HERITAGE OAK PARK

Community Development District

Financial Report

February 28, 2025

Prepared by

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

February 28, 2025

Balance Sheet
February 28, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 563,416	$ -	$ -	$ 563,416
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	3,099	-	-	3,099
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Investments:				
Money Market Account	902,857	-	-	902,857
Construction Fund	-	-	73,453	73,453
Reserve Fund	-	19,069	-	19,069
Revenue Fund	-	320,228	-	320,228
Prepaid Items	3,248	-	-	3,248
Deposits	8,200	-	-	8,200
TOTAL ASSETS	**$ 1,481,020**	**$ 339,297**	**$ 73,453**	**$ 1,893,770**
LIABILITIES				
Accounts Payable	$ 40,791	$ -	$ -	$ 40,791
Accrued Expenses	5,688	-	-	5,688
Sales Tax Payable	46	-	-	46
TOTAL LIABILITIES	**46,525**	**-**	**-**	**46,525**
FUND BALANCES				
Nonspendable:				
Prepaid Items	3,248	-	-	3,248
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	339,297	-	339,297
Capital Projects	-	-	73,453	73,453
Assigned to:				
Operating Reserves	253,590	-	-	253,590
Reserves - A/C	5,000	-	-	5,000
Reserves - Arbor	2,500	-	-	2,500
Reserves - Roads & Streetlights	226,234	-	-	226,234
Reserves - Roof	185,000	-	-	185,000
Reserves - Swimming Pools	32,239	-	-	32,239
Unassigned:	718,484	-	-	718,484
TOTAL FUND BALANCES	**$ 1,434,495**	**$ 339,297**	**$ 73,453**	**$ 1,847,245**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,481,020**	**$ 339,297**	**$ 73,453**	**$ 1,893,770**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
REVENUES							
Interest - Investments	$ 4,800	$ 2,000	$ 9,862	$ 7,862	205.46%	$ 400	$ 3,093
Interlocal Agreement	3,000	1,500	1,500	-	50.00%	750	750
Interlocal Agreement-Irrigation	30,000	15,000	15,000	-	50.00%	7,500	7,500
Room Rentals	500	500	1,526	1,026	305.20%	-	374
Recreational Activity Fees	53,200	17,167	15,637	(1,530)	29.39%	7,133	6,977
Interest - Tax Collector	-	-	1,509	1,509	0.00%	-	-
Special Assmnts- Tax Collector	1,147,033	1,028,000	1,027,488	(512)	89.58%	34,120	33,690
Special Assmnts- Discounts	(45,881)	(40,449)	(39,979)	470	87.14%	(1,010)	(990)
Other Miscellaneous Revenues	3,800	-	-	-	0.00%	-	-
Gate Bar Code/Remotes	1,200	360	337	(23)	28.08%	-	-
Access Cards	600	63	59	(4)	9.83%	-	-
Insurance Reimbursements	-	-	1,630	1,630	0.00%	-	-
TOTAL REVENUES	**1,198,252**	**1,024,141**	**1,034,569**	**10,428**	**86.34%**	**48,893**	**51,394**
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	5,000	4,800	200	40.00%	1,000	1,000
FICA Taxes	918	383	367	16	39.98%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	6,000	2,500	5,935	(3,435)	98.92%	500	1,697
ProfServ-Mgmt Consulting	73,779	30,741	31,725	(984)	43.00%	6,148	6,394
ProfServ-Special Assessment	12,506	12,506	12,142	364	97.09%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	5,100	5,100	5,000	100	98.04%	-	-
Communication/Freight - Gen'l	1,500	625	258	367	17.20%	125	23
Insurance - General Liability	15,500	15,500	15,038	462	97.02%	-	-
R&M-ADA Compliance	1,053	1,053	1,553	(500)	147.48%	-	-
Legal Advertising	1,100	350	347	3	31.55%	-	-
Miscellaneous Services	3,000	50	46	4	1.53%	250	13
Misc-Assessment Collection Cost	22,941	20,020	19,750	270	86.09%	580	654
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	-	-	-	0.00%	-	-
Total Administration	169,636	97,532	100,665	(3,133)	59.34%	8,680	9,858
Other Public Safety							
R&M-Gate	3,500	275	267	8	7.63%	-	-
R&M-Gatehouse	1,000	15	12	3	1.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	300	291	9	19.40%	-	-
Total Other Public Safety	8,600	590	570	20	6.63%	-	-
Field							
Contracts-Mgmt Services	162,744	67,810	67,810	-	41.67%	13,562	13,562
Contracts-Lake and Wetland	6,120	2,550	2,550	-	41.67%	510	510
Contracts-Landscape	103,742	43,226	43,226	-	41.67%	8,645	8,645
Contracts-Irrigation	52,673	21,947	21,734	213	41.26%	4,389	4,347
Utility - General	45,600	19,000	18,213	787	39.94%	3,800	3,867
Utility - Water & Sewer	13,600	6,600	7,042	(442)	51.78%	1,000	1,102
Insurance - General Liability	65,402	65,402	57,465	7,937	87.86%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,000	3,800	3,638	162	51.97%	-	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
R&M-Irrigation	33,000	13,750	28,101	(14,351)	85.15%	2,750	7,139
R&M-Lake	21,750	-	-	-	0.00%	-	-
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	4,650	4,650	-	37.20%	-	-
R&M-Pumps	2,160	-	-	-	0.00%	-	-
Misc-Special Projects	10,930	-	-	-	0.00%	-	-
Misc-Hurricane Expense	25,000	-	-	-	0.00%	-	-
Misc-Contingency	63,780	6,139	6,139	-	9.63%	-	-
Capital Outlay	30,745	-	-	-	0.00%	-	-
Total Field	683,746	254,874	260,568	(5,694)	38.11%	34,656	39,172
Road and Street Facilities							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	750	722	28	18.05%	750	722
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	4,008	4,008	-	40.08%	-	-
Misc-Contingency	3,000	-	-	-	0.00%	-	-
Cap Outlay - Sidewalk Impr	10,000	-	-	-	0.00%	-	-
Cap Outlay - Streetlight Impr	5,000	-	-	-	0.00%	-	-
Reserve - Roads & Streetlights	15,369	-	-	-	0.00%	-	-
Total Road and Street Facilities	63,369	4,758	4,730	28	7.46%	750	722
Parks and Recreation - General							
Contracts-Mgmt Services	38,865	16,194	16,194	-	41.67%	3,239	3,239
Contracts-Janitorial Services	19,632	8,180	8,180	-	41.67%	1,636	1,636
Contracts-Pools	11,134	4,639	4,863	(224)	43.68%	928	1,004
Contracts-Pest Control	1,020	425	425	-	41.67%	85	85
Communication - Telephone	8,580	3,575	3,094	481	36.06%	715	610
R&M-Clubhouse	45,000	8,750	6,996	1,754	15.55%	3,750	2,316
R&M-Parks	15,000	1,000	907	93	6.05%	-	-
R&M-Pools	4,500	1,875	2,206	(331)	49.02%	375	406
R&M-Tennis Courts	2,000	310	310	-	15.50%	-	-
Miscellaneous Services	2,400	1,000	2,180	(1,180)	90.83%	200	1,602
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	5,820	2,425	2,900	(475)	49.83%	485	604
Office Supplies	3,000	1,250	1,132	118	37.73%	-	-
Op Supplies - General	6,000	1,150	1,126	24	18.77%	125	116
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	5,500	5,429	71	36.19%	1,000	959
Reserve - A/C	5,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
Total Parks and Recreation - General	219,701	56,273	55,942	331	25.46%	12,538	12,577
Special Recreation Facilities							
Miscellaneous Services	4,500	1,900	1,893	7	42.07%	375	782
Misc-Event Expense	21,000	7,100	7,033	67	33.49%	1,000	945
Misc-Social Committee	26,700	6,300	6,296	4	23.58%	1,500	1,467
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	293	293	-	58.60%	150	150
Total Special Recreation Facilities	53,200	15,593	15,515	78	29.16%	3,025	3,344
TOTAL EXPENDITURES	**1,198,252**	**429,620**	**437,990**	**(8,370)**	**36.55%**	**59,649**	**65,673**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-25 BUDGET	FEB-25 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	-	594,521	596,579	2,058	0.00%	(10,756)	(14,279)
Net change in fund balance	$ -	$ 594,521	$ 596,579	$ 2,058	0.00%	$ (10,756)	$ (14,279)
FUND BALANCE, BEGINNING (OCT 1, 2024)	**837,916**	**837,916**	**837,916**				
FUND BALANCE, ENDING	**$ 837,916**	**$ 1,432,437**	**$ 1,434,495**				

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

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

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

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

Notes to the Financial Statements
February 2025

Financial Overview / Highlights

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

Balance Sheet

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

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	9,862	205.46%	Interest Income on Operating Accounts and Money Market Acct.
Room Rentals	500	1,526	305.20%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,147,033	1,027,488	89.58%	Collections were at 91% at this time last year.
Insurance Reimbursements	-	1,630	N/A	Reimbursement for accident damage.
Expenditures				
Administrative				
ProfServ-Legal Services	6,000	5,935	98.92%	Legal services include preparing for FEMA/FDEM reports and new FEMA attorney.
ProfServ-Mgmt Consulting Serv	73,779	31,725	43.00%	Fees increased in November due to revised agreement.
ProfServ-Special Assessment	12,506	12,142	97.09%	Assessment roll preparation fees paid for year.
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Auditing Services	5,100	5,000	98.04%	Audit is final and paid in full.
Insurance-General Liability	15,500	15,038	97.02%	Insurance paid in full for year.
R&M-ADA Compliance	1,053	1,553	147.48%	Webhosting paid in full for the year.
Field				
Utility - Water & Sewer	13,600	7,042	51.78%	Monthly water / sewer utilities includes annual fire protection fee ($1,600).
Insurance - General Liability	65,402	57,465	87.86%	Insurance paid in full for year.
R&M-Entry Feature	7,000	3,638	51.97%	Replaced bushes with flowers, pressure clean perimeter wall.
R&M-Irrigation	33,000	28,101	85.15%	Monthly irrigation service repairs.

Notes to the Financial Statements
February 2025

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
Road & Street				
R&M-Streetlights	10,000	4,008	40.08%	Replaced damaged light pole on Old Oak.
Parks & Recreation				
Contracts-Pools	11,134	4,863	43.68%	Monthly pool service increased more than expected. Need to increase budget next year.
R&M-Pools	4,500	2,206	49.02%	Pool perfect, handrail covers, installed sweeper nozzle, solenoid valve replaced, repairs to pool heater & autofil tray, replace main drain grate & gutter grate, test kit.
Miscellaneous Services	2,400	2,180	90.83%	Coffee for meetings, iCloud storage, FSU Ethics training for BOS, additional iPad chargers, clock, Holiday gift cards for staff.
Misc-Cable TV Expenses	5,820	2,900	49.83%	Comcast cable increased services due to change in equipment plus a 12% increase in January. Budget will be increased next year.
Office Supplies	3,000	1,132	37.73%	Copier lease and maintenance, copies, office supplies, iCloud storage, Office 365 for BOS, sticky pads for keyboards, printer toner.
Cap Outlay-Clubhouse	15,000	5,429	36.19%	Purchased new ice machine and freezer.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	176,734	89.57%	Collections were at 91% at this time last year.
Expenditures				
Debt Service				
Principal Debt Retirement	133,610	-	0.00%	Next payment to be made in May
Interest Expense	59,543	29,771	50.00%	Next payment to be made in May

HERITAGE OAK PARK

Community Development District

Supporting Schedules

February 28, 2025

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION General Fund Assessments	ALLOCATION Debt Service Fund Assessments
Assessments Levied				$1,344,353	$1,147,033	$197,320
Allocation %				100%	85%	15%
11/07/24	$ 40,735	$ 1,697	$ 831	$ 43,264	$ 36,907	$ 6,357
11/14/24	14,583	608	298	15,488	13,230	2,258
11/21/24	10,937	456	223	11,616	9,923	1,693
11/27/24	60,232	2,510	1,229	63,971	54,577	9,394
12/05/24	206,715	8,613	4,219	219,547	187,233	32,314
12/12/24	218,899	9,121	4,467	232,487	198,457	34,030
12/19/24	423,568	17,649	8,644	449,860	383,697	66,163
01/09/25	121,036	5,043	2,470	128,550	109,775	18,775
02/06/25	37,514	1,160	766	39,439	33,690	5,749
TOTAL	**$ 1,134,219**	**$ 46,856**	**$ 23,147**	**$ 1,204,222**	**$ 1,027,488**	**$ 176,734**
% COLLECTED				89.6%	89.6%	89.6%
TOTAL OUTSTANDING				**$ 140,131**	**$ 119,544**	**$ 20,586**

HERITAGE OAK PARK
Community Development District

Activities Fund Deposits

Deposit

Date		Amount	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
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
	Total	**$15,637**	**$5,819**	**$0**	**$810**	**$1,180**	**$340**	**$850**	**$1,560**	**$390**	**$1,410**	**$1,008**	**$1,220**	**$920**	**$130**
Expenses		($13,329)	($3,933)	($530)	($552)	($685)	($731)	($50)	($1,444)	($597)	($1,150)	($1,058)	($900)	($800)	($900)
Profit / (Loss)		**$2,308**	**$1,886**	**($530)**	**$258**	**$495**	**($391)**	**$800**	**$116**	**($207)**	**$260**	**($50)**	**$320**	**$120**	**($770)**
Other Expenses		($2,186)													
Total Profit / (Loss)		**$122**													

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

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
February 28, 2025

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

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 7282

Statement No. 02-25 **Statement Date** 02/28/2025

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

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

Bank Account Statement

Heritage Oak Park CDD

Bank Account No. 0663
Statement No. 01-26
Statement Date 02/28/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference

Outstanding Deposits

Total Outstanding Deposits

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

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

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	$13.82
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Paper Towels	552001-57201	$93.52
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	$14.68
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	NYE Party Snacks	549051-57501	$64.62
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	ACT Printer Ink	551002-57501	$149.97
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch	549051-57501	$10.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Poolside Lunch (Returned Later)	549051-57501	$37.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Plastic Cocktail Shaker-NYE Party	549022-57501	$11.99
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Road Reflectors	546081-54101	$40.73
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	$40.37
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Dave's Holiday Gift Card	549001-57201	$505.94
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Jacquie's Holiday Gift Card	549001-57501	$761.88
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Street Signs	546081-54101	$651.70
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	$52.08
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monday Coffee	549051-57501	$33.88
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Monitoring Service Call	546015-57201	$145.00
001	300033	02/27/25	VALLEY NATIONAL BANK	010725-7986 ACH	01/07/25 STATEMENT PURCHASES	Road Reflectors	546081-54101	$29.99
							Fund Total	**$46,599.11**

SERIES 2020 DEBT SERVICE FUND - 203

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
203	3928	02/13/25	HERITAGE OAK PARK	021025-DSXFR 2020	FY 2025 ASSESSMENT RECEIPTS	Due From Other Funds	131000	$23,401.25
							Fund Total	**$23,401.25**

Total Checks Paid	$70,000.36