

HERITAGE OAK PARK
Community Development District

Financial Report

March 31, 2026

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

March 31, 2026

Balance Sheet
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 905,405	\$ -	\$ -	\$ 905,405
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable	47	-	-	47
Accounts Receivable - Other	3,099	-	-	3,099
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	-	7,879	-	7,879
Investments:				
Money Market Account	634,716	-	-	634,716
Construction Fund	-	-	29,671	29,671
Reserve Fund	-	18,820	-	18,820
Revenue Fund	-	325,982	-	325,982
Prepaid Items	2,875	-	-	2,875
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,554,542	\$ 352,681	\$ 29,671	\$ 1,936,894
LIABILITIES				
Accounts Payable	\$ 19,551	\$ -	\$ -	\$ 19,551
Accrued Expenses	594	-	-	594
Sales Tax Payable	11	-	-	11
Deposits	20	-	-	20
Deferred Revenue	84	-	-	84
Due To Other Funds	7,879	-	-	7,879
TOTAL LIABILITIES	28,139	-	-	28,139
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,875	-	-	2,875
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	352,681	-	352,681
Capital Projects	-	-	29,671	29,671
Assigned to:				
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
Unassigned:	758,473	-	-	758,473
TOTAL FUND BALANCES	\$ 1,526,403	\$ 352,681	\$ 29,671	\$ 1,908,755
TOTAL LIABILITIES & FUND BALANCES	\$ 1,554,542	\$ 352,681	\$ 29,671	\$ 1,936,894

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 BUDGET	MAR-26 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 2,400	\$ 12,753	\$ 10,353	265.69%	\$ 400	\$ 2,116
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	1,507	1,007	301.40%	-	-
Recreational Activity Fees	53,200	20,600	20,414	(186)	38.37%	3,733	3,640
Interest - Tax Collector	-	-	1,111	1,111	0.00%	-	-
Special Assmnts- Tax Collector	1,216,334	1,119,034	1,118,656	(378)	91.97%	19,800	19,478
Special Assmnts- Discounts	(48,653)	(43,503)	(43,190)	313	88.77%	(402)	(382)
Other Miscellaneous Revenues	3,800	3,004	3,004	-	79.05%	24	24
Gate Bar Code/Remotes	1,200	800	786	(14)	65.50%	180	169
Access Cards	600	50	47	(3)	7.83%	-	-
TOTAL REVENUES	1,264,781	1,119,385	1,131,588	12,203	89.47%	23,735	25,045
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	6,000	6,000	-	50.00%	1,000	1,000
FICA Taxes	918	459	230	229	25.05%	-	-
ProfServ-Engineering	10,000	-	-	-	0.00%	-	-
ProfServ-Legal Services	12,000	6,000	3,622	2,378	30.18%	250	233
ProfServ-Mgmt Consulting	79,032	39,516	38,683	833	48.95%	6,586	6,419
ProfServ-Special Assessment	12,881	12,881	12,881	-	100.00%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	5,100	5,100	5,100	-	100.00%	2,600	2,600
Communication/Freight - Gen'l	1,500	200	194	6	12.93%	-	-
Insurance - General Liability	16,542	16,342	16,111	231	97.39%	-	-
R&M-ADA Compliance	1,553	1,553	1,553	-	100.00%	-	-
Legal Advertising	1,100	261	239	22	21.73%	-	-
Miscellaneous Services	3,000	120	120	-	4.00%	55	51
Misc-Assessment Collection Cost	24,327	21,607	21,509	98	88.42%	400	381
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	184,192	113,918	110,121	3,797	59.79%	10,891	10,684
Other Public Safety							
R&M-Gate	3,500	3,500	4,235	(735)	121.00%	-	-
R&M-Gatehouse	1,000	1,000	1,109	(109)	110.90%	125	125
R&M-Security Cameras	2,600	880	860	20	33.08%	-	-
Misc-Programming & Services	1,500	1,500	2,625	(1,125)	175.00%	-	594
Total Other Public Safety	8,600	6,880	8,829	(1,949)	102.66%	125	719
Field							
Contracts-Mgmt Services	167,625	83,813	83,813	-	50.00%	13,969	13,969
Contracts-Lake and Wetland	6,120	3,060	3,060	-	50.00%	510	510
Contracts-Landscape	113,718	56,859	55,200	1,659	48.54%	9,477	9,200
Contracts-Irrigation	53,726	26,863	26,883	(20)	50.04%	4,477	4,481
Utility - General	46,800	23,400	24,655	(1,255)	52.68%	3,900	2,000
Utility - Water & Sewer	14,800	8,200	7,719	481	52.16%	1,100	1,061
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	7,000	7,650	(650)	109.29%	7,000	7,000
R&M-Irrigation	54,000	27,000	40,134	(13,134)	74.32%	8,400	8,357

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 BUDGET	MAR-26 ACTUAL
R&M-Lake	15,000	11,400	11,319	81	75.46%	2,400	2,382
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-
R&M-Trees and Trimming	12,500	6,300	6,300	-	50.40%	-	-
R&M-Pumps	7,500	7,500	25,307	(17,807)	337.43%	-	-
Misc-Special Projects	11,000	-	-	-	0.00%	-	-
Misc-Hurricane Expense	25,000	500	500	-	2.00%	500	500
Misc-Contingency	50,000	841	841	-	1.68%	120	120
Capital Outlay	30,000	4,822	4,822	-	16.07%	4,693	4,693
Total Field	707,874	333,643	362,567	(28,924)	51.22%	56,546	54,273
<u>Road and Street Facilities</u>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	623	623	-	15.58%	-	-
R&M-Sidewalks	15,000	447	447	-	2.98%	447	447
R&M-Streetlights	10,000	2	2	-	0.02%	-	-
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%	-	-
Total Road and Street Facilities	87,129	40,201	153,591	(113,390)	176.28%	447	447
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	40,029	20,015	20,015	-	50.00%	3,336	3,336
Contracts-Janitorial Services	19,632	9,816	9,816	-	50.00%	1,636	1,636
Contracts-Pools	12,405	6,142	6,147	(5)	49.55%	1,044	1,045
Contracts-Pest Control	1,020	510	510	-	50.00%	85	85
Communication - Telephone	8,580	4,290	3,674	616	42.82%	715	623
R&M-Clubhouse	45,000	22,500	7,994	14,506	17.76%	690	681
R&M-Parks	15,000	12,607	12,607	-	84.05%	3,709	3,709
R&M-Pools	4,500	2,250	4,253	(2,003)	94.51%	1,825	1,814
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	2,400	3,160	(760)	131.67%	20	15
Holiday Decoration	750	750	781	(31)	104.13%	-	-
Misc-Cable TV Expenses	7,470	3,698	3,789	(91)	50.72%	690	687
Office Supplies	3,000	1,580	1,572	8	52.40%	250	247
Op Supplies - General	6,000	2,400	2,381	19	39.68%	660	658
Cap Outlay - Equipment	8,000	385	385	-	4.81%	-	-
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%	-	-
Total Parks and Recreation - General	223,786	89,343	77,084	12,259	34.45%	14,660	14,536
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	2,320	2,314	6	51.42%	90	89
Misc-Event Expense	21,000	12,250	12,243	7	58.30%	3,000	2,098
Misc-Social Committee	26,700	11,118	11,113	5	41.62%	3,055	3,051
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	250	249	1	49.80%	10	9
Total Special Recreation Facilities	53,200	25,938	25,919	19	48.72%	6,155	5,247
TOTAL EXPENDITURES	1,264,781	609,923	738,111	(128,188)	58.36%	88,824	85,906

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

<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>MAR-26 BUDGET</u>	<u>MAR-26 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	509,462	393,477	(115,985)	0.00%	(65,089)	(60,861)
Net change in fund balance	\$ -	\$ 509,462	\$ 393,477	\$ (115,985)	0.00%	\$ (65,089)	\$ (60,861)
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,132,926	1,132,926	1,132,926				
FUND BALANCE, ENDING	\$ 1,132,926	\$ 1,642,388	\$ 1,526,403				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 BUDGET	MAR-26 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 3,872	\$ 3,872	0.00%	\$ -	\$ 890
Interest - Tax Collector	-	-	180	180	0.00%	-	-
Special Assmnts- Tax Collector	197,323	181,456	181,414	(42)	91.94%	3,246	3,134
Special Assmnts- Discounts	(7,893)	(7,059)	(7,007)	52	88.77%	(77)	(62)
TOTAL REVENUES	189,430	174,397	178,459	4,062	94.21%	3,169	3,962
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,500	3,488	12	88.39%	70	61
Total Administration	3,946	3,500	3,488	12	88.39%	70	61
Debt Service							
Principal Debt Retirement	136,094	-	-	-	0.00%	-	-
Interest Expense	54,613	27,306	27,306	-	50.00%	-	-
Total Debt Service	190,707	27,306	27,306	-	14.32%	-	-
TOTAL EXPENDITURES	194,653	30,806	30,794	12	15.82%	70	61
Excess (deficiency) of revenues Over (under) expenditures	(5,223)	143,591	147,665	4,074	-2827.21%	3,099	3,901
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(5,223)	-	-	-	0.00%	-	-
TOTAL FINANCING SOURCES (USES)	(5,223)	-	-	-	0.00%	-	-
Net change in fund balance	\$ (5,223)	\$ 143,591	\$ 147,665	\$ 4,074	-2827.21%	\$ 3,099	\$ 3,901
FUND BALANCE, BEGINNING (OCT 1, 2025)	205,016	205,016	205,016				
FUND BALANCE, ENDING	\$ 199,793	\$ 348,607	\$ 352,681				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 BUDGET	MAR-26 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 543	\$ 543	0.00%	\$ -	\$ 79
TOTAL REVENUES	-	-	543	543	0.00%	-	79
EXPENDITURES							
Construction In Progress							
Construction in Progress	-	-	-	-	0.00%	-	-
Total Construction In Progress	-	-	-	-	0.00%	-	-
TOTAL EXPENDITURES	-	-	-	-	0.00%	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	543	543	0.00%	-	79
Net change in fund balance	\$ -	\$ -	\$ 543	\$ 543	0.00%	\$ -	\$ 79
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	29,128				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 29,671				

Notes to the Financial Statements
March 2026

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 89.5% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 58.4% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable		47	Expenditures to be reimbursed.
Accounts Receivable-Other		3,099	Expenditures waiting on reimbursement from construction project.
Allowance-Doubtful Accounts		(1,328)	Allowance for assessments uncollected from FY 2013.
Assessments Receivable		1,328	Assessments uncollected from FY 2013.
Deposit in Transit		7,879	Debt Service transfer in transit to Trustee.
Prepaid Items		2,875	Entertainment and decorations for Jimmy Mazz, Valentine's Day, St Patrick's Day and future events.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		19,551	Invoices for current month but not paid in current month.
Accrued Expenses		594	Monthly gate program and pool service.
Sales Tax Payable		11	Sales Tax for the gate remotes and sports bar/lodge rentals
Deposits		20	Deposit for Activities Event that was cancelled, but will be rescheduled.
Deferred Revenue		84	Deposits for future scheduled Activities.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	4,800	12,753	265.69%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	1,500	50.00%	Thru 2nd quarter agreement received.
Interlocal Agreement-Irrigation	30,000	15,000	50.00%	Thru 2nd quarter agreement received.
Room Rentals	500	1,507	301.40%	Rental of Sports Bar and Lounge less Sales Tax paid.
Special Assessments-Tax Collector	1,216,334	1,118,656	91.97%	Collections were at 91.5% at this time last year.
Other Misc Revenue	3,800	3,004	79.05%	Sale of white cart, reimbursement from HOPCA for irrigation invoices and from Inframark.
Gate Bar Codes/Remotes	1,200	786	65.50%	Gate Openers less sales tax paid.
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	12,881	12,881	100.00%	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	5,100	100.00%	Audit is final.
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.
<u>Public Safety</u>				
R&M-Gate	3,500	4,235	121.00%	Gate remotes, gate repairs, replace LED strips, controllers, board & transformer.
R&M-Gatehouse	1,000	1,109	110.90%	New floors and shelving in guard shack.
Misc-Programming & Services	1,500	2,625	175.00%	Monthly fee for gate access program increased by over 40%.

Notes to the Financial Statements
March 2026

Variance Analysis (continued)

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (continued)				
<u>Field</u>				
Insurance - General Liability	66,085	64,364	97.40%	Insurance paid in full for year.
R&M-Irrigation	54,000	40,134	74.32%	Monthly irrigation service repairs.
R&M-Lake	15,000	11,319	75.46%	Cattail removal, lake aerator #1 repairs.
R&M-Trees and Trimming	12,500	6,300	50.40%	Non-sidewalk Greenbelt tree trimming.
R&M-Pumps	7,500	25,307	337.43%	Repair VFD pump, check valve pressure inducer, Bent Oak pump station repairs, replace refill well pump control box, quarterly maintenance.
<u>Road & Street</u>				
Reserves-Roads & Streetlights	39,129	152,519	389.79%	Red Oak Lane paving and re-striping.
<u>Parks & Recreation</u>				
R&M-Parks	15,000	12,607	84.05%	Bocce court repairs and supplies, pickleball nets & sandbags, new springs for pool gates per insurance report, new signs for pool, deep cleaning pool bathroom, soffit replacement by pool, bocce board and box.
R&M-Pools	4,500	4,253	94.51%	Pool perfect, pool repairs, annual pool deep cleaning, new breaker for pool heater.
Miscellaneous Services	2,400	3,160	131.67%	Coffee for meetings, iCloud storage, lunch meetings, employee holiday gift cards.
Holiday Decoration	750	781	104.13%	Holiday decorations purchased for the 2025 Holiday season.
<u>Special Recreation Facilities</u>				
Miscellaneous Services	4,500	2,314	51.42%	Monthly calendars, music, cricut services, multiple event purchases.
Misc-Event Expense	21,000	12,243	58.30%	Entertainment and decorations for the events.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	181,414	91.94%	Collections were at 91.5% at this time last year.
Expenditures				
<u>Debt Service</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

March 31, 2026

HERITAGE OAK PARK

Community Development District

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 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	115,251	4,802	2,352	122,405	105,229	17,176
12/04/25	188,055	7,836	3,838	199,729	171,868	27,861
12/11/25	541,163	22,548	11,044	574,755	494,560	80,195
12/18/25	86,340	3,598	1,762	91,700	78,919	12,781
01/08/26	173,419	7,226	3,539	184,184	158,478	25,706
02/06/26	35,124	1,086	717	36,927	31,808	5,119
03/05/26	21,725	443	443	22,612	19,478	3,134
TOTAL	\$ 1,224,876	\$ 50,197	\$ 24,997	\$ 1,300,071	\$ 1,118,656	\$ 181,414
% COLLECTED				91.97%	91.97%	91.94%
TOTAL OUTSTANDING				\$ 113,582	\$ 97,677	\$ 15,906

HERITAGE OAK PARK

Community Development District

Activities Fund Deposits

Deposit

Date	Amount	Poolside Lunch	Morning Coffee Social	Halloween Gods & Goddesses	Craft Fair	Christmas w/ Elvis	NYE Party	Jimmy Mazz	Valentine's Party	Country Line Dance	Canada Night	Kitt Paint Night	Brunch	St. Patty's Day	
10/01/25	Deposit	\$750		\$750											
11/01/25	Deposit	\$70			\$70										
11/12/25	Deposit	\$1,734	\$1,082	\$580	\$73										
12/01/26	Deposit	\$2,185				\$2,185									
01/01/26	Deposit	\$650						\$200			\$450				
01/07/26	Deposit	\$5,972	\$2,657	\$60	\$20	\$1,403	\$912				\$920				
01/16/26	Deposit	\$70				\$46	\$24								
01/29/26	Refund	(\$140)		(\$40)				(\$100)							
02/01/26	Deposit	\$1,275							\$1,275						
02/06/26	Deposit	\$4,329	\$1,930					\$600	\$969	\$770	\$60				
02/17/26	Refund	(\$120)							(\$60)		(\$60)				
03/01/26	Deposit	\$554										\$160	\$234	\$160	
03/06/26	Deposit	\$3,258	\$1,788						\$120	\$336	\$170	\$140	\$234	\$470	
03/31/26	Refund	(\$172)						(\$100)			(\$20)		(\$52)		
Total		\$20,414	\$7,456	\$0	\$1,350	\$163	\$3,634	\$936	\$600	\$2,304	\$1,106	\$1,520	\$300	\$416	\$630
Expenses		(\$23,356)	(\$8,259)	(\$696)	(\$1,401)	(\$132)	(\$3,455)	(\$1,266)	(\$3,225)	(\$1,138)	(\$1,250)	(\$1,029)	(\$808)	(\$6)	(\$691)
Profit / (Loss)		(\$2,942)	(\$804)	(\$696)	(\$51)	\$31	\$179	(\$330)	(\$2,625)	\$1,166	(\$144)	\$491	(\$508)	\$410	(\$61)
Other Expenses		(\$2,562)													
Total Profit / (Loss)		(\$5,505)													

Cash and Investment Report
March 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Checking Account	BankUnited	0.00%	\$798,706
Operating Checking Account	Valley Bank	3.56%	\$106,699
		Subtotal	\$905,405
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	3.35%	\$634,716
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	3.50%	\$18,820
Series 2020 Revenue Fund	US Bank	3.50%	\$325,982
		Subtotal	\$344,802
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	3.50%	\$29,671
		Grand Total	\$1,914,794

Bank Account Statement

Heritage Oak Park CDD

Monday, April 13, 2026

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TLUSK

Bank Account No. 7282

Statement No. 03-26

Statement Date 03/31/2026

G/L Account No. 101005 Balance	798,706.05	Statement Balance	801,999.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	801,999.06
Subtotal	798,706.05	Outstanding Checks	-3,293.01
Negative Adjustments	0.00	Ending Balance	798,706.05
Ending G/L Balance	798,706.05		

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
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
02/04/2026	Payment	3978	JAMES MAZZAFERRO	Payment of Invoice 017404			-2,200.00
02/12/2026	Payment	3987	PAT NITKA	Check for Vendor V00809			-20.00
03/10/2026	Payment	3994	ANN ARCIERI	Check for Vendor V00788			-30.00
03/12/2026	Payment	100317	DISASTER LAW & CONSULTING LLC	Inv: 030226			-500.00
03/12/2026	Payment	3997	PAUL FALDUTO JR.	Check for Vendor V00502			-16.25
Total Outstanding Checks							-3,293.01

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Heritage Oak Park CDD

Thursday, April 2, 2026

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TLUSK

Bank Account No. 0663

Statement No. 03-26V1

Statement Date

03/31/2026

G/L Account No. 101006 Balance	106,699.13	Statement Balance	106,699.13
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	106,699.13
Subtotal	106,699.13	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	106,699.13
Ending G/L Balance	106,699.13		

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 03/01/26 to 03/31/26

(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	100308	03/12/26	PERSSON, COHEN & MOONEY, P.A.	6796	LEGAL SERVICE FOR 02/26	ProfServ-Legal Services	531023-51401	\$387.50
001	100309	03/12/26	SOLITUDE LAKE MANAGEMENT	PSI244721	03/26 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	100310	03/12/26	NATURZONE ENVIRONMENTAL SRVCS	852400	03/26 PEST CONTROL	Contracts-Pest Control	534125-57201	\$85.00
001	100311	03/12/26	MAINSCAPE	1328497	03/26 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,480.50
001	100311	03/12/26	MAINSCAPE	1328861	02/26 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$5,325.35
001	100312	03/12/26	INFRAMARK LLC	172975	03/26 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting	531027-51201	\$6,419.33
001	100312	03/12/26	INFRAMARK LLC	172975	03/26 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$3,335.75
001	100312	03/12/26	INFRAMARK LLC	172975	03/26 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$13,968.75
001	100313	03/12/26	GRAU & ASSOCIATES	28807	AUDIT FYE 09/30/25	Auditing Services	532002-51301	\$2,600.00
001	100314	03/12/26	COVERALL OF FT. MYERS	1000518472	CLEANING SERVICE 03/1-03/31/26	Contracts-Janitorial Services	534026-57201	\$1,636.00
001	100315	03/12/26	DOUBLE M LAND SOLUTIONS	1017	SOFFIT REPLACEMENT BY POOL	R&M-Parks	546066-57201	\$3,500.00
001	100315	03/12/26	DOUBLE M LAND SOLUTIONS	1023	FRONT ENTRANCE MONUMENT REPAIR	R&M-Entry Feature	546021-53901	\$4,280.00
001	100316	03/12/26	COPIERS PLUS	SAR-02483204504	02/26 COPIES/MAINT AGREEMENT	Office Supplies	551002-57201	\$70.38
001	100317	03/12/26	DISASTER LAW & CONSULTING LLC	030226	FEMA LEGAL CONSULTING 02/01/26-02/28/26	Misc-Hurricane Expense	549067-53901	\$500.00
001	100318	03/13/26	PRECISION GATE & SECURITY, INC	8064	LIFTMASTER CAPXLV2 GATE BOX (2)- DEPOSIT	Capital Outlay	564043-53901	\$4,693.02
001	100319	03/13/26	ARIEL ABIMELEC JOYA DURAN	418	03/26 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$9,200.00
001	100319	03/13/26	ARIEL ABIMELEC JOYA DURAN	398	02/26 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$9,200.00
001	100320	03/17/26	TODD PROA	91334041	03/26 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$1,045.36
001	100320	03/17/26	TODD PROA	91334041	03/26 MONTHLY POOL SERVICE	R&M-Pools	546074-57201	\$63.04
001	100321	03/17/26	COPIERS PLUS	SAR-02483204589	03/26 COPIES/MAINT AGREEMENT	Office Supplies	551002-57201	\$62.50
001	100322	03/19/26	BRADLEY A-RAY INC	011326	SIDEWALK REPAIR NEAR WECA	R&M-Sidewalks	546084-54101	\$446.50
001	100323	03/19/26	SOLITUDE LAKE MANAGEMENT	PSI246862	LAKE AERATOR #1 REPAIRS	R&M-Lake	546042-53901	\$2,382.40
001	300217	03/03/26	CHARLOTTE COUNTY UTILITIES	021026-1597-ACH	26307-101597 01/09/26-02/06/26	Utility - Water & Sewer	543021-53901	\$959.16
001	300218	03/10/26	CENTURYLINK	021926-8717-ACH	ACCT #311078717 02/19/26-03/18/26	Communication - Telephone	541003-57201	\$554.41
001	300219	03/10/26	CENTURYLINK	021926-1274-ACH	ACCT #337001274 02/19/26-03/18/26	R&M-Clubhouse	546015-57201	\$68.98
001	300220	03/10/26	FPL	022326-ACH	SERVICE FOR 01/22/26-02/23/26	Utility - General	543001-53901	\$5,601.42
001	300223	03/18/26	HOME DEPOT CREDIT SERVICES	030526-6325 ACH	HD CC PURCHASES THRU 02/28/26	R&M-Clubhouse	546015-57201	\$16.93
001	300224	03/17/26	COMCAST	022626-4227-ACH	ACCT# 8535100601234227 03/01/26-03/29/26	Misc-Cable TV Expenses	549039-57201	\$686.66
001	300225	03/20/26	GREATAMERICA FINANCIAL SVCS	41338262-ACH	COPIER LEASE FOR 03/26	Office Supplies	551002-57201	\$120.08
001	3994	03/10/26	ANN ARCIERI	020626-AA	REFUND-VALENTINE'S DAY	Recreational Activity Fees	347080-57501	\$30.00
001	3995	03/10/26	JASON DESIMONE	022526-DEP	BYE BYE BIRDIE EVENT 4/9/26 - DEPOSIT	Prepaid Items	155000-57501	\$200.00
001	3996	03/12/26	CLIFF'S AIR CONDITIONING &	1553	20 TON UNIT BELT REPLACEMENT	R&M-Clubhouse	546015-57201	\$89.25
001	3997	03/12/26	PAUL FALDUTO JR.	031126-PF	REIMB FOR COFFEE SOCIAL TREATS	Misc-Social Committee	549051-57501	\$16.25
001	3998	03/12/26	STEVE HORSMAN	031126-SH	REIMB FOR CANADA NIGHT FOOD	Misc-Social Committee	549051-57501	\$32.97
001	3999	03/20/26	MICHELLE RAY	031726 MR	REIMBURSEMENT FOR POOLSIDE LUNCH	Misc-Social Committee	549051-57501	\$345.90
001	DD01116	03/03/26	CHARLOTTE COUNTY UTILITIES	021026-0703-ACH	26307-080703 01/09/26-02/06/26	Utility - Water & Sewer	543021-53901	\$76.38
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Office Supplies	551002-57201	\$20.09
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$120.00
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$323.19
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Communication/Freight - Gen'l	541001-51301	\$26.35
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$385.16
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Office Supplies	551002-57501	\$15.00
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$45.81
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$323.19
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$284.83
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$195.94

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(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	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$215.08
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$66.21
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$8.99
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Office Supplies	551002-57501	\$13.13
001	DD01117	03/27/26	TRUIST BANK	030226-8114-ACH	03/02/26 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$279.00
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$19.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$161.52
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$22.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$19.95
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$22.98
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$322.05
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57501	\$9.34
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Gatehouse	546035-52901	\$124.97
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$9.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$19.95
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$28.79
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$9.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$18.48
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$213.50
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$46.70
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$440.06
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$71.82
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$276.04
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$11.36
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$79.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$179.98
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$46.91
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$89.90
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$21.98
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$63.64
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$59.94
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$6.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$23.55
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Office Supplies	551002-57201	\$9.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$306.95
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$65.53
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$9.39
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$19.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$109.00
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$39.96
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$6.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Parks	546066-57201	\$47.97
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$136.12
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$31.74
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$361.39
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Office Supplies	551002-57201	\$7.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57201	\$7.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$9.99

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(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	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Office Supplies	551002-57501	\$8.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Contingency	549900-53901	\$15.28
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Office Supplies	551002-57201	\$0.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$12.94
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	\$12.78
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Office Supplies	551002-57201	\$44.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Programs	549043-52901	\$594.00
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	R&M-Clubhouse	546015-57201	\$34.98
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Event Expense	549022-57501	\$62.93
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Contingency	549900-57501	\$9.99
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Op Supplies - General	552001-57201	\$111.10
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$476.37
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Misc-Social Committee	549051-57501	\$9.28
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Miscellaneous Services	549001-57501	(\$216.63)
001	DD01118	03/04/26	VALLEY NATIONAL BANK	020926-7986 ACH	02/09/25 STATEMENT PURCHASES	Office Supplies	551002-57501	(\$17.94)
Fund Total								\$90,066.13

Total Checks Paid	\$90,066.13
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