139852	11/24 POSTAGE	Communication/Freight - Gen'l	541001-51301	\$2.76
001	100091	01/07/25	MAINSCAPE	1310966	12/24 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$4,850.25
001	100092	01/07/25	INFRAMARK LLC	141113	01/25 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100092	01/07/25	INFRAMARK LLC	141113	01/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,238.75
001	100092	01/07/25	INFRAMARK LLC	141113	01/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,562.00
001	100093	01/07/25	COVERALL OF FT. MYERS	1160290790	CLEANING SERVICE 01/1-01/31/25	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100094	01/07/25	TODD PROA	95331712	REPAIR POOL AUTOFILL TRAY	R&M-Pools	546074-57201	\$95.00
001	100095	01/07/25	NATURZONE ENVIRONMENTAL SRVCS	729358	01/25 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100096	01/09/25	PERSSON, COHEN & MOONEY, P.A.	5655	LEGAL SERVICE FOR 12/24	ProfServ-Legal Services	531023-51401	\$757.50
001	100097	01/22/25	FEDEX	8-740-20966	SERVICE FOR 01/06/25	Communication/Freight - Gen'l	541001-51301	\$16.95
001	100098	01/22/25	MAZZONI'S PREFERRED	010925	PRESSURE CLEANING PERIMETER WALL	R&M-Entry Feature	546021-53901	\$2,500.00
001	100099	01/22/25	SOLITUDE LAKE MANAGEMENT	PSI136842	01/25 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100100	01/22/25	COPIERS PLUS	SAR-0248319573	01/25 COPIES/MAINT AGREEMENT	MAINT AGREEMENT	551002-57201	\$45.00
001	100100	01/22/25	COPIERS PLUS	SAR-0248319573	01/25 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$27.80
001	300003	01/06/25	FPL	122124-5535 ACH	ACCT #92945-85535 11/21/24-12/21/24	Utility - General	543001-53901	\$70.09
001	300004	01/06/25	FPL	122124-9333 ACH	ACCT #90419-29333 11/21/24-12/21/24	Utility - General	543001-53901	\$159.35
001	300005	01/06/25	FPL	122124-8335 ACH	ACCT #87070-88335 11/21/24-12/21/24	Utility - General	543001-53901	\$2,117.25
001	300006	01/06/25	FPL	122124-0214 ACH	ACCT #65998-90214 11/21/24-12/21/24	Utility - General	543001-53901	\$132.94
001	300007	01/06/25	FPL	122124-8333 ACH	ACCT #36126-28333 11/21/24-12/21/24	Utility - General	543001-53901	\$368.76
001	300008	01/06/25	FPL	122124-3219 ACH	ACCT #25921-93219 11/21/24-12/21/24	Utility - General	543001-53901	\$193.75
001	300009	01/06/25	FPL	122124-3218 ACH	ACCT #01784-03218 11/21/24-12/21/24	Utility - General	543001-53901	\$81.64
001	300010	01/06/25	FPL	122124-4219 ACH	ACCT #89079-74219 11/21/24-12/21/24	Utility - General	543001-53901	\$421.07
001	300011	01/06/25	FPL	122124-9344 ACH	ACCT #96809-59344 11/21/24-12/21/24	Utility - General	543001-53901	\$104.17
001	300012	01/06/25	FPL	122124-2211 ACH	ACCT #94620-32211 11/21/24-12/21/24	Utility - General	543001-53901	\$332.11
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$26.98
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Envelopes, Key Rings	551002-57201	\$12.98
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Printer Toner & Paper	551002-57201	\$350.36
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Return - Monthly Planner	551002-57201	(\$14.76)
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$74.43
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Multiple Events - Helium Tank for Balloons	549001-57501	\$59.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	FSU Ethics Training for BOS	549001-57201	\$316.00
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Return - First Aid Kit	549001-57201	(\$18.99)
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Friendsgiving Decorations	549022-57501	\$49.95
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Maintenance Garage-Organizer Box	549900-53901	\$5.49
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$9.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Batteries for Mics	546015-57201	\$39.98
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Batteries for ACT Office	551002-57501	\$14.59
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Windscreen Zip Ties	546442-57201	\$89.94
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Gloves - XL	552001-57201	\$29.97
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Clock for Office	549001-57201	\$35.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Gloves - L	552001-57201	\$29.97
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Lodge A/C Filters - 20 Ton	552001-57201	\$66.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	iCloud Storage	551002-57201	\$0.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Water Protectant	549900-53901	\$19.90
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Napkins for Dispensers	552001-57201	\$60.42
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Kitchen Supplies - Replace Stolen Items	546015-57201	\$45.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Duster	546015-57201	\$18.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Food Chopper	546015-57201	\$31.83
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Gel Pens	551002-57201	\$15.46
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Mop Scrub Brush Head	552001-57201	\$8.53
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Floor Cleaner	552001-57201	\$4.99

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/25 to 01/31/25

(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	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Additional iPad Chargers	549001-57201	\$20.48
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Batteries for Towel Dispensers	552001-57201	\$32.91
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Damprid for Library	546066-57201	\$44.99
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$172.30
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Craft & Vendor Fair food	549051-57501	\$241.25
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Craft & Vendor Fair-Gift Cards	549022-57501	\$302.70
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$156.61
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Dec ACT Calendars	549001-57501	\$324.71
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Ugly Sweater Party Food	549051-57501	\$1,304.25
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Craft & Vendor Fair-Note Pads	549022-57501	\$3.35
001	300013	01/03/25	VALLEY NATIONAL BANK	120924-7986 ACH	12/09/24 STATEMENT PURCHASES	Cleaning Supplies	552001-57201	\$12.59
001	300014	01/17/25	COMCAST	122624-4227 ACH	ACCT# 8535100601234227 12/30/24-01/29/25	Misc-Cable TV Expenses	549039-57201	\$604.13
001	3895	01/06/25	BOBBY CARLSON	BC 010325	ENTERTAINMENT - HOP HOEDOWN	Misc-Event Expense	549022-57501	\$1,150.00
001	3896	01/08/25	ANNE WALDROP	AW 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3897	01/08/25	CAROLYN SUPECK	CS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3898	01/08/25	CATHERINE BALL	CB 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3899	01/08/25	CRAIG POWELL	CP 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3900	01/08/25	DANA CLEMENT	DC 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3901	01/08/25	DENNIS NEWHARD	DN 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3902	01/08/25	DIANA SINGLER	DS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3903	01/08/25	DONALD CHAPMAN	DC 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3904	01/08/25	DUANE NOLAND	DN 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3905	01/08/25	EDWARD CAREY	EC 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3906	01/08/25	FPL	122124-3151 CHK	ACCT #72189-53151 11/21/24-12/21/24	Utility - General	543001-53901	\$74.90
001	3907	01/08/25	GRACE ABOURJAILY	GA 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3908	01/08/25	JEAN HECK	JH 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3909	01/08/25	JEANNE TETER	JT 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3910	01/08/25	JOANNE LYNCH	JL 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3911	01/08/25	JOSEPH HARTMAN	JH 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3912	01/08/25	LAURA LAURENCE	LL 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3913	01/08/25	MARK MANGUS	MM 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3914	01/08/25	MARY LOU FAHRENKOPF	MF 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$30.00
001	3915	01/08/25	MICHAEL NITKA	MN 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$30.00
001	3916	01/08/25	NANCY YOCUM	NY 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$150.00
001	3917	01/08/25	RICHARD TAILLON	RT 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3918	01/08/25	ROGER STONE	RS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3919	01/08/25	SUSANNE SHORT	SS 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$10.00
001	3920	01/08/25	THOMAS PICHE	TP 010225	REFUND FOR UGLY SWEATER PARTY	Recreational Activity Fees	347080-57501	\$20.00
001	3921	01/10/25	FPL	102324-3151 CHK	ACCT #72189-53151 09/23/24-10/23/24	Utility - General	543001-53901	\$21.36
001	3921	01/10/25	FPL	112124-3151 CHK	ACCT #72189-53151 10/23/24-11/21/24	Utility - General	543001-53901	\$26.65
001	3922	01/10/25	CENTURYLINK	121924-8717	ACCT #311078717 12/19/24-01/18/25	Communication - Telephone	541003-57201	\$647.60
001	3923	01/22/25	ERIC BRIAN THARP	ET 011425	ENTERTAINMENT ST PAT'S DAY-BALANCE	Prepaid Items	155000-57501	\$375.00
001	3924	01/22/25	JASON DESIMONE	JD 011425	VALENTINES DAY-ENTERTAINMENT	Prepaid Items	155000-57501	\$700.00
001	3925	01/22/25	MIKE IMBASCIANI	MI 011425	ENTERTAINMENT-BALANCE DUE	Prepaid Items	155000-57501	\$1,250.00
001	3926	01/22/25	NORRIS RIGGS	NR 011425	ENTERTAINMENT-RUSTY TRUMPET BAND	Misc-Event Expense	549022-57501	\$900.00
001	3927	01/22/25	THE COMEDIAN COMPANY	CC 011425	MAGICIAN COMEDIAN-BALANCE DUE	Misc-Event Expense	549022-57501	\$450.00
001	DD01074	01/02/25	CHARLOTTE COUNTY UTILITIES	121024-1597 ACH	26307-101597 11/07/24-12/06/24	Utility - Water & Sewer	543021-53901	\$1,001.82
001	DD01075	01/02/25	CHARLOTTE COUNTY UTILITIES	121024-0703 ACH	26307-080703 11/07/24-12/06/24	Utility - Water & Sewer	543021-53901	\$74.71
Fund Total								\$50,226.06

Total Checks Paid	\$50,226.06
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