HERITAGE HARBOUR SOUTH

Community Development District

Financial Report

August 31, 2023

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance	Sheet		Page 1 - 2
Stateme	nt of Revenues, Expenditures and (Changes in Fund Balance	
	General Fund		Page 3 - 4
ļ	Reserve Fund		Page 5
ļ	Debt Service Fund - Series 2013		Page 6
	Debt Service Fund - Series 2015		Page 7
l	Notes to the financials		Page 8 - 9

SUPPORTING SCHEDULES

Cash and Investment Balances	 Page 10
Check Register	 Page 11

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