## **HERITAGE HARBOUR SOUTH**

Community Development District

Financial Report

August 31, 2023

**Prepared by** 



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## HERITAGE HARBOUR SOUTH

Community Development District

# **Financial Statements**

(Unaudited)

August 31, 2023

#### Balance Sheet August 31, 2023

ACCOUNT DESCRIPTION		ENERAL FUND	R	ESERVE FUND	_	ERIES 2013 DEBT SERVICE FUND	-	RIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND		GENERAL ONG-TERM DEBT FUND		TOTAL
ASSETS	_		_				-			-		-	
Cash - Checking Account	\$	308,281	\$	-	\$	-	\$	-	\$-	\$	-	\$	308,281
Investments:													
Money Market Account		476,582		-		-		-	-		-		476,582
Custody Account		-		327,810		-		-	-		-		327,810
Interest Fund (A-1)		-		-		51		-	-		-		51
Interest Fund (A-2)		-		-		7		-	-		-		7
Prepayment Account		-		-		-		1,248	-		-		1,248
Principal Fund (A-1)		-		-		4		-	-		-		4
Reserve Fund		-		-		-		30,421	-		-		30,421
Reserve Fund (A-1)		-		-		227,655		-	-		-		227,655
Reserve Fund (A-2)		-		-		29,588		-	-		-		29,588
Revenue Fund		-		-		258,806		61,428	-		-		320,234
Sinking Fund (A-2)		-		-		15		-	-		-		15
Prepaid Items		83		-		-		-	-		-		83
Fixed Assets													
Land		-		-		-		-	15,752,186		-		15,752,186
Improvements Other Than Buildings (IOTB)		-		-		-		-	16,013,940		-		16,013,940
Amount Avail In Debt Services		-		-		-		-	-		600,440		600,440
Amount To Be Provided		-		-		-		-	-		4,749,560		4,749,560
TOTAL ASSETS	\$	784,946	\$	327,810	\$	516,126	\$	93,097	\$ 31,766,126	\$	5,350,000	\$ :	38,838,105

#### Balance Sheet August 31, 2023

	-	ENERAL	R	ESERVE	-	RIES 2013 DEBT SERVICE	S	RIES 2015 DEBT ERVICE	GENERAL FIXED ASSETS	GENERAL DNG-TERM DEBT	
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND	FUND	 FUND	TOTAL
LIABILITIES											
Accounts Payable	\$	11,775	\$	-	\$	-	\$	-	\$-	\$ -	\$ 11,775
Accrued Expenses		9,100		-		-		-	-	-	9,100
Bonds Payable		-		-		-		-	-	5,350,000	5,350,000
TOTAL LIABILITIES		20,875		-		-		-	-	5,350,000	5,370,875
FUND BALANCES Nonspendable:											
Prepaid Items		83		-		-		-	-	-	83
Restricted for:											
Debt Service		-		-		516,126		93,097	-	-	609,223
Unassigned:		763,988		327,810		-		-	31,766,126	-	32,857,924
TOTAL FUND BALANCES	\$	764,071	\$	327,810	\$	516,126	\$	93,097	\$ 31,766,126	\$ -	\$ 33,467,230

#### Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$-	\$-	\$ 7,388	\$ 7,388	0.00%
Special Assmnts- Tax Collector	292,399	292,399	295,679	3,280	101.12%
Other Miscellaneous Revenues	-	-	5,123	5,123	
TOTAL REVENUES	292,399	292,399	308,190	15,791	105.40%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	9,000	8,250	9,800	(1,550)	108.89%
FICA Taxes	-	-	31	(31)	0.00%
ProfServ-Arbitrage Rebate	500	500	1,000	(500)	200.00%
ProfServ-Trustee Fees	9,000	9,000	8,944	56	99.38%
Assessment Roll	5,250	5,250	5,460	(210)	104.00%
Disclosure Report	1,000	1,000	1,000	-	100.00%
District Counsel	25,000	22,917	32,572	(9,655)	130.29%
District Engineer	15,000	13,750	23,308	(9,558)	155.39%
Administrative Services	5,004	4,587	3,903	684	78.00%
District Manager	27,861	25,539	30,831	(5,292)	110.66%
Accounting Services	20,004	18,337	15,603	2,734	78.00%
Auditing Services	3,600	3,600	-	3,600	0.00%
Website Hosting/Email services	4,000	4,000	3,113	887	77.83%
Miscellaneous Mailings	250	250	1,694	(1,444)	677.60%
Public Officials Insurance	3,101	3,101	3,341	(240)	107.749
Legal Advertising	500	500	625	(125)	125.009
Miscellaneous Services	350	350	300	50	85.719
Financial & Revenue Collections	5,250	5,250	4,095	1,155	78.00%
Misc. Administrative Fees	650	650	367	283	56.46%
Dues, Licenses, Subscriptions	175	175	175		100.00%
Total Administration	135,495	127,006	146,162	(19,156)	107.87%
Law Enforcement					
Off-Duty Deputy Services	8,000	7,333		7,333	0.00%
Total Law Enforcement	8,000	7,333		7,333	0.00%
Stormwater Control					
R&M-Stormwater System	4,000	3,667	5,950	(2,283)	148.75%
R&M Lake & Pond Bank	4,750	4,353	4,397	(44)	92.57%
Aquatic Maintenance	30,402	27,869	-	27,869	0.00%
Aquatic Plant Replacement	4,500	4,125	-	4,125	0.00%
Miscellaneous Expenses	1,000	917		917	0.00%
Total Stormwater Control	44,652	40,931	10,347	30,584	23.17%

#### Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADC	NUAL OPTED DGET	R TO DATE UDGET	R TO DATE	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment						
Insurance - General Liability		3,947	3,947	4,746	(799)	120.24%
Property Insurance		14,955	14,955	17,631	(2,676)	117.89%
R&M-Irrigation		1,000	 917	 -	 917	0.00%
Total Other Physical Environment		19,902	 19,819	 22,377	 (2,558)	112.44%
Road and Street Facilities						
Sidewalk Repair & Maintenance		20,000	18,333	5,494	12,839	27.47%
Roadway Repair & Maintenance		27,100	24,842	5,930	18,912	21.88%
Street Sign Repair & Replacement		7,500	6,875	13,185	(6,310)	175.80%
Guard & Gate Facility Maintenance		500	 458	 -	 458	0.00%
Total Road and Street Facilities		55,100	 50,508	 24,609	 25,899	44.66%
<u>Contingency</u>						
Misc-Contingency		29,250	 26,813	 29,867	 (3,054)	102.11%
Total Contingency		29,250	 26,813	 29,867	 (3,054)	102.11%
TOTAL EXPENDITURES & RESERVES		292,399	272,410	233,362	39,048	79.81%
Excess (deficiency) of revenues Over (under) expenditures			 19,989	 74,828	 54,839	0.00%
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In		-	-	328,146	328,146	0.00%
TOTAL FINANCING SOURCES (USES)		-	-	328,146	328,146	0.00%
Net change in fund balance	\$	-	\$ 19,989	\$ 402,974	\$ 382,985	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		361,097	361,097	361,097		
,						

#### Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	R TO DATE BUDGET	AR TO DATE ACTUAL	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$ -	\$ 7,442	\$ 7,442	0.00%
Special Assmnts- Tax Collector		90,000	90,000	90,000	-	100.00%
TOTAL REVENUES		90,000	90,000	97,442	7,442	108.27%
EXPENDITURES						
<u>Reserves</u>						
Capital Reserve		65,000	-	-	-	0.00%
Reserve - Disaster Relief		25,000	 -	 -	 -	0.00%
Total Reserves		90,000	 -	 -	 -	0.00%
TOTAL EXPENDITURES & RESERVES		90,000	-	-	-	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		-	 90,000	 97,442	 7,442	0.00%
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out		-	-	(328,146)	(328,146)	0.00%
TOTAL FINANCING SOURCES (USES)		-	-	(328,146)	(328,146)	0.00%
Net change in fund balance	\$	-	\$ 90,000	\$ (230,704)	\$ (320,704)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		558,514	558,514	558,514		
FUND BALANCE, ENDING	\$	558,514	\$ 648,514	\$ 327,810		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET	R TO DATE BUDGET	AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$ -	\$ 20,239	\$ 20,239	0.00%
Special Assmnts- Tax Collector		503,211	503,211	507,529	4,318	100.86%
TOTAL REVENUES		503,211	503,211	527,768	24,557	104.88%
EXPENDITURES						
Debt Service						
Principal Debt Retirement		280,000	280,000	280,000	-	100.00%
Interest Expense		223,211	 223,211	 226,149	 (2,938)	101.32%
Total Debt Service		503,211	 503,211	 506,149	 (2,938)	100.58%
TOTAL EXPENDITURES		503,211	503,211	506,149	(2,938)	100.58%
Excess (deficiency) of revenues Over (under) expenditures		_	 _	21,619	21,619	0.00%
Net change in fund balance	\$	-	\$ -	\$ 21,619	\$ 21,619	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		494,507	494,507	494,507	 	
FUND BALANCE, ENDING	\$	494,507	\$ 494,507	\$ 516,126		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADO	IUAL PTED IGET	R TO DATE	R TO DATE ACTUAL		IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$ -	\$ 1,425	\$	1,425	0.00%
Special Assmnts- Tax Collector		122,959	122,959	124,014		1,055	100.86%
TOTAL REVENUES		122,959	122,959	125,439		2,480	102.02%
EXPENDITURES							
Debt Service							
Principal Debt Retirement		75,000	75,000	75,000		-	100.00%
Interest Expense		47,959	 47,959	 47,197		762	98.41%
Total Debt Service		122,959	 122,959	 122,197		762	99.38%
TOTAL EXPENDITURES		122,959	122,959	122,197		762	99.38%
Excess (deficiency) of revenues Over (under) expenditures		-	_	 3,242		3,242	0.00%
Net change in fund balance	\$	-	\$ -	\$ 3,242	\$	3,242	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		89,855	89,855	89,855			
FUND BALANCE, ENDING	\$	89,855	\$ 89,855	\$ 93,097	1		

### Notes to the Financial Statements August 31, 2023

Financial Overview / Highlights Total General Fund revenues are at approximately 105.4% of the Annual Budget. Total General Fund expenditures are at approximately 79.8% of the Annual Budget. ► Balance Sheet YTD Actual Account Name Explanation Liabilities Prepaid Items 83 Trustee fees for FY 2024. Variance Analysis Annual Account Name Budget YTD Actual % of Budget Explanation General Fund 001 Revenues Interest Income 7,388 N/A Interest earned on investments from Money Market account. Special Assessments-Tax Collector 292,399 295,679 101.12% Collections were at 100% at this time last year. Other Miscellaneous Revenues 5,123 Stoneybrook HOA & Legal overpayments N/A Expenditures Administrative 9.000 9.800 P/R-Board of Supervisors 108.89% Budget increased for next year to \$12,000. Arbitrage Rebate 500 1.000 200.00% Paid in full for the year. Trustee Fees 99.38% Paid in full for the year. 9,000 8.944 Assessment Roll 5,250 5,460 104.00% Paid in full for the year. **Disclosure Report** 1,000 1,000 100.00% Paid in full for the year. **District Counsel** 25.000 32.572 130.29% Budget increased for next year to \$26,000. **District Engineer** 15,000 23,308 155.39% Budget increased for next year to \$30,000. **District Manager** 27,861 30,831 110.66% Inframark charges started July 1st. 3,600 0.00% Audit is final as of 08/07/23. Auditing Services -**Miscellaneous Mailings** 250 1,694 677.60% Mass mailing of budget notice. Public Officials Insurance 3,101 3,341 107.74% Budget increased for next year to \$4,176. 500 625 125.00% Legal advertising for October thru March. Legal Advertising Stormwater Control R&M-Stormwater System 4,000 5,950 Storm system repair, replace 2 galvanized grates. 148.75% R&M Lake & Pond Bank 4,750 4,397 92.57% Pond 31 bank repairs - 30% deposit Other Physical Environment 3,947 4.746 Budget increased for next year to \$5,950. Insurance - General Liability 120.24% 14,955 17,631 **Property Insurance** 117.89% Budget increased for next year to \$22,040.

### Notes to the Financial Statements August 31, 2023

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures (con't)				
Road and Street Facilities Street Sign Repairs/Replacements	7,500	13,185	175.80%	Solar radar signs (2), installed street signs.
<u>Reserves</u> Misc-Contingency	29,250	29,867	102.11%	Appreciation placques, pressure cleaning, Stoneybrook at Heritage Harbour HOA reimbursement.
Reserve Fund 005 Revenues				
Interest Income Special Assessments-Tax Collector	- 90,000	7,442 90,000		Interest earned on Custody trust account. Collections were at 100% at this time last year.
Debt Service - Series 2013 Revenues				
Interest Income Special Assessments-Tax Collector	۔ 503,211	20,239 507,529	N/A 100.86%	
Expenditures				
<u>Debt Service</u> Principal Debt Retirement Interest Expense	280,000 223,211	280,000 226,149	100.00% 101.32%	Next payment will be made next year. Next payment will be made next year.
Debt Service - Series 2015 Revenues				
Interest Income Special Assessments-Tax Collector	- 122,959	1,425 124,014	N/A 100.86%	Interest earned on trust accounts. Collections were at 100% at this time last year.
Expenditures				
<u>Debt Service</u> Principal Debt Retirement Interest Expense	75,000 47,959	75,000 47,197	100.00% 98.41%	Next payment will be made next year. Next payment will be made next year.

# HERITAGE HARBOUR SOUTH

Community Development District

Supporting Schedules

August 31, 2023

### Cash and Investment Balances August 31, 2023

ACCOUNT NAME	BANK NAME	<u>YIELD</u>	<u>B</u>	ALANCE
GENERAL FUND				
Operating Account - Business Checking	BankUnited	0.00%	\$	311,158
Money Market Account	BankUnited	5.15%	\$	476,582
Reserve Custody Account	US Bank	5.35%	\$	327,810
Series 2013 A1 Interest	WellsFargo Trust	4.26%	\$	51
Series 2013 A2 Interest	WellsFargo Trust	4.26%	\$	7
Series 2013 A1 Principal	WellsFargo Trust	4.26%	\$	4
Series 2013 A1 Reserve	WellsFargo Trust	4.26%	\$	227,655
Series 2013 A2 Reserve	WellsFargo Trust	4.26%	\$	29,589
Series 2013 A1/A2 Revenue	WellsFargo Trust	4.26%	\$	258,806
Series 2013 A2 Sinking	WellsFargo Trust	4.26%	\$	15
		Subtotal	\$	516,128
Series 2015 Prepayment	US Bank	5.35%	\$	1,248
Series 2015 Reserve	US Bank	5.35%	\$	30,421
Series 2015 Revenue	US Bank	5.35%	\$	61,428
		Subtotal	\$	93,097

Grand Total \$ 1,724,774

#### Payment Register by Fund For the Period from 08/01/23 to 08/31/23 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GEN	ERAL F	UND - (	<u>001</u>					
001	15011		PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P.A.	3819	LEGAL SERVICES 06/23	District Counsel	531146-51401	\$5,250.00
001	15011		PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON. P.A.	3902	LEGAL SERVICES 07/23	District Counsel	531146-51401	\$4,076.50
001	15012		RIZZETTA & COMPANY, INC.	INV0000081456	MASS MAILING - BUDGET NOTICE	Miscellaneous Mailings	541030-51301	\$1,693.53
001	15013		TRAFFIC LOGIX CORPORATION	SIN20766	EVOLUTION 15 SD SOLAR RADAR SIGNS (2)	EV15SDEYL-SOLLA	546491-54101	\$6,383.00
001	15015		ANJ EXCAVATION LLC	28A	RADAR SIGN REPLACEMENT	RADAR SIGN INSTALLATION	546167-54101	\$300.00
001	15015		ANJ EXCAVATION LLC	28A	STORM SYSTEM REPAIR	RPR PLASTER BOX; PUMP STREET	549900-53900	\$2,150.00
001	15015		ANJ EXCAVATION LLC	29	REPLACE 2 GALVANIZED GRATES	R&M-Stormwater System	546090-53805	\$3,800.00
001	15016		FASTSIGNS	INV-26088	INSTALL STREET SIGNS-DEPOSIT	Street Sign Repairs/Replacements	546491-54101	\$3,401.00
001	15017		JJ PAVEMENT MARKETING WORKS LLC	CS04212302-01	THERMOPLASTIC MARKINGS	Roadway Repair & Maintenance	546167-54101	\$3,730.30
001	15018		STONEYBROOK AT HERITAGE	24634	RENTAL OF CENTER JUNE, JULY & AUG 2023	Miscellaneous Services	549001-51301	\$300.00
001	15019		INFINITY CONSTRUCTION AND CONCRETE SVCS, LLC	1266	CONCRETE SIDEWALK UPGRADES	R&M-Sidewalks	546084-54101	\$3,289.00
001	15020		FASTSIGNS		INSTALL STREET SIGNS-BALANCE DUE	Street Sign Repairs/Replacements	546491-54101	\$3,400.99
001	DD103		MICHAEL J NEVILLE - EFT	07112023 EFT	SUPERVISOR FEES MEETING 07/11/23	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD104		PHILIP I FRANKEL - EFT	07112023 EFT	SUPERVISOR FEES MEETING 07/11/23	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD107		MICHAEL J NEVILLE - EFT	08012023 EFT	SUPERVISOR FEES MEETING 08/01/23	P/R-Board of Supervisors	511001-51101	\$200.00
001	DD108	08/18/23	PHILIP I FRANKEL - EFT	08012023 EFT	SUPERVISOR FEES MEETING 08/01/23	P/R-Board of Supervisors	511001-51101	\$200.00
001	15014	08/16/23	ROBIN SPENCER	PAYROLL	August 16, 2023 Payroll Posting			\$184.70
							Fund Total	\$38,759.02

Total Checks Paid \$38,759.02