

**HERITAGE OAK PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**AGENDA PACKAGE**  
**APRIL 10, 2025**  
**BUDGET 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

April 3, 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, April 10, 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:

**Budget Workshop and Regular Meeting Agenda**  
**Thursday, April 10, 2025**

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**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. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
  - A. Approval of the Minutes of the March 20, 2025 Budget Workshop
  - B. Approval of the Minutes of the March 20, 2025 Regular Meeting
  - C. Financials and Check Register for March 2025
6. Old Business
7. New Business
8. Staff Reports
9. Manager's Report
10. Supervisor Requests
11. Adjournment

**Next Budget Workshop and Regular Meeting – May 15, 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 2 - Preliminary Budget  
(Printed on 04/03/25 3:00pm)

Prepared by:



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**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 FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 20,167	\$ 33,669	\$ 4,800	\$ 13,302	\$ 5,400	\$ 18,702	\$ 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	22,312	21,000	43,312	53,200
Interest - Tax Collector	-	321	-	1,509	-	1,509	-
Special Assmnts- Tax Collector	1,008,433	1,147,033	1,147,033	1,049,601	97,432	1,147,033	1,185,377
Special Assmnts- Discounts	(36,906)	(41,377)	(45,881)	(40,413)	(974)	(41,387)	(47,415)
Other Miscellaneous Revenues	33,403	138	3,800	-	3,000	3,000	3,800
Gate Bar Code/Remotes	1,011	1,264	1,200	393	600	993	1,200
Access Cards	70	176	600	70	150	220	600
Insurance Reimbursements	410,942	42,049	-	9,630	-	9,630	-
<b>TOTAL REVENUES</b>	<b>1,473,090</b>	<b>1,261,672</b>	<b>1,198,252</b>	<b>1,074,430</b>	<b>143,308</b>	<b>1,217,738</b>	<b>1,235,062</b>

**EXPENDITURES**

*Administrative*

P/R-Board of Supervisors	9,800	11,800	12,000	5,600	6,000	11,600	12,000
FICA Taxes	750	903	918	428	459	887	918
ProfServ-Engineering	7,380	-	10,000	-	7,000	7,000	10,000
ProfServ-Legal Services	9,098	15,450	6,000	7,748	4,500	12,248	12,000
ProfServ-Mgmt Consulting Serv	69,540	71,628	73,779	38,119	38,365	76,484	79,032
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	272	1,228	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	463	700	1,163	1,100
Miscellaneous Services	1,892	143	3,000	177	2,823	3,000	3,000
Misc-Assessmnt Collection Cost	6,458	6,465	22,941	20,184	1,949	22,133	23,708



**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	PROJECTED	TOTAL	ANNUAL
				THRU 3/31/25	April- 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
<b>Total Administrative</b>	<b>140,554</b>	<b>143,665</b>	<b>169,636</b>	<b>110,428</b>	<b>63,559</b>	<b>173,987</b>	<b>183,573</b>
<b>Other Public Safety</b>							
R&M-Gate	787	4,592	3,500	517	2,983	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	513	987	1,500	1,500
Capital Outlay	5,516	-	-	-	-	-	-
<b>Total Other Public Safety</b>	<b>30,862</b>	<b>12,777</b>	<b>8,600</b>	<b>1,042</b>	<b>7,558</b>	<b>8,600</b>	<b>8,600</b>
<b>Field</b>							
Contracts-Mgmt Services	135,661	139,731	162,744	81,372	81,372	162,744	167,625
Contracts-Lake and Wetland	6,120	6,120	6,120	3,060	3,060	6,120	6,120
Contracts-Landscape	91,784	100,720	103,742	61,072	55,203	116,275	113,718
Contracts-Irrigation	50,136	51,139	52,673	26,081	26,592	52,673	53,726
Utility - General	36,206	44,889	45,600	22,082	24,000	46,082	46,800
Utility - Water & Sewer	11,491	14,136	13,600	8,131	6,600	14,731	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	6,838	162	7,000	7,000
R&M-Irrigation	54,959	88,408	33,000	32,601	27,000	59,601	54,000
R&M-Lake	11,403	-	21,750	-	21,750	21,750	15,000
R&M-Plant Replacement	86	99	12,000	-	12,000	12,000	12,000
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	11,000
Natural Disaster Expense	806,134	4,100	25,000	-	25,000	25,000	25,000
Misc-Contingency	5,504	9,632	63,780	51,808	25,000	76,808	50,000
Capital Outlay	8,266	5,697	30,745	7,850	22,895	30,745	30,000
<b>Total Field</b>	<b>1,310,064</b>	<b>598,159</b>	<b>683,746</b>	<b>363,010</b>	<b>363,484</b>	<b>726,494</b>	<b>702,534</b>

**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	PROJECTED	TOTAL	ANNUAL
				THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
<b>Road and Street Facilities</b>							
R&M-Parking Lots	851	3,479	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	-	-	4,000	762	3,238	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
<b>Total Road and Street Facilities</b>	<b>23,731</b>	<b>209,173</b>	<b>63,369</b>	<b>4,770</b>	<b>28,230</b>	<b>33,000</b>	<b>63,369</b>
<b>Parks and Recreation - General</b>							
Contracts-Mgmt Services	35,613	36,681	38,865	19,433	19,432	38,865	40,029
Contracts-Janitorial Services	13,646	19,576	19,632	9,816	9,816	19,632	19,632
Contracts-Pools	11,134	11,468	11,134	5,906	6,021	11,927	12,405
Contracts-Pest Control	1,143	1,020	1,020	510	510	1,020	1,020
Communication - Telephone	7,440	7,487	8,580	3,704	3,750	7,454	8,580
R&M-Clubhouse	18,862	14,915	45,000	8,861	36,139	45,000	45,000
R&M-Parks	9,939	16,761	15,000	1,575	13,425	15,000	15,000
R&M-Pools	5,346	12,278	4,500	2,342	2,158	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	2,496	-	2,496	2,400
Misc-Holiday Décor	-	756	750	-	-	-	750
Misc-Cable TV Expenses	5,049	6,287	5,820	3,504	3,630	7,134	7,470
Office Supplies	4,049	4,113	3,000	1,491	1,509	3,000	3,000
OpSupplies - General	2,661	3,705	6,000	1,635	4,365	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
<b>Total Parks and Recreation - General</b>	<b>121,598</b>	<b>154,514</b>	<b>219,701</b>	<b>67,012</b>	<b>120,016</b>	<b>187,028</b>	<b>223,786</b>

**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 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b><i>Special Recreation Facilities</i></b>							
Miscellaneous Services	1,157	3,215	4,500	2,201	2,400	4,601	4,500
Misc-Event Expense	12,691	18,660	21,000	10,415	5,400	15,815	21,000
Misc-Social Committee	18,634	25,621	26,700	8,889	9,000	17,889	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,270	2,191	500	410	180	590	500
<b><i>Total Special Recreation Facilities</i></b>	<b>33,752</b>	<b>49,687</b>	<b>53,200</b>	<b>21,915</b>	<b>16,980</b>	<b>38,895</b>	<b>53,200</b>
<b>TOTAL EXPENDITURES</b>	<b>1,660,561</b>	<b>1,167,975</b>	<b>1,198,252</b>	<b>568,177</b>	<b>599,827</b>	<b>1,168,004</b>	<b>1,235,062</b>
Excess (deficiency) of revenues Over (under) expenditures	(187,471)	93,697	-	506,253	(456,519)	49,734	-
Net change in fund balance	(187,471)	93,697	-	506,253	(456,519)	49,734	-
<b>FUND BALANCE, BEGINNING</b>	931,690	744,219	837,916	837,916	-	837,916	887,650
<b>FUND BALANCE, ENDING</b>	<b>\$ 744,219</b>	<b>\$ 837,916</b>	<b>\$ 837,916</b>	<b>\$ 1,344,169</b>	<b>\$ (456,519)</b>	<b>\$ 887,650</b>	<b>\$ 887,650</b>

**Exhibit "A"**  
Allocation of Fund Balances

<b><u>AVAILABLE FUNDS</u></b>	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 887,650
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	48,369
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>936,019</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits - FPL Utilities	8,200
Prepaid Items	488
Subtotal	<u>8,688</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		266,423	(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>814,134</u>	

<b>Total Allocation of Available Funds</b>	<b>822,822</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 113,197</b>
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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.

**HERITAGE OAK PARK**  
Community Development District

*General Fund*

**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.

**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.

**HERITAGE OAK PARK**  
Community Development District

*General Fund*

**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.

**HERITAGE OAK PARK**  
Community Development District

*General Fund*

**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.

**HERITAGE OAK PARK**  
Community Development District

*General Fund*

**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 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 1,917	\$ 10,785	\$ -	\$ 5,056	\$ 3,600	\$ 8,656	\$ -
Interest - Tax Collector	-	55	-	260	-	260	-
Special Assmnts- Tax Collector	197,320	197,320	197,323	180,549	16,774	197,323	197,323
Special Assmnts- Discounts	(7,224)	(7,120)	(7,893)	(6,952)	(335)	(7,287)	(7,893)
<b>TOTAL REVENUES</b>	<b>192,013</b>	<b>201,040</b>	<b>189,430</b>	<b>178,913</b>	<b>20,039</b>	<b>198,952</b>	<b>189,430</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,264	1,112	3,946	3,472	335	3,807	3,946
<b>Total Administrative</b>	<b>1,264</b>	<b>1,112</b>	<b>3,946</b>	<b>3,472</b>	<b>335</b>	<b>3,807</b>	<b>3,946</b>
<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
<b>Total Debt Service</b>	<b>197,912</b>	<b>195,554</b>	<b>193,153</b>	<b>29,771</b>	<b>163,382</b>	<b>193,153</b>	<b>190,707</b>
<b>TOTAL EXPENDITURES</b>	<b>199,176</b>	<b>196,666</b>	<b>197,099</b>	<b>33,243</b>	<b>163,717</b>	<b>196,960</b>	<b>194,653</b>
Excess (deficiency) of revenues Over (under) expenditures	(7,163)	4,375	(7,669)	145,670	(143,679)	1,991	(5,223)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(7,669)	-	(143,679)	(143,679)	(5,223)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(7,669)</b>	<b>-</b>	<b>(143,679)</b>	<b>(143,679)</b>	<b>(5,223)</b>
Net change in fund balance	(7,163)	4,375	(7,669)	145,670	(143,679)	(141,688)	(5,223)
<b>FUND BALANCE, BEGINNING</b>	<b>201,136</b>	<b>193,973</b>	<b>198,348</b>	<b>198,348</b>	<b>-</b>	<b>198,348</b>	<b>56,660</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 193,973</b>	<b>\$ 198,348</b>	<b>\$ 190,679</b>	<b>\$ 344,018</b>	<b>\$ (143,679)</b>	<b>\$ 56,660</b>	<b>\$ 51,437</b>

**Loan Amortization Schedule**

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
<b>11/1/2025</b>	<b>1,480,015.44</b>			<b>27,306.28</b>	<b>27,306.28</b>
<b>5/1/2026</b>	<b>1,480,015.44</b>	<b>136,094.15</b>	<b>3.69%</b>	<b>27,306.28</b>	<b>163,400.43</b>
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
<b>Total</b>		<b>\$ 1,613,625.45</b>		<b>\$ 368,129.80</b>	<b>\$ 1,981,755.25</b>



**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	\$1,710.50	\$1,655.17	3.3%	\$324.03	\$324.03	0.0%	\$2,034.53	\$1,979.20	\$55.33	2.8%	39
MF	\$1,710.50	\$1,655.17	3.3%	\$282.39	\$282.39	0.0%	\$1,992.90	\$1,937.57	\$55.33	2.9%	654
											<b>693</b>

# **REGULAR MEETING**

# **Fifth Order of Business**

**5A**

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

The budget workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, March 20, 2025 at 9:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Steve Horsman	Vice Chairperson
Jeanne Teter	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Michelle Egan	Project Manager
Terri Lusk	Accountant, Inframark
Several Residents	

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

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

Mr. Falduto called the meeting to order, and Ms. Demarco called the roll.

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

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS** **Discussion of the Fiscal Year 2026  
Proposed Budget**

- Mr. Horsman discussed necessary pool improvements. Ms. Teter agreed about the pool improvements. She noted speed bumps will not be effective in resolving the issues with speed.
- Mr. Falduto discussed doing some of the roads this year and completing the other roads next year. He also suggested looking into solar lights for the areas in the park that are dark due to lack of a transformer. He mentioned possibly doing one light this year as a test.
- Ms. Egan noted the pool heaters are almost 10 years old and out of warranty. She also

March 20, 2025 Budget Workshop

Heritage Oak Park CDD

discussed addressing the pond area to find a way to repair some of the cracked areas. She is having an engineer look into it.

- Mr. Horsman suggested changing the doors and windows in the lodge with high impact ones as well as getting a generator in case there is a hurricane so they can assist residents. Ms. Teter agreed. Mr. Falduto said Ms. Egan will look into pricing on this for the budget.
- Mr. Horsman agrees about the solar lights.
- Ms. Teter asked if they can also look at solar panels for the lodge along with the rest of the hurricane hardening.

#### FOURTH ORDER OF BUSINESS

#### Adjournment

On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor, the budget workshop was adjourned at 9:10 a.m. 3-0

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

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

**5B**



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

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, March 20, 2025 and called to order at 10:01 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Steve Horsman	Vice Chairperson
Peter Antosh	Assistant Secretary
Jeanne Teter	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Michelle Egan	Project Manager
Daniela Curls	Activities Director
Terri Lusk	Accountant, Inframark
Several Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Falduto called the meeting to order, and Ms. Demarco called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Approval of Agenda**

On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor the agenda was approved as presented. 4-0
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**FOURTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- Ms. Alexander thanked the Board for watching the activities fund. She asked about the landscaping services and questioned if it was over the threshold. She commented on the capital outlay for the new phone and sound system and asked if there were any estimates

March 20, 2025 Meeting

Heritage Oak Park CDD

yet, as well as details of how it will be done. She also expressed concern for residents' safety.

# **FIFTH ORDER OF BUSINESS**

## **Comments from the Chairman**

- Mr. Falduto reported things are going smoothly and the season is winding down. There are still a lot of people in the community.
- They are still working on construction by the pond. Ms. Egan will give a full update.
- There have been some incidents in the community with driving and bad behavior. They have all been encapsulated and are not park wide issues that need to be handled. They have been handled accordingly.
- He discussed the budget workshop. Capital outlay issues were discussed. Ms. Egan and Ms. Demarco will be doing follow up on the items discussed this morning. He is looking forward to next month's workshop where they will be going over the operating and management portion of the budget. The workshop meeting will be April 10, 2025 at 9:00 a.m.

# **SIXTH ORDER OF BUSINESS**

## **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**

Ms. Teter MOVED to approve the Consent Agenda and Mr. Horsman seconded it.

- Mr. Antosh requested changes to the February 20, 2025 minutes.

On VOICE vote with all in favor, the Consent Agenda was approved as amended.

# **SEVENTH ORDER OF BUSINESS**

## **Old Business**

- None.

# **EIGHTH ORDER OF BUSINESS**

## **New Business**

- None.

March 20, 2025 Meeting

Heritage Oak Park CDD

**NINTH ORDER OF BUSINESS****Staff Reports**

- Ms. Egan reported they are doing the big, long runs along the walkway. She asked that people please not go there.
- The insurance companies are fighting over payment for the wall. The District's carrier does not recommend the District pay upfront.
- She received a voicemail from the awning vendor who left another number for Ms. Egan to call.
- The District was paid for the light post from a year ago.
- They are having a fire inspection soon. The backflow is fixed, and the sprinklers are done.
- Ms. Egan addressed the capital outlay Ms. Alexander inquired about. She explained if they needed to get a new phone system or a sound system, it would come out of the Clubhouse Capital Outlay for equipment.
- Mr. Falduto introduced the new Activities Director, Ms. Daniela Curls. Ms. Curls reviewed activities coming up. The Big Red Bus will be out this Month. Activities are being posted on Facebook. The Cars and Coffee event will be up in the front. There will also be a Rod Stewart concert.
- Ms. Teter addressed the posting of activities to ensure the events are also being posted on the website.

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

- No Report.
- Mr. Falduto discussed an ongoing issue with a trespassed resident. She had an attorney send a letter. District Counsel responded to it and is waiting if there will be a response.

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

- Mr. Horsman discussed an incident in the community last Tuesday and he thinks this resident should be trespassed due to the severity of the incident. Ms. Demarco will check with District Counsel on the feasibility of it.
- Mr. Antosh discussed poor illumination of the tennis courts.

Mr. Antosh MOVED to have a firm come in and adjust the lights.  
The motion died for lack of a second.

March 20, 2025 Meeting

Heritage Oak Park CDD

- Mr. Antosh discussed the landscaping contract and noted his comments were not acknowledged. Mr. Falduto explained he realized the scope was wrong after the contract was sent to the Board and had to fix it due to a timing issue. The new landscaper had to come the next day to sign the contract to begin the work.

Mr. Antosh MOVED to amend the contract to include his requests.  
The motion died for lack of a second.

- Further discussion ensued on the scope of services and language in the contract.

Mr. Antosh MOVED to amend the contract. The motion died for  
lack of a second.

- Mr. Falduto explained to amend the contract you would need to have specific items to amend, and they would have to do it on an item-by-item basis. Mr. Horsman does not have an issue with changing some of the wording, but he cannot second a motion on any changes in pricing or scope of work.
- Mr. Falduto inquired about the bios and minutes on the website. Ms. Egan stated she took down the bios and the minutes are up to date as of this morning. He asked if it is okay for the Board to use the website for CDD postings for information on what is happening. Ms. Egan stated they used to post summaries of the events but took them down because residents thought they were official minutes. Mr. Falduto stated the website is for CDD information only. Mr. Horsman stated most people do not know how to access the CDD website. They usually go to the HOA website. Mr. Falduto asked if they could post some of the information they post on the HOA website to the CDD website. Ms. Demarco will confirm with District Counsel.
- Mr. Falduto stated the next meeting is April 10, 2025, there will be a budget workshop at 9:00 a.m. and the regular meeting at 10:00 a.m. He is hoping to continue with roads and start new projects. He is also looking at possibly bringing a proposal to the Board to install one solar streetlight to determine whether they are feasible for the community.

## TWELFTH ORDER OF BUSINESS

## Audience Comments

- Ms. Alexander stated they need mini speed bumps because of the speeding.

March 20, 2025 Meeting

Heritage Oak Park CDD

- Ms. Walters stated the drain at 19335 Water Oak Drive backs up when it rains. Mr. Falduto stated the engineer is working on it. She asked if Joya has to work every week with the drought. Mr. Horsman responded it is in the contract.
- Ms. Walters also expressed concern about motorcycle and car noises that are loud. Mr. Falduto stated it is a County issue. Ms. Teter stated the Sheriff comes the first Monday of every month for Coffee Hour. They are aware of the speeding. Ms. Walters noted that each HOA must have their own website. Mr. Horsman stated they are aware.

### THIRTEENTH ORDER OF BUSINESS

### Adjournment

On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, the meeting was adjourned at 10:49 a.m. 4-0

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

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

**5C**

**HERITAGE OAK PARK**  
Community Development District

*Financial Report*

*March 31, 2025*

Prepared by



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**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**March 31, 2025**

**Balance Sheet**  
March 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 478,553	\$ -	\$ -	\$ 478,553
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	-	3,665	-	3,665
Investments:				
Money Market Account	905,923	-	-	905,923
Construction Fund	-	-	73,692	73,692
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	321,284	-	321,284
Prepaid Items	488	-	-	488
Deposits	8,200	-	-	8,200
<b>TOTAL ASSETS</b>	<b>\$ 1,396,463</b>	<b>\$ 344,018</b>	<b>\$ 73,692</b>	<b>\$ 1,814,173</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 37,731	\$ -	\$ -	\$ 37,731
Accrued Expenses	10,893	-	-	10,893
Sales Tax Payable	5	-	-	5
Due To Other Funds	3,665	-	-	3,665
<b>TOTAL LIABILITIES</b>	<b>52,294</b>	<b>-</b>	<b>-</b>	<b>52,294</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	488	-	-	488
Deposits	8,200	-	-	8,200
<b>Restricted for:</b>				
Debt Service	-	344,018	-	344,018
Capital Projects	-	-	73,692	73,692
<b>Assigned to:</b>				
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
<b>Unassigned:</b>	<b>630,918</b>	<b>-</b>	<b>-</b>	<b>630,918</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,344,169</b>	<b>\$ 344,018</b>	<b>\$ 73,692</b>	<b>\$ 1,761,879</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,396,463</b>	<b>\$ 344,018</b>	<b>\$ 73,692</b>	<b>\$ 1,814,173</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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	MAR-25 BUDGET	MAR-25 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 4,800	\$ 2,400	\$ 13,302	\$ 10,902	277.13%	\$ 400	\$ 3,435
Interlocal Agreement	3,000	1,500	1,500	-	50.00%	-	-
Interlocal Agreement-Irrigation	30,000	15,000	15,000	-	50.00%	-	-
Room Rentals	500	500	1,526	1,026	305.20%	-	-
Recreational Activity Fees	53,200	24,600	22,312	(2,288)	41.94%	6,833	6,676
Interest - Tax Collector	-	-	1,509	1,509	0.00%	-	-
Special Assmnts- Tax Collector	1,147,033	1,050,000	1,049,601	(399)	91.51%	22,500	22,113
Special Assmnts- Discounts	(45,881)	(40,849)	(40,413)	436	88.08%	(440)	(434)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	420	393	(27)	32.75%	60	56
Access Cards	600	75	70	(5)	11.67%	13	12
Insurance Reimbursements	-	-	9,630	9,630	0.00%	-	8,000
<b>TOTAL REVENUES</b>	<b>1,198,252</b>	<b>1,053,646</b>	<b>1,074,430</b>	<b>20,784</b>	<b>89.67%</b>	<b>29,366</b>	<b>39,858</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	6,000	5,600	400	46.67%	1,000	800
FICA Taxes	918	459	428	31	46.62%	77	61
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	3,000	7,748	(4,748)	129.13%	500	1,812
ProfServ-Mgmt Consulting	73,779	36,890	38,119	(1,229)	51.67%	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	750	272	478	18.13%	125	14
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	500	463	37	42.09%	-	116
Miscellaneous Services	3,000	200	177	23	5.90%	150	131
Misc-Assessment Collection Cost	22,941	20,560	20,184	376	87.98%	450	434
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	-	-	-	0.00%	-	-
<b>Total Administration</b>	<b>169,636</b>	<b>106,222</b>	<b>110,428</b>	<b>(4,206)</b>	<b>65.10%</b>	<b>8,450</b>	<b>9,762</b>
<b>Other Public Safety</b>							
R&M-Gate	3,500	650	517	133	14.77%	292	250
R&M-Gatehouse	1,000	15	12	3	1.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	550	513	37	34.20%	225	221
<b>Total Other Public Safety</b>	<b>8,600</b>	<b>1,215</b>	<b>1,042</b>	<b>173</b>	<b>12.12%</b>	<b>517</b>	<b>471</b>
<b>Field</b>							
Contracts-Mgmt Services	162,744	81,372	81,372	-	50.00%	13,562	13,562
Contracts-Lake and Wetland	6,120	3,060	3,060	-	50.00%	510	510
Contracts-Landscape	103,742	51,871	61,072	(9,201)	58.87%	8,645	17,846
Contracts-Irrigation	52,673	26,337	26,081	256	49.51%	4,389	4,347
Utility - General	45,600	22,800	22,082	718	48.43%	3,945	3,869
Utility - Water & Sewer	13,600	7,600	8,131	(531)	59.79%	1,000	1,089
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	6,838	6,838	-	97.69%	3,200	3,200

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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	MAR-25 BUDGET	MAR-25 ACTUAL
R&M-Irrigation	33,000	16,500	32,601	(16,101)	98.79%	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	51,808	51,808	-	81.23%	45,668	45,668
Capital Outlay	30,745	7,850	7,850	-	25.53%	7,850	7,850
<b>Total Field</b>	<b>683,746</b>	<b>346,088</b>	<b>363,010</b>	<b>(16,922)</b>	<b>53.09%</b>	<b>91,519</b>	<b>102,441</b>
<b><u>Road and Street Facilities</u></b>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	762	762	-	19.05%	39	39
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	4,008	4,008	-	40.08%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	-	-	-	0.00%	-	-
<b>Total Road and Street Facilities</b>	<b>63,369</b>	<b>4,770</b>	<b>4,770</b>	<b>-</b>	<b>7.53%</b>	<b>39</b>	<b>39</b>
<b><u>Parks and Recreation - General</u></b>							
Contracts-Mgmt Services	38,865	19,433	19,433	-	50.00%	3,239	3,239
Contracts-Janitorial Services	19,632	9,816	9,816	-	50.00%	1,636	1,636
Contracts-Pools	11,134	5,567	5,906	(339)	53.04%	928	1,004
Contracts-Pest Control	1,020	510	510	-	50.00%	85	85
Communication - Telephone	8,580	4,290	3,704	586	43.17%	715	610
R&M-Clubhouse	45,000	9,050	8,861	189	19.69%	1,950	1,865
R&M-Parks	15,000	1,600	1,575	25	10.50%	750	668
R&M-Pools	4,500	2,450	2,342	108	52.04%	250	136
R&M-Tennis Courts	2,000	310	310	-	15.50%	-	-
Miscellaneous Services	2,400	1,200	2,496	(1,296)	104.00%	200	316
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	2,910	3,504	(594)	60.21%	485	604
Office Supplies	3,000	1,500	1,491	9	49.70%	375	359
Op Supplies - General	6,000	1,700	1,635	65	27.25%	509	509
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	5,429	5,429	-	36.19%	-	-
Reserve - A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
<b>Total Parks and Recreation - General</b>	<b>219,701</b>	<b>65,765</b>	<b>67,012</b>	<b>(1,247)</b>	<b>30.50%</b>	<b>11,122</b>	<b>11,031</b>
<b><u>Special Recreation Facilities</u></b>							
Miscellaneous Services	4,500	2,250	2,201	49	48.91%	375	308
Misc-Event Expense	21,000	10,500	10,415	85	49.60%	3,450	3,382
Misc-Social Committee	26,700	9,350	8,889	461	33.29%	2,600	2,592
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	250	410	(160)	82.00%	42	118
<b>Total Special Recreation Facilities</b>	<b>53,200</b>	<b>22,350</b>	<b>21,915</b>	<b>435</b>	<b>41.19%</b>	<b>6,467</b>	<b>6,400</b>
<b>TOTAL EXPENDITURES</b>	<b>1,198,252</b>	<b>546,410</b>	<b>568,177</b>	<b>(21,767)</b>	<b>47.42%</b>	<b>118,114</b>	<b>130,144</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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	MAR-25 BUDGET	MAR-25 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	-	507,236	506,253	(983)	0.00%	(88,748)	(90,286)
Net change in fund balance	\$ -	\$ 507,236	\$ 506,253	\$ (983)	0.00%	\$ (88,748)	\$ (90,286)
FUND BALANCE, BEGINNING (OCT 1, 2024)	837,916	837,916	837,916				
FUND BALANCE, ENDING	<u>\$ 837,916</u>	<u>\$ 1,345,152</u>	<u>\$ 1,344,169</u>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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	MAR-25 BUDGET	MAR-25 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 5,056	\$ 5,056	0.00%	\$ -	\$ 1,056
Interest - Tax Collector	-	-	260	260	0.00%	-	-
Special Assmnts- Tax Collector	197,323	180,796	180,549	(247)	91.50%	3,946	3,815
Special Assmnts- Discounts	(7,893)	(7,059)	(6,952)	107	88.08%	(80)	(75)
<b>TOTAL REVENUES</b>	<b>189,430</b>	<b>173,737</b>	<b>178,913</b>	<b>5,176</b>	<b>94.45%</b>	<b>3,866</b>	<b>4,796</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	3,946	3,616	3,472	144	87.99%	79	75
<b>Total Administration</b>	<b>3,946</b>	<b>3,616</b>	<b>3,472</b>	<b>144</b>	<b>87.99%</b>	<b>79</b>	<b>75</b>
<b>Debt Service</b>							
Principal Debt Retirement	133,610	-	-	-	0.00%	-	-
Interest Expense	59,543	29,771	29,771	-	50.00%	-	-
<b>Total Debt Service</b>	<b>193,153</b>	<b>29,771</b>	<b>29,771</b>	<b>-</b>	<b>15.41%</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>197,099</b>	<b>33,387</b>	<b>33,243</b>	<b>144</b>	<b>16.87%</b>	<b>79</b>	<b>75</b>
Excess (deficiency) of revenues Over (under) expenditures	(7,669)	140,350	145,670	5,320	-1899.47%	3,787	4,721
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(7,669)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(7,669)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (7,669)	\$ 140,350	\$ 145,670	\$ 5,320	-1899.47%	\$ 3,787	\$ 4,721
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>198,348</b>	<b>198,348</b>	<b>198,348</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 190,679</b>	<b>\$ 338,698</b>	<b>\$ 344,018</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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	MAR-25 BUDGET	MAR-25 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 1,634	\$ 1,634	0.00%	\$ -	\$ 239
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>1,634</b>	<b>1,634</b>	<b>0.00%</b>	<b>-</b>	<b>239</b>
<b>EXPENDITURES</b>							
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,634	1,634	0.00%	-	239
Net change in fund balance	\$ -	\$ -	\$ 1,634	\$ 1,634	0.00%	\$ -	\$ 239
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>-</b>	<b>-</b>	<b>72,058</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,692</b>				

**Notes to the Financial Statements**  
March 2025

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 89.7% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 47.4% of the Annual Budget.

**Balance Sheet**

Account Name	Annual Budget	YTD Actual	Explanation
<b>Assets</b>			
Accounts Receivable-Other		3,099	Expenditures waiting on reimbursements.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Due From Other Funds		3,665	Due from General Fund to Debt Service (to be transferred in April)
Prepaid Items		488	Entertainment for FY 2025
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		37,731	Invoices for current month but not paid in current month.
Accrued Expenses		10,893	Irrigation services, electric and phone.
Sales Tax Payable		5	Sales Tax for the gate remotes and access cards.
Due to Other Funds		3,665	Due from General Fund to Debt Service (to be transferred in April)

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	4,800	13,302	277.13%	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	1,049,601	91.51%	Collections were at 92.8% at this time last year.
Insurance Reimbursements	-	9,630	N/A	Reimbursement for accident damage and light pole damage from February 2024.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Legal Services	6,000	7,748	129.13%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	38,119	51.67%	Fees increased in November due to revised agreement.
ProfServ-Special Assessment	12,506	12,142	97.09%	Assessment roll preparation fees paid for year.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Auditing Services	5,100	5,000	98.04%	Audit 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.
<b><u>Field</u></b>				
Contracts-Landscape	103,742	61,072	58.87%	Changed landscaper in March plus fee increased.
Utility - Water & Sewer	13,600	8,131	59.79%	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	6,838	97.69%	Replaced bushes with flowers, pressure clean perimeter wall, perimeter fence rip rap.
R&M-Irrigation	33,000	32,601	98.79%	Monthly irrigation service repairs.
Misc-Contingency	63,780	51,808	81.23%	Misc supplies, power washer fuel, golf cart batteries, clean-up service for crash site, repair sidewalks around the lake (to be reimbursed by capital projects).



**Notes to the Financial Statements**  
March 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures (con't)</b>				
<b><u>Parks &amp; Recreation</u></b>				
Contracts-Pools	11,134	5,906	53.04%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	2,342	52.04%	Pool perfect, handrail covers, installed sweeper nozzle, solenoid valve replaced, repairs to pool heater & autofill tray, replace main drain grate & gutter grate, test kit.
Miscellaneous Services	2,400	2,496	104.00%	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	3,504	60.21%	Comcast cable increased services due to change in equipment plus a 12% increase in January. Budget will be increased next year.
Cap Outlay-Clubhouse	15,000	5,429	36.19%	Purchased new ice machine and freezer.
<b>Debt Service Fund 203</b>				
<b>Revenues</b>				
Special Assessments-Tax Collector	197,323	180,549	91.50%	Collections were at 92.8% at this time last year.
<b>Expenditures</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	133,610	-	0.00%	Next payment to be made in May
Interest Expense	59,543	29,771	50.00%	Next payment to be made in May

## **HERITAGE OAK PARK**

Community Development District

### **Supporting Schedules**

**March 31, 2025**

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

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	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
03/07/25	24,911	508	508	25,928	22,113	3,815
<b>TOTAL</b>	<b>\$ 1,159,130</b>	<b>\$ 47,365</b>	<b>\$ 23,656</b>	<b>\$ 1,230,150</b>	<b>\$ 1,049,601</b>	<b>\$ 180,549</b>
% COLLECTED				91.5%	91.5%	91.5%
<b>TOTAL OUTSTANDING</b>				<b>\$ 114,203</b>	<b>\$ 97,431</b>	<b>\$ 16,771</b>

**HERITAGE OAK PARK**  
Community Development District

**Activities Fund Deposits**

**Deposit**

Date		Amount	Poolside Lunch	Morning Coffee Social	Haunted Halloween	Craft Fair	Fall Foliage	Friends giving	Ugly Sweater	NYE Party	HOP Hoedown	Canada Day	Rusty Trumpet Band	Valen tine's	Comic Magic Show	Rock Fest	St. Patty's Day
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							
02/06/25	Deposit	\$6,977	\$2,289								\$1,410	\$1,008	\$1,220	\$920	\$130		
03/03/25	Deposit	\$6,676	\$2,387											\$550	\$1,300	\$2,355	\$84
<b>Total</b>		<b>\$22,312</b>	<b>\$8,205</b>	<b>\$0</b>	<b>\$810</b>	<b>\$1,180</b>	<b>\$340</b>	<b>\$850</b>	<b>\$1,560</b>	<b>\$390</b>	<b>\$1,410</b>	<b>\$1,008</b>	<b>\$1,220</b>	<b>\$1,470</b>	<b>\$1,430</b>	<b>\$2,355</b>	<b>\$84</b>
<b>Expenses</b>		<b>(\$19,304)</b>	<b>(\$6,321)</b>	<b>(\$697)</b>	<b>(\$552)</b>	<b>(\$685)</b>	<b>(\$731)</b>	<b>(\$50)</b>	<b>(\$1,444)</b>	<b>(\$597)</b>	<b>(\$1,169)</b>	<b>(\$1,058)</b>	<b>(\$1,125)</b>	<b>(\$800)</b>	<b>(\$900)</b>	<b>(\$2,500)</b>	<b>(\$675)</b>
<b>Profit / (Loss)</b>		<b>\$3,009</b>	<b>\$1,884</b>	<b>(\$697)</b>	<b>\$258</b>	<b>\$495</b>	<b>(\$391)</b>	<b>\$800</b>	<b>\$116</b>	<b>(\$207)</b>	<b>\$241</b>	<b>(\$50)</b>	<b>\$95</b>	<b>\$670</b>	<b>\$530</b>	<b>(\$145)</b>	<b>(\$591)</b>
<b>Other Expenses</b>		<b>(\$2,612)</b>															
<b>Total Profit / (Loss)</b>		<b>\$397</b>															
			FY 2021	FY 2022	FY 2023	FY 2024	FY 2025										
Reserve Balance-Beginning			-	-	-												
Revenue			5,994	40,206	32,172	43,492	22,312										
Expenses			8,371	43,202	31,569	49,686	21,915										
Profit(Loss)			(2,377)	(2,995)	603	(6,194)	397										

Notes: Revenue and Expenses are per financial statements

**Cash and Investment Report**  
March 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Operating Checking Account	BankUnited	0.00%	\$375,994
Operating Checking Account	Valley Bank	4.33%	\$102,559
	<b>Subtotal</b>		<b>\$478,553</b>
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	4.06%	\$905,923
<b>DEBT SERVICE FUND</b>			
Series 2020 Reserve Fund	US Bank	4.25%	\$19,069
Series 2020 Revenue Fund	US Bank	4.25%	\$321,284
	<b>Subtotal</b>		<b>\$340,352</b>
<b>CAPITAL PROJECTS FUND</b>			
Series 2020 Construction Fund	US Bank	4.25%	\$73,692
	<b>Grand Total</b>		<b>\$1,798,721</b>

# Bank Account Statement

Heritage Oak Park CDD

**Bank Account No.** 7282

**Statement No.** 03-25

**Statement Date** 03/31/2025

<b>G/L Account No. 101005 Balance</b>	375,993.97	<b>Statement Balance</b>	382,160.28
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	375,993.97	<b>Subtotal</b>	382,160.28
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-6,166.31
<b>Ending G/L Balance</b>	375,993.97	<b>Ending Balance</b>	375,993.97

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
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
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
03/03/2025	Payment	3932	PAUL FALDUTO	Check for Vendor V00451			-252.80
03/25/2025	Payment	100127	COVERALL OF FT. MYERS	Inv: 1000093298			-1,636.00
03/25/2025	Payment	100128	DOUBLE M LAND SOLUTIONS	Inv: 031325			-3,200.00
03/25/2025	Payment	100129	SECURITY ALARM CORPORATION	Inv: 317318			-480.00
03/26/2025	Payment	3934	MICHELLE RAY	Check for Vendor V00565			-43.25
03/26/2025	Payment	3935	PAUL FALDUTO	Check for Vendor V00451			-7.50
03/28/2025	Payment	3936	RICHARD AUBERT	Check for Vendor V00943			-38.46
<b>Total Outstanding Checks</b>							-6,166.31

## Outstanding Deposits

## Total Outstanding Deposits

# Bank Account Statement

Heritage Oak Park CDD

<b>Bank Account No.</b>	0663								
<b>Statement No.</b>	03-25V					<b>Statement Date</b>	03/31/2025		
<hr/>									
<b>G/L Account No. 101006 Balance</b>				102,558.67		<b>Statement Balance</b>		102,558.67	
						<b>Outstanding Deposits</b>		0.00	
<b>Positive Adjustments</b>				0.00					
				<hr/>		<b>Subtotal</b>		102,558.67	
<b>Subtotal</b>				102,558.67		<b>Outstanding Checks</b>		0.00	
<b>Negative Adjustments</b>				0.00					
				<hr/>		<b>Ending Balance</b>		102,558.67	
<b>Ending G/L Balance</b>				102,558.67					

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

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/25 to 03/31/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100114	03/10/25	TODD PROA	95332409	RPL GUTTER GRATE/TEST KIT	R&M-Pools	546074-57201	\$342.50
001	100115	03/10/25	PERSSON, COHEN & MOONEY, P.A.	5797	LEGAL SERVICE FOR 02/25	ProfServ-Legal Services	531023-51401	\$1,696.80
001	100116	03/10/25	SOLITUDE LAKE MANAGEMENT	PSI148921	03/25 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100117	03/10/25	NATURZONE ENVIRONMENTAL SRVCS	745532	03/25 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100118	03/10/25	INFRAMARK LLC	144973	03/25 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,394.18
001	100118	03/10/25	INFRAMARK LLC	144973	03/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,238.75
001	100118	03/10/25	INFRAMARK LLC	144973	03/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,562.00
001	100119	03/10/25	MAINSCAPE	1313575	03/25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,645.17
001	100119	03/10/25	MAINSCAPE	1312382	02/25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,645.17
001	100119	03/10/25	MAINSCAPE	1313441	03/25 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,346.79
001	100119	03/10/25	MAINSCAPE	1311078	01/25 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,346.79
001	100119	03/10/25	MAINSCAPE	1311240	01/25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$8,645.17
001	100119	03/10/25	MAINSCAPE	1312683	01/25 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$6,978.93
001	100119	03/10/25	MAINSCAPE	1312466	02/25 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,346.79
001	100120	03/11/25	MAINSCAPE	1314114	FEB25 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$4,660.24
001	100121	03/11/25	SUN NEWSPAPERS	030425-2267	NOTICE OF BUDGET WORKSHOPS	Legal Advertising	548002-51301	\$115.83
001	100122	03/14/25	TODD PROA	95331973	INSTALL NEW CHEMICAL PINCH TUBE	R&M-Pools	546074-57201	\$73.37
001	100122	03/14/25	TODD PROA	95332012	01/25 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	100122	03/14/25	TODD PROA	95332012	01/25 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$1,003.55
001	100122	03/14/25	TODD PROA	95332426	03/25 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	100122	03/14/25	TODD PROA	95332426	03/25 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$1,003.55
001	100123	03/19/25	FEDEX	8-794-97409	SERVICE FOR 03/03/25	Communication/Freight - Gen'l	541001-51301	\$13.74
001	100124	03/19/25	ARIEL ABIMELEC JOYA DURAN	159	03/25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$9,200.50
001	100125	03/19/25	DOLPHIN FIRE SPRINKLERS	3998	REPLACE FIRE BACKFLOW PREVENTER	Capital Outlay	564043-53901	\$7,850.00
001	100126	03/19/25	BRADLEY A-RAY INC	031025	REPAIR SIDEWALKS AROUND THE LAKE	To Be Reimb By REQ From Cap Projects	549900-53901	\$10,990.00
001	100127	03/25/25	COVERALL OF FT. MYERS	1000093298	CLEANING SERVICE 03/1-03/31/25	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100128	03/25/25	DOUBLE M LAND SOLUTIONS	031325	PERIMETER FENCE RIP RAP	R&M-Entry Feature	546021-53901	\$3,200.00
001	100129	03/25/25	SECURITY ALARM CORPORATION	317318	HID 1326LGS MV ProxCard II 1326 Clamshell Smart Card	Fitness Access Cards	546066-57201	\$480.00
001	300034	03/07/25	FPL	022225-4219 ACH	ACCT #89079-74219 01/23/25-02/22/25	Utility - General	543001-53901	\$466.81
001	300035	03/07/25	FPL	022225-8335 ACH	ACCT #87070-88335 01/23/25-02/22-25	Utility - General	543001-53901	\$2,254.53
001	300036	03/07/25	FPL	022225-3218 ACH	ACCT #01784-03218 01/23/25-02/22/25	Utility - General	543001-53901	\$86.62
001	300037	03/07/25	FPL	022225-0214 ACH	ACCT #65998-90214 01/23/22-02/22-25	Utility - General	543001-53901	\$88.64
001	300038	03/07/25	FPL	022225-5535 ACH	ACCT #92945-85535 01/23/25-02/22/25	Utility - General	543001-53901	\$93.14
001	300039	03/07/25	FPL	022225-9344 ACH	ACCT #96809-59344 01/23/25-02/22/25	Utility - General	543001-53901	\$121.57
001	300040	03/07/25	FPL	022225-9333 ACH	ACCT #90419-29333 01/23/25-02/22/25	Utility - General	543001-53901	\$130.21
001	300041	03/07/25	FPL	022225-3219 ACH	ACCT #25921-93219 01/23/25-02/22/25	Utility - General	543001-53901	\$149.17
001	300042	03/07/25	FPL	022225-8333 ACH	ACCT #36126-28333 01/23/25-02/22/25	Utility - General	543001-53901	\$230.73
001	300043	03/07/25	FPL	022225-2211 ACH	ACCT #94620-32211 01/23/25-02/22/25	Utility - General	543001-53901	\$246.04
001	300044	03/17/25	COMCAST	022625-4227 ACH	ACCT# 8535100601234227 03/01/25-03/29/25	Misc-Cable TV Expenses	549039-57201	\$604.19
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$48.46
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Hoe Down Decorations	549022-57501	\$18.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Liquid Nails for Road Reflectors	546081-54101	\$9.16
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Large Ice Packs	549001-57201	\$19.95
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Trash Bags	552001-57201	\$68.64
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$47.84
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$344.78
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Cricut Access Standard	549001-57501	\$9.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Toilet Paper	552001-57201	\$26.83
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Kitchen Supplies	549001-57201	\$31.36
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$9.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$80.49
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Lodge Chair Glides	546015-57201	\$39.98
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Spray Cleanser	552001-57201	\$33.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Notebooks for Bridge	551002-57501	\$13.98
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$131.34
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Clorox Disinfecting Wipes	552001-57201	\$14.98
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Plates - Returned	549001-57201	\$124.84



HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/25 to 03/31/25

(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	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$134.90
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Wireless Keyboard & Mouse	551002-57501	\$44.26
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Rusty Trumpet Decorations	549022-57501	\$15.98
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Rusty Trumpet Decorations	549022-57501	\$78.95
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	New Fire Monitoring Cellular System	546015-57201	\$1,255.00
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Multiple Events-Music	549001-57501	\$9.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	AA Batteries	546015-57201	\$19.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$31.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$15.28
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$458.66
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	iCloud Storage	549001-57201	\$0.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$287.20
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Rusty Trumpet Decorations	549022-57501	\$12.95
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Returned Poolside Lunch	549051-57501	(\$37.99)
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Return Road Reflectors	546081-54101	\$29.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Plates - Return (1)	549001-57201	(\$24.88)
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	New Work Phone Case and Screen Protector	549001-57201	\$22.97
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Envelopes	551002-57201	\$6.79
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$24.99
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Pens	551002-57501	\$7.17
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$44.93
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	First Aid Kit Replacements	549001-57201	\$25.73
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Clorox Disinfecting Wipes	552001-57201	\$37.28
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$186.57
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Paper Towels, Toilet Paper	552001-57201	\$231.85
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Kitchen Supplies	546015-57201	\$36.16
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Horseshoe Stakes	546066-57201	\$150.00
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$18.90
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$34.26
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$2.89
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$18.18
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Jan ACT Calendars	549001-57501	\$287.79
001	300045	03/04/25	VALLEY NATIONAL BANK	020725-7986 ACH	02/07/25 STATEMENT PURCHASES	Rusty Trumpet Decorations	549022-57501	\$80.12
001	3929	03/03/25	ANDREW HEBDEN	AH 022125	REIMBURSEMENT FOR CANADA NIGHT	Canada Night Decorations & Music	549022-57501	\$700.77
001	3929	03/03/25	ANDREW HEBDEN	AH 022125	REIMBURSEMENT FOR CANADA NIGHT	Canada Night Food	549051-57501	\$275.00
001	3930	03/03/25	ANGELA BENISH	AB 022125	REIMBURSEMENT FOR CANADA NIGHT	Canada Night Cupcakes	549051-57501	\$82.40
001	3931	03/03/25	CENTURYLINK	021925-8717	ACCT #311078717 02/19/25-03/18/25	Communication - Telephone	541003-57201	\$610.49
001	3932	03/03/25	PAUL FALDUTO	PF 022125	REIMBURSEMENT FOR POOLSIDE LUNCH	Poolside Lunch	549051-57501	\$252.80
001	3933	03/10/25	ELITE DEBRIS CLEAN-UP	1	EMERGENCY CRASH SITE CLEANUP	CLEANUP/FENCE REPAIR/DISPOSAL	549900-53901	\$4,500.00
001	3934	03/26/25	MICHELLE RAY	031825	REIMBURSEMENT FOR MONDAY COFFEE	Coffee Social Treats	549051-57501	\$43.25
001	3935	03/26/25	PAUL FALDUTO	031825	REIMBURSEMENT FOR POOLSIDE LUNCH	Poolside Lunch	549051-57501	\$7.50
001	3936	03/28/25	RICHARD AUBERT	031825-RA	REIMBURSEMENT FOR BOCCIE COURT MATERIALS	R&M-Parks	546066-57201	\$38.46
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Trash Bags, Toilet Paper	552001-57201	\$95.47
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$260.09
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Fuel	549900-53901	\$29.13
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Canva	551002-57501	\$15.00
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$42.92
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$218.50
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$24.43
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	RING - Cameras for Lodge Dec24-Dec25	546015-57201	\$106.99
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Copiers Plus-Copy Machine	551002-57201	\$52.00
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	D Batteries	546015-57201	\$17.98
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$42.76
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Disputed Sam's Club Golf Cart Batteries	549900-53901	(\$788.28)
001	DD01079	03/01/25	TRUIST BANK	010225-8114 ACH	01/02/25 STATEMENT PURCHASES	Reversed Charges	549001-57201	(\$44.05)
Fund Total								\$127,817.59