

**HERITAGE OAK PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**AGENDA PACKAGE FOR THE**  
**FEBRUARY 17, 2022 MEETING**

**Call in access: +1 646-838-1601**  
**ID: 285 294 611#**

**Heritage Oak Park Community Development District**  
Inframark, Infrastructure Management Services  
210 N. University Drive, #702, Coral Springs, FL 33071  
Tel: 954-603-0033

February 10, 2022

**Call in Access:**

**+1 646 838-1601**

**ID 285 294 611#**

Board of Supervisors

Heritage Oak Park Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, February 17, 2022 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte FL 33948. Following is the advanced agenda:

**Regular Meeting Agenda**

Thursday, February 17, 2022 – 10:00 a.m.

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Regular Meeting

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Audience Comments on Agenda Items
4. Comments from the Chairman
5. Approval of Consent Agenda
  - A. Approval of the Minutes of the February 3, 2022 Meeting
  - B. Financials and Check Register for January 31, 2022
6. New Business
  - A. Gate Arm Proposal
7. Old Business
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
9. On-Site Administration Report – Project Updates
10. Supervisor Requests
11. Audience Comments
12. Adjournment

**Next meeting March 17, 2022**

Any supporting material for the items listed above and not enclosed will be distributed at the meeting. I look forward to seeing you and, in the meantime, if you have any questions please contact me.

Sincerely,  
Bob Koncar  
District Manager

## **Fifth Order of Business**

**5A**

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

The rescheduled meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, February 3, 2022 at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Edward Carey	Vice Chairperson
Steve Horsman	Assistant Secretary
Kent Weeks	Assistant Secretary
 Bob Koncar (remote)	 District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Jackie Wells	Activities Coordinator, Inframark

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

- Mr. Falduto called the meeting to order and Mr. Koncar called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

- The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- Audience comments were discussed at the end of this meeting.

**FOURTH ORDER OF BUSINESS**

**Comments from the Chairman**

Mr. Falduto commented on requests made at the HOPCA meeting regarding additional grass watering and noted the District follows the SWFWMD guidelines.

Mr. Falduto also addressed comments received regarding pool issues and also addressed the matter of some residents disrespectful comments and actions toward employee's of the Park.

**FIFTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. **Approval of the Minutes of the December 16, 2021 Meeting**
- B. **Financial Statements and Check Register for December 2021**

On MOTION by Mr. Carey seconded by Mr. Horsman with all in favor the Consent Agenda was approved. 4-0

**SIXTH ORDER OF BUSINESS****New Business****A. Maintenance Garage**

Ms. Egan reported two general contractors were contacted. One contractor will meet with Ms. Egan next week to go over plans submitted to him.

Mr. Falduto shared the background of this item with regard to the Interlocal Agreement with HOPCA to share the CDD and current HOPCA garage over by the condo's. Along with that agreement we are exploring the possibility of adding on to our current garage in the parking lot lodge so that HOPCA can liquidate their garage and we can do everything from one garage. We are hoping to bring more information to the Board either later this month or no later than next month.

**SEVENTH ORDER OF BUSINESS****Old Business****A. Pergola**

Ms. Egan reported on this item and discussed proposals for installing 20 lights for around the trees as well as up-lighting; price to install 20 bronze, 12 volt, half moon, deck lights, on the mounting sticks along both the gazebo pathway as well as the bocce court pathway is \$9,500. The cost to remove the pergola is an additional \$3,000.

On MOTION by Mr. Weeks seconded by Mr. Horsman with all in favor authorizing the expenditure of up to \$13,000 to remove the pergola and install lights in the area from the gazebo to the parking lot from the pool and along the sidewalk adjacent to the bocce courts was approved. 4-0

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Attorney**

No report.

**B. District Engineer**

No report.

**C. Manager**

- i. Consideration of Engineering Services (Pennoni)

Mr. Koncar referred to the Agreement for Professional Engineering Services included in today's agenda package and noted the proposed contract has been reviewed by the District Attorney as well as the new engineer and there are no additional changes to it. Approval of this agreement was recommended to the Board. The billing rates requested by the Board are noted on agenda page 41 of this agenda package.

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor the agreement for professional engineering services with Pennoni Associates, Inc. was approved. 4-0

Mr. Koncar added he reached out to the representative for Pennoni, Steve, and he will review the latest invoices we paid for our mainline project and the Trustee will not pay those invoices until the engineer signs off and we will be moving to get that done as soon as possible and we will start spending some of the money on the balance sheet in the financials. This is the capital project money from the money that was borrowed.

## **NINTH ORDER OF BUSINESS**

### **On-Site Administration Report – Project Updates**

*Please note: The discussion of most of the items in this report and the following dialogue was inaudible due to recording equipment malfunction.*

Ms. Egan commented on the following:

- Pool – Closing the pool on February 19<sup>th</sup>.
- Pool awning
- The wall
- Call boxes
- Irrigation update from project manager.

Ms. Wells commented on the following:

- Yoga continued to be well attended.
- We had 70 people for the New Year's Eve party.
- More than 20 folks showed up for the blood drive.
- Had several events cancelled due to Covid.

## **TENTH ORDER OF BUSINESS**

### **Supervisor Requests**

None.

## **ELEVENTH ORDER OF BUSINESS**

### **Audience Comments**

Resident, Mr. Robert Land had a question regarding an irrigation matter.

He also commented on the new gate guest entrance code system. Ms. Egan responded to the matter and answered Mr. Land's question.

Another resident, commented on smoking at the pool and another matter, which was inaudible.

Resident, Ms. Johnson commented, however the comments were inaudible.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor, the meeting was adjourned.
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Secretary

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Paul Falduto  
Chairman



**5B**

**HERITAGE OAK PARK**  
Community Development District

*Financial Report*

*January 31, 2022*

Prepared by



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**HERITAGE OAK PARK**  
Community Development District

**Financial Statements**

(Unaudited)

**January 31, 2022**

**Balance Sheet**  
January 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 1,004,917	\$ -	\$ -	\$ 1,004,917
Cash On Hand/Petty Cash	200	-	-	200
Allow -Doubtful Accounts	(1,328)	-	-	(1,328)
Assessments Receivable	1,328	-	-	1,328
Due From Other Funds	235,214	11,601	-	246,815
Investments:				
Money Market Account	51,856	-	-	51,856
Construction Fund	-	-	979,963	979,963
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	311,626	-	311,626
Prepaid Items	2,476	-	-	2,476
Deposits	8,200	-	-	8,200
<b>TOTAL ASSETS</b>	<b>\$ 1,302,863</b>	<b>\$ 343,016</b>	<b>\$ 979,963</b>	<b>\$ 2,625,842</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 19,205	\$ -	\$ -	\$ 19,205
Due To Other Funds	-	-	246,815	246,815
<b>TOTAL LIABILITIES</b>	<b>19,221</b>	<b>-</b>	<b>246,815</b>	<b>266,036</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	2,476	-	-	2,476
Deposits	8,200	-	-	8,200
<b>Restricted for:</b>				
Debt Service	-	343,016	-	343,016
Capital Projects	-	-	733,148	733,148
<b>Assigned to:</b>				
Operating Reserves	238,242	-	-	238,242
Reserves - Arbor	2,500	-	-	2,500
Reserves -Roads & Streetlights	224,818	-	-	224,818
Reserves - Roof	110,000	-	-	110,000
Reserves - Swimming Pools	23,239	-	-	23,239
<b>Unassigned:</b>	<b>674,167</b>	<b>-</b>	<b>-</b>	<b>674,167</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,283,642</b>	<b>\$ 343,016</b>	<b>\$ 733,148</b>	<b>\$ 2,359,806</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,302,863</b>	<b>\$ 343,016</b>	<b>\$ 979,963</b>	<b>\$ 2,625,842</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 BUDGET	JAN-22 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ 5,000	\$ 1,667	\$ 36	\$ (1,631)	0.72%	\$ 417	\$ 8
Interlocal Agreement	3,000	750	750	-	25.00%	-	-
Room Rentals	500	-	-	-	0.00%	-	-
Recreational Activity Fees	53,200	17,733	12,963	(4,770)	24.37%	4,433	3,336
Special Assmnts- Tax Collector	973,783	868,445	876,722	8,277	90.03%	106,505	60,682
Special Assmnts- Discounts	(38,951)	(36,486)	(34,393)	2,093	88.30%	(10,686)	(2,381)
Other Miscellaneous Revenues	3,800	3,700	3,700	-	97.37%	100	100
Gate Bar Code/Remotes	1,000	390	365	(25)	36.50%	210	197
Access Cards	600	88	82	(6)	13.67%	38	35
<b>TOTAL REVENUES</b>	<b>1,001,932</b>	<b>856,287</b>	<b>860,225</b>	<b>3,938</b>	<b>85.86%</b>	<b>101,017</b>	<b>61,977</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	3,000	3,000	-	25.00%	-	-
FICA Taxes	918	230	230	-	25.05%	-	-
ProfServ-Engineering	10,000	3,333	1,245	2,088	12.45%	-	-
ProfServ-Legal Services	6,000	2,000	1,402	598	23.37%	500	334
ProfServ-Mgmt Consulting	67,514	22,505	22,505	-	33.33%	5,626	5,626
ProfServ-Special Assessment	11,445	11,445	11,445	-	100.00%	-	-
ProfServ-Trustee Fees	-	-	3,704	(3,704)	0.00%	-	-
Auditing Services	5,750	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	1,500	500	361	139	24.07%	125	113
Insurance - General Liability	9,265	9,265	7,123	2,142	76.88%	-	-
R&M-ADA Compliance	1,553	1,553	1,553	-	100.00%	-	-
Legal Advertising	1,100	380	380	-	34.55%	87	87
Miscellaneous Services	3,000	20	18	2	0.60%	-	-
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessment Collection Cost	19,476	17,369	16,847	522	86.50%	2,130	1,166
Office Supplies	360	120	15	105	4.17%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
<b>Total Administration</b>	<b>152,456</b>	<b>71,895</b>	<b>70,003</b>	<b>1,892</b>	<b>45.92%</b>	<b>8,468</b>	<b>7,326</b>
<b>Other Public Safety</b>							
R&M-Gate	3,500	1,167	277	890	7.91%	292	135
R&M-Gatehouse	1,000	333	645	(312)	64.50%	-	-
R&M-Security Cameras	3,600	1,200	1,830	(630)	50.83%	-	-
<b>Total Other Public Safety</b>	<b>8,100</b>	<b>2,700</b>	<b>2,752</b>	<b>(52)</b>	<b>33.98%</b>	<b>292</b>	<b>135</b>
<b>Field</b>							
Contracts-Mgmt Services	131,709	43,903	43,903	-	33.33%	10,976	10,976
Contracts-Lake and Wetland	6,120	2,040	2,040	-	33.33%	510	510
Contracts-Landscape	89,111	29,704	29,704	-	33.33%	7,426	7,426
Contracts-Irrigation	48,223	16,074	15,918	156	33.01%	4,019	3,980
Utility - General	43,320	14,440	12,188	2,252	28.13%	3,610	4,091
Utility - Water & Sewer	10,000	3,333	5,076	(1,743)	50.76%	833	2,930
Insurance - General Liability	39,552	39,552	33,541	6,011	84.80%	-	-
R&M-Drainage	15,000	-	-	-	0.00%	-	-
R&M-Entry Feature	7,500	-	-	-	0.00%	-	-
R&M-Irrigation	31,400	10,467	7,905	2,562	25.18%	2,617	3,147
R&M-Lake	22,100	-	-	-	0.00%	-	-
R&M-Plant Replacement	7,000	301	301	-	4.30%	301	301

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 BUDGET	JAN-22 ACTUAL
R&M-Trees and Trimming	7,500	200	200	-	2.67%	-	-
R&M-Pumps	2,160	1,080	250	830	11.57%	540	250
Misc-Special Projects	10,930	3,800	3,800	-	34.77%	3,800	3,800
Misc-Hurricane Expense	5,000	-	-	-	0.00%	-	-
Misc-Contingency	5,000	229	229	-	4.58%	-	-
Capital Outlay	25,560	1,275	1,275	-	4.99%	-	-
<b>Total Field</b>	<b>507,185</b>	<b>166,398</b>	<b>156,330</b>	<b>10,068</b>	<b>30.82%</b>	<b>34,632</b>	<b>37,411</b>
<b><u>Road and Street Facilities</u></b>							
R&M-Parking Lots	1,000	-	-	-	0.00%	-	-
R&M-Roads & Alleyways	4,000	1,086	1,086	-	27.15%	-	-
R&M-Sidewalks	15,000	-	-	-	0.00%	-	-
R&M-Streetlights	10,000	277	277	-	2.77%	-	-
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	15,369	32,861	(17,492)	213.81%	-	10,000
<b>Total Road and Street Facilities</b>	<b>63,369</b>	<b>16,732</b>	<b>34,224</b>	<b>(17,492)</b>	<b>54.01%</b>	<b>-</b>	<b>10,000</b>
<b><u>Parks and Recreation - General</u></b>							
Contracts-Mgmt Services	34,157	11,386	11,386	-	33.33%	2,846	2,846
Contracts-Janitorial Services	18,960	6,320	6,320	-	33.33%	1,580	1,580
Contracts-Pools	10,800	3,600	3,628	(28)	33.59%	900	928
Contracts-Pest Control	1,100	1,100	1,048	52	95.27%	-	-
Communication - Telephone	8,580	2,860	2,705	155	31.53%	715	671
R&M-Clubhouse	50,000	16,667	3,301	13,366	6.60%	4,167	1,041
R&M-Parks	15,000	5,000	91	4,909	0.61%	1,250	91
R&M-Pools	4,500	1,500	731	769	16.24%	375	476
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	800	3,186	(2,386)	132.75%	200	2,365
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	3,780	1,260	1,401	(141)	37.06%	315	361
Office Supplies	3,000	1,000	892	108	29.73%	250	191
Op Supplies - General	6,000	2,000	628	1,372	10.47%	500	126
Cap Outlay - Equipment	8,000	-	-	-	0.00%	-	-
Cap Outlay-Clubhouse	15,000	6,595	6,595	-	43.97%	-	-
Reserves- A/C	15,000	-	-	-	0.00%	-	-
Reserve - Roof	25,000	-	-	-	0.00%	-	-
Reserve - Swimming Pools	3,000	-	-	-	0.00%	-	-
<b>Total Parks and Recreation - General</b>	<b>227,027</b>	<b>60,088</b>	<b>41,912</b>	<b>18,176</b>	<b>18.46%</b>	<b>13,098</b>	<b>10,676</b>
<b><u>Special Recreation Facilities</u></b>							
Miscellaneous Services	4,500	1,500	576	924	12.80%	375	33
Misc-Event Expense	21,000	7,000	5,174	1,826	24.64%	1,750	1,929
Misc-Social Committee	26,700	8,900	8,939	(39)	33.48%	2,225	1,846
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	167	502	(335)	100.40%	42	13
<b>Total Special Recreation Facilities</b>	<b>53,200</b>	<b>17,567</b>	<b>15,191</b>	<b>2,376</b>	<b>28.55%</b>	<b>4,392</b>	<b>3,821</b>
<b>TOTAL EXPENDITURES</b>	<b>1,011,337</b>	<b>335,380</b>	<b>320,412</b>	<b>14,968</b>	<b>31.68%</b>	<b>60,882</b>	<b>69,369</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 BUDGET	JAN-22 ACTUAL
Excess (deficiency) of revenues							
Over (under) expenditures	(9,405)	520,907	539,813	18,906	-5739.64%	40,135	(7,392)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(9,405)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,405)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,405)	\$ 520,907	\$ 539,813	\$ 18,906	-5739.64%	\$ 40,135	\$ (7,392)
FUND BALANCE, BEGINNING (OCT 1, 2021)	743,829	743,829	743,829				
FUND BALANCE, ENDING	<u>\$ 734,424</u>	<u>\$ 1,264,736</u>	<u>\$ 1,283,642</u>				



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 BUDGET	JAN-22 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 3	\$ 3	0.00%	\$ -	\$ 1
Special Assmnts- Tax Collector	197,323	164,350	177,606	13,256	90.01%	54,350	12,320
Special Assmnts- Discounts	(7,893)	(6,713)	(6,969)	(256)	88.29%	(2,174)	(483)
<b>TOTAL REVENUES</b>	<b>189,430</b>	<b>157,637</b>	<b>170,640</b>	<b>13,003</b>	<b>90.08%</b>	<b>52,176</b>	<b>11,838</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	3,946	3,287	3,413	(126)	86.49%	1,087	237
<b>Total Administration</b>	<b>3,946</b>	<b>3,287</b>	<b>3,413</b>	<b>(126)</b>	<b>86.49%</b>	<b>1,087</b>	<b>237</b>
<b>Debt Service</b>							
Principal Debt Retirement	126,426	-	-	-	0.00%	-	-
Interest Expense	74,370	37,185	22,379	14,806	30.09%	-	-
<b>Total Debt Service</b>	<b>200,796</b>	<b>37,185</b>	<b>22,379</b>	<b>14,806</b>	<b>11.15%</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>204,742</b>	<b>40,472</b>	<b>25,792</b>	<b>14,680</b>	<b>12.60%</b>	<b>1,087</b>	<b>237</b>
Excess (deficiency) of revenues Over (under) expenditures	(15,312)	117,165	144,848	27,683	-945.98%	51,089	11,601
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	(15,312)	-	-	-	0.00%	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(15,312)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (15,312)	\$ 117,165	\$ 144,848	\$ 27,683	-945.98%	\$ 51,089	\$ 11,601
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>198,168</b>	<b>198,168</b>	<b>198,168</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 182,856</b>	<b>\$ 315,333</b>	<b>\$ 343,016</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 BUDGET	JAN-22 ACTUAL
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 14	\$ 14	0.00%	\$ -	\$ 4
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>14</b>	<b>14</b>	<b>0.00%</b>	<b>-</b>	<b>4</b>
<b>EXPENDITURES</b>							
<b>Construction In Progress</b>							
Construction in Progress	-	-	246,815	(246,815)	0.00%	-	246,815
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>246,815</b>	<b>(246,815)</b>	<b>0.00%</b>	<b>-</b>	<b>246,815</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>246,815</b>	<b>(246,815)</b>	<b>0.00%</b>	<b>-</b>	<b>246,815</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(246,801)	(246,801)	0.00%	-	(246,811)
Net change in fund balance	\$ -	\$ -	\$ (246,801)	\$ (246,801)	0.00%	\$ -	\$ (246,811)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>-</b>	<b>-</b>	<b>979,949</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 733,148</b>				

**Notes to the Financial Statements**  
January 2022

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 85.9% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 31.7% of the Annual Budget.

**Balance Sheet**

Account Name	Annual Budget	YTD Actual	Explanation
<b>Assets</b>			
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		246,815	Due from General Fund to Debt Service and Due from Capital Projects to General Fund.
Prepaid Items		2,476	Comedy Show in March, Farewell party in April, May party and Holiday entertainment 2022.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
<b>Liabilities</b>			
Accounts Payable		19,205	Invoices for current month but not paid in current month.
Due to Other Funds		246,815	Due from General Fund to Debt Service and Due from Capital Projects to General Fund.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Special Assessments-Tax Collector	973,783	876,722	90.03%	Collections were at 90.7% at this time last year.
Other Misc Revenue	3,800	3,700	97.37%	Proceeds from sale of old golf cart.
Gate Bar Codes/Remotes	1,000	365	36.50%	Gate Openers less sales tax paid.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Special Assessment	11,445	11,445	100.00%	Assessment roll preparation fees.
ProfServ-Trustee Fees	-	3,704	N/A	Trustee fees paid for year. Will budget for next year.
Insurance-General Liability	9,265	7,123	76.88%	Insurance paid in full for year.
R&M-ADA Compliance	1,553	1,553	100.00%	Webhosting paid in full for the year.
Legal Advertising	1,100	380	34.55%	Meetings, workshop notices, RFPs for audit firm.
<b><u>Public Safety</u></b>				
R&M-Gatehouse	1,000	645	64.50%	Installed DVR
R&M-Security Camera	3,600	1,830	50.83%	Installed license camera system at back gate.
<b><u>Field</u></b>				
Utility - Water & Sewer	10,000	5,076	50.76%	Monthly Water / Sewer utilities includes annual fire protection fee (\$1,600).
Insurance - General Liability	39,552	33,541	84.80%	Insurance paid in full for year.
Misc-Special Projects	10,930	3,800	34.77%	Remove and dispose old pergola around pool.
<b><u>Road &amp; Street</u></b>				
Reserves-Roads & Streetlights	15,369	32,861	213.81%	Street light LED extensions (10)/fixtures.

**Notes to the Financial Statements**  
January 2022

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures (con't)</b>				
<b><u>Parks &amp; Recreation</u></b>				
Contracts-Pools	10,800	3,628	33.59%	Monthly pool service increased in January.
Contracts-Pest Control	1,100	1,048	95.27%	Pest control service paid for year.
Miscellaneous Services	2,400	3,186	132.75%	Reimbursed damages done to car by inoperable gate, WiFi extender, Holiday luncheons and gift cards, miscellaneous supplies
Misc-Cable TV Expenses	3,780	1,401	37.06%	Comcast cable services.
Cap Outlay-Clubhouse	15,000	6,595	43.97%	2017 Black Golf Cart with new batteries.
<b><u>Special Recreation Facilities</u></b>				
Misc-Social Committee	26,700	8,939	33.48%	Food for all of the events including Poolside Lunch
Office Supplies	500	502	100.40%	Miscellaneous office supplies, printer, Office 365
<b>Debt Service Fund 203</b>				
<b>Expenditures</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	126,426	-	0.00%	Next payment to be made in May
Interest Expense	74,370	22,379	30.09%	Next payment to be made in May

## **HERITAGE OAK PARK**

Community Development District

### **Supporting Schedules**

**January 31, 2022**

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector**  
**Monthly Collection Distributions**  
**For the Fiscal Year Ending September 30, 2022**

					ALLOCATION	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
Assessments Levied				\$1,171,106	\$ 973,783	\$ 197,323
Allocation %				100%	83%	17%
11/05/21	\$ 33,748	\$ 1,406	\$ 689	\$ 35,843	\$ 29,779	\$ 6,064
11/10/21	7,938	331	162	8,431	7,020	1,411
11/18/21	84,224	3,509	1,719	89,452	74,413	15,039
11/23/21	159,040	6,627	3,246	168,912	140,406	28,506
12/02/21	196,947	8,206	4,019	209,173	174,095	35,078
12/09/21	353,047	14,710	7,205	374,962	311,701	63,261
12/16/21	89,026	3,709	1,817	94,552	78,626	15,926
01/13/22	68,735	2,864	1,403	73,002	60,682	12,320
<b>TOTAL</b>	<b>\$ 992,706</b>	<b>\$ 41,363</b>	<b>\$ 20,259</b>	<b>\$ 1,054,328</b>	<b>\$ 876,722</b>	<b>\$ 177,606</b>
% COLLECTED				90%	90%	90%
<b>TOTAL OUTSTANDING</b>				<b>\$ 116,778</b>	<b>\$ 97,061</b>	<b>\$ 19,717</b>

# HERITAGE OAK PARK

Community Development District

## Activities Fund Deposits

### Deposit

Date	Amount	Pool side Lunch	Morning Coffee Social	Karoke	Masque- rade Party	Harvest Moon	Craft Fair	Movie Night	Holiday Spec tacular	New Years Eve	Jimmy Mazz	Winter Party
10/04/21 Deposit	\$230				\$230							
10/29/21 Deposit	\$3,390	\$1,347		\$68	\$450	\$1,065	\$460					
11/17/21 Refund	(\$210)					(\$210)						
11/30/21 Deposit	\$6,218	\$1,614			\$10	\$645			\$3,909		\$40	
01/04/22 Deposit	\$3,416	\$1,828							\$48	\$325	\$1,115	\$100
01/10/22 Refund	(\$60)											(\$60)
<b>Total</b>	<b>\$12,983</b>	<b>\$4,788</b>	<b>\$0</b>	<b>\$68</b>	<b>\$690</b>	<b>\$1,500</b>	<b>\$460</b>	<b>\$0</b>	<b>\$3,957</b>	<b>\$325</b>	<b>\$1,155</b>	<b>\$40</b>
<b>Expenses</b>	<b>(\$13,470)</b>	<b>(\$4,497)</b>	<b>(\$287)</b>	<b>\$0</b>	<b>(\$1,102)</b>	<b>(\$1,556)</b>	<b>(\$429)</b>	<b>(\$64)</b>	<b>(\$3,720)</b>	<b>(\$299)</b>	<b>(\$1,515)</b>	<b>\$0</b>
<b>Profit / (Loss)</b>	<b>(\$487)</b>	<b>\$291</b>	<b>(\$287)</b>	<b>\$68</b>	<b>(\$412)</b>	<b>(\$56)</b>	<b>\$31</b>	<b>(\$64)</b>	<b>\$237</b>	<b>\$26</b>	<b>(\$360)</b>	<b>\$40</b>
<b>Other Expenses</b>	<b>(\$1,078)</b>											
<b>Total Profit / (Loss)</b>	<b>(\$1,564)</b>											

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Reserve Balance-Beginning	9,191	9,191	9191	7088	-	-	-
Revenue	32,930	39,654	43,189	47,790	31,238	5,994	12,983
Expenses	32,939	35,643	46,362	64,189	34,114	8,371	14,547
Profit(Loss)	(10)	4,011	(3,173)	(16,399)	(2,876)	(2,377)	(1,564)

Notes: Revenue and Expenses are per financial statements

**Cash and Investment Report**  
January 31, 2022

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Operating Checking Account	BankUnited	0.00%	\$982,673
Operating Checking Account	Valley Bank	0.08%	\$22,244
	<b>Subtotal</b>		<b>\$1,004,917</b>
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	0.15%	\$51,856
<b>DEBT SERVICE FUND</b>			
Series 2020 Reserve Fund	US Bank	0.00%	\$19,789
Series 2020 Revenue Fund	US Bank	0.00%	\$311,626
	<b>Subtotal</b>		<b>\$331,415</b>
<b>CAPITAL PROJECTS FUND</b>			
Series 2020 Construction Fund	US Bank	0.00%	\$979,963
	<b>Grand Total</b>		<b>\$2,368,351</b>



# Heritage Oak Park CDD

## Bank Reconciliation

Bank Account No. 7282 Bank United GF  
Statement No. 01-22  
Statement Date 1/31/2022

G/L Balance (LCY)	982,672.84	Statement Balance	1,245,866.85
G/L Balance	982,672.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,245,866.85
Subtotal	982,672.84	Outstanding Checks	263,194.01
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	982,672.84	Ending Balance	982,672.84
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
3/20/2020	Payment	2297	BRAD WARREN	36.00	0.00	36.00
3/20/2020	Payment	2324	PHILIP GARTLAND	18.00	0.00	18.00
10/5/2021	Payment	2871	PRECISION GATE & SECURITY, INC	5,667.00	0.00	5,667.00
12/10/2021	Payment	2949	COMCAST	353.67	0.00	353.67
1/7/2022	Payment	2972	PAUL FALDUTO JR.	223.92	0.00	223.92
1/12/2022	Payment	DD00404	Payment of Invoice 013804	79.07	0.00	79.07
1/13/2022	Payment	2978	PAUL FALDUTO	1,500.00	0.00	1,500.00
1/14/2022	Payment	2980	JASON DESIMONE	600.00	0.00	600.00
1/20/2022	Payment	2984	CLAUDE RIOUX	50.00	0.00	50.00
1/25/2022	Payment	2986	ARTISTTREE LANDSCAPE	7,425.91	0.00	7,425.91
1/26/2022	Payment	2987	HOME DEPOT CREDIT SERVICES	297.63	0.00	297.63
1/27/2022	Payment	2988	FEDEX	24.53	0.00	24.53
1/27/2022	Payment	2989	FEDEX	15.92	0.00	15.92
1/27/2022	Payment	2990	FENCE OUTLET NORTH PORT, LLC	20,000.00	0.00	20,000.00
1/27/2022	Payment	2991	MAINSCAPE	141,291.13	0.00	141,291.13
1/27/2022	Payment	2992	MAINSCAPE	85,524.00	0.00	85,524.00
1/27/2022	Payment	2993	SUN NEWSPAPERS	87.23	0.00	87.23
<b>Total Outstanding Checks.....</b>				<b>263,194.01</b>		<b>263,194.01</b>

# Heritage Oak Park CDD

## Bank Reconciliation

Bank Account No. 0663 Valley Bank  
Statement No. 01-22  
Statement Date 1/31/2022

G/L Balance (LCY)	22,244.29	Statement Balance	22,444.29
G/L Balance	22,244.29	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	22,444.29
Subtotal	22,244.29	Outstanding Checks	200.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	22,244.29	Ending Balance	22,244.29
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/30/2021	Payment	105	GOTHAM ENTERTAINMENT	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00

# HERITAGE OAK PARK

Community Development District

## Payment Register by Fund For the Period from 01/01/22 to 01/31/22 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	2963	01/05/22	FPL	122821-53151	CHK UTILITY SVCS 11/22/21-12/21/21	Utility - General	543001-53901	\$18.98
001	2964	01/05/22	JACQUELINE N. WELLS	12272021	PASTRIES FOR MORNING COFFEE	Misc-Social Committee	549051-57501	\$24.84
001	2965	01/05/22	CENTURYLINK	12192021-8717	ACCT# 311078717 12/1921-01/18/22	Communication - Telephone	541003-57201	\$678.37
001	2966	01/05/22	COVERALL OF FT. MYERS	1160270022	CLEANING SERVICE 01/1-01/31/22	Contracts-Janitorial Services	534026-57201	\$1,580.00
001	2967	01/05/22	GREATAMERICA FINANCIAL SVCS	30695314	COPIER LEASE FOR 12/21	Office Supplies	551002-57201	\$130.86
001	2968	01/05/22	PERSSON, COHEN & MOONEY, P.A.	1579	LEGAL SERVICE FOR 12/21	ProfServ-Legal Services	531023-51401	\$333.75
001	2969	01/05/22	TODD PROA	951821	01/22 MONTHLY POOL SERVICE	Pool Perfect	546074-57201	\$63.04
001	2969	01/05/22	TODD PROA	951821	01/22 MONTHLY POOL SERVICE	Contracts-Pools	534078-57201	\$927.84
001	2971	01/07/22	ERIC THARP	010522	ENTERTAINMENT FOR JULY 4TH PARTY-DEPOSIT	Prepaid Items	155000	\$200.00
001	2972	01/07/22	PAUL FALDUTO JR.	010622	REIMB FOR PULLED PORK - POOLSIDE LUNCH	Misc-Social Committee	549051-57501	\$223.92
001	2973	01/07/22	ARTISTREE LANDSCAPE	1610086	PLANT REPLACEMENT IN COMMON AREA	R&M-Plant Replacement	546071-53901	\$301.07
001	2975	01/11/22	STAPLES CREDIT PLAN	12282021- 7190	TOILET PAPER	Toilet Paper	552001-57201	\$68.50
001	2975	01/11/22	STAPLES CREDIT PLAN	12282021- 7190	TICKET PRINTING	Ticket Printing	549001-57501	\$32.61
001	2976	01/13/22	JACQUELINE WELLS	011022	PASTRIES AND COFFEE FOR MONDAY COFFEE SOCIAL	Monday Coffee	549051-57501	\$38.41
001	2977	01/13/22	JEANNE TETER	011022	REFUND TICKETS - CANCELLED WINTER PARTY 01/15/22	Refund Tickets	347080	\$30.00
001	2978	01/13/22	PAUL FALDUTO	011022	REIMB CASH PYMT FOR JIMMY MAZZAFARRO PARTY	Reimb for Entertainment	549022-57501	\$1,500.00
001	2979	01/13/22	RICKIE WEBB	011222	REMOVE/DISPOSE OLD PERGOLA AROUND POOL	Misc-Special Projects	549053-53901	\$3,800.00
001	2980	01/14/22	JASON DESIMONE	01122022	ENTERTAINMENT FOR VALENTINE'S PARTY 02/12/22	Entertainment for Valentine's Party	549022-57501	\$600.00
001	2981	01/14/22	MAINSCAPE	1268049	01/22 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$3,979.58
001	2981	01/14/22	MAINSCAPE	1268481	QTRLY VFD PUMP MAINT	R&M-Pumps	546138-53901	\$250.00
001	2981	01/14/22	MAINSCAPE	1268525	12/21 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$3,146.97
001	2982	01/14/22	SECURITY ALARM CORPORATION	248394	NEW EMERGENCY LIGHT IN WOMEN'S BATHROOM	R&M-Clubhouse	546015-57201	\$100.00
001	2983	01/14/22	SOLITUDE LAKE MANAGEMENT	PI-A00737188	JAN22 LAKE & POND MANAGEMENT	Contracts-Lake and Wetland	534021-53901	\$510.00
001	2984	01/20/22	CLAUDE RIOUX	01112022	REFUND TICKETS - CANCELLED WINTER PARTY 01/15/22	Recreational Activity Fees	347080	\$50.00
001	2985	01/24/22	INFRAMARK, LLC	CM #1285	OVER CHARGE FOR FIELD OPS	Contracts-Mgmt Services	534001-57201	(\$871.01)
001	2985	01/24/22	INFRAMARK, LLC	CM #1283	OVER CHARGE FOR FIELD OPS	Contracts-Mgmt Services	534001-57201	(\$871.01)
001	2985	01/24/22	INFRAMARK, LLC	72168	01/22 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,626.17
001	2985	01/24/22	INFRAMARK, LLC	72168	01/22 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$10,975.75
001	2985	01/24/22	INFRAMARK, LLC	72168	01/22 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$2,846.42
001	2985	01/24/22	INFRAMARK, LLC	72168	01/22 MANAGEMENT SERVICES	Communication/Freight - Gen'l	541001-51301	\$14.31
001	2986	01/25/22	ARTISTREE LANDSCAPE	161430	JAN22 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,425.91
001	2987	01/26/22	HOME DEPOT CREDIT SERVICES	01052022-6325	PURCHASES FOR 12/05/21-01/04/22	Fence	546066-57201	\$15.14
001	2987	01/26/22	HOME DEPOT CREDIT SERVICES	01052022-6325	PURCHASES FOR 12/05/21-01/04/22	Gate	546034-52901	\$6.60
001	2987	01/26/22	HOME DEPOT CREDIT SERVICES	01052022-6325	PURCHASES FOR 12/05/21-01/04/22	Poolside Lunch	549022-57501	\$62.94
001	2987	01/26/22	HOME DEPOT CREDIT SERVICES	01052022-6325	PURCHASES FOR 12/05/21-01/04/22	Tennis Courts	546066-57201	\$54.57
001	2987	01/26/22	HOME DEPOT CREDIT SERVICES	01052022-6325	PURCHASES FOR 12/05/21-01/04/22	Gate	546034-52901	\$5.12
001	2987	01/26/22	HOME DEPOT CREDIT SERVICES	01052022-6325	PURCHASES FOR 12/05/21-01/04/22	Pool Gate Safety Latch	546074-57201	\$153.26
001	2988	01/27/22	FEDEX	7-612-10302	SERVICE FOR 12/17/21-12/20/21	Communication/Freight - Gen'l	541001-51301	\$24.53
001	2989	01/27/22	FEDEX	7-618-83455	SERVICE FOR 12/23/22	Communication/Freight - Gen'l	541001-51301	\$15.92
001	2993	01/27/22	SUN NEWSPAPERS	22267-011822	NOTICE OF RESCHEDULED MEETING 01/21/22	Legal Advertising	548002-51301	\$87.23
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Trash Bags	552001-57201	\$34.23
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$21.30
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Microsoft 365	551002-57501	\$12.50
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$267.09
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Trash Bags	552001-57201	\$68.64
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Craft Fair	549051-57501	\$13.90
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Halloween	549022-57501	\$201.62

# HERITAGE OAK PARK

## Community Development District

### Payment Register by Fund For the Period from 01/01/22 to 01/31/22 (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	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$93.86
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$28.83
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57201	\$5.00
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57201	\$8.64
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$19.52
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Christmas	549022-57201	\$30.81
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Batteries	552001-57201	\$8.51
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Kitchen	549001-57501	\$10.62
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$227.70
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Bridge Cards	549001-57501	\$107.56
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Cake for Veteran's Day	549051-57501	\$42.98
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Dinner for Band-Veteran's Day	549051-57501	\$12.82
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Monday Coffee	549051-57501	\$13.94
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$5.00
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$7.06
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Supplies	549001-57201	\$22.43
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$97.72
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$303.65
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	AED Return Shipping	549001-57201	\$20.60
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Office Supplies	551002-57201	\$22.49
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$28.44
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Gas	549900-53901	\$32.49
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57201	\$42.81
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	WiFi Extender	549001-57201	\$149.99
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Kitchen	549001-57501	\$24.95
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$101.82
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Supplies	549001-57501	\$85.57
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$14.99
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	(\$14.99)
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	5 Year Calendar	551002-57501	\$23.73
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Business Cards	551002-57501	\$31.99
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Business Cards Credit	551002-57501	(\$9.99)
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Employee Thanksgiving Luncheon	549001-57201	\$59.31
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Napkin Dispenser	552001-57201	\$55.96
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$367.01
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Stamps	549001-57501	\$57.75
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Supplies	551002-57201	\$139.58
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	December ACT Calendars	549001-57501	\$81.37
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$132.14
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Longhorn-Lunch Meeting	549001-57201	\$18.00
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Trash Bags, iPhone 11 Case	552001-57201	\$34.22
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Cleaning Supplies	552001-57201	\$53.92
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$178.93
001	DD00399	01/04/22	SUNTRUST BANK-8114	12022021-8114	12/02/21 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$8.76
001	DD00400	01/05/22	FPL	122121-53151 ACH	UTILITY SVCS 11/22/21-12/21/21	Utility - General	543001-53901	\$2,986.42
001	DD00404	01/12/22	CHARLOTTE COUNTY UTILITIES	011222-080703 ACH	26307-080703 12/07/21-01/10/22	Utility - Water & Sewer	543021-53901	\$79.07
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Act Office 365	551002-57501	\$12.50
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Napkin Holders	552001-57201	\$58.99
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Christmas Party	549022-57501	\$29.28

**HERITAGE OAK PARK**

Community Development District

**Payment Register by Fund**  
**For the Period from 01/01/22 to 01/31/22**  
**(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	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Coffee	546015-57201	\$24.98
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$221.98
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Christmas Party	549051-57201	\$79.92
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$30.91
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$15.11
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	OP Supplies	552001-57201	\$33.35
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$356.14
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Gate Pins	546034-52901	\$123.31
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$24.58
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Ring Camera Cloud 12/21-12/22	546015-57201	\$107.00
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$31.60
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Supplies	552001-57201	\$20.62
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Folders. Stylus	551002-57201	\$59.78
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	NYE Decorations	549022-57501	\$128.39
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$37.08
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$17.96
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	NYE Party	549022-57501	\$21.39
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	NYT Party	549022-57501	\$94.11
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549022-57501	\$34.99
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$191.70
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	NYE Party	549051-57501	\$55.47
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	New Cornhole Bags	546066-57201	\$21.39
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Refund-Supplies	552001-57201	(\$55.96)
001	DD00405	01/27/22	SUNTRUST BANK	01022022-8114 ACH	01/02/22 STATEMENT PURCHASES	Misc	549001-57201	\$109.87
001	DD00416	01/12/22	SUNTRUST BANK-8114	01122022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$301.66
001	DD00416	01/12/22	SUNTRUST BANK-8114	01122022-8114 ACH	01/02/22 STATEMENT PURCHASES	Christmas Gift Cards-Employees	549001-57201	\$2,229.64
001	DD00416	01/12/22	SUNTRUST BANK-8114	01122022-8114 ACH	01/02/22 STATEMENT PURCHASES	Christmas Gift Cards-Employees	549001-57201	\$25.00
001	DD00416	01/12/22	SUNTRUST BANK-8114	01122022-8114 ACH	01/02/22 STATEMENT PURCHASES	Poolside Lunch	549051-57501	\$262.00
<b>Fund Total</b>								<b>\$55,338.59</b>

**SERIES 2020 DEBT SERVICE FUND - 203**

203	2974	01/11/22	HERITAGE OAK PARK	010422-DSXFR 2020	FY 2022 ASSESSMENT RECEIPTS	Due to Other Funds	131000	\$158,422.40
<b>Fund Total</b>								<b>\$158,422.40</b>

**SERIES 2020 CAPITAL PROJECTS FUND - 303**

303	2990	01/27/22	FENCE OUTLET NORTH PORT, LLC	INSINV056985	REQ 017 NEW FENCE AROUND POOL-BALANCE	REQ 017	565001-53001	\$20,000.00
303	2991	01/27/22	MAINSCAPE	1263637	REQ 016 IRRIGATION INSTALLMENT-SEPT21	REQ 016	565001-53001	\$141,291.13
303	2992	01/27/22	MAINSCAPE	1265969	REQ 012 VFD PUMPS (4)-WELL PUMP STATION UPGRADE	REQ 012	565001-53001	\$85,524.00
<b>Fund Total</b>								<b>\$246,815.13</b>

<b>Total Checks Paid</b>	<b>\$460,576.12</b>
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## **Sixth Order of Business**

**6A**



Precision Gate & Security, Inc. (Serving Tampa Bay and SW FL).  
 813-404-6278/941-623-4996  
 350 W. Venice. Ave. #153  
 Venice, Florida  
 34285  
 United States

Prepared For  
 Heritage Oak Park  
 19520 Heritage Oak Blvd  
 Port Charlotte, Florida  
 33948  
 United States

Estimate Date  
 02/02/2022

Estimate Number  
 0001616

Description	Rate	Qty	Line Total
Liftmaster Mega Tower	\$19,563.00	1	\$19,563.00
* Install (5) Liftmaster MATDCBB3 mega arm towers. * 115v. * Battery backup. * (7) NP2-ESL loop detectors. * (2) 12' Lighted LED barrier arms. * (3) 15' Lighted LED barrier arms. * (3) Counter weights for 15' barrier arms.  * Remove and haul old operators. * Clean up all wiring as needed.			
Subtotal			19,563.00
Tax			0.00
Estimate Total (USD)			\$19,563.00

#### Terms

WORK ORDER AGREEMENT/ TERMS AND CONDITIONS Terms and Conditions: COD W/ 50% down balance due upon completion. BY OTHERS: Permits, engineered drawing, opening drawings, concrete pad mounts. All high voltage wiring by others holding an electrical license. All low voltage wiring and trenching not included unless otherwise stated. Purchaser agrees that contracted material provided by Precision Gate & Security, Inc., shall remain in the sellers possession until paid in full. In the event purchaser breaches or defaults contract with Precision Gate & Security, Inc., a 50% restocking fee will be applied. Under the terms and provisions of the agreement, the purchaser shall be responsible for the cost of collection, including reasonable attorneys fees. There shall be a 10% service charge per month for all payments due and owing.



