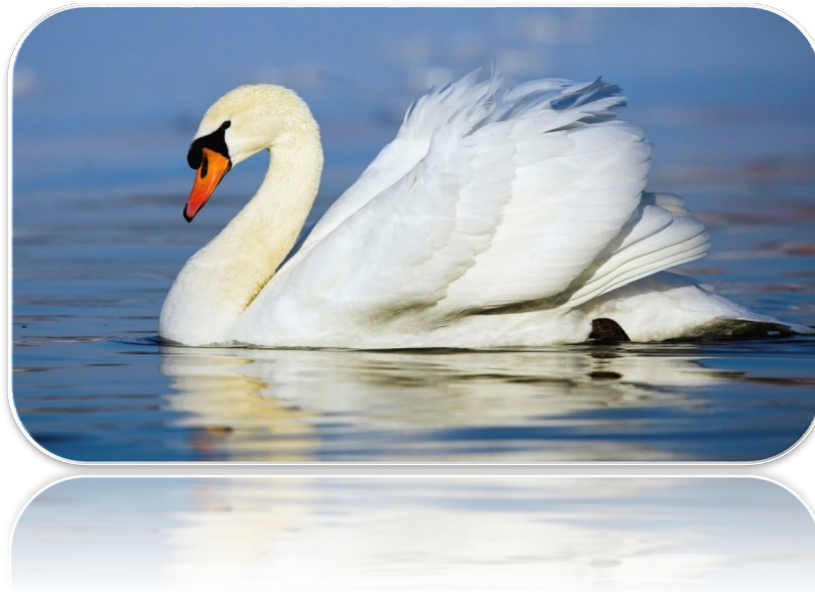


# HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JUNE 30, 2024

FISCAL YEAR 2024

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PREPARED BY:

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**Heritage Harbour North Community Development District**

**Balance Sheet - All Funds and Account Groups  
as of June 30, 2024**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 198,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,966
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	280,201	336,348	-	-	-	-	616,549
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,614	9,525	-	-	-	-	11,139
Interest Accounts	-	0	2	-	-	-	-	2
Sinking Fund Accounts	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	2,439	6,406	-	-	-	-	8,845
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
<b>Due from Other Governments</b>	-	-	-	-	-	-	-	-
<b>Accrued Interest Receivable</b>	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Prepaid Expenses</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	910,799	-	910,799
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	20,199,201	-	20,199,201
<b>General Fixed Assets</b>	-	-	-	-	-	-	8,201,874	8,201,874
<b>Total Assets</b>	<b>\$ 198,966</b>	<b>\$ 543,529</b>	<b>\$ 367,270</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,110,000</b>	<b>\$ 8,201,874</b>	<b>\$ 30,421,639</b>

**Heritage Harbour North Community Development District**

Balance Sheet - All Funds and Account Groups  
as of June 30, 2024

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
<b>Liabilities</b>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	6,406	-	-	-	-	-	-	6,406
Debt Service Fund - Series 2014	2,439	-	-	-	-	-	-	2,439
Bonds Payable - Series 2014	-	-	-	-	-	6,650,000	-	6,650,000
Bonds Payable - Series 2017	-	-	-	-	-	14,460,000	-	14,460,000
<b>Total Liabilities</b>	<b>\$ 8,845</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,110,000</b>	<b>\$ -</b>	<b>\$ 21,118,845</b>
<b>Fund Equity and Other Credits</b>								
Investment in General Fixed Assets	-	-	-	-	-	-	8,201,874	8,201,874
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	25,268	(26,937)	-	-	-	-	(1,669)
<b>Unassigned</b>								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	39,294	-	-	-	-	-	-	39,294
<b>Total Fund Equity and Other Credits</b>	<b>190,120</b>	<b>543,529</b>	<b>367,270</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,201,874</b>	<b>9,302,793</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 198,966</b>	<b>543,529</b>	<b>\$ 367,270</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,110,000</b>	<b>\$ 8,201,874</b>	<b>\$ 30,421,639</b>

**Heritage Harbour North Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the period Ending June 30, 2024**

	October	November	December	January	February	March	April	May	June	Year to Date	Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue										-	-	N/A
Interest												
Interest - General Checking	1	1	2	2	2					8	10	78%
Special Assessment Revenue												
Special Assessments - Uniform Method		3,055	89,730	12,567	4,039	2,211	3,123	1,644	1,367	117,736	117,457	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 3,057</b>	<b>\$ 89,731</b>	<b>\$ 12,569</b>	<b>\$ 4,040</b>	<b>\$ 2,211</b>	<b>\$ 3,123</b>	<b>\$ 1,644</b>	<b>\$ 1,367</b>	<b>117,744</b>	<b>\$ 117,467</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>												
Legislative												
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	1,000	-	-	1,000	-	2,000	3,000	67%
Board of Supervisor's - FICA					77			77		153	230	67%
Executive												
Executive Salaries	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	3,369	30,319	40,425	75%
Executive Salaries - FICA	312	312	312	312	312	312	312	312	312	2,807	3,092	91%
Executive Salaries - Insurance										-	-	0%
Financial and Administrative												
Audit Services			4,400							4,400	5,000	88%
Accounting Services		480	455	575	755	460	600	460	545	4,330	3,500	124%
Assessment Roll Preparation	708	708	708	708	708	708	708	708	708	6,375	8,500	75%
Arbitrage Rebate Services					500				500	1,000	1,000	100%
Manager Services										-	-	N/A
Professional Services												
District Manager Services										-	-	N/A
Other Contractual Services												
Recording and Transcription										-	200	0%
Legal Advertising								350	90	440	1,500	29%
Trustee Services			4,760					6,262		11,021	11,900	93%
Bond Amortization Schedules									250	250	-	N/A
Dissemination Agent Services				100					2,000	2,100	2,000	105%
Property Appraiser Fees										-	-	N/A
Bank Services	371	408	340	314	(887)	(570)				(25)	800	-3%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A

**Heritage Harbour North Community Development District**

**General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance  
for the period Ending June 30, 2024**

	October	November	December	January	February	March	April	May	June	Year to Date	Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>												
Telephone										-	-	N/A
Postage, Freight & Messenger					331			83	11	425	100	425%
<b>Rentals &amp; Leases</b>										-	-	
Miscellaneous Equipment Leasing										-	-	N/A
Computer Services	1,679	100				200				1,979	7,900	25%
<b>Insurance</b>	7,195									7,195	7,200	100%
<b>Printing &amp; Binding</b>								426		426	100	426%
<b>Office Supplies</b>										-	-	N/A
<b>Subscription &amp; Memberships</b>		175								175	175	100%
<b>Legal Services</b>												
Legal - General Counsel		175	35		245	385			1,139	1,979	1,500	132%
<b>Other General Government Services</b>												
Engineering Services - General Fund										-	750	0%
Stormwater Needs Analysis										-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	(867)			188				1,099	-	N/A
<b>Payroll Services</b>										-	-	N/A
<b>Capital Outlay</b>												
<b>Operating Transfers Out</b>		-								-	-	N/A
<b>Reserves</b>												
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	18,595	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,634</b>	<b>\$ 7,506</b>	<b>\$ 13,512</b>	<b>\$ 5,378</b>	<b>\$ 6,409</b>	<b>\$ 5,051</b>	<b>\$ 4,989</b>	<b>\$ 13,046</b>	<b>\$ 8,924</b>	<b>78,449</b>	<b>\$ 117,467</b>	<b>67%</b>
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	76,220	7,191	(2,369)	(2,840)	(1,866)	(11,402)	(7,557)	39,294	-	
Fund Balance - Beginning	150,826	137,194	132,744	208,964	216,154	213,786	210,946	209,080	197,678	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>\$ 208,964</u>	<u>\$ 216,154</u>	<u>\$ 213,786</u>	<u>\$ 210,946</u>	<u>\$ 209,080</u>	<u>\$ 197,678</u>	<u>\$ 190,120</u>	<u>190,120</u>	<u>\$ 160,634</u>	

**Heritage Harbour North Community Development District**

**Debt Service Fund - Series 2014 Bonds**

**Statement of Revenue, Expenditures and Changes in Fund Balance**

for the period Ending June 30, 2024

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,131	1,179	391	1,399	2,239	2,322	2,611	2,576	1,186	15,036	15	100239%
Reserve Account	1,140	1,179	1,133	1,163	1,153	1,079	1,154	1,116	1,154	10,271	-	N/A
Interest Account										-	-	N/A
Sinking Fund										-	-	N/A
Prepayment Account	7	7	7	7	7	7	7	7	7	62	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - Uniform Method		13,535	397,505	55,671	17,892	9,797	13,834	7,284	6,056	521,573	520,102	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Financing Sources</b>												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers In</b>												
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,278</b>	<b>\$ 15,900</b>	<b>\$ 399,036</b>	<b>\$ 58,241</b>	<b>\$ 21,291</b>	<b>\$ 13,205</b>	<b>\$ 17,606</b>	<b>\$ 10,983</b>	<b>\$ 8,403</b>	<b>\$ 546,943</b>	<b>\$ 520,117</b>	<b>105%</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	173,338	-	-	-	-	-	173,338	-	346,675	346,675	100%
<b>Inter-Fund Group Transfers Out</b>												
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 173,338</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 348,338</b>	<b>\$ -</b>	<b>\$ 521,675</b>	<b>\$ 521,675</b>	<b>100%</b>
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	399,036	58,241	21,291	13,205	17,606	(337,355)	8,403	25,268	(1,558)	
Fund Balance - Beginning	518,262	520,539	363,101	762,137	820,379	841,670	854,875	872,481	535,126	518,262	504,164	
Fund Balance - Ending	<u>\$ 520,539</u>	<u>\$ 363,101</u>	<u>\$ 762,137</u>	<u>\$ 820,379</u>	<u>\$ 841,670</u>	<u>\$ 854,875</u>	<u>\$ 872,481</u>	<u>\$ 535,126</u>	<u>\$ 543,529</u>	<u>\$ 543,529</u>	<u>\$ 502,606</u>	

**Heritage Harbour North Community Development District**

**Debt Service Fund - Series 2017 Bonds**

**Statement of Revenue, Expenditures and Changes in Fund Balance**

**for the period Ending June 30, 2024**

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Revenue Account	1,398	1,488	24	2,614	4,812	5,082	5,753	5,678	1,362	28,212	-	N/A
Reserve Account	67	87	65	67	67	62	67	65	67	613	15	4088%
Interest Account	1	223	1	1	1	1	1	1	0	229	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Reserve	17	-	0	0	0	0	0	0	0	19	-	N/A
<b>Gain (loss) on Investments</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - Uniform Method	-	35,547	1,043,986	146,213	46,990	25,730	36,333	19,129	15,906	1,369,833	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	9,525	-	9,525	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers In</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,483</b>	<b>\$ 37,345</b>	<b>\$ 1,044,077</b>	<b>\$ 148,896</b>	<b>\$ 51,870</b>	<b>\$ 30,875</b>	<b>\$ 42,154</b>	<b>\$ 34,398</b>	<b>\$ 17,335</b>	<b>\$ 1,408,432</b>	<b>\$ 1,366,227</b>	<b>103%</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
Principal - Mandatory	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,000	\$ -	\$ 830,000	\$ 750,000	111%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	302,750	-	-	-	-	-	302,619	-	605,369	605,500	100%
<b>Special Items</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 307,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,127,619</b>	<b>\$ -</b>	<b>\$ 1,435,369</b>	<b>\$ 1,355,500</b>	<b>106%</b>
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	1,044,077	148,896	51,870	30,875.39	42,154	(1,093,221)	17,335	(26,937.09)	10,727	
Fund Balance - Beginning	394,207	395,689	125,284	1,169,361	1,318,257	1,370,126	1,401,002	1,443,156	349,935	394,207	363,637	
Fund Balance - Ending	<u>\$ 395,689</u>	<u>\$ 125,284</u>	<u>\$ 1,169,361</u>	<u>\$ 1,318,257</u>	<u>\$ 1,370,126</u>	<u>\$ 1,401,002</u>	<u>\$ 1,443,156</u>	<u>\$ 349,935</u>	<u>\$ 367,270</u>	<u>\$ 367,270</u>	<u>\$ 374,364</u>	

**Heritage Harbour North Community Development District**

Capital Projects Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending June 30, 2024

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Construction Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Financing Sources</b>												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers In</b>												
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Financial and Administrative</b>												
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>												
Legal Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Flood Control - Stormwater Management</b>												
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Financing Uses</b>												
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Inter-Fund Group Transfers Out</b>												
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>	



**Heritage Harbour North Community Development District**

**Capital Projects Fund - Series 2017 Bonds**

**Statement of Revenue, Expenditures and Changes in Fund Balance**

for the period Ending June 30, 2024

	October	November	December	January	February	March	April	May	June	Year to Date	Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
Professional Services												
District Manager Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Rating Agency & Verification Agency	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services												
Legal - General Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	