

HERITAGE OAK PARK
Community Development District
Financial Report
December 31, 2022

Prepared by



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FINANCIAL STATEMENTS

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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

December 31, 2022

Balance Sheet
December 31, 2022

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2020 DEBT SERVICE FUND | SERIES 2020 CAPITAL PROJECTS FUND | TOTAL |
|--|---------------------|--|--|---------------------|
| ASSETS | | | | |
| Cash - Checking Account | \$ 1,444,179 | \$ - | \$ - | \$ 1,444,179 |
| Cash On Hand/Petty Cash | 200 | - | - | 200 |
| Accounts Receivable - Other | 487 | - | - | 487 |
| Allow -Doubtful Accounts | (1,328) | - | - | (1,328) |
| Assessments Receivable | 1,328 | - | - | 1,328 |
| Due From Other Gov'tl Units | 8,570 | - | - | 8,570 |
| Due From Other Funds | - | 145,984 | - | 145,984 |
| Investments: | | | | |
| Money Market Account | 52,349 | - | - | 52,349 |
| Construction Fund | - | - | 67,649 | 67,649 |
| Reserve Fund | - | 19,789 | - | 19,789 |
| Revenue Fund | - | 144,338 | - | 144,338 |
| Prepaid Items | 6,154 | - | - | 6,154 |
| Deposits | 8,200 | - | - | 8,200 |
| TOTAL ASSETS | \$ 1,520,139 | \$ 310,111 | \$ 67,649 | \$ 1,897,899 |
| LIABILITIES | | | | |
| Accounts Payable | \$ 36,134 | \$ - | \$ - | \$ 36,134 |
| Due To Other Funds | 145,984 | - | - | 145,984 |
| TOTAL LIABILITIES | 182,118 | - | - | 182,118 |
| FUND BALANCES | | | | |
| Nonspendable: | | | | |
| Prepaid Items | 6,154 | - | - | 6,154 |
| Deposits | 8,200 | - | - | 8,200 |
| Restricted for: | | | | |
| Debt Service | - | 310,111 | - | 310,111 |
| Capital Projects | - | - | 67,649 | 67,649 |
| Assigned to: | | | | |
| Operating Reserves | 238,806 | - | - | 238,806 |
| Reserves - Arbor | 2,500 | - | - | 2,500 |
| Reserves -Roads & Streetlights | 195,496 | - | - | 195,496 |
| Reserves - Roof | 135,000 | - | - | 135,000 |
| Reserves - Swimming Pools | 26,239 | - | - | 26,239 |
| Unassigned: | 725,626 | - | - | 725,626 |
| TOTAL FUND BALANCES | \$ 1,338,021 | \$ 310,111 | \$ 67,649 | \$ 1,715,781 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,520,139 | \$ 310,111 | \$ 67,649 | \$ 1,897,899 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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 | DEC-22 BUDGET | DEC-22 ACTUAL |
|----------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 4,800 | \$ 1,200 | \$ 621 | \$ (579) | 12.94% | \$ 400 | \$ 274 |
| Interlocal Agreement | 3,000 | 750 | 750 | - | 25.00% | - | - |
| Room Rentals | 500 | - | - | - | 0.00% | - | - |
| Recreational Activity Fees | 53,200 | 13,300 | 1,392 | (11,908) | 2.62% | 4,433 | - |
| Special Assmnts- Tax Collector | 1,008,433 | 839,000 | 778,958 | (60,042) | 77.24% | 565,000 | 695,297 |
| Special Assmnts- Discounts | (40,337) | (36,560) | (30,561) | 5,999 | 75.76% | (24,600) | (27,279) |
| Other Miscellaneous Revenues | 3,800 | 3,800 | 7,500 | 3,700 | 197.37% | - | - |
| Gate Bar Code/Remotes | 1,200 | 210 | 197 | (13) | 16.42% | - | - |
| Access Cards | 600 | 25 | 23 | (2) | 3.83% | - | - |
| Insurance Reimbursements | - | - | 100,000 | 100,000 | 0.00% | - | 100,000 |
| TOTAL REVENUES | 1,035,196 | 821,725 | 858,880 | 37,155 | 82.97% | 545,233 | 768,292 |
| EXPENDITURES | | | | | | | |
| Administration | | | | | | | |
| P/R-Board of Supervisors | 12,000 | 3,000 | 2,000 | 1,000 | 16.67% | 1,000 | 1,000 |
| FICA Taxes | 918 | 230 | 153 | 77 | 16.67% | 77 | 77 |
| ProfServ-Engineering | 10,000 | 2,500 | 220 | 2,280 | 2.20% | 833 | 220 |
| ProfServ-Legal Services | 6,000 | 1,500 | 1,890 | (390) | 31.50% | 500 | 1,120 |
| ProfServ-Mgmt Consulting | 69,540 | 17,385 | 17,385 | - | 25.00% | 5,795 | 5,795 |
| ProfServ-Special Assessment | 11,788 | 11,788 | 11,788 | - | 100.00% | 11,788 | 11,788 |
| ProfServ-Trustee Fees | 3,704 | 3,704 | 3,704 | - | 100.00% | - | - |
| Auditing Services | 4,700 | - | - | - | 0.00% | - | - |
| Communication/Freight - Gen'l | 1,500 | 375 | 217 | 158 | 14.47% | 125 | 161 |
| Insurance - General Liability | 7,835 | 7,835 | 6,452 | 1,383 | 82.35% | - | - |
| R&M-ADA Compliance | 1,553 | 1,553 | 1,553 | - | 100.00% | - | - |
| Legal Advertising | 1,100 | 200 | 189 | 11 | 17.18% | - | - |
| Miscellaneous Services | 3,000 | 750 | 25 | 725 | 0.83% | 250 | 8 |
| Misc-Bank Charges | 2,400 | - | - | - | 0.00% | - | - |
| Misc-Assessment Collection Cost | 20,169 | 16,780 | 14,968 | 1,812 | 74.21% | 11,300 | 13,360 |
| Office Supplies | 360 | - | - | - | 0.00% | - | - |
| Annual District Filing Fee | 175 | 175 | 175 | - | 100.00% | - | - |
| Total Administration | 156,742 | 67,775 | 60,719 | 7,056 | 38.74% | 31,668 | 33,529 |
| Other Public Safety | | | | | | | |
| R&M-Gate | 3,500 | 875 | 47 | 828 | 1.34% | - | - |
| R&M-Gatehouse | 1,000 | - | - | - | 0.00% | - | - |
| R&M-Security Cameras | 3,600 | - | - | - | 0.00% | - | - |
| Capital Outlay | 1,500 | - | - | - | 0.00% | - | - |
| Total Other Public Safety | 9,600 | 875 | 47 | 828 | 0.49% | - | - |
| Field | | | | | | | |
| Contracts-Mgmt Services | 135,661 | 33,915 | 33,915 | - | 25.00% | 11,305 | 11,305 |
| Contracts-Lake and Wetland | 6,120 | 1,530 | 1,530 | - | 25.00% | 510 | 510 |
| Contracts-Landscape | 91,784 | 22,946 | 22,946 | - | 25.00% | 7,649 | 7,649 |
| Contracts-Irrigation | 49,188 | 12,297 | 12,534 | (237) | 25.48% | 4,099 | 4,178 |
| Utility - General | 45,600 | 11,400 | 5,268 | 6,132 | 11.55% | 3,800 | 1,428 |
| Utility - Water & Sewer | 13,600 | 3,000 | 2,171 | 829 | 15.96% | 1,000 | 721 |
| Insurance - General Liability | 36,895 | 36,895 | 27,543 | 9,352 | 74.65% | - | - |
| R&M-Drainage | 15,000 | 370 | 370 | - | 2.47% | - | - |
| R&M-Entry Feature | 7,500 | - | - | - | 0.00% | - | - |
| R&M-Irrigation | 31,400 | - | - | - | 0.00% | 2,617 | - |
| R&M-Lake | 21,750 | 2,500 | 2,443 | 57 | 11.23% | 2,500 | 2,443 |
| R&M-Plant Replacement | 12,000 | - | - | - | 0.00% | - | - |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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 | DEC-22 BUDGET | DEC-22 ACTUAL |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| R&M-Trees and Trimming | 12,500 | - | - | - | 0.00% | - | - |
| R&M-Pumps | 2,160 | - | - | - | 0.00% | - | - |
| Misc-Special Projects | 10,930 | 3,600 | 3,600 | - | 32.94% | - | - |
| Misc-Hurricane Expense | 5,000 | 5,000 | 258,873 | (253,873) | 5177.46% | - | - |
| Misc-Contingency | 10,040 | 7,800 | 8,033 | (233) | 80.01% | 7,800 | 7,800 |
| Capital Outlay | 25,560 | - | - | - | 0.00% | - | - |
| Total Field | 532,688 | 141,253 | 379,226 | (237,973) | 71.19% | 41,280 | 36,034 |
| <u>Road and Street Facilities</u> | | | | | | | |
| R&M-Parking Lots | 1,000 | - | - | - | 0.00% | - | - |
| R&M-Roads & Alleyways | 4,000 | - | - | - | 0.00% | - | - |
| R&M-Sidewalks | 15,000 | - | - | - | 0.00% | - | - |
| R&M-Streetlights | 10,000 | - | - | - | 0.00% | - | - |
| Misc-Contingency | 3,000 | - | - | - | 0.00% | - | - |
| Cap Outlay - Sidewalk Impr | 10,000 | - | - | - | 0.00% | - | - |
| Cap Outlay - Streetlight Impr | 5,000 | - | - | - | 0.00% | - | - |
| Reserve - Roads & Streetlights | 15,369 | - | - | - | 0.00% | - | - |
| Total Road and Street Facilities | 63,369 | - | - | - | 0.00% | - | - |
| <u>Parks and Recreation - General</u> | | | | | | | |
| Contracts-Mgmt Services | 35,613 | 8,903 | 8,903 | - | 25.00% | 2,968 | 2,968 |
| Contracts-Janitorial Services | 18,960 | 4,740 | - | 4,740 | 0.00% | 1,580 | - |
| Contracts-Pools | 11,134 | 2,783 | 2,784 | (1) | 25.00% | 928 | 928 |
| Contracts-Pest Control | 1,100 | 1,100 | 1,058 | 42 | 96.18% | - | - |
| Communication - Telephone | 8,580 | 2,145 | 1,828 | 317 | 21.31% | 715 | 610 |
| R&M-Clubhouse | 50,000 | 12,500 | 1,532 | 10,968 | 3.06% | 4,167 | 102 |
| R&M-Parks | 15,000 | 3,750 | 160 | 3,590 | 1.07% | 1,250 | - |
| R&M-Pools | 4,500 | 1,125 | 1,139 | (14) | 25.31% | 375 | 1,013 |
| R&M-Tennis Courts | 2,000 | - | - | - | 0.00% | - | - |
| Miscellaneous Services | 2,400 | 600 | 39 | 561 | 1.63% | - | - |
| Holiday Decoration | 750 | - | - | - | 0.00% | - | - |
| Misc-Cable TV Expenses | 4,560 | 1,140 | 1,293 | (153) | 28.36% | 380 | 431 |
| Office Supplies | 3,000 | 750 | 462 | 288 | 15.40% | 250 | 50 |
| Op Supplies - General | 6,000 | 150 | 150 | - | 2.50% | - | - |
| Cap Outlay - Equipment | 8,000 | - | - | - | 0.00% | - | - |
| Cap Outlay-Clubhouse | 15,000 | - | - | - | 0.00% | - | - |
| Reserves- A/C | 5,000 | - | - | - | 0.00% | - | - |
| Reserve - Roof | 25,000 | - | - | - | 0.00% | - | - |
| Reserve - Swimming Pools | 3,000 | - | - | - | 0.00% | - | - |
| Total Parks and Recreation - General | 219,597 | 39,686 | 19,348 | 20,338 | 8.81% | 12,613 | 6,102 |
| <u>Special Recreation Facilities</u> | | | | | | | |
| Miscellaneous Services | 4,500 | 1,125 | 131 | 994 | 2.91% | 100 | - |
| Misc-Event Expense | 21,000 | 5,250 | 1,537 | 3,713 | 7.32% | 1,750 | 300 |
| Misc-Social Committee | 26,700 | 6,675 | 98 | 6,577 | 0.37% | 200 | - |
| Misc-Trips and Tours | 500 | - | - | - | 0.00% | - | - |
| Office Supplies | 500 | 125 | 13 | 112 | 2.60% | 30 | - |
| Total Special Recreation Facilities | 53,200 | 13,175 | 1,779 | 11,396 | 3.34% | 2,080 | 300 |
| TOTAL EXPENDITURES | 1,035,196 | 262,764 | 461,119 | (198,355) | 44.54% | 87,641 | 75,965 |

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

| <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>DEC-22 BUDGET</u> | <u>DEC-22 ACTUAL</u> |
|--|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|---|--------------------------|--------------------------|
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | - | 558,961 | 397,761 | (161,200) | 0.00% | 457,592 | 692,327 |
| Net change in fund balance | \$ - | \$ 558,961 | \$ 397,761 | \$ (161,200) | 0.00% | \$ 457,592 | \$ 692,327 |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | 940,260 | 940,260 | 940,260 | | | | |
| FUND BALANCE, ENDING | \$ 940,260 | \$ 1,499,221 | \$ 1,338,021 | | | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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 | DEC-22 BUDGET | DEC-22 ACTUAL |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ - | \$ - | \$ 1 | \$ 1 | 0.00% | \$ - | \$ 1 |
| Special Assmnts- Tax Collector | 197,323 | 110,000 | 152,450 | 42,450 | 77.26% | 72,000 | 136,092 |
| Special Assmnts- Discounts | (7,893) | (4,539) | (5,980) | (1,441) | 75.76% | (2,880) | (5,338) |
| TOTAL REVENUES | 189,430 | 105,461 | 146,471 | 41,010 | 77.32% | 69,120 | 130,755 |
| EXPENDITURES | | | | | | | |
| Administration | | | | | | | |
| Misc-Assessment Collection Cost | 3,946 | 2,200 | 2,929 | (729) | 74.23% | 1,440 | 2,615 |
| Total Administration | 3,946 | 2,200 | 2,929 | (729) | 74.23% | 1,440 | 2,615 |
| Debt Service | | | | | | | |
| Principal Debt Retirement | 128,777 | - | - | - | 0.00% | - | - |
| Interest Expense | 69,135 | 34,567 | 34,567 | - | 50.00% | - | - |
| Total Debt Service | 197,912 | 34,567 | 34,567 | - | 17.47% | - | - |
| TOTAL EXPENDITURES | 201,858 | 36,767 | 37,496 | (729) | 18.58% | 1,440 | 2,615 |
| Excess (deficiency) of revenues Over (under) expenditures | (12,428) | 68,694 | 108,975 | 40,281 | -876.85% | 67,680 | 128,140 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| Contribution to (Use of) Fund Balance | (12,428) | - | - | - | 0.00% | - | - |
| TOTAL FINANCING SOURCES (USES) | (12,428) | - | - | - | 0.00% | - | - |
| Net change in fund balance | \$ (12,428) | \$ 68,694 | \$ 108,975 | \$ 40,281 | -876.85% | \$ 67,680 | \$ 128,140 |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | 201,136 | 201,136 | 201,136 | | | | |
| FUND BALANCE, ENDING | \$ 188,708 | \$ 269,830 | \$ 310,111 | | | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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 | DEC-22 BUDGET | DEC-22 ACTUAL |
|--|-----------------------------|------------------------|------------------------|-----------------------------|--|------------------|------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ - | \$ - | \$ 3 | \$ 3 | 0.00% | \$ - | \$ 1 |
| TOTAL REVENUES | - | - | 3 | 3 | 0.00% | - | 1 |
| EXPENDITURES | | | | | | | |
| Construction In Progress | | | | | | | |
| Construction in Progress | - | - | 175,535 | (175,535) | 0.00% | - | - |
| Total Construction In Progress | - | - | 175,535 | (175,535) | 0.00% | - | - |
| TOTAL EXPENDITURES | - | - | 175,535 | (175,535) | 0.00% | - | - |
| Excess (deficiency) of revenues Over (under) expenditures | - | - | (175,532) | (175,532) | 0.00% | - | 1 |
| Net change in fund balance | \$ - | \$ - | \$ (175,532) | \$ (175,532) | 0.00% | \$ - | \$ 1 |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | - | - | 243,181 | | | | |
| FUND BALANCE, ENDING | \$ - | \$ - | \$ 67,649 | | | | |

Notes to the Financial Statements
December 2022

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 83.0% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 44.5% of the Annual Budget.

Balance Sheet

| Account Name | Annual Budget | YTD Actual | Explanation |
|-----------------------------|---------------|------------|--|
| Assets | | | |
| Accounts Receivable-Other | | 487 | Adobe charge on credit card to be refunded. |
| Allowance-Doubtful Accounts | | (1,328) | Allowance for assessments uncollected from FY 2013. |
| Assessments Receivable | | 1,328 | Assessments uncollected from FY 2013. |
| Due From Other Gov'tl Units | | 8,570 | Hurricane Ian September storm cleanup invoices to be reimbursed by FEMA. |
| Due From Other Funds | | 145,984 | Due from General Fund to Debt Service. |
| Prepaid Items | | 6,154 | Entertainment in 2023, Truist credit card. |
| Deposits | | 8,200 | Deposits with FPL for sprinkler pumps and street lights. |
| Liabilities | | | |
| Accounts Payable | | 36,134 | Invoices for current month but not paid in current month. |
| Due to Other Funds | | 145,984 | Due from General Fund to Debt Service. |

Variance Analysis

| Account Name | Annual Budget | YTD Actual | % of Budget | Explanation |
|--------------------------------------|---------------|------------|-------------|--|
| General Fund 001 | | | | |
| Revenues | | | | |
| Interest Income | 4,800 | 621 | 12.94% | Interest Income on Operating Accounts and Money Market Acct. |
| Interlocal Agreement | 3,000 | 750 | 25.00% | Paid 1st quarter. |
| Special Assessments-Tax Collector | 1,008,433 | 778,958 | 77.24% | Collections were at 83.8% at this time last year. |
| Other Misc Revenue | 3,800 | 7,500 | 197.37% | HOPCA quarterly irrigation invoice for 1st quarter. |
| Insurance Reimbursements | - | 100,000 | N/A | PGIT insurance reimbursement for property damage in Hurricane Ian. |
| Expenditures | | | | |
| <u>Administrative</u> | | | | |
| ProfServ-Legal Services | 6,000 | 1,890 | 31.50% | Legal services include preparing for FEMA/FDEM reports. |
| ProfServ-Special Assessment | 11,788 | 11,788 | 100.00% | Assessment roll preparation fees. |
| ProfServ-Trustee Fees | 3,704 | 3,704 | 100.00% | Trustee fees paid for year. |
| Insurance-General Liability | 7,835 | 6,452 | 82.35% | Insurance paid in full for year. |
| R&M-ADA Compliance | 1,553 | 1,553 | 100.00% | Webhosting paid in full for the year. |
| <u>Field</u> | | | | |
| Contracts-Irrigation | 49,188 | 12,534 | 25.48% | Maintenance increased more than anticipated. Will increase budget next year. |
| Insurance - General Liability | 36,895 | 27,543 | 74.65% | Insurance paid in full for year. |
| Misc-Special Projects | 10,930 | 3,600 | 32.94% | Remove 6 loads of debris from parking lot and take to landfill. |
| Misc-Hurricane Expense | 5,000 | 258,873 | 5177.46% | Hurricane Ian storm cleanup invoices to be reimbursed by FEMA. |
| Misc-Contingency | 10,040 | 8,033 | 80.01% | Misc supplies, power washer fuel, UTV (to be reimbursed). |
| <u>Parks & Recreation</u> | | | | |
| Contracts-Pest Control | 1,100 | 1,058 | 96.18% | Pest control and subterranean paid for year. |
| R&M-Pools | 4,500 | 1,139 | 25.31% | Pool perfect, hurricane cleanup of pool and balance chemicals. |
| Misc-Cable TV Expenses | 4,560 | 1,293 | 28.36% | Comcast cable-increased services more than budgeted. |

Notes to the Financial Statements
December 2022

Variance Analysis (continued)

| Account Name | Annual Budget | YTD Actual | % of Budget | Explanation |
|--|---------------|------------|-------------|---|
| Debt Service Fund 203 | | | | |
| Revenues | | | | |
| Special Assessments-Tax Collector | 197,323 | 152,450 | 77.26% | Collections were at 83.8% at this time last year. |
| Expenditures | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 128,777 | - | 0.00% | Payment will be made in May. |
| Interest Expense | 69,135 | 34,567 | 50.00% | Next payment to be made in May |
| Capital Fund 303 | | | | |
| Expenditures | | | | |
| <u>Construction in Progress</u> | | | | |
| Construction in Progress | - | 175,535 | 0.00% | Requisition 33. |

HERITAGE OAK PARK

Community Development District

Supporting Schedules

December 31, 2022

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, 2023**

| Date Received | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | ALLOCATION | |
|--------------------------|---------------------|-------------------------------|------------------|-----------------------|--------------------------|-------------------------------|
| | | | | | General Fund Assessments | Debt Service Fund Assessments |
| Assessments Levied | | | | \$1,205,753 | \$1,008,433 | \$197,320 |
| Allocation % | | | | 100% | 84% | 16% |
| 11/04/22 | \$ 34,984 | \$ 1,458 | \$ 714 | \$ 37,156 | \$ 31,051 | \$ 6,105 |
| 11/10/22 | 9,808 | 409 | 200 | 10,417 | 8,724 | 1,693 |
| 11/17/22 | 19,616 | 817 | 400 | 20,834 | 17,447 | 3,387 |
| 11/23/22 | 29,765 | 1,240 | 607 | 31,612 | 26,440 | 5,173 |
| 12/01/22 | 232,874 | 9,703 | 4,753 | 247,330 | 206,755 | 40,575 |
| 12/08/22 | 173,395 | 7,225 | 3,539 | 184,158 | 154,120 | 30,038 |
| 12/15/22 | 376,528 | 15,689 | 7,684 | 399,901 | 334,422 | 65,478 |
| TOTAL | \$ 876,970 | \$ 36,540 | \$ 17,897 | \$ 931,408 | \$ 778,958 | \$ 152,450 |
| % COLLECTED | | | | 77% | 77% | 77% |
| TOTAL OUTSTANDING | | | | \$ 274,345 | \$ 229,474 | \$ 44,870 |

HERITAGE OAK PARK

Community Development District

Activities Fund Deposits

| Deposit | | | | | | | | | | |
|------------------------------|---------|----------------|-----------------------|--------------------------|------------|------------------|---------------------|----------------|----------------|----------------|
| Date | Amount | Poolside Lunch | Morning Coffee Social | St Johns River Boat Tour | Craft Fair | Hallo ween Party | Community Cook Book | Holiday Party | New Year's Eve | |
| 10/25/22 | Refund | | | (\$5,918) | | | | | | |
| 10/25/22 | Deposit | | | | \$405 | | | | | |
| 10/25/22 | Refund | | | | (\$440) | | | | | |
| 11/01/22 | Deposit | \$722 | | \$5,918 | | | \$705 | | | |
| Total | | \$1,392 | \$722 | \$0 | \$0 | (\$35) | \$0 | \$705 | \$0 | \$0 |
| Expenses | | (\$1,636) | (\$63) | (\$36) | \$0 | \$0 | (\$110) | (\$1,127) | (\$200) | (\$100) |
| Profit / (Loss) | | (\$243) | \$660 | (\$36) | \$0 | (\$35) | (\$110) | (\$422) | (\$200) | (\$100) |
| Other Expenses | | (\$143) | | | | | | | | |
| Total Profit / (Loss) | | (\$387) | | | | | | | | |

| | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 | FY 2022 | FY 2023 |
|---------------------------|---------|---------|----------|---------|---------|---------|---------|
| Reserve Balance-Beginning | 9,191 | 9191 | 7088 | - | - | - | - |
| Revenue | 39,654 | 43,189 | 47,790 | 31,238 | 5,994 | 40,206 | 1,392 |
| Expenses | 35,643 | 46,362 | 64,189 | 34,114 | 8,371 | 43,202 | 1,779 |
| Profit(Loss) | 4,011 | (3,173) | (16,399) | (2,876) | (2,377) | (2,995) | (387) |

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
December 31, 2022

| <u>ACCOUNT NAME</u> | <u>BANK NAME</u> | <u>YIELD</u> | <u>BALANCE</u> |
|-------------------------------|------------------|--------------------|--------------------|
| GENERAL FUND | | | |
| Operating Checking Account | BankUnited | 3.00% | \$1,321,656 |
| Operating Checking Account | Valley Bank | 3.50% | \$122,522 |
| | | Subtotal | \$1,444,179 |
| Petty Cash - Property Manager | N/A | N/A | \$200 |
| Money Market Account | BankUnited | 3.00% | \$52,349 |
| DEBT SERVICE FUND | | | |
| Series 2020 Reserve Fund | US Bank | 0.00% | \$19,789 |
| Series 2020 Revenue Fund | US Bank | 0.00% | \$144,338 |
| | | Subtotal | \$164,128 |
| CAPITAL PROJECTS FUND | | | |
| Series 2020 Construction Fund | US Bank | 0.00% | \$67,649 |
| | | Grand Total | \$1,728,505 |

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 Bank United GF
Statement No. 12/22
Statement Date 12/31/2022

| | | | |
|-----------------------------|--------------|-----------------------------|--------------|
| G/L Balance (LCY) | 1,321,656.33 | Statement Balance | 1,333,250.15 |
| G/L Balance | 1,321,656.33 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | <hr/> | Subtotal | 1,333,250.15 |
| Subtotal | 1,321,656.33 | Outstanding Checks | 11,593.82 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | <hr/> | | |
| Ending G/L Balance | 1,321,656.33 | Ending Balance | 1,321,656.33 |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|----------------------------------|------------------|----------------|------------------|
| Outstanding Checks | | | | | | |
| 3/20/2020 | Payment | 2297 | BRAD WARREN | 36.00 | 0.00 | 36.00 |
| 12/10/2021 | Payment | 2949 | COMCAST | 353.67 | 0.00 | 353.67 |
| 3/10/2022 | Payment | 3040 | PRECISION GATE & SECURITY, INC | 393.75 | 0.00 | 393.75 |
| 10/19/2022 | Payment | 3209 | SECURITY ALARM CORPORATION | 400.00 | 0.00 | 400.00 |
| 11/3/2022 | Payment | 3251 | JULLIAN DIBLASI | 35.00 | 0.00 | 35.00 |
| 11/3/2022 | Payment | 3257 | PATRICIA BENJAMIN | 35.00 | 0.00 | 35.00 |
| 11/3/2022 | Payment | 3262 | TAMMY NENADOVICH | 35.00 | 0.00 | 35.00 |
| 12/1/2022 | Payment | DD00623 | Payment of Invoice 014823 | 228.92 | 0.00 | 228.92 |
| 12/20/2022 | Payment | 3306 | SUN SPORTS CYCLE AND WATERCRAFT, | 7,766.20 | 0.00 | 7,766.20 |
| 12/21/2022 | Payment | 3307 | TODD PROA | 1,940.88 | 0.00 | 1,940.88 |
| 12/27/2022 | Payment | 3310 | CARMEN RUSSO | 184.70 | 0.00 | 184.70 |
| 12/29/2022 | Payment | 3311 | JEANNE M. TETER | 184.70 | 0.00 | 184.70 |
| Total Outstanding Checks..... | | | | 11,593.82 | | 11,593.82 |

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 0663 Valley Bank
Statement No. 12-22
Statement Date 12/31/2022

| | | | |
|-----------------------------|------------|-----------------------------|------------|
| G/L Balance (LCY) | 122,522.39 | Statement Balance | 122,522.39 |
| G/L Balance | 122,522.39 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | <hr/> | Subtotal | 122,522.39 |
| Subtotal | 122,522.39 | Outstanding Checks | 0.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | <hr/> | | |
| Ending G/L Balance | 122,522.39 | Ending Balance | 122,522.39 |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|-------------|--------|----------------|------------|

HERITAGE OAK PARK

Community Development District

**Payment Register by Fund
For the Period from 12/01/22 to 12/31/22
(Sorted by Check / ACH No.)**

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | GL Account # | Amount Paid |
|---------------------------|-----------------|----------|--------------------------------------|---------------------|---|--|--------------|--------------------|
| GENERAL FUND - 001 | | | | | | | | |
| 001 | 3292 | 12/08/22 | CENTURYLINK | 78717-111922 | ACCT# 311078717 11/19/22-12/18/22 | Communication - Telephone | 541003-57201 | \$605.35 |
| 001 | 3293 | 12/08/22 | COPIERS PLUS | 00H100-PCH-023261 | 11/22 COPIES/MAINT AGREEMENT | Maintenance Agreement | 551002-57201 | \$45.00 |
| 001 | 3294 | 12/08/22 | INFRAMARK, LLC | 86024 | 11/22 MANAGEMENT SERVICES | ProfServ-Mgmt Consulting Serv | 531027-51201 | \$5,795.00 |
| 001 | 3294 | 12/08/22 | INFRAMARK, LLC | 86024 | 11/22 MANAGEMENT SERVICES | Contracts-Mgmt Services | 534001-53901 | \$11,305.08 |
| 001 | 3294 | 12/08/22 | INFRAMARK, LLC | 86024 | 11/22 MANAGEMENT SERVICES | Contracts-Mgmt Services | 534001-57201 | \$2,967.75 |
| 001 | 3294 | 12/08/22 | INFRAMARK, LLC | 86024 | 11/22 MANAGEMENT SERVICES | Communication/Freight - Gen'l | 541001-51301 | \$13.68 |
| 001 | 3294 | 12/08/22 | INFRAMARK, LLC | 86024 | 11/22 MANAGEMENT SERVICES | Miscellaneous Services | 549001-51301 | \$8.33 |
| 001 | 3295 | 12/08/22 | THE SUN | FSN-211766 DEC | NEWS PAPER 13 WEEKS | R&M-Clubhouse | 546015-57201 | \$102.25 |
| 001 | 3296 | 12/13/22 | ARTISTREE LANDSCAPE | 167040 | 10/06/22 HURRICANE IAN REMOVED TREE THAT FELL | Fell on Roof at 1031 Live Oak | 549067-53901 | \$937.50 |
| 001 | 3297 | 12/13/22 | CHARLOTTE COUNTY TAX | 221205L | POSTAGE FOR MAILING 2022 NOTICE OF TAXES | Communication/Freight - Gen'l | 541001-51301 | \$81.05 |
| 001 | 3298 | 12/13/22 | MAINSCAPE | 1281700 | STORM CLEAN UP LABOR FOR DEBRIS CLEANUP | Misc-Hurricane Expense | 549067-53901 | \$6,990.00 |
| 001 | 3298 | 12/13/22 | MAINSCAPE | 1281701 | STORM CLEAN UP 11/28/22 | Misc-Hurricane Expense | 549067-53901 | \$10,999.50 |
| 001 | 3299 | 12/13/22 | PERSSON, COHEN & MOONEY, P.A. | 2852 | LEGAL SERVICE FOR 11/22 (FEMA/FDEM) | ProfServ-Legal Services | 531023-51401 | \$420.00 |
| 001 | 3300 | 12/13/22 | SOLITUDE LAKE MANAGEMENT | PSI-30562 | DEC22 LAKE & POND MAINTENANCE | Contracts-Lake and Wetland | 534021-53901 | \$510.00 |
| 001 | 3301 | 12/19/22 | COPIERS PLUS | 00H100-PCH-023322 | 12/22 COPIES/MAINT AGREEMENT | Maintenance Agreement | 551002-57201 | \$50.00 |
| 001 | 3302 | 12/19/22 | FEDEX | 7-975-65293 | SERVICE FOR 12/07/22 | Communication/Freight - Gen'l | 541001-51301 | \$17.89 |
| 001 | 3303 | 12/19/22 | MAINSCAPE | 1281435 | 12/22 IRRIGATION MAINT | Contracts-Irrigation | 534073-53901 | \$4,178.00 |
| 001 | 3304 | 12/19/22 | PENNONI ASSOCIATES INC | 1148277 | PROFESSIONAL SERVICES THROUGH 12/04/22 | ProfServ-Engineering | 531013-51501 | \$220.00 |
| 001 | 3305 | 12/19/22 | SOLITUDE LAKE MANAGEMENT | PSI-36987 | AERATOR #1 SERVICE & REPAIRS | R&M-Lake | 546042-53901 | \$2,443.34 |
| 001 | 3306 | 12/20/22 | SUN SPORTS CYCLE AND WATERCRAFT, INC | 12192022 | PURCHASE NEW UTV APPROVED AT 12/14/22 MTG | To be Reimbursed by Loan | 549900-53901 | \$7,766.20 |
| 001 | 3307 | 12/21/22 | TODD PROA | 95227284 | HURRICANE CLEAN UP-BALANCE CHEMICALS/VACUUM | R&M-Pools | 546074-57201 | \$950.00 |
| 001 | 3307 | 12/21/22 | TODD PROA | 95227091 | 12/22 MONTHLY POOL SERVICE | Pool Perfect | 546074-57201 | \$63.04 |
| 001 | 3307 | 12/21/22 | TODD PROA | 95227091 | 12/22 MONTHLY POOL SERVICE | Contracts-Pools | 534078-57201 | \$927.84 |
| 001 | 3308 | 12/22/22 | ARTISTREE LANDSCAPE | 168315 | 12/22 MONTHLY GROUNDS MAINT | Contracts-Landscape | 534050-53901 | \$7,648.69 |
| 001 | DD00603 | 12/04/22 | VALLEY NATIONAL BANK | 11072022-7986 ACH | PURCHASES FOR 10/12-10/28/2022 | Post hurricane planning staff luncheon | 549001-57201 | \$38.53 |
| 001 | DD00603 | 12/04/22 | VALLEY NATIONAL BANK | 11072022-7986 ACH | PURCHASES FOR 10/12-10/28/2022 | PW fuel | 549900-53901 | \$24.71 |
| 001 | DD00603 | 12/04/22 | VALLEY NATIONAL BANK | 11072022-7986 ACH | PURCHASES FOR 10/12-10/28/2022 | Maint for Gator & Generator | 549900-53901 | \$70.60 |
| 001 | DD00603 | 12/04/22 | VALLEY NATIONAL BANK | 11072022-7986 ACH | PURCHASES FOR 10/12-10/28/2022 | Community Cookbook | 549022-57501 | \$1,077.00 |
| 001 | DD00603 | 12/04/22 | VALLEY NATIONAL BANK | 11072022-7986 ACH | PURCHASES FOR 10/12-10/28/2022 | Community Cookbook | 549022-57501 | \$50.00 |
| 001 | DD00604 | 12/02/22 | CHARLOTTE COUNTY UTILITIES | 11102022-080703 ACH | ACCT# 26307-080703 10/10-11/8/2022 | Utility - Water & Sewer | 543021-53901 | \$67.59 |
| 001 | DD00605 | 12/02/22 | CHARLOTTE COUNTY UTILITIES | 11102022-101597 ACH | ACCT# 26307-101597 10/10-11/8/2022 | Deposit Interest | 361001 | (\$29.68) |
| 001 | DD00605 | 12/02/22 | CHARLOTTE COUNTY UTILITIES | 11102022-101597 ACH | ACCT# 26307-101597 10/10-11/8/2022 | Utility - Water & Sewer | 543021-53901 | \$660.46 |
| 001 | DD00616 | 12/17/22 | COMCAST | 11262022-4227 ACH | ACCT# 8535100601234227 11/30/22-12/29/22 | Misc-Cable TV Expenses | 549039-57201 | \$430.86 |
| 001 | DD00617 | 12/12/22 | GREATAMERICA FINANCIAL SVCS | 32857167 ACH | COPIER LEASE FOR 11/22 | Office Supplies | 551002-57201 | \$104.86 |
| 001 | DD00623 | 12/01/22 | VALLEY NATIONAL BANK | 10072022-7986 ACH | 10/07/22 STATEMENT PURCHASES | Sept ACT Calendar | 549001-57501 | \$62.50 |
| 001 | DD00623 | 12/01/22 | VALLEY NATIONAL BANK | 10072022-7986 ACH | 10/07/22 STATEMENT PURCHASES | Mega Cookie Sheet | 549001-57501 | \$18.18 |
| 001 | DD00623 | 12/01/22 | VALLEY NATIONAL BANK | 10072022-7986 ACH | 10/07/22 STATEMENT PURCHASES | Poolside Lunch | 549051-57501 | \$62.64 |
| 001 | DD00623 | 12/01/22 | VALLEY NATIONAL BANK | 10072022-7986 ACH | 10/07/22 STATEMENT PURCHASES | Oct ACT Calendar | 549001-57501 | \$50.00 |
| 001 | DD00623 | 12/01/22 | VALLEY NATIONAL BANK | 10072022-7986 ACH | 10/07/22 STATEMENT PURCHASES | Coffee Social | 549051-57501 | \$9.84 |
| 001 | DD00623 | 12/01/22 | VALLEY NATIONAL BANK | 10072022-7986 ACH | 10/07/22 STATEMENT PURCHASES | Coffee Social | 549051-57501 | \$25.76 |
| 001 | DD00618 | 12/22/22 | PAUL J. FALDUTO , JR | PAYROLL | December 22, 2022 Payroll Posting | | | \$184.70 |
| 001 | DD00619 | 12/22/22 | BRIAN R. BITGOOD | PAYROLL | December 22, 2022 Payroll Posting | | | \$184.70 |
| 001 | DD00620 | 12/22/22 | STEPHEN R. HORSMAN | PAYROLL | December 22, 2022 Payroll Posting | | | \$184.70 |
| 001 | 3310 | 12/27/22 | CARMEN RUSSO | PAYROLL | December 27, 2022 Payroll Posting | | | \$184.70 |
| 001 | 3311 | 12/29/22 | JEANNE M. TETER | PAYROLL | December 29, 2022 Payroll Posting | | | \$184.70 |
| Fund Total | | | | | | | | \$68,692.84 |

| | |
|--------------------------|--------------------|
| Total Checks Paid | \$68,692.84 |
|--------------------------|--------------------|