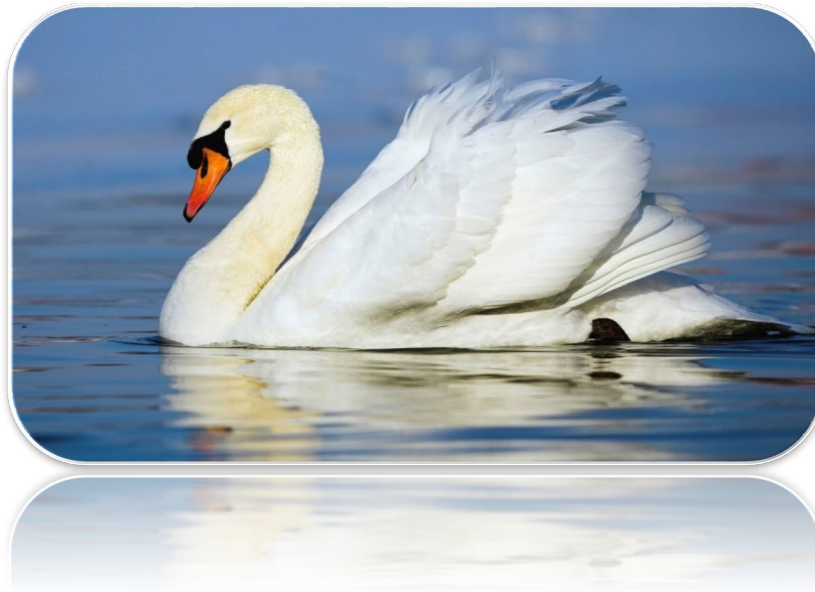


HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY, 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of July 31, 2023**

	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			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 450,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,026
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	253,340	89,301	-	-	-	-	342,641
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	3,688	-	-	-	-	3,688
Reserve Account	-	259,400	15,310	-	-	-	-	274,710
Prepayment Account	-	1,416	-	-	-	-	-	1,416
Interest Accounts	-	0	164	-	-	-	-	164
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	284,885	-	-	-	-	284,885
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
-	-	-	-	-	-	-	-	-
Accrued Interest Receivable								
-	-	-	-	-	-	-	-	-
Accounts Receivable	741	-	-	-	-	-	-	741
Prepaid Expenses								
-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds						907,503		907,503
Amount to be Provided by Debt Service Funds						21,192,497		21,192,497
General Fixed Assets							12,324,253	12,324,253
Total Assets	\$ 450,767	\$ 514,156	\$ 393,347	\$ -	\$ -	\$ 22,100,000	\$ 12,324,253	\$ 35,782,523

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of July 31, 2023**

	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			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	284,885	-	-	-	-	-	-	284,885
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,825,000	-	6,825,000
Bonds Payable - Series 2017	-	-	-	-	-	15,275,000	-	15,275,000
Total Liabilities	\$ 284,885	\$ -	\$ -	\$ -	\$ -	\$ 22,100,000	\$ -	\$ 22,384,885
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2022	-	503,971	452,982	-	-	-	-	956,953
Results from Current Operations	-	10,185	(59,635)	-	-	-	-	(49,450)
Unassigned								
Beginning: October 1, 2022	132,023	-	-	-	-	-	-	132,023
Results from Current Operations	33,858	-	-	-	-	-	-	33,858
Total Fund Equity and Other Credits	165,882	514,156	393,347	-	-	-	12,324,253	13,397,638
Total Liabilities, Fund Equity and Other Credits	\$ 450,767	514,156	\$ 393,347	\$ -	\$ -	\$ 22,100,000	\$ 12,324,253	\$ 35,782,523

Heritage Harbour North Community Development District

General Fund

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending July 31, 2023**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest													
Interest - General Checking	2	1	10	6	3	4	4	4	4	4	42	35	120%
Special Assessment Revenue													
Special Assessments - Uniform Method	452	2,266	90,196	13,998	3,799	1,345	3,426	577	1,250	-	117,309	116,966	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 453	\$ 2,268	\$ 90,206	\$ 14,004	\$ 3,802	\$ 1,349	\$ 3,431	\$ 581	\$ 1,253	\$ 4	117,351	\$ 117,001	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	\$ 3,125	\$ 3,125	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	9,250	\$ 3,000	308%
Board of Supervisor's - FICA	290	290	77	-	-	77	-	77	-	-	810	230	352%
Executive													
Executive Salaries	-	-	3,125	3,792	-	6,167	3,125	3,208	3,208	3,208	25,833	38,500	67%
Executive Salaries - FICA	-	-	290	290	-	580	357	300	300	300	2,416	3,596	67%
Executive Salaries - Insurance	-	-	-	-	-	-	-	-	-	-	-	-	0%
Financial and Administrative													
Audit Services	-	-	-	4,900	-	-	-	-	-	-	4,900	4,900	100%
Accounting Services	-	463	366	737	-	450	-	936	225	225	3,401	4,500	76%
Assessment Roll Preparation	667	667	667	-	-	1,417	1,542	708	708	708	7,083	8,500	83%
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	-	-	-	48	-	-	98	-	-	74	220	300	73%
Legal Advertising	-	-	-	-	96	-	-	350	-	-	446	1,500	30%
Trustee Services	-	-	4,760	-	-	-	-	6,262	-	-	11,021	11,900	93%
Dissemination Agent Services	250	-	-	-	-	-	-	2,000	-	-	2,250	2,000	113%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Services	294	300	323	311	330	277	290	(1,410)	328	299	1,342	800	168%
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 July 31, 2023**

	October	November	December	January	February	March	April	May	June	July	Year to Date	Annual Budget	% of Budget
Communications & Freight Services													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	398	-	-	-	-	-	398	200	199%
Rentals & Leases	-	-	-	-	-	-	-	-	-	-	-	-	
Miscellaneous Equipment Leasing	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Computer Services	-	50	100	50	-	3,453	50	50	-	100	3,853	7,900	49%
Insurance	-	6,918	-	-	-	-	-	-	-	-	6,918	6,700	103%
Printing & Binding	-	-	-	-	208	-	-	-	-	-	208	100	208%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	210	-	1,250	-	333	-	175	1,968	1,500	131%
Other General Government Services													
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	750	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay													
Reserves													
Operation Reserve (Addition)	-	-	-	-	-	-	-	-	-	-	-	18,950	0%
Total Expenditures and Other Uses:	\$ 4,626	\$ 11,987	\$ 10,707	\$ 10,837	\$ 1,032	\$ 14,670	\$ 5,461	\$ 13,814	\$ 5,269	\$ 5,089	83,492	\$ 117,001	71%
Net Increase/ (Decrease) of Fund Balance	(4,173)	(9,719)	79,499	3,166	2,770	(13,320)	(2,031)	(13,233)	(4,016)	(5,085)	33,858	-	
Fund Balance - Beginning	132,023	127,850	118,131	197,630	200,796	203,567	190,246	188,215	174,983	170,967	132,023	114,598	
Fund Balance - Ending	<u>\$ 127,850</u>	<u>\$ 118,131</u>	<u>\$ 197,630</u>	<u>\$ 200,796</u>	<u>\$ 203,567</u>	<u>\$ 190,246</u>	<u>\$ 188,215</u>	<u>\$ 174,983</u>	<u>\$ 170,967</u>	<u>\$ 165,882</u>	<u>165,882</u>	<u>\$ 114,598</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 July 31, 2023

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	63	863	1,215	1,463	679	767	5,052	22	22962%
Reserve Account	1	1	1	1	34	468	657	788	815	810	3,577	-	N/A
Interest Account	1	1	-	-	0	0	0	0	-	-	2	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	0	0	0	0	-	3	4	4	4	4	19	-	N/A
Special Assessment Revenue													
Special Assessments - Uniform Method	2,007	10,073	400,940	62,225	16,887	5,979	15,230	2,564	5,554	-	521,461	520,103	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In													
Total Revenue and Other Sources:	\$ 2,010	\$ 10,075	\$ 400,941	\$ 62,226	\$ 16,985	\$ 7,313	\$ 17,106	\$ 4,819	\$ 7,053	\$ 1,582	\$ 530,110	\$ 520,125	102%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ 165,000	\$ 165,000	100%
Principal - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense	-	177,463	-	-	-	-	-	177,463	-	-	354,925	354,925	100%
Inter-Fund Group Transfers Out													
Total Expenditures and Other Uses:	\$ -	\$ 177,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,463	\$ -	\$ -	\$ 519,925	\$ 519,925	100%
Net Increase/ (Decrease) of Fund Balance	2,010	(167,387)	400,941	62,226	16,985	7,313	17,106	(337,644)	7,053	1,582	10,185	200	
Fund Balance - Beginning	503,971	505,981	338,594	739,535	801,761	818,745	826,058	843,164	505,520	512,574	503,971	499,168	
Fund Balance - Ending	<u>\$ 505,981</u>	<u>\$ 338,594</u>	<u>\$ 739,535</u>	<u>\$ 801,761</u>	<u>\$ 818,745</u>	<u>\$ 826,058</u>	<u>\$ 843,164</u>	<u>\$ 505,520</u>	<u>\$ 512,574</u>	<u>\$ 514,156</u>	<u>\$ 514,156</u>	<u>\$ 499,368</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 July 31, 2023

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Revenue Account	1	1	0	0	147	2,013	2,831	2,878	278	278	8,427	-	N/A
Reserve Account	0	0	0	0	3	34	43	46	48	48	222	15	1481%
Interest Account	-	0	-	-	-	-	-	163	0	1	164	-	N/A
Sinking Fund	-	-	-	-	-	-	-	0	-	-	0	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Excess Revenue	0	0	-	-	-	-	0	-	-	-	1	-	N/A
Excess Reserve	-	-	-	-	-	-	-	0	0	0	0	-	N/A
Gain (loss) on Investments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - Uniform Method	5,274	26,464	1,053,316	163,471	44,365	15,708	40,012	6,737	14,592	-	1,369,939	1,366,212	100%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,275	\$ 26,465	\$ 1,053,316	\$ 163,471	\$ 44,514	\$ 17,755	\$ 42,886	\$ 9,825	\$ 14,919	\$ 326	\$ 1,378,753	\$ 1,366,227	101%
Expenditures and Other Uses													
Debt Service													
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715,000	\$ -	\$ -	\$ 715,000	\$ 715,000	100%
Principal - Early Redemptions	-	80,000	-	-	-	-	-	-	-	-	80,000	-	N/A
Interest Expense	-	322,744	-	-	-	-	-	320,644	-	-	643,388	645,488	100%
Special Items	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 402,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035,644	\$ -	\$ -	\$ 1,438,388	\$ 1,360,488	106%
Net Increase/ (Decrease) of Fund Balance	5,275	(376,278)	1,053,316	163,471	44,514	17,755.19	42,886	(1,025,819)	14,919	326	(59,634.83)	5,739	
Fund Balance - Beginning	452,982	458,257	81,979	1,135,295	1,298,766	1,343,280	1,361,035	1,403,921	378,102	393,021	452,982	441,724	
Fund Balance - Ending	<u>\$ 458,257</u>	<u>\$ 81,979</u>	<u>\$ 1,135,295</u>	<u>\$ 1,298,766</u>	<u>\$ 1,343,280</u>	<u>\$ 1,361,035</u>	<u>\$ 1,403,921</u>	<u>\$ 378,102</u>	<u>\$ 393,021</u>	<u>\$ 393,347</u>	<u>\$ 393,347</u>	<u>\$ 447,463</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 July 31, 2023

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Sources													
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In													
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses													
Financial and Administrative													
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding													
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Flood Control - Stormwater Management													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Financing Uses													
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out													
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
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>	<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 July 31, 2023

	October	November	December	January	February	March	April	May	June	July	Year to Date	Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Deferred Cost Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses													
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
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
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>	<u>\$ -</u>	<u>-</u>