

**HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE FOR THE
FEBRUARY 16, 2023
REGULAR MEETING**

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 16, 2023 at 10:00 a.m.**, at 19520 Heritage Oak Boulevard, Port Charlotte, FL. 33948. Following is the advanced agenda:

Agenda

Thursday, February 16, 2023

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Audience Comments on Agenda Items
5. Comments from the Chairman
6. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 26, 2023 Meeting
 - B. Financials and Check Register for January 31, 2023
7. Update on Hurricane Ian Cleanup
8. New Business
9. Supervisor Requests
10. Audience Comments
11. Adjournment

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.

Next meeting March 16, 2023

Sincerely,
Bob Koncar
District Manager

Sixth Order of Business

6A

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

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, January 26, 2023 and called to order at 10:02 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairman
Steve Horsman	Vice Chairman
Brian Bitgood	Assistant Secretary
Jeanne Teter (remote via Teams)	Assistant Secretary
Carmen Russo (remote via Teams)	Assistant Secretary

Also present were:

Robert Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark

Following is a summary of the discussions 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. A quorum was established.

On MOTION by Mr. Horsman, seconded by Mr. Bitgood, with all in favor, allowing Mr. Russo and Ms. Teter to fully participate in today's meeting via Teams was approved. 3-0

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Horsman, seconded by Mr. Bitgood, with all in favor, the agenda was approved. 5-0

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Falduto noted there were three comments from the audience. Two comments referred to the update on hurricane Ian and Ms. Egan will address those comments later in the meeting.

FIFTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto commented on the following:

- We are moving forward with repairs to the CDD campus.
- Our maintenance man, Dave, is operating a new vehicle doing his job.
- The new vehicle was approved at the last meeting.
- A party is coming up on Saturday night from 6 P.M to 9 P.M. in the circle.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Approval of the Minutes of the December 14, 2022 Meeting**
- B. Financials and Check Register for December 31, 2022**

On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, the consent agenda was approved. 5-0

SEVENTH ORDER OF BUSINESS

Update on Hurricane Ian Cleanup

Ms. Michelle Egan gave an update as follows:

- There are people in our buildings working simultaneously at the lodge and the pool restrooms. Our goal is to get these two buildings done as quick as possible then we can open the pool. When we can open the pool, we will send out a blast email.
- The lanai – We have ordered a chair for the lanai and waiting for it.
- The tennis court – Fencing has been a big issue, working with a vendor to get the correct height.
- The wall - Our insurance adjuster has the proposal to repair the wall issues. We do not have the okay to go ahead with them. We have to get the approval from the insurance adjuster before going forward.
- Controllers – We are still working on them.
- Paving is still planned, and we are waiting to be put on their schedule. When we have a date, we will send out a blast email explaining where they will start and finish and what roads will be closed and the timeline.

- The lodge must be open before the pool because we need an ADA accessible way to enter the pool. The large pavilion located next to the pool is deemed unsafe. The pool restrooms must be in order and must be ADA accessible.

EIGHTH ORDER OF BUSINESS

New Business/Manager’s Report

Mr. Koncar reported Jackie Wells, our event coordinator, left but we should be able to get her back and she should be starting sometime next week.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Russo noted he and Ms. Teter attended a CDD workshop at the beginning of the month and it was very informative. Ms. Teter added we learned about the Sunshine Law among other things.
- Mr. Falduto stated please bear with us and give us a little more time as we are doing everything we can to get everything open for residents; we want residents to be able to use the facilities here.

TENTH ORDER OF BUSINESS

Audience Comments

Ms. Egan read into the record an email received from a resident. The email was regarding voting rights of residents on District business and the resident proposed a change to the laws within this community to allow homeowners the ability to vote on matters that pertain to every single owner.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bitgood, seconded by Ms. Teter, with all in favor, the meeting was adjourned.

Robert Koncar
Secretary

Paul Falduto, Jr.
Chairman

6B.

HERITAGE OAK PARK
Community Development District
Financial Report
January 31, 2023

Prepared by



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HERITAGE OAK PARK
Community Development District

Financial Statements

(Unaudited)

January 31, 2023

Balance Sheet
January 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 1,493,744	\$ -	\$ -	\$ 1,493,744
Cash On Hand/Petty Cash	200	-	-	200
Accounts Receivable - Other	1,888	-	-	1,888
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	-	166,804	-	166,804
Investments:				
Money Market Account	52,481	-	-	52,481
Construction Fund	-	-	67,649	67,649
Reserve Fund	-	19,789	-	19,789
Revenue Fund	-	144,339	-	144,339
Prepaid Items	7,249	-	-	7,249
Deposits	8,200	-	-	8,200
TOTAL ASSETS	\$ 1,572,332	\$ 330,932	\$ 67,649	\$ 1,970,913
LIABILITIES				
Accounts Payable	\$ 11,068	\$ -	\$ -	\$ 11,068
Accrued Expenses	20,512	-	-	20,512
Accrued Wages Payable	1,000	-	-	1,000
Accrued Taxes Payable	77	-	-	77
Sales Tax Payable	13	-	-	13
Due To Other Funds	166,804	-	-	166,804
TOTAL LIABILITIES	199,474	-	-	199,474
FUND BALANCES				
Nonspendable:				
Prepaid Items	7,249	-	-	7,249
Deposits	8,200	-	-	8,200
Restricted for:				
Debt Service	-	330,932	-	330,932
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:	759,368	-	-	759,368
TOTAL FUND BALANCES	\$ 1,372,858	\$ 330,932	\$ 67,649	\$ 1,771,439
TOTAL LIABILITIES & FUND BALANCES	\$ 1,572,332	\$ 330,932	\$ 67,649	\$ 1,970,913

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL
REVENUES							
Interest - Investments	\$ 4,800	\$ 1,600	\$ 1,186	\$ (414)	24.71%	\$ 400	\$ 566
Interlocal Agreement	3,000	1,500	1,500	-	50.00%	750	750
Room Rentals	500	-	-	-	0.00%	-	-
Recreational Activity Fees	53,200	17,733	3,927	(13,806)	7.38%	4,433	2,535
Special Assmnts- Tax Collector	1,008,433	900,000	891,831	(8,169)	88.44%	61,000	112,873
Special Assmnts- Discounts	(40,337)	(38,695)	(34,990)	3,705	86.74%	(2,135)	(4,429)
Other Miscellaneous Revenues	3,800	3,800	15,000	11,200	394.74%	-	7,500
Gate Bar Code/Remotes	1,200	420	393	(27)	32.75%	210	197
Access Cards	600	25	23	(2)	3.83%	-	-
Insurance Reimbursements	-	-	100,000	100,000	0.00%	-	-
TOTAL REVENUES	1,035,196	886,383	978,870	92,487	94.56%	64,658	119,992
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	4,000	3,000	1,000	25.00%	1,000	1,000
FICA Taxes	918	306	230	76	25.05%	77	77
ProfServ-Engineering	10,000	3,333	220	3,113	2.20%	-	-
ProfServ-Legal Services	6,000	2,000	2,030	(30)	33.83%	500	140
ProfServ-Mgmt Consulting	69,540	23,180	23,180	-	33.33%	5,795	5,795
ProfServ-Special Assessment	11,788	11,788	11,788	-	100.00%	-	-
ProfServ-Trustee Fees	3,704	3,704	3,704	-	100.00%	-	-
Auditing Services	4,700	-	-	-	0.00%	-	-
Communication/Freight - Gen'l	1,500	500	678	(178)	45.20%	125	461
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	50	42	8	1.40%	20	17
Misc-Bank Charges	2,400	-	-	-	0.00%	-	-
Misc-Assessment Collection Cost	20,169	18,000	17,137	863	84.97%	1,220	2,169
Office Supplies	360	-	-	-	0.00%	-	-
Annual District Filing Fee	175	175	175	-	100.00%	-	-
Total Administration	156,742	76,624	70,378	6,246	44.90%	8,737	9,659
Other Public Safety							
R&M-Gate	3,500	50	47	3	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	50	47	3	0.49%	-	-
Field							
Contracts-Mgmt Services	135,661	45,220	45,220	-	33.33%	11,305	11,305
Contracts-Lake and Wetland	6,120	2,040	2,040	-	33.33%	510	510
Contracts-Landscape	91,784	30,595	30,595	-	33.33%	7,649	7,649
Contracts-Irrigation	49,188	16,396	16,712	(316)	33.98%	4,099	4,178
Utility - General	45,600	15,200	7,236	7,964	15.87%	3,800	1,968
Utility - Water & Sewer	13,600	5,600	4,515	1,085	33.20%	2,600	2,344
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	10,467	4,236	6,231	13.49%	2,617	2,034
R&M-Lake	21,750	2,443	2,443	-	11.23%	-	-
R&M-Plant Replacement	12,000	-	-	-	0.00%	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 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	265,165	(260,165)	5303.30%	-	6,292
Misc-Contingency	10,040	8,151	8,151	-	81.19%	118	118
Capital Outlay	25,560	-	-	-	0.00%	-	-
Total Field	532,688	181,977	417,826	(235,849)	78.44%	32,698	36,398
<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	9,075	9,075	-	59.05%	9,075	9,075
Total Road and Street Facilities	63,369	9,075	9,075	-	14.32%	9,075	9,075
<u>Parks and Recreation - General</u>							
Contracts-Mgmt Services	35,613	11,871	11,871	-	33.33%	2,968	2,968
Contracts-Janitorial Services	18,960	-	-	-	0.00%	-	-
Contracts-Pools	11,134	3,711	3,711	-	33.33%	928	928
Contracts-Pest Control	1,100	1,100	1,058	42	96.18%	-	-
Communication - Telephone	8,580	2,860	2,440	420	28.44%	715	612
R&M-Clubhouse	50,000	16,667	19,029	(2,362)	38.06%	4,167	17,497
R&M-Parks	15,000	5,000	3,203	1,797	21.35%	1,250	3,043
R&M-Pools	4,500	1,500	1,202	298	26.71%	375	63
R&M-Tennis Courts	2,000	-	-	-	0.00%	-	-
Miscellaneous Services	2,400	800	668	132	27.83%	200	630
Holiday Decoration	750	-	-	-	0.00%	-	-
Misc-Cable TV Expenses	4,560	1,520	1,724	(204)	37.81%	380	432
Office Supplies	3,000	1,000	767	233	25.57%	250	177
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	46,179	45,823	356	20.87%	11,233	26,350
<u>Special Recreation Facilities</u>							
Miscellaneous Services	4,500	150	150	-	3.33%	20	19
Misc-Event Expense	21,000	3,000	2,862	138	13.63%	1,350	1,325
Misc-Social Committee	26,700	100	98	2	0.37%	-	-
Misc-Trips and Tours	500	-	-	-	0.00%	-	-
Office Supplies	500	167	13	154	2.60%	-	-
Total Special Recreation Facilities	53,200	3,417	3,123	294	5.87%	1,370	1,344
TOTAL EXPENDITURES	1,035,196	317,322	546,272	(228,950)	52.77%	63,113	82,826

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

<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>JAN-23 BUDGET</u>	<u>JAN-23 ACTUAL</u>
Excess (deficiency) of revenues							
Over (under) expenditures	-	569,061	432,598	(136,463)	0.00%	1,545	37,166
Net change in fund balance	\$ -	\$ 569,061	\$ 432,598	\$ (136,463)	0.00%	\$ 1,545	\$ 37,166
FUND BALANCE, BEGINNING (OCT 1, 2022)	940,260	940,260	940,260				
FUND BALANCE, ENDING	\$ 940,260	\$ 1,509,321	\$ 1,372,858				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 1	\$ 1	0.00%	\$ -	\$ 1
Special Assmnts- Tax Collector	197,323	164,350	174,562	10,212	88.47%	54,350	22,112
Special Assmnts- Discounts	(7,893)	(6,713)	(6,846)	(133)	86.74%	(2,174)	(867)
TOTAL REVENUES	189,430	157,637	167,717	10,080	88.54%	52,176	21,246
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	3,946	3,287	3,354	(67)	85.00%	1,087	425
Total Administration	3,946	3,287	3,354	(67)	85.00%	1,087	425
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	37,854	37,921	(67)	18.79%	1,087	425
Excess (deficiency) of revenues Over (under) expenditures	(12,428)	119,783	129,796	10,013	-1044.38%	51,089	20,821
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)	\$ 119,783	\$ 129,796	\$ 10,013	-1044.38%	\$ 51,089	\$ 20,821
FUND BALANCE, BEGINNING (OCT 1, 2022)	201,136	201,136	201,136				
FUND BALANCE, ENDING	\$ 188,708	\$ 320,919	\$ 330,932				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-23 BUDGET	JAN-23 ACTUAL
REVENUES							
Interest - Investments	\$ -	\$ -	\$ 3	\$ 3	0.00%	\$ -	\$ -
TOTAL REVENUES	-	-	3	3	0.00%	-	-
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%	-	-
Net change in fund balance	\$ -	\$ -	\$ (175,532)	\$ (175,532)	0.00%	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	243,181				
FUND BALANCE, ENDING	\$ -	\$ -	\$ 67,649				

Notes to the Financial Statements
January 2023

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 94.6% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 52.8% of the Annual Budget.

Balance Sheet

Account Name	Annual Budget	YTD Actual	Explanation
Assets			
Accounts Receivable-Other		1,888	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		166,804	Due from General Fund to Debt Service.
Prepaid Items		7,249	Entertainment in 2023, Truist & Valley Bank credit card payments.
Deposits		8,200	Deposits with FPL for sprinkler pumps and street lights.
Liabilities			
Accounts Payable		11,068	Invoices for current month but not paid in current month.
Due to Other Funds		166,804	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	1,186	24.71%	Interest Income on Operating Accounts and Money Market Acct.
Interlocal Agreement	3,000	1,500	50.00%	Paid 1st and 2nd quarter.
Special Assessments-Tax Collector	1,008,433	891,831	88.44%	Collections were at 90.1% at this time last year.
Other Misc Revenue	3,800	15,000	394.74%	HOPCA quarterly irrigation invoice for 1st and 2nd 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	2,030	33.83%	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.
Communication/Freight - Gen'l	1,500	678	45.20%	IMS charges, FedEx charges, mailed notices.
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	16,712	33.98%	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	265,165	5303.30%	Hurricane Ian storm cleanup invoices to be reimbursed by FEMA.
Misc-Contingency	10,040	8,151	81.19%	Misc supplies, power washer fuel, UTV (to be reimbursed).
Capital Outlay	25,560	-	0.00%	Installed cooling box.

Notes to the Financial Statements
January 2023

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures (con't)				
<u>Road & Street</u>				
Reserves-Roads & Streetlights	15,369	9,075	59.05%	Repair Bent Oak streetlight breaker panel, replace 6 streetlight poles/heads and lift rental.
<u>Parks & Recreation</u>				
Contracts-Pest Control	1,100	1,058	96.18%	Pest control and subterranean paid for year.
Communication - Telephone	8,580	2,440	28.44%	Phone services for the Lodge/Sports Bar
R&M-Clubhouse	50,000	19,029	38.06%	Fire inspection, service calls for cameras, emerge system, exit light, reset NVR, parking lot signs, lodge safety fence, monitoring, deposit for Lodge repairs (\$17,019)
Misc-Cable TV Expenses	4,560	1,724	37.81%	Comcast cable-increased services more than budgeted.
Debt Service Fund 203				
Revenues				
Special Assessments-Tax Collector	197,323	174,562	88.47%	Collections were at 90.1% 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

January 31, 2023

**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
01/12/23	127,096	5,296	2,594	134,985	112,873	22,112
TOTAL	\$ 1,004,066	\$ 41,836	\$ 20,491	\$ 1,066,393	\$ 891,831	\$ 174,562
% COLLECTED				88%	88%	88%
TOTAL OUTSTANDING				\$ 139,360	\$ 116,602	\$ 22,758

HERITAGE OAK PARK

Community Development District

Activities Fund Deposits

Deposit

Date	Amount	St Johns									
		Poolside Lunch	Morning Coffee Social	River Boat Tour	Craft Fair	Halloween Party	Community Cook Book	Holiday Party	New Year's Eve	Comedy Club	Mike Imbasciani
10/25/22 Refund	(\$5,918)			(\$5,918)							
10/25/22 Deposit	\$405				\$405						
10/25/22 Refund	(\$440)				(\$440)						
11/01/22 Deposit	\$7,345	\$722		\$5,918			\$705				
01/31/23 Deposit	\$150						\$150				
01/31/23 Deposit	\$2,385										\$2,385
Total	\$3,927	\$722	\$0	\$0	(\$35)	\$0	\$855	\$0	\$0	\$0	\$2,385
Expenses	(\$2,961)	(\$63)	(\$36)	\$0	\$0	(\$110)	(\$1,127)	(\$200)	(\$100)	(\$325)	(\$1,000)
Profit / (Loss)	\$967	\$660	(\$36)	\$0	(\$35)	(\$110)	(\$272)	(\$200)	(\$100)	(\$325)	\$1,385
Other Expenses	(\$162)										
Total Profit / (Loss)	\$805										

	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	3,927
Expenses	35,643	46,362	64,189	34,114	8,371	43,202	3,123
Profit(Loss)	4,011	(3,173)	(16,399)	(2,876)	(2,377)	(2,995)	805

Notes: Revenue and Expenses are per financial statements

Cash and Investment Report
January 31, 2023

<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	4.00%	\$122,956
		Subtotal	\$1,444,613
Petty Cash - Property Manager	N/A	N/A	\$200
Money Market Account	BankUnited	3.00%	\$52,481
DEBT SERVICE FUND			
Series 2020 Reserve Fund	US Bank	0.00%	\$19,789
Series 2020 Revenue Fund	US Bank	0.00%	\$144,339
		Subtotal	\$164,128
CAPITAL PROJECTS FUND			
Series 2020 Construction Fund	US Bank	0.00%	\$67,649
		Grand Total	\$1,729,071

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 7282 Bank United GF
 Statement No. 01-23
 Statement Date 1/31/2023

G/L Balance (LCY)	1,370,788.10	Statement Balance	1,394,114.40
G/L Balance	1,370,788.10	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	1,370,788.10	Subtotal	1,394,114.40
Negative Adjustments	0.00	Outstanding Checks	23,326.30
	<hr/>	Differences	0.00
Ending G/L Balance	1,370,788.10	Ending Balance	1,370,788.10
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
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
1/25/2023	Payment	3328	ELECTRICAL SOLUTIONS OF SW	8,475.00	0.00	8,475.00
1/25/2023	Payment	3329	FENCE OUTLET NORTH PORT, LLC	3,403.00	0.00	3,403.00
1/31/2023	Payment	3330	ARTISTREE LANDSCAPE	7,648.69	0.00	7,648.69
1/31/2023	Payment	3331	ELECTRICAL SOLUTIONS OF SW	2,889.00	0.00	2,889.00
1/31/2023	Payment	3332	FPL	22.19	0.00	22.19
Total Outstanding Checks.....				23,326.30		23,326.30

Heritage Oak Park CDD

Bank Reconciliation

Bank Account No. 0663 Valley Bank
 Statement No. 01-23
 Statement Date 1/31/2023

G/L Balance (LCY)	122,956.32	Statement Balance	122,956.32
G/L Balance	122,956.32	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	122,956.32
Subtotal	122,956.32	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	122,956.32	Ending Balance	122,956.32
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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HERITAGE OAK PARK
Community Development District

Payment Register by Fund
For the Period from 01/01/23 to 01/31/23
(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	3312	01/03/23	FEDEX	7-989-78923	SERVICE FOR 12/20/22	Communication/Freight - Gen'l	541001-51301	\$12.16
001	3313	01/03/23	FPL	12212022-53151	CHK ACCT# 72189-53151 11/21/22-12/21/22	Utility - General	543001-53901	\$20.88
001	3314	01/03/23	INFRAMARK, LLC	87409	12/22 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,795.00
001	3314	01/03/23	INFRAMARK, LLC	87409	12/22 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-53901	\$11,305.08
001	3314	01/03/23	INFRAMARK, LLC	87409	12/22 MANAGEMENT SERVICES	Contracts-Mgmt Services	534001-57201	\$2,967.75
001	3314	01/03/23	INFRAMARK, LLC	87409	12/22 MANAGEMENT SERVICES	Communication/Freight - Gen'l	541001-51301	\$50.16
001	3314	01/03/23	INFRAMARK, LLC	87409	12/22 MANAGEMENT SERVICES	ProfServ-Special Assessment	531038-51301	\$11,788.00
001	3314	01/03/23	INFRAMARK, LLC	87409	12/22 MANAGEMENT SERVICES	Miscellaneous Services	549001-51301	\$8.33
001	3315	01/03/23	RICHE L HODGE	0436	DEPOSIT - DJ FOR HALLOWEEN PARTY 2023	Deposit	155000	\$295.00
001	3316	01/03/23	SECURITY ALARM CORPORATION	268322	FIRE INSPECTION 01/01/23-12/31/23	R&M-Clubhouse	546015-57201	\$375.00
001	3317	01/04/23	CENTURYLINK	12192022-8717	ACCT# 311078717 12/19/22-01/18/23	Communication - Telephone	541003-57201	\$609.97
001	3318	01/06/23	PERSSON, COHEN & MOONEY, P.A.	3011	LEGAL SERVICE FOR 12/22	ProfServ-Legal Services	531023-51401	\$1,120.00
001	3319	01/06/23	UNLIMITED RESTORATION SPECIALISTS	01062023	DEPOSIT-RESTORATION OF LODGE AND FACILITIES	Deposit for Hurricane Repairs	546015-57201	\$17,019.37
001	3320	01/12/23	COPIERS PLUS	00H100-PCH-023344	01/23 COPIES/MAINT AGREEMENT	MAINTENANCE AGREEMENT	551002-57201	\$45.00
001	3320	01/12/23	COPIERS PLUS	00H100-PCH-023344	01/23 COPIES/MAINT AGREEMENT	COPIES	551002-57201	\$26.90
001	3321	01/12/23	ELECTRICAL SOLUTIONS OF SW	8901	RPR BENT OAK STREET LIGHT BREAKER PANEL	Bent Oak Breaker Panel (PGIT)	568136-54101	\$600.00
001	3322	01/12/23	MAINSCAPE	1282507	IRRIG RPR-BROKEN MAIN LINE 1410 WINDING OAK	R&M-Irrigation	546041-53901	\$2,202.46
001	3322	01/12/23	MAINSCAPE	1282710	01/23 IRRIGATION MAINT	Contracts-Irrigation	534073-53901	\$4,178.00
001	3323	01/12/23	SECURITY ALARM CORPORATION	265631	SERVICE CALL FOR CAMERAS 10/14/22	R&M-Clubhouse	546015-57201	\$160.00
001	3323	01/12/23	SECURITY ALARM CORPORATION	265630	SERVICE CALL FOR EMERGE SYSTEM-NEED UPGRADE	R&M-Clubhouse	546015-57201	\$240.00
001	3324	01/12/23	SOLITUDE LAKE MANAGEMENT	PSI-41783	JAN23 LAKE & POND MAINTENANCE	Contracts-Lake and Wetland	534021-53901	\$510.00
001	3325	01/19/23	THE SUN	12042022	NEWSPAPER 13 WEEKS	R&M-Clubhouse	546015-57201	\$102.25
001	3326	01/20/23	FEDEX	8-010-15159	SERVICE FOR 01/06/23	Communication/Freight - Gen'l	541001-51301	\$15.82
001	3327	01/20/23	MAINSCAPE	1267418	11/22 IRRIGATION SERVICE	R&M-Irrigation	546041-53901	\$2,033.69
001	3328	01/25/23	ELECTRICAL SOLUTIONS OF SW	8916	RPL 6 STREETLIGHT POLES/HEADS, LIFT RENTAL-DEPOSIT	New Lights (PGIT)-25% Deposit	568136-54101	\$8,475.00
001	3329	01/25/23	FENCE OUTLET NORTH PORT, LLC	INSINV067739	FENCE REPAIRS-HURRICANE (PGIT)	Fence Repairs (PGIT)	549067-53901	\$3,403.00
001	3330	01/31/23	ARTISTREE LANDSCAPE	168799	01/23 MONTHLY GROUNDS MAINT	Contracts-Landscape	534050-53901	\$7,648.69
001	3331	01/31/23	ELECTRICAL SOLUTIONS OF SW	8603	RPL BROKEN LIGHTS-HURRICANE REPAIRS (PGIT)	Hurricane Repairs (PGIT)	549067-53901	\$2,889.00
001	3332	01/31/23	FPL	01232023-53151	CHK ACCT# 72189-53151 12/21/22-01/23/23	Utility - General	543001-53901	\$22.19
001	DD00621	01/03/23	CHARLOTTE COUNTY UTILITIES	12092022-101597	ACH 26307-101597 11/08/22-12/07/22	Utility - Water & Sewer	543021-53901	\$653.74
001	DD00622	01/03/23	CHARLOTTE COUNTY UTILITIES	12092022-080703	ACH 26307-080703 11/08/22-12/07/22	Utility - Water & Sewer	543021-53901	\$67.59
001	DD00624	01/05/23	FPL	12212022-85535	ACH ACCT# 92945-85535 11/21/22-12/21/22	Utility - General	543001-53901	\$73.78
001	DD00625	01/05/23	FPL	12212022-59344	ACH ACCT# 96809-59344 11/21/22-12/21/22	Utility - General	543001-53901	\$73.09
001	DD00626	01/05/23	FPL	12212022-29333	ACH ACCT# 90419-29333 11/21/22-12/21/22	Utility - General	543001-53901	\$45.84
001	DD00627	01/05/23	FPL	12212022-88335	ACH ACCT# 87070-88335 11/21/22-12/21/22	Utility - General	543001-53901	\$1,084.73
001	DD00628	01/05/23	FPL	12212022-90214	ACH ACCT# 65998-90214 11/21/22-12/21/22	Utility - General	543001-53901	\$27.19
001	DD00629	01/05/23	FPL	12212022-03218	ACH ACCT# 01784-03218 11/21/22-12/21/22	Utility - General	543001-53901	\$44.62
001	DD00630	01/06/23	FPL	12212022-32211	ACH ACCT# 94620-32211 11/21/22-12/21/22	Utility - General	543001-53901	\$28.36
001	DD00631	01/06/23	FPL	12212022-93219	ACH ACCT# 25921-93219 11/21/22-12/21/22	Utility - General	543001-53901	\$29.07
001	DD00632	01/17/23	COMCAST	122622-4227	ACH ACCT# 8535100601234227 12/30/22-01/29/23	Misc-Cable TV Expenses	549039-57201	\$435.51
001	DD00633	01/12/23	GREATAMERICA FINANCIAL SVCS	33056462	ACH COPIER LEASE FOR 12/22	Office Supplies	551002-57201	\$128.12
001	DD00634	01/04/23	VALLEY NATIONAL BANK	12072022-7986	ACH 12/07/22 STATEMENT PURCHASES	Fuel	549900-53901	\$33.77
001	DD00645	01/27/23	HOME DEPOT CREDIT SERVICES	2126600	ACH PURCHASES FOR 12/05/22-01/04/23	Bocce	546066-57201	\$121.33
001	DD00645	01/27/23	HOME DEPOT CREDIT SERVICES	2126600	ACH PURCHASES FOR 12/05/22-01/04/23	Supplies	549900-53901	\$119.51
001	DD00645	01/27/23	HOME DEPOT CREDIT SERVICES	2126600	ACH PURCHASES FOR 12/05/22-01/04/23	Bocce	546066-57201	\$59.39
Fund Total								\$86,944.34

Total Checks Paid	\$86,944.34
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