

**HERITAGE OAK PARK**  
Community Development District

*Financial Report*  
*November 30, 2025*

Prepared by



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**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**November 30, 2025**

**Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 490,759	\$ -	\$ -	\$ 490,759
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	-	27,883	-	27,883
Investments:				
Money Market Account	627,690	-	-	627,690
Construction Fund	-	-	29,325	29,325
Reserve Fund	-	18,820	-	18,820
Revenue Fund	-	157,441	-	157,441
Prepaid Items	4,350	-	-	4,350
Deposits	8,200	-	-	8,200
<b>TOTAL ASSETS</b>	<b>\$ 1,134,298</b>	<b>\$ 204,144</b>	<b>\$ 29,325</b>	<b>\$ 1,367,767</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 185,063	\$ -	\$ -	\$ 185,063
Accrued Expenses	1,649	-	-	1,649
Sales Tax Payable	38	-	-	38
Deposits	20	-	-	20
Deferred Revenue	2,895	-	-	2,895
Due To Other Funds	27,883	-	-	27,883
<b>TOTAL LIABILITIES</b>	<b>217,548</b>	<b>-</b>	<b>-</b>	<b>217,548</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	4,350	-	-	4,350
Deposits	8,200	-	-	8,200
<b>Restricted for:</b>				
Debt Service	-	204,144	-	204,144
Capital Projects	-	-	29,325	29,325
<b>Assigned to:</b>				
Operating Reserves	267,913	-	-	267,913
Reserves - A/C	10,000	-	-	10,000
Reserves - Arbor	2,500	-	-	2,500
Reserves - Roads & Streetlights	241,603	-	-	241,603
Reserves - Roof	199,600	-	-	199,600
Reserves - Swimming Pools	35,239	-	-	35,239
<b>Unassigned:</b>	<b>147,345</b>	<b>-</b>	<b>-</b>	<b>147,345</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 916,750</b>	<b>\$ 204,144</b>	<b>\$ 29,325</b>	<b>\$ 1,150,219</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,134,298</b>	<b>\$ 204,144</b>	<b>\$ 29,325</b>	<b>\$ 1,367,767</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 4,800	\$ 800	\$ 4,472	\$ 3,672	93.17%	\$ 400	\$ 2,147
Interlocal Agreement	3,000	750	750	-	25.00%	750	750
Interlocal Agreement-Irrigation	30,000	7,500	7,500	-	25.00%	7,500	7,500
Room Rentals	500	440	412	(28)	82.40%	440	412
Recreational Activity Fees	53,200	8,867	2,554	(6,313)	4.80%	4,433	1,804
Special Assmnts- Tax Collector	1,216,334	128,000	163,545	35,545	13.45%	128,000	163,545
Special Assmnts- Discounts	(48,653)	(5,500)	(6,418)	(918)	13.19%	(5,500)	(6,418)
Other Miscellaneous Revenues	3,800	1,100	1,100	-	28.95%	1,100	1,100
Gate Bar Code/Remotes	1,200	150	140	(10)	11.67%	150	140
Access Cards	600	-	-	-	0.00%	-	-
<b>TOTAL REVENUES</b>	<b>1,264,781</b>	<b>142,107</b>	<b>174,055</b>	<b>31,948</b>	<b>13.76%</b>	<b>137,273</b>	<b>170,980</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	2,000	2,000	-	16.67%	1,000	1,000
FICA Taxes	918	153	153	-	16.67%	77	77
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	12,000	2,000	326	1,674	2.72%	1,000	78
ProfServ-Mgmt Consulting	79,032	13,172	13,005	167	16.46%	6,586	6,419
ProfServ-Special Assessment	12,881	-	-	-	0.00%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	5,100	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	1,500	250	33	217	2.20%	125	20
Insurance - General Liability	16,542	16,542	16,111	431	97.39%	-	-
R&M-ADA Compliance	1,553	-	-	-	0.00%	-	-
Legal Advertising	1,100	220	127	93	11.55%	-	-
Miscellaneous Services	3,000	500	23	477	0.77%	250	12
Misc-Assessment Collection Cost	24,327	2,561	3,143	(582)	12.92%	2,561	3,143
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
<b>Total Administration</b>	<b>184,192</b>	<b>41,277</b>	<b>38,800</b>	<b>2,477</b>	<b>21.06%</b>	<b>11,599</b>	<b>10,749</b>
<b>Other Public Safety</b>							
R&M-Gate	3,500	583	297	286	8.49%	292	48
R&M-Gatehouse	1,000	167	622	(455)	62.20%	-	-
R&M-Security Cameras	2,600	-	-	-	0.00%	-	-
Misc-Programming & Services	1,500	250	124	126	8.27%	-	-
<b>Total Other Public Safety</b>	<b>8,600</b>	<b>1,000</b>	<b>1,043</b>	<b>(43)</b>	<b>12.13%</b>	<b>292</b>	<b>48</b>
<b>Field</b>							
Contracts-Mgmt Services	167,625	27,938	27,938	-	16.67%	13,969	13,969
Contracts-Lake and Wetland	6,120	1,020	1,020	-	16.67%	510	510
Contracts-Landscape	113,718	18,953	18,400	553	16.18%	9,477	9,200
Contracts-Irrigation	53,726	8,954	8,961	(7)	16.68%	4,477	4,481
Utility - General	46,800	7,800	7,575	225	16.19%	3,900	4,059
Utility - Water & Sewer	14,800	2,200	1,901	299	12.84%	1,100	1,025
Insurance - General Liability	66,085	66,085	64,364	1,721	97.40%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,000	-	-	-	0.00%	-	-

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL
R&M-Irrigation	54,000	9,000	13,491	(4,491)	24.98%	4,500	6,608
R&M-Lake	15,000	8,637	8,637	-	57.58%	8,637	8,637
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	-	-	-	0.00%	-	-
R&M-Pumps	7,500	540	20,600	(20,060)	274.67%	540	15,605
Misc-Special Projects	11,000	-	-	-	0.00%	-	-
Misc-Hurricane Expense	25,000	-	-	-	0.00%	-	-
Misc-Contingency	50,000	393	393	-	0.79%	103	103
Capital Outlay	30,000	129	129	-	0.43%	129	129
<b>Total Field</b>	<b>707,874</b>	<b>151,649</b>	<b>173,409</b>	<b>(21,760)</b>	<b>24.50%</b>	<b>47,342</b>	<b>64,326</b>
<b><u>Road and Street Facilities</u></b>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	26	26	-	0.65%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	2	2	-	0.02%	2	2
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	39,129	39,129	152,519	(113,390)	389.79%	39,129	152,519
<b>Total Road and Street Facilities</b>	<b>87,129</b>	<b>39,157</b>	<b>152,547</b>	<b>(113,390)</b>	<b>175.08%</b>	<b>39,131</b>	<b>152,521</b>
<b><u>Parks and Recreation - General</u></b>							
Contracts-Mgmt Services	40,029	6,672	6,672	-	16.67%	3,336	3,336
Contracts-Janitorial Services	19,632	3,272	3,272	-	16.67%	1,636	1,636
Contracts-Pools	12,405	2,007	2,007	-	16.18%	1,004	1,004
Contracts-Pest Control	1,020	170	170	-	16.67%	85	85
Communication - Telephone	8,580	1,430	1,249	181	14.56%	715	624
R&M-Clubhouse	45,000	7,500	5,135	2,365	11.41%	3,750	4,961
R&M-Parks	15,000	2,500	1,089	1,411	7.26%	1,250	753
R&M-Pools	4,500	750	126	624	2.80%	375	63
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	400	39	361	1.63%	-	-
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	7,470	1,208	1,209	(1)	16.18%	604	604
Office Supplies	3,000	500	466	34	15.53%	250	56
Op Supplies - General	6,000	1,000	511	489	8.52%	-	-
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay - Clubhouse	15,000	-	-	-	0.00%	-	-
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>223,786</b>	<b>27,409</b>	<b>21,945</b>	<b>5,464</b>	<b>9.81%</b>	<b>13,005</b>	<b>13,122</b>
<b><u>Special Recreation Facilities</u></b>							
Miscellaneous Services	4,500	750	105	645	2.33%	375	55
Misc-Event Expense	21,000	3,500	1,438	2,062	6.85%	1,750	91
Misc-Social Committee	26,700	4,450	871	3,579	3.26%	-	-
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	83	73	10	14.60%	-	-
<b>Total Special Recreation Facilities</b>	<b>53,200</b>	<b>8,783</b>	<b>2,487</b>	<b>6,296</b>	<b>4.67%</b>	<b>2,125</b>	<b>146</b>
<b>TOTAL EXPENDITURES</b>	<b>1,264,781</b>	<b>269,275</b>	<b>390,231</b>	<b>(120,956)</b>	<b>30.85%</b>	<b>113,494</b>	<b>240,912</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>NOV-25 BUDGET</u>	<u>NOV-25 ACTUAL</u>
Excess (deficiency) of revenues Over (under) expenditures	-	(127,168)	(216,176)	(89,008)	0.00%	23,779	(69,932)
Net change in fund balance	\$ -	\$ (127,168)	\$ (216,176)	\$ (89,008)	0.00%	\$ 23,779	\$ (69,932)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,132,926</b>	<b>1,132,926</b>	<b>1,132,926</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,132,926</b>	<b>\$ 1,005,758</b>	<b>\$ 916,750</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 1,369	\$ 1,369	0.00%	\$ -	\$ 686
Special Assmnts- Tax Collector	197,323	38,000	26,618	(11,382)	13.49%	38,000	26,618
Special Assmnts- Discounts	(7,893)	(1,659)	(1,041)	618	13.19%	(1,659)	(1,041)
<b>TOTAL REVENUES</b>	<b>189,430</b>	<b>36,341</b>	<b>26,946</b>	<b>(9,395)</b>	<b>14.22%</b>	<b>36,341</b>	<b>26,263</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	3,946	760	512	248	12.98%	760	512
<b>Total Administration</b>	<b>3,946</b>	<b>760</b>	<b>512</b>	<b>248</b>	<b>12.98%</b>	<b>760</b>	<b>512</b>
<b>Debt Service</b>							
Principal Debt Retirement	136,094	-	-	-	0.00%	-	-
Interest Expense	54,613	27,306	27,306	-	50.00%	27,306	27,306
<b>Total Debt Service</b>	<b>190,707</b>	<b>27,306</b>	<b>27,306</b>	<b>-</b>	<b>14.32%</b>	<b>27,306</b>	<b>27,306</b>
<b>TOTAL EXPENDITURES</b>	<b>194,653</b>	<b>28,066</b>	<b>27,818</b>	<b>248</b>	<b>14.29%</b>	<b>28,066</b>	<b>27,818</b>
Excess (deficiency) of revenues Over (under) expenditures	(5,223)	8,275	(872)	(9,147)	16.70%	8,275	(1,555)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(5,223)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(5,223)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (5,223)	\$ 8,275	\$ (872)	\$ (9,147)	16.70%	\$ 8,275	\$ (1,555)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>205,016</b>	<b>205,016</b>	<b>205,016</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 199,793</b>	<b>\$ 213,291</b>	<b>\$ 204,144</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 197	\$ 197	0.00%	\$ -	\$ 99
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>197</b>	<b>197</b>	<b>0.00%</b>	<b>-</b>	<b>99</b>
<b>EXPENDITURES</b>							
<b>Construction In Progress</b>							
Construction in Progress	-	-	-	-	0.00%	-	-
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</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	-	-	197	197	0.00%	-	99
Net change in fund balance	\$ -	\$ -	\$ 197	\$ 197	0.00%	\$ -	\$ 99
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>29,128</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,325</b>				

**Notes to the Financial Statements**  
November 2025

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 13.8% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 30.9% 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		27,883	Due from General Fund to Debt Service
Prepaid Items		4,350	Entertainment and decorations for Christmas, Jimmy Mazz, Canada Night, Valentine's Day, and future events.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		185,063	Invoices for current month but not paid in current month.
Accrued Expenses		1,649	Monthly water and phone service.
Due to Other Funds		27,883	Due from General Fund to Debt Service

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	4,800	4,472	93.17%	Interest Income on Operating Accounts and Money Market Acct.
Special Assessments-Tax Collector	1,216,334	163,545	13.45%	Collections were at 10% at this time last year.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Trustee Fees	3,704	3,704	100.00%	Trustee fees paid for year.
Insurance-General Liability	16,542	16,111	97.39%	Insurance paid in full for year.
Annual District Filing Fee	175	175	100.00%	Annual Fee paid for year.
<b><u>Public Safety</u></b>				
R&M-Gatehouse	1,000	622	62.20%	New floors and shelving in guard shack.
<b><u>Field</u></b>				
Insurance - General Liability	66,085	64,364	97.40%	Insurance paid in full for year.
R&M-Irrigation	54,000	13,491	24.98%	Monthly irrigation service repairs.
R&M-Lake	15,000	8,637	57.58%	Cattail removal.
R&M-Pumps	7,500	20,600	274.67%	Repair VFD pump, check valve pressure inducer, Bent Oak pump station repairs.

**Notes to the Financial Statements**  
November 2025

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures (con't)</b>				
<u><b>Road &amp; Street</b></u>				
Reserves-Roads & Streetlights	39,129	152,519	389.79%	Red Oak Lane paving and re-striping.
<u><b>Parks &amp; Recreation</b></u>				
<b>Debt Service Fund 203</b>				
<b>Revenues</b>				
Special Assessments-Tax Collector	197,323	26,618	13.49%	Collections were at 10% at this time last year.
<b>Expenditures</b>				
<u><b>Debt Service</b></u>				
Principal Debt Retirement	136,094	-	0.00%	Next payment to be made in May
Interest Expense	54,613	27,306	50.00%	Next payment to be made in May

**HERITAGE OAK PARK**

Community Development District

**Supporting Schedules**

**November 30, 2025**

# HERITAGE OAK PARK

Community Development District

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**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector**  
**Monthly Collection Distributions**  
**For the Fiscal Year Ending September 30, 2026**

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,413,653	\$1,216,333	\$197,320
Allocation %				100%	86%	14%
11/06/25	\$ 40,796	\$ 1,700	\$ 833	\$ 43,328	\$ 37,272	\$ 6,056
11/13/25	11,502	479	235	12,216	10,522	1,693
11/20/25	11,502	479	235	12,216	10,522	1,693
11/26/25	115,250.96	4,802.12	2,352.04	122,405.12	105,228.56	17,176
<b>TOTAL</b>	<b>\$ 179,050</b>	<b>\$ 7,460</b>	<b>\$ 3,654</b>	<b>\$ 190,164</b>	<b>\$ 163,545</b>	<b>\$ 26,618</b>
% COLLECTED				13.45%	13.45%	13.49%
<b>TOTAL OUTSTANDING</b>				<b>\$ 1,223,489</b>	<b>\$ 1,052,788</b>	<b>\$ 170,702</b>

# HERITAGE OAK PARK

Community Development District

## Activities Fund Deposits

### Deposit

Date	Amount	Poolside Lunch	Morning Coffee Social	Halloween Gods & Goddesses	Craft Fair
10/01/25 Deposit	\$750			\$750	
11/01/25 Deposit	\$70				\$70
11/12/25 Deposit	\$1,942	\$1,290		\$580	\$73
<b>Total</b>	<b>\$2,762</b>	<b>\$1,290</b>	<b>\$0</b>	<b>\$1,330</b>	<b>\$143</b>
<b>Expenses</b>	<b>(\$2,309)</b>	<b>(\$1,050)</b>	<b>(\$72)</b>	<b>(\$1,187)</b>	<b>\$0</b>
<b>Profit / (Loss)</b>	<b>\$453</b>	<b>\$239</b>	<b>(\$72)</b>	<b>\$143</b>	<b>\$143</b>
<b>Other Expenses</b>	<b>(\$178)</b>				
<b>Total Profit / (Loss)</b>	<b>\$275</b>				

**Cash and Investment Report**  
November 30, 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%	\$385,314
Operating Checking Account	Valley Bank	3.83%	\$105,445
		<b>Subtotal</b>	<b>\$490,759</b>
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	3.60%	\$627,690
<b>DEBT SERVICE FUND</b>			
Series 2020 Reserve Fund	US Bank	3.75%	\$18,820
Series 2020 Revenue Fund	US Bank	3.75%	\$157,441
		<b>Subtotal</b>	<b>\$176,261</b>
<b>CAPITAL PROJECTS FUND</b>			
Series 2020 Construction Fund	US Bank	3.75%	\$29,325
		<b>Grand Total</b>	<b>\$1,324,234</b>

# Bank Account Statement

Heritage Oak Park CDD

Monday, December 15, 2025

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TLUSK

**Bank Account No.** 7282

**Statement No.** 11-25

**Statement Date** 11/30/2025

<b>G/L Account No. 101005 Balance</b>	385,314.36	<b>Statement Balance</b>	387,304.92
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	387,304.92
<b>Subtotal</b>	385,314.36	<b>Outstanding Checks</b>	-1,990.56
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	385,314.36
<b>Ending G/L Balance</b>	385,314.36		

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	3918	ROGER STONE	Check for Vendor V00813			-10.00
03/28/2025	Payment	3936	RICHARD AUBERT	Check for Vendor V00943			-38.46
07/03/2025	Payment	3955	JAY SMITH	Check for Vendor V00946			-550.00
10/07/2025	Payment	3966	RICARDO MORALES	Check for Vendor V00950			-600.00
11/06/2025	Payment	100245	SUN NEWSPAPERS	Inv: 102925-1766			-313.80
<b>Total Outstanding Checks</b>							-1,990.56

**Outstanding Deposits**

**Total Outstanding Deposits**

# Bank Account Statement

Heritage Oak Park CDD

Monday, December 15, 2025

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TLUSK

**Bank Account No.** 0663  
**Statement No.** 11-25V

**Statement Date** 11/30/2025

<b>G/L Account No. 101006 Balance</b>	105,444.86	<b>Statement Balance</b>	105,444.86
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	105,444.86
<b>Subtotal</b>	105,444.86	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	105,444.86
<b>Ending G/L Balance</b>	105,444.86		

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 Bank Account**

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
100241	11/04/25	SECURITY ALARM CORPORATION	327423	MONITORING SERVICE 11/08/25-02/07/26	R&M-Clubhouse	001-546015-57201	\$222.00
100242	11/04/25	ARIEL ABIMELEC JOYA DURAN	305	10/25 LANDSCAPE MAINTENANCE	Contracts-Landscape	001-534050-53901	\$9,200.00
100242	11/04/25	ARIEL ABIMELEC JOYA DURAN	327	11/25 LANDSCAPE MAINTENANCE	Contracts-Landscape	001-534050-53901	\$9,200.00
100243	11/04/25	MAINSCAPE	1323182	REPAIR VFD PUMP	Check Valve & Pressure Transducer	001-546138-53901	\$4,995.00
100244	11/06/25	COVERALL OF FT. MYERS	1000382857	CLEANING SERVICE 11/1-11/30/2025	Contracts-Janitorial Services	001-534026-57201	\$1,636.00
100245	11/06/25	SUN NEWSPAPERS	102925-1766	NEWSPAPER 26 WEEKS	R&M-Clubhouse	001-546015-57201	\$313.80
100246	11/06/25	SOLITUDE LAKE MANAGEMENT	PSI218579	11/25 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	001-534021-53901	\$510.00
100247	11/06/25	NATURZONE ENVIRONMENTAL SERVICES	816847	11/25 PEST CONTROL	Contracts-Pest Control	001-534125-57201	\$85.00
100248	11/06/25	MAINSCAPE	1323617	11/25 IRRIGATION MAINT	Contracts-Irrigation	001-534073-53901	\$4,480.50
100249	11/07/25	PERSSON, COHEN & MOONEY, P.A.	6475	LEGAL SERVICE FOR 10/25	ProfServ-Legal Services	001-531023-51401	\$248.00
100250	11/07/25	MAINSCAPE	1323824	10/25 IRRIGATION SERVICE	R&M-Irrigation	001-546041-53901	\$6,882.62
100251	11/13/25	GYM EQUIPMENT REPAIR AND SALE LLC	5197	GYM EQUIPMENT MAINT	R&M-Parks	001-546066-57201	\$190.00
100252	11/14/25	INFRAMARK LLC	163479	11/25 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	001-531027-51201	\$6,419.33
100252	11/14/25	INFRAMARK LLC	163479	11/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	001-534001-53901	\$13,968.75
100252	11/14/25	INFRAMARK LLC	163479	11/25 MANAGEMENT SERVICES	Contracts-Mgmt Services	001-534001-57201	\$3,335.75
100253	11/14/25	COPIERS PLUS	SAR-0248320367	11/25 COPIERS/MAINT AGREEMENT	Office Supplies	001-551002-57201	\$56.03
100254	11/14/25	SOLITUDE LAKE MANAGEMENT	PSI219999	CATTAIL REMOVAL	R&M-Lake	001-546042-53901	\$8,637.00
100255	11/14/25	MAINSCAPE	1324084	RPL WHITE OAK PUMP TRANSDUCER	R&M-Pumps	001-546138-53901	\$859.30
300164	11/03/25	FPL	102325-3151 ACH	ACCT #72189-53151 09/23/25-10/23/25	Utility - General	001-543001-53901	\$22.24
300165	11/07/25	FPL	102325-0214 ACH	ACCT #65998-90214 09/23/25-10/23/25	Utility - General	001-543001-53901	\$72.80
300166	11/07/25	FPL	102325-3219 ACH	ACCT #25921-93219 09/23/25-10/23/25	Utility - General	001-543001-53901	\$127.69
300167	11/07/25	FPL	102325-8333 ACH	ACCT #36126-28333 09/23/25-10/23/25	Utility - General	001-543001-53901	\$187.68
300168	11/07/25	FPL	102325-3218 ACH	ACCT #01784-03218 09/23/25-10/23/25	Utility - General	001-543001-53901	\$77.64
300169	11/07/25	FPL	102325-5535 ACH	ACCT #92945-85535 09/23/25-10/23/25	Utility - General	001-543001-53901	\$93.14
300170	11/07/25	FPL	102325-9333 ACH	ACCT #90419-29333 09/23/25-10/23/25	Utility - General	001-543001-53901	\$114.12
300171	11/07/25	FPL	102325-9344 ACH	ACCT #96809-59344 09/23/25-10/23/25	Utility - General	001-543001-53901	\$160.77
300172	11/07/25	FPL	102325-2211 ACH	ACCT #94620-32211 09/23/25-10/23/25	Utility - General	001-543001-53901	\$431.38
300173	11/07/25	FPL	102325-4219 ACH	ACCT #89079-74219 09/23/25-10/23/25	Utility - General	001-543001-53901	\$483.35
300174	11/07/25	FPL	102325-8335 ACH	ACCT #87070-88335 09/23/25-10/23/25	Utility - General	001-543001-53901	\$1,745.17
300177	11/10/25	CENTURYLINK	101925-8717-ACH	ACCT #311078717 10/19/25-11/18/25	Communication - Telephone	001-541003-57201	\$624.39
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	ZEP Wall Cleaner	001-552001-57201	\$19.86
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549022-57201	\$39.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Reflective Tape for Bolsters	001-546081-54101	\$25.99

**HERITAGE OAK PARK**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	DampRid for Library	001-546066-57201	\$67.49
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Kitchen Supplies	001-546015-57201	\$32.87
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Fitness Room Hooks	001-546066-57201	\$16.88
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Air Fresheners for SB, Library, FR & Craft Rm	001-546066-57201	\$9.20
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Wax Melts for Lodge Wax Warmer	001-546015-57201	\$12.21
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Office Air Fresheners	001-546015-57201	\$12.94
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Kitchen Supplies	001-546015-57201	\$34.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549051-57501	\$28.57
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Cleaning Brush Scrubber	001-552001-57201	\$21.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	RMR Cleaner	001-549900-53901	\$129.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Office Supplies	001-551002-57201	\$55.95
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Kitchen Supplies	001-546015-57201	\$8.70
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Bug Spray & RMR Cleaner	001-549900-53901	\$81.74
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Office Supplies	001-551002-57201	\$17.97
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Lodge Plug for Lights	001-546015-57201	\$12.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Maintenance Cart Seat Cover	001-549900-53901	\$39.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Batteries for Door Locks Only	001-546015-57201	\$19.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Charger for Office Phones	001-549001-57201	\$16.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Hanging File Organizer for CDD Office	001-551002-57201	\$21.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Bleach Tablets	001-552001-57201	\$25.16
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Air Fresheners for M & W Lodge Restrooms	001-546015-57201	\$23.71
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Boxes for Linens	001-549001-57501	\$39.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Outlet Extenders to use in Offices and Lodge	001-546015-57201	\$17.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Cleaning Cloths	001-552001-57201	\$7.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	TP, Paper Towels, Toilet & Floor Cleaners	001-552001-57201	\$192.23
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Cleaning Supplies	001-552001-57201	\$129.85
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Water for Maintenance Garage	001-549900-53901	\$7.96
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549051-57501	\$280.06
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549051-57501	\$220.50
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549051-57501	\$149.90
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch - Coolers (3)	001-549022-57501	\$149.94
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Thick Trash Bags	001-552001-57201	\$68.64
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	ISC	001-549001-57201	\$2.82

**HERITAGE OAK PARK**  
**Community Development District**

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300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Cricut Access Standard	001-549001-57501	\$9.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Coffee Social Treats	001-549051-57501	\$18.93
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549051-57501	\$18.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Staff Meeting Snacks	001-549001-57201	\$23.73
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Poolside Lunch	001-549051-57501	\$71.41
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Gate Program	001-549043-52901	\$124.47
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Glass Cleaner & Blade Scraper	001-552001-57201	\$27.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Squeegee & Blade Scraper	001-552001-57201	\$25.87
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Calendar Stickers	001-551002-57201	\$11.95
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Deposit for Christmas Entertainment-Elvis	001-155000-57501	\$257.38
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - Wing Nut	001-549900-53901	(\$6.34)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - Blade Scraper	001-552001-57201	(\$8.88)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - To Do List	001-551002-57201	(\$7.99)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - Lodge Decorations	001-546015-57201	(\$23.99)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - Suction Cup	001-546015-57201	(\$9.99)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - Lodge Decorations	001-546015-57201	(\$20.99)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	REFUND - Lodge Decorations	001-546015-57201	(\$20.99)
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Card Stock	001-551002-57501	\$22.53
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Deposit-The Bash Team-Entertainment - Refunding	001-155000-57501	\$205.90
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Microphone for Lodge Portable Speaker	001-546015-57201	\$19.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Napkins for Halloween	001-549022-57501	\$13.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Napkins for Christmas	001-155000-57501	\$14.00
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Halloween - Gods and Goddess	001-549022-57501	\$75.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Chocolate Fountain - Halloween	001-549022-57501	\$29.99
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Decoration for Halloween	001-549022-57501	\$21.49
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Decoration for Christmas	001-155000-57501	\$21.49
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Cocktail Picks for Halloween	001-549022-57501	\$6.98
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Acrylic Vases for Decoration - Halloween	001-549022-57501	\$59.94
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Acrylic Vases for Decoration - Christmas	001-155000-57501	\$59.95
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	laptop accessories	001-551002-57501	\$21.94
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Decoration for Halloween	001-549022-57501	\$98.95
300178	11/04/25	VALLEY NATIONAL BANK	100725-7986-ACH	10/07/25 STATEMENT PURCHASES	Laptop Skin, Keyboard Cover, Kitchen	001-546015-57201	\$53.33
300179	11/17/25	COMCAST	102625-4227-ACH	ACCT# 8535100601234227 10/30/25-11/29/25	Misc-Cable TV Expenses	001-549039-57201	\$604.40

**HERITAGE OAK PARK**  
**Community Development District**

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For the Period from 11/1/25 to 11/30/25

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Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
300180	11/20/25	GREATAMERICA FINANCIAL SVCS	40430756-ACH	COPIER LEASE FOR 10/25	Office Supplies	001-551002-57201	\$120.08
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Copiers Plus-Copy Machine	001-551002-57201	\$59.88
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	BOS Microsoft 365	001-551002-57201	\$129.99
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Fuel	001-549900-53901	\$36.48
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Coffee Social Treats	001-549051-57501	\$52.69
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Halloween Food	001-549051-57501	\$30.08
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Canva	001-551002-57501	\$15.00
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Pickleball Nets	001-546066-57201	\$101.82
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Floors and Shelving for Guard Shack	001-546035-52901	\$622.38
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Gate Remotes	001-546034-52901	\$248.84
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	Bocce Balls	001-546066-57201	\$141.13
300181	11/26/25	TRUIST BANK	110225-8114-ACH	11/02/25 STATEMENT PURCHASES	ACT Office 365	001-551002-57501	\$13.13
3969	11/13/25	VINCENT BROWN	111025-OLDIES	OLDIES TO NOW SHOW 08/09/25	Misc-Event Expense	001-549022-57501	\$450.00

**Account Total**      **\$81,269.31**

<b>Total Amount Paid</b>	<b>\$81,269.31</b>
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