

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

FEBRUARY 1, 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33334

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HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

January 25, 2024

Board of Supervisors

Heritage Harbour North Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Harbour North Community Development District will be held on **Thursday, February 1, 2024, at 1:00 P.M.** at the **River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=m4a4483fe67510315fa9ab342f0016fe2>

Access Code: **2336 878 3322**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2336 878 3322**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. May 4, 2023 – Public Hearing and Regular Meeting Minutes.
3. Consideration and acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2023.
4. Consideration of **Resolution 2024-1**, a Resolution of the Board of Supervisors, Rescinding the July meeting date for Fiscal Year 2024 adopted by Resolution 2023-6, as the date is a Federal Holiday; and providing for an effective date.
5. Consideration of **Resolution 2024-2**, a Resolution of the Board of Supervisors Affirming, Stating and Establishing the District's adoption of an Electronic Records Policy and a Policy on the use of Electronic Signatures; addressing severability, conflicts and an effective date.

6. Consideration of **Resolution 2024-3**, a Resolution of the Board of Supervisors Approving the Proposed Fiscal Year 2025 Budget and setting the Public Hearing on **Thursday, May 2, 2023 at 1:00 P.M.** at the **River Strand Golf & Country Club (Club House), 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

7. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Florida Law changes to Form 1 Filings.
 - b) **Important Board Meeting Reminders for Fiscal Year 2024 Meetings**
 - 1) February 1, 2024 – Present Proposed Budget for FY2025.
 - 2) May 2, 2024 – Public Hearings, Fiscal Year 2025 Budget.
 - 3) June 10 – June 14, 2024 – Candidate Qualifying period (Seats 2&4).
 - c) Financial Statement for period ending October 31, 2023 (unaudited).
 - d) Financial Statement for period ending November 30, 2023 (unaudited).
 - e) Financial Statement for period ending December 31, 2023 (unaudited)

8. Supervisor’s Requests and Audience Comments.

9. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is the consideration of the minutes of the Heritage Harbour North Board of Supervisors Public Hearings and Regular Meeting held on May 4, 2023.

The third order of business is the consideration of the Audited Financial Statements for Fiscal Year 2023, which ended September 30, 2023. Mr. Ben Steets, Audit Partner with Grau & Associates, will join the meeting to fully review the audit with the Board. The Board will be asked to approve the Audit for the Fiscal Year ending September 30, 2023.

The fourth order of business is the consideration of **Resolution 2024-1**, a Resolution of the Board of Supervisors, Rescinding the July meeting date for Fiscal Year 2024 adopted by Resolution 2023-6, as the date is a Federal Holiday; and providing for an effective date. The date for the first Thursday of the month selected is July 4th, Independence Day, which is a federal holiday, and observed as a national holiday. Therefore, it is suggested that the July 4, 2024, meeting date be rescinded and removed from the Fiscal Year 2024 meeting schedule.

The fifth order of business is the consideration of **Resolution 2024-2**, a Resolution of the Board Affirming, Stating and Establishing the District's adoption of an Electronic Records Policy and a Policy on the use of Electronic Signatures; addressing severability, conflicts and an effective date.

The District is required to adopt policies and procedures to ensure compliance with the Records Management laws for governmental agencies, including CDD's, and to designate a Records Management Liaison Officer (RMLO) that is responsible for the records management systems implemented by the District.

Florida's Records Management Program is a cooperative effort between the Division of Library and Information Services/Bureau of Archives and Records Management and State and Local Government Agencies throughout the State of Florida. The goal of Florida's Records Management Program is to provide professional assistance to State and Local Government Agencies in managing the records and information required to conduct the business of government. Our society generates and processes information on an unprecedented scale, intensified by rapidly advancing technology and complicated by quickly evolving principles of law governing the legality and admissibility of records created or maintained by this technology.

Local governmental agencies must adhere to mandatory standards. One such mandatory standard is Rule 1B-26.003, Florida Administrative Code, Electronic Recordkeeping. This Rule provides standards for the creation, utilization, maintenance, retention, preservation, storage and disposition of electronic records.

According to the Florida Department of State/Division of Library and Information Services, there are no current notices for Rules Changes for Records Management. However, past notices posted have been:

June 28, 2023 - Records Retention Scheduling and Disposition, Rule 1B-24.003: Adopted Rule

April 6, 2023 - Records Retention Scheduling and Disposition, Rule 1B-24.003: Notice of Proposed Rule

December 27, 2022 - Records Retention Scheduling and Disposition: 1B-24.003: Notice of Development of Rulemaking

Additional records information, as well as the above references, can be found at the Florida Department of State/Division of Library and Information Services website using the following link: <https://dos.fl.gov/library-archives/records-management/general-records-schedules/>

The sixth order of business is the consideration of **Resolution 2024-3**, a Resolution of the Board which approves the Proposed Budget for Fiscal Year 2025 and sets the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for the Board's review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for Thursday, May 2, 2024, at the River Strand Golf & Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Furthermore, the approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget, and most importantly it does not bind the Board to the assessment rates for the general fund contemplated because of the preparation of the Proposed Budget.

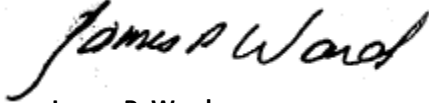
The Public Hearing is scheduled for Thursday, May 2, 2024, 1:00 P.M. at the River Strand Golf & Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

The seventh order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on (i) Important Board Meeting Reminders for Fiscal Year 2024 Meetings: (ii) February 1, 2024, meeting – present Proposed Budget for FY’2025; and (iii) Financial Statements (unaudited) for the periods ending October 31, 2023, November 30, 2023 and December 31, 2023.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Yours sincerely,

Heritage Harbour North Community Development District



**James P. Ward
District Manager**

The Remainder of the Fiscal Year 2024 meeting schedule is as follows:

February 1, 2024	March 7, 2024
April 4, 2024	May 2, 2024
June 6, 2024	July 4, 2024
August 1, 2024	September 5, 2024

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**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community
11 Development District was held on Thursday, May 4, 2023, at 1:30 p.m., at the River Strand Golf and
12 Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

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Present and constituting a quorum:

17 Nancy Lyons	Chairperson
18 John Wisz	Vice Chairperson
19 Pauline Tasler	Assistant Secretary
20 Michael Fisher	Assistant Secretary
21 Louise Buckley	Assistant Secretary

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Also present were:

26 James P. Ward	District Manager
27 Greg Urbancic	District Counsel

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Audience:

32 All resident's names were not included with the minutes. If a resident did not identify
33 themselves or the audio file did not pick up the name, the name was not recorded in these
34 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

46 Mr. James P. Ward called the meeting to order at approximately 1:30 p.m. He called roll and all
47 Members of the Board were present constituting a quorum.

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SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearing

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THIRD ORDER OF BUSINESS

Consideration of Minutes

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February 2, 2023, Regular Meeting Minutes

60 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

61 One correction was made.

96 *putting them together, it doesn't make a material – the production of the entire book is expensive*
97 *in and of itself, so reducing it by 40 pages is not going to save a lot of money because I pay the*
98 *same amount to bind it whether it's 10 pages or 200 pages. So, all you're saving is a couple of*
99 *pennies per page on the copying of it, so it's not really significant. FedEx doesn't charge us*
100 *anymore because I add those two in there along with that. It's the same price. I have a fixed rate.*
101 *We have a governmental account, so it's about 25 percent of the commercial rate.*

102
103 *Ms. Lyons: Should we increase the budget to reflect that because we are 208 percent over budget*
104 *based on –*

105
106 *Mr. Ward: I don't really think that's necessary. If you look at your overall budget, you're at*
107 *\$125,000 dollar budget, and in the year we are in you're going to make about \$100,000 dollars in*
108 *anticipated year end expenses, so you're still way under even though the line item is over, so to me*
109 *it doesn't matter at the end of the day. And I wouldn't increase the one without affecting*
110 *something else. The only reason we go over is if we end up having more meetings than I was*
111 *thinking in my head when I did the budget a year ago.*

112
113 *Ms. Lyons: And that's also why we are over budget on fees and FICA.*

114
115 *Mr. Ward: Right. It just happens because you end up with a little more meetings, but in the*
116 *overall scheme of the entire budget it doesn't matter.*

117
118 *Ms. Tasler: And there is no reason why we should just switch over to electronic?*

119
120 *Mr. Ward: That's up to you all. We print them in this format simply because we've asked and you*
121 *all have said you wanted them in printed format, but most of my other boards we provide them*
122 *only an electronic PDF copy, but that requires you to bring a computer with you or to print all of*
123 *that stuff. Some residential boards don't like that. I'm fine with whatever you decide you want to*
124 *do, but that is up to you all. It is much less costly than going through the printing process, but in*
125 *the scheme of this budget, for three meetings a year, it's not that much of an issue.*

126
127 The Board decided to continue with the printing and mailing of materials for meetings.

128
129 *Ms. Lyons: It said in Item 5, meetings would be at 1:00, and I don't think they are ever at 1:00.*

130
131 *Mr. Ward: We will get to that in a minute. Let's do your budget first.*

132
133 **III. Consideration of Resolution 2023-4, a resolution of the Board of Supervisors adopting the**
134 **Annual Appropriation and Budget for Fiscal Year 2024**

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136 Mr. Ward called for a motion to approve the budget beginning October 1, 2023 and ending on
137 September 30, 2024.

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139 **On MOTION made by John Wisz, seconded by Michael Fisher, and with**
140 **all in favor, Resolution 2023-4 was adopted, and the Chair was**
141 **authorized to sign.**

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b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, it certified the assessment roll and approved the general fund assessment methodology related to the Fiscal Year 2024 budget.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Pauline Tasler, seconded by Nancy Lyons, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person or via audio or video with any comments or questions; there were none. He called for a motion to close the Public Hearing.

On MOTION made by Louise Buckley, seconded by Nancy Lyons, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward explained this Resolution imposed the special assessments which were \$67.21, certified the assessment roll enabling the assessments to be included on the tax bills, and approved the special assessment methodology which indicated each lot paid the same rate irrespective of the size of the unit. He asked if there were any questions or comments from the Board.

Ms. Buckley: My only question would be, (indecipherable), our numbers for taxpayers has remained exactly the same? I mean, I didn't go back and look. Do you want to talk about it? There are 2,100 or so individuals.

Mr. Ward: Correct, that number has not changed.

III. Consideration of Resolution 2023-5, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology

Mr. Ward called for a motion.

On MOTION made by Nancy Lyons, seconded by John Wisz, and with all in favor, Resolution 2023-5 was adopted, and the Chair was authorized to sign.

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Consideration of Resolution 2023-6, a resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Ward noted the meeting dates were basically the same as the current year, which was the first Thursday of each month at the River Strand Golf and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212; however, he changed the time of the meetings from 1:30 p.m. to 1:00 p.m. He explained there was a meeting held at 2:00 p.m. in the same room and shifting the meeting time a half hour earlier would allow more leeway in the CDD’s meeting length.

The Board indicated this was acceptable.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wisz, seconded by Nancy Lyons, and with all in favor, Resolution 2023-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2023-2027

Mr. Ward: We bid this basically every 5 years. That’s the statutory requirement. The Audit that ended September 30, 2022 was the fifth year of that audit service proposal that we did. So, we put this out there to the various vendors. I used to get 6 to 7 audit proposals a year, but in the last 7 to 8 years it’s come down to either Grau and Associates or Berger Toombs. The RFP requires you to do an auditor analysis which includes both mandatory elements and technical qualifications and price is also a part of the consideration. Included in your package is the analysis that the team prepared for you. It rated Grau at 35 points, the highest number of points would be the number one rated, and the lesser amount of points would be after that. Grau was rated at 35 points, Berger Toombs was rated at 28 points. In terms of price, the Grau proposal was \$23,000 dollars for five years, and the Berger proposal was \$24,580 for 5 years. Honestly, these are the lowest numbers I’ve seen for audits and if you remember your audit, those things are like 40 pages or so. I don’t know how they do it for these prices. You may use the recommendations that we provided to you, or you may change them at your heart’s content.

Ms. Lyons: How is Grau working with staff?

Mr. Ward: Grau is excellent.

Ms. Lyons: Okay, so you don’t have any problems with using them?

Mr. Ward: No.

Ms. Lyons: Because when I did it, it came out actually, your people know a lot better than we do, but I came out with Grau leading a lot more. I didn’t like a lot of the qualifications that Berger had done.

237 Mr. Ward: Well, you are in sync with my team.

238

239 Discussion ensued regarding the two firms; the Board decided to stay with Grau.

240

241 Mr. Ward called for a motion.

242

243 **On MOTION made by Louise Buckley, seconded by Nancy Lyons, and**
244 **with all in favor, Grau and Associates was ranked number one and**
245 **Berger Toombs was ranked number two and the agreement with Grau**
246 **and Associates for the next five years was authorized.**

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249 **SEVENTH ORDER OF BUSINESS**

Staff Reports

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251 **I. District Attorney**

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253 *Mr. Greg Urbancic: The only thing I wanted to report was we are in the legislative session and it's*
254 *starting to wind down. There was one bill that was passed by both Houses that still has to go to the*
255 *Governor and that would affect you. That basically says as of January 1, 2024, you all are the lucky*
256 *recipients that you are going to have to all take an educational course, four hour training course, to*
257 *be a CDD supervisor. The details are still yet to come, but they've been trying to put that into statute*
258 *for many years and it looks like they may have succeeded this year. Subsequent to January 1, there*
259 *will be forthcoming at some point in time, you all will have to potentially take a course, but that's a*
260 *little bit down the road and I will keep you updated.*

261

262 *Ms. Buckley: Is that annually we will have to take it?*

263

264 *Mr. Urbancic: Let me see what they said. Yeah, it says each calendar year. My guess is it will have*
265 *an online component to it of some sort, so given that everyone will have to do it, there will probably*
266 *be a service, or some services that pop up that make it fairly easy for you to do.*

267

268 **II. District Engineer**

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270 No report.

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272 **III. District Manager**

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274 **a) Important Board Meeting Dates for Balance of Fiscal Year 2023**

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275 **i. June 1, 2023 Regular Meeting Canceled.**

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276 **b) Supervisor of Elections Qualified Elector Report dated April 15, 2023**

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277 **c) Financial Statement for period ending January 31, 2023 (unaudited)**

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278 **d) Financial Statement for period ending February 28, 2023 (unaudited)**

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279 **e) Financial Statement for period ending March 31, 2023 (unaudited)**

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281 Mr. Ward indicated Statute required the Supervisor of Elections to report the number of registered
282 voters within the District as of April 15th of each year. He indicated the number of registered voters
283 was 2,117, the same as last year. He explained the HHN CDD Board transitioned to a fully qualified

284 elector board a number of years ago, so there was no action required of the Board, but Statute still
285 required this number to be reported annually.

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288 **EIGHTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

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290 Mr. Ward asked if there were any audience members present in person, on audio or video, with
291 questions or comments; there were none. He asked if there were any Supervisor’s requests.

292

293 *Ms. Lyons: For information only, the HOA here reported, well a committee member here at River Strand*
294 *reported, that they couldn’t buy land from us at a reasonable rate if they decide to move the cart barn to*
295 *the other side. They quoted a figure of \$150,000 dollars per acre for 3.5 acres. I had never seen*
296 *anything like that, or heard of that at these Board meetings, so I wrote to the President of the Board, and*
297 *I just asked about it, and I discussed this with Jim as well. And all we did in response to that was to say*
298 *there is no viable option for the HOA to purchase CDD property. We are not allowed to sell it to a*
299 *nongovernmental organization. The process would be lengthy and ultimately require a public auction to*
300 *the highest bidder, so it wouldn’t work for them anyway. I don’t know where they got their reporting,*
301 *well, I do know because they posted it, it was (indecipherable), but at any rate, all we did was clarify that*
302 *we can’t do that. There maybe other ways that SWFMD might be able to get involved and help us switch*
303 *around some credits for lowlands to uplands and this, that and the other, but if we want to consider it,*
304 *and we have to consider it at that time, no votes are made, and I specifically noted that any action would*
305 *have to be considered by the entire CDD North Board. That’s all for information.*

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308 **NINTH ORDER OF BUSINESS**

Adjournment

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310 Mr. Ward adjourned the meeting at approximately 1:50 p.m.

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**On MOTION made by Michael Fisher, seconded by Louise Buckley, and
with all in favor, the Meeting was adjourned.**

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James P. Ward, Secretary

Heritage Harbour North
Community Development District

Nancy Lyons, Chairperson

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



December 18, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Harbour North Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$13,417,857). When the District was formed, assets exceeded liabilities and subsequently infrastructure was deeded to Manatee County creating the negative net position. The reason for the transfer of infrastructure was that the County is better able to maintain the infrastructure than the District. Further, financial condition assessment procedures have been applied and no deteriorating financial conditions were noted.
- The change in the District's total net position in comparison with the prior fiscal year was \$191,368, an increase. The majority of the increase represents the extent to which ongoing program revenues exceed the cost of operations and depreciation expense. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,063,295, a decrease of (\$25,680), in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Current and other assets	\$ 1,064,234	\$ 1,091,074
Capital assets, net of depreciation	8,201,874	8,973,268
Total assets	9,266,108	10,064,342
Deferred amount on refunding	39,182	41,794
Current liabilities	397,679	418,938
Long-term liabilities	22,325,468	23,296,423
Total liabilities	22,723,147	23,715,361
Net Position		
Net investment in capital assets	(14,084,412)	(14,281,361)
Restricted	515,729	540,113
Unrestricted	150,826	132,023
Total net position	\$ (13,417,857)	\$ (13,609,225)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 2,008,709	\$ 2,010,494
Operating grants and contributions	22,430	59
General revenues	48	30
Total revenues	<u>2,031,187</u>	<u>2,010,583</u>
Expenses:		
General government	98,554	96,802
Maintenance and operations*	771,394	776,858
Interest	969,871	1,016,446
Total expenses	<u>1,839,819</u>	<u>1,890,106</u>
Change in net position	<u>191,368</u>	<u>120,477</u>
Net position - beginning	<u>(13,609,225)</u>	<u>(13,729,702)</u>
Net position - ending	<u>\$ (13,417,857)</u>	<u>\$ (13,609,225)</u>

* Comprised solely of the depreciation expense for current and prior fiscal years

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$1,839,819. The costs of the District's activities were primarily funded by program revenues. Revenues increased over the prior year primarily as a result of an increase in interest income. In total, expenses, decreased from the prior fiscal year, the majority of the decrease is due to less interest expense incurred in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$18,934,430 invested in capital assets for its governmental activities. The government-wide financial statements includes depreciation of \$10,732,556, which resulted in a net book value of \$8,201,874. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2023, the District had \$22,115,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Harbour North Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, (954) 658-4900.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 151,765
Restricted assets:	
Investments	912,469
Capital assets:	
Depreciable, net	8,201,874
Total assets	9,266,108
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	39,182
Total deferred outflows of resources	39,182
 LIABILITIES	
Accounts payable	939
Accrued interest payable	396,740
Non-current liabilities:	
Due within one year	925,000
Due in more than one year	21,400,468
Total liabilities	22,723,147
 NET POSITION	
Net investment in capital assets	(14,084,412)
Restricted for debt service	515,729
Unrestricted	150,826
Total net position	\$ (13,417,857)

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 98,554	\$ 117,309	\$ -	\$ 18,755
Maintenance and operations	771,394	-	-	(771,394)
Interest on long-term debt	969,871	1,891,400	22,430	943,959
Total governmental activities	<u>1,839,819</u>	<u>2,008,709</u>	<u>22,430</u>	<u>191,320</u>
			General revenues:	
			Investment earnings	48
			Total general revenues	<u>48</u>
			Change in net position	191,368
			Net position - beginning	<u>(13,609,225)</u>
			Net position - ending	<u><u>\$ (13,417,857)</u></u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and cash equivalents	\$ 151,765	\$ -	\$ 151,765
Investments	-	912,469	912,469
Total assets	\$ 151,765	\$ 912,469	\$ 1,064,234
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 939	\$ -	\$ 939
Total liabilities	939	-	939
Fund balances:			
Restricted for:			
Debt service	-	912,469	912,469
Unassigned	150,826	-	150,826
Total fund balances	150,826	912,469	1,063,295
Total liabilities and fund balances	\$ 151,765	\$ 912,469	\$ 1,064,234

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 1,063,295

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,934,430	
Accumulated depreciation	<u>(10,732,556)</u>	8,201,874

Deferred amount on refunding of debt are not reported as assets in the governmental funds. The statements of net position includes these costs, net of amortization.

39,182

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(396,740)	
Original issue discount	(4,077)	
Original issue premium	(206,391)	
Bonds payable	<u>(22,115,000)</u>	<u>(22,722,208)</u>

Net position of governmental activities		<u>\$ (13,417,857)</u>
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See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Special assessments	\$ 117,309	\$ 1,891,400	\$ 2,008,709
Interest earnings	48	22,430	22,478
Total revenues	117,357	1,913,830	2,031,187
EXPENDITURES			
Current:			
General government	98,554	-	98,554
Debt service:			
Principal	-	960,000	960,000
Interest	-	998,313	998,313
Total expenditures	98,554	1,958,313	2,056,867
Excess (deficiency) of revenues over (under) expenditures	18,803	(44,483)	(25,680)
Fund balances - beginning	132,023	956,952	1,088,975
Fund balances - ending	\$ 150,826	\$ 912,469	\$ 1,063,295

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (25,680)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	960,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.	(771,394)
Amortization of bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	10,955
Amortization of deferred charges is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.	(2,612)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>20,099</u>
Change in net position of governmental activities	<u><u>\$ 191,368</u></u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Harbour North Community Development District (the "District") was created on November 13, 2006 by Ordinance 06-71 of Manatee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Approving the hiring and firing of key personnel.
4. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Earthwork	25-30
Landscaping and Irrigation	15
Professional fees	20-30
Utilities	25
Water management	25-30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,612 was recognized as a component of interest expense in the current fiscal year.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, and in certain instances the District Manager.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	\$ 912,469	N/A	N/A
	<u>\$ 912,469</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

However, the Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Earthwork	\$ 9,515,612	\$ -	\$ -	\$ 9,515,612
Landscaping and Irrigation	982,449	-	-	982,449
Professional fees	2,204,036	-	-	2,204,036
Utilities	367,121	-	-	367,121
Water management	5,865,212	-	-	5,865,212
Total capital assets, being depreciated	18,934,430	-	-	18,934,430
Less accumulated depreciation for:				
Earthwork	5,471,291	378,808	-	5,850,099
Landscaping and Irrigation	922,416	60,033	-	982,449
Professional fees	1,108,473	85,139	-	1,193,612
Utilities	86,886	14,685	-	101,571
Water management	2,372,096	232,729	-	2,604,825
Total accumulated depreciation	9,961,162	771,394	-	10,732,556
Total capital assets, being depreciated, net	8,973,268	(771,394)	-	8,201,874
Governmental activities capital assets, net	\$ 8,973,268	\$ (771,394)	\$ -	\$ 8,201,874

Depreciation was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

Series 2014

On November 13, 2014, the District issued \$7,945,000 of Series 2014 Special Assessment Bonds consisting of \$3,605,000 2014 Term Bonds due on May 1, 2034 with a fixed interest rate of 5% and \$4,340,000 of 2014 Term Bonds due on May 1, 2045 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2016 through May 1, 2045.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2014 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2017

On April 21, 2017, the District issued \$19,515,000 of Series 2017 Capital Improvement Revenue Refunding Bonds consisting of \$6,945,000 2017A-1 Serial Bonds due annually from May 1, 2019 through May 1, 2027 with a fixed interest rate of 5%, \$4,830,000 2017A-1 Term Bonds due on May 1, 2032 with a fixed interest rate of 3.5%, \$7,075,000 2017A-1 Term Bonds due on May 1, 2038 with a fixed interest rate of 3.75%, and \$665,000 of 2017A-2 Term Bonds due on May 1, 2038 with a fixed interest rate of 5.25%. The Bonds were issued to refund the Series 2007 Bonds. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2019 through May 1, 2038.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$80,000 of the Series 2017 A-2 Bond.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 6,990,000	\$ -	\$ 165,000	\$ 6,825,000	\$ 175,000
Less: original issue discount	879	-	(3,198)	4,077	-
Series 2017	16,085,000	-	795,000	15,290,000	750,000
Plus: original issue premium	220,544	-	14,153	206,391	-
Total	<u>\$ 23,296,423</u>	<u>\$ -</u>	<u>\$ 970,955</u>	<u>\$ 22,325,468</u>	<u>\$ 925,000</u>

NOTE 6 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 925,000	\$ 952,175	\$ 1,877,175
2025	975,000	905,888	1,880,888
2026	1,020,000	857,100	1,877,100
2027	1,070,000	806,063	1,876,063
2028	1,120,000	752,525	1,872,525
2029-2033	6,295,000	3,087,413	9,382,413
2034-2038	7,670,000	1,743,969	9,413,969
2039-2043	2,055,000	579,125	2,634,125
2044-2045	985,000	76,363	1,061,363
	<u>\$ 22,115,000</u>	<u>\$ 9,760,621</u>	<u>\$ 31,875,621</u>

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a manager to perform management advisory services, which include financial and accounting advisory services. The manager also serves as an officer (Board appointed non-voting position) of the District.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Special assessments	\$ 125,769	\$ 117,309	\$ (8,460)
Interest earnings	35	48	13
Total revenues	125,804	117,357	(8,447)
EXPENDITURES			
Current:			
General government	125,804	98,554	27,250
Total expenditures	125,804	98,554	27,250
Excess (deficiency) of revenues over (under) expenditures	\$ -	18,803	\$ 18,803
Fund balance - beginning		132,023	
Fund balance - ending		\$ 150,826	

See notes to required supplementary information

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	1
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	16
Employee compensation	\$50,000
Independent contractor compensation	\$44,728
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$66.93 Debt service - \$745.32 - \$1,892.20
Special assessments collected	\$2,008,709
Outstanding Bonds	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 18, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Brian J. Associates".

December 18, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have examined Heritage Harbour North Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Harbour North Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

December 18, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated December 18, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 18, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Heritage Harbour North Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Heritage Harbour North Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

December 18, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

RESOLUTION 2024-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT RESCINDING THE JULY MEETING DATE FOR FISCAL YEAR 2024 ADOPTED BY RESOLUTION 2023-6, AS THE DATE IS A FEDERAL HOLIDAY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Heritage Harbour North Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with Chapter 189.417, Florida Statutes, the District is required to file quarterly, semi-annually or annually, a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, on May 4, 2023, the Board of Supervisors adopted Resolution 2023-6, designated the dates, time and location for the regular meetings of the Board for Fiscal Year 2024, to be held the first Thursday of each month, for the period of October 1, 2023 through September 30, 2024; and

WHEREAS, after adoption and upon filing in the District’s records, staff became aware that the date for the first Thursday of the month of July is July 4th, Independence Day, which is a federal holiday, and is observed as a national holiday; and

WHEREAS, in accordance with Section 2. “Sunshine Law and Meeting Cancellations and Continuations” contained within the previously adopted Resolution 2023-6, indicates that the District, by and through its District Manager, may cancel any meeting of the Board of Supervisors; and

WHEREAS, the Board of Supervisors, through its District Manager, desires to rescind the meeting date of July 4, 2024, Independence Day, from the Fiscal Year 2024 Schedule of Meeting dates adopted by Resolution 2023-6 on May 4, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board of Supervisors of the Heritage Harbour North Community Development District, by and through its District Manager, hereby rescind the July 4, 2024 meeting date for the Fiscal Year 2024 Meeting Schedule, with the following dates remaining:

February 1, 2024	March 7, 2024
April 4, 2024	May 2, 2024
June 6, 2024	July 4, 2024
August 1, 2024	September 5, 2024

RESOLUTION 2024-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT RESCINDING THE JULY MEETING DATE FOR FISCAL YEAR 2024 ADOPTED BY RESOLUTION 2023-6, AS THE DATE IS A FEDERAL HOLIDAY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 2. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heritage Harbour North Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 1st day of February 2024.

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

RESOLUTION 2024-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT AFFIRMING, STATING AND ESTABLISHING THE DISTRICT'S ADOPTION OF AN ELECTRONIC RECORDS POLICY AND A POLICY ON THE USE OF ELECTRONIC SIGNATURES; ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Heritage Harbour North Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the District has appointed the District Manager of the District as the District’s records custodian; and

WHEREAS, the District Manager deems it necessary to establish the District’s use of an electronic records policy and the use of electronic signatures in connection with the conduct of the District’s business; and

WHEREAS, the District shall maintain an active and continuing program for the economical and efficient management of records and provides for the designation of a Records Management Liaison Officer (“**RMLO**”) as required by Section 257.36(5)(a), Florida Statutes; and

WHEREAS, Rule 1B-26.003, Florida Administrative Code, allows the District’s records custodian to designate an electronic copy of an original paper record as the record (master) copy and designate the original paper copy as a duplicate; and

WHEREAS, the District desires to authorize the District’s records custodian to adopt an electronic records policy as described more fully in **Exhibit A** (the “**Electronic Records Policy**”), as such policy may be amended from time to time, for creating electronic copies of original paper records, designating such electronic copies as the record (master) copy, designating such original paper copies as duplicates and destroying, or otherwise disposing of, such originals in accordance with the applicable general schedule once such originals are obsolete, superseded or the administrative value is lost; and

WHEREAS, consistent with Rule 1B-26.003, Florida Administrative Code, the District has undertaken a cost- benefit analysis to determine that the adoption of the Electronic Records Policy would be cost-effective by, among other things, the need to store paper records; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) finds that it is in the best interests of the District, and most cost-effective, to adopt by resolution the Electronic Records Policy for immediate use and application; and

RESOLUTION 2024-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT AFFIRMING, STATING AND ESTABLISHING THE DISTRICT'S ADOPTION OF AN ELECTRONIC RECORDS POLICY AND A POLICY ON THE USE OF ELECTRONIC SIGNATURES; ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, in connection with the adoption of the Electronic Records Policy, the District finds that is important to simultaneously adopt a policy regarding the District's use of electronic signatures in connection with the conduct of the District's business.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are true and correct and incorporated herein as findings of the District's Board of Supervisors.

SECTION 2. ADOPTION OF ELECTRONIC RECORDS POLICY. The District hereby authorizes the District's records custodian to implement the Electronic Records Policy substantially in the form of **Exhibit "A"** attached hereto and by reference incorporated herein.

SECTION 3. ADOPTION OF ELECTRONIC SIGNATURES POLICY. The District hereby authorizes the use of electronic signatures in connection with the conduct of the District's business and the execution of writings by the District consistent with, and to the extent permitted under, Chapter 668, Florida Statutes, as may be amended from time to time (the "**Electronic Signatures Act**"). All use of electronic signatures shall be in compliance with the Electronic Signatures Act. Pursuant to Section 668.004 of the Electronic Signatures Act, unless otherwise provided by law, an electronic signature may be used by the District to sign a writing and shall have the same force and effect as a written signature. The District Manager is authorized to implement control processes and procedures pursuant to the Electronic Signatures Act including, without limitation, Section 668.006, relating to the District's use of electronic signatures to ensure adequate integrity, security, and auditability.

SECTION 4. SEVERABILITY. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. CONFLICTS. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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RESOLUTION 2024-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT AFFIRMING, STATING AND ESTABLISHING THE DISTRICT'S ADOPTION OF AN ELECTRONIC RECORDS POLICY AND A POLICY ON THE USE OF ELECTRONIC SIGNATURES; ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District, Manatee County, Florida, this 1st day of February 2024.

ATTEST:

**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit A: Electronic Records Policy

EXHIBIT A

ELECTRONIC RECORDS POLICY FOR THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

1. PURPOSE OF ELECTRONIC RECORDS POLICY. The purpose of this Electronic Records Policy (“Policy”) is to create a more efficient and cost-effective means for retaining and managing District records by authorizing the District to designate electronic copies of original paper records as record, “master” copies, and to dispose of the duplicate original paper records.

2. DESIGNATION OF ELECTRONIC COPIES AS MASTER COPIES. It is the policy of the District to retain and manage records in accordance with, and pursuant to, Rule 1B-26.003, Florida Administrative Code, and, more specifically, to: (i) create electronic copies of original paper records, (ii) designate all such electronic copies as the record (master) copies; and (iii) destroy, or otherwise dispose of, such originals in accordance with the applicable general schedule once such originals are obsolete, superseded or the administrative value is lost. The District records custodian in his or her sole discretion may select which original paper records, if any, shall be subject to the implementation of this Policy.

All District Supervisors, officers, managers, staff, employees, and other personnel and contractors (where applicable) shall manage, protect, and maintain all records in accordance with the applicable retention schedule approved by the Division of Library and Information Services, the District’s applicable records retention rules and policies, Rule 1B-26.003, Florida Administrative Code, a copy of which is attached hereto, and this Policy.

3. DISTRICT DUTIES AND RESPONSIBILITIES. The District and the District’s record custodian shall develop and implement this Policy, all in compliance with Rule 1B-26.003(6), Florida Administrative Code, the terms of which are incorporated herein. Among other things, the District shall ensure that all records are included within records retention schedules, integrate the management of electronic records with other records and information resources management programs, incorporate electronic records management objectives, responsibilities, and authorities in pertinent District directives, establish procedures for addressing records management requirements, provide training as appropriate, etc.

4. PUBLIC RECORDS. The District shall ensure that the electronic recordkeeping systems meet all requirements for public access to records in accordance with Chapter 119, Florida Statutes. Toward that end, the District shall provide copies of electronic records to any person making a public records request, shall ensure that all District contracts do not impair the right of the public to access District records, shall maintain the confidentiality of records exempt from disclosure, and otherwise shall satisfy the requirements of Chapter 119, Florida Statutes, and Rule 1B-26.003(6)(g), Florida Administrative Code, the terms of which are incorporated herein.

5. DOCUMENTATION STANDARDS. The District shall develop and maintain adequate and up-to-date technical and descriptive documentation for each electronic recordkeeping system in compliance with Rule 1B-26.003(7), Florida Administrative Code, the terms of which are incorporated herein. Among other things, and without intending to limit the requirements of Rule 1B-26.003(7), Florida Administrative Code, the documentation shall include a narrative description of the system, the physical and technical characteristics of the system, and any other technical information needed to read or process the records.

6. CREATION AND USE OF ELECTRONIC RECORDS. The District shall comply with Rule 1B-26.003(8), Florida Administrative Code, the terms of which are incorporated herein, with respect to the creation and use of electronic records. Among other things, the District shall provide a method for authorized users to retrieve desired records, shall provide an appropriate level of security in order to maintain the integrity of the records, shall identify the open format or standard interchange format when necessary to permit the exchange of records on electronic media, and shall provide for the disposition of the records, including, when appropriate, transfer to the Florida State Archives. Before a record (master) copy is created on an electronic recordkeeping system, the record shall be uniquely identified to enable authorized personnel to retrieve, protect, and carry out the disposition of records in the system.

7. LEGAL AUTHENTICATION. Pursuant to Rule 1B-26.003(9), Florida Administrative Code, the terms of which are incorporated herein, the District shall implement the following procedures to enhance the legal admissibility of electronic records:

- a. Document that similar kinds of records generated and stored electronically are created by the same processes each time and have a standardized retrieval approach.
- b. Substantiate that security procedures prevent unauthorized addition, modification, or deletion of a record and ensure systems are protected against such problems as power interruptions.
- c. Identify the electronic media on which records are stored throughout their life cycle, the maximum time span that records remain on each storage media, and the official retention requirements as approved by the Division of Library and Information Services.

8. SELECTION OF ELECTRONIC RECORDS STORAGE MEDIA. The District shall select appropriate media and systems for the storage of electronic records throughout their life cycle pursuant to Rule 1B-26.003(10), Florida Administrative Code, the terms of which are incorporated herein. Among other things, such media and systems shall permit easy and accurate retrieval, shall retain the records in a usable format, and shall meet the standards, and be selected based on the factors, set forth in Rule 1B-26.003(10), Florida Administrative Code.

9. MAINTENANCE OF ELECTRONIC RECORDS. The District shall maintain electronic records in a manner consistent with the standards set forth in Rule 1B-26.003(11), Florida Administrative Code, the terms of which are incorporated herein.

10. RETENTION OF ELECTRONIC RECORDS. The District shall ensure that all electronic records are retained and accessible for as long as required by law and pursuant to Rule 1B-26.003(12), Florida Administrative Code, the terms of which are incorporated herein. Specifically, the District records custodian shall schedule the retention and disposition of all electronic documents, shall establish a process for recopying, reformatting and other necessary maintenance to ensure the retention and usability of electronic records throughout their authorized life cycle, and shall transfer a copy of the electronic records to the Florida State Archives at the time specified in the record retention schedule, if applicable.

11. DESTRUCTION OF ELECTRONIC RECORDS. The District shall destroy electronic records only in a manner consistent with the standards set forth in Rule 1B-26.003(13), Florida Administrative Code, the terms of which are incorporated herein. At a minimum, the District shall destroy electronic records in a manner such that any confidential or exempt information cannot practicably be read or

reconstructed, and shall ensure that recording media previously used for electronic records containing confidential or exempt information are not reused if the previously recorded information can be comprised in any way by reuse.

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Rule 1B-26.003, Florida Administrative Code

1B-26.003 Electronic Recordkeeping.

(1) These rules provide standards for record copies of public records which reside in electronic form. These requirements must be incorporated in the system design and implementation of new systems and enhancements to existing systems in which electronic records reside. Public records are those as defined by Section 119.011(12), F.S.

(2) These rules are applicable to all agencies as defined by Section 119.011(2), F.S., and establish minimum requirements for the creation, utilization, maintenance, retention, preservation, storage and disposition of electronic record copies, regardless of the media.

(3) Electronic recordkeeping systems and practices in use at the effective date of this rule that are not in compliance with the requirements of this rule may be used until the systems or practices are replaced or upgraded. New and upgraded electronic recordkeeping systems and practices created or implemented after the effective date of this rule shall comply with the requirements contained herein. If an agency cannot practicably achieve compliance with this section in relation to an upgraded system, the agency shall document the reason why it cannot do so.

(4) For the purpose of these rules:

(a) "Checksum" means a hashing algorithm or procedure for checking that electronic records have not been altered by transforming a string of characters into a usually shorter fixed-length "hash value" or key that represents the original string.

(b) "Database" means an organized collection of automated information.

(c) "Database management system" means a set of software programs that controls the organization, storage and retrieval of data (fields, records and files) in a database. It also controls the security and integrity of the database.

(d) "Digital signature" means a type of electronic signature (any letters, characters, or symbols executed with an intent to authenticate) that can be used to authenticate the identity of the sender of a message or the signer of a document and to ensure that the original content of the message or document that has been sent is unchanged. Digital signatures can be created through checksums.

(e) "Electronic record" means any information that is recorded in machine readable form.

(f) "Electronic recordkeeping system" means an automated information system for the organized collection, processing, transmission and dissemination of information in accordance with defined procedures.

(g) "Logical access controls" means those administrative controls and permissions allowing or limiting user access to a system's records and resources.

(h) "Metadata" means structured or semi-structured data about records that enables identification, access, use, understanding and preservation of those records over time.

(i) "System design" means the design of the nature and content of input, files, procedures and output, and their interrelationships.

(j) "Permanent or long-term records" means any public records as defined by Section 119.011(12), F.S., which have an established retention period of more than 10 years.

(k) "PPI" means pixels per inch and is the measurement of digital pixels on a screen or file.

(l) "Record copy" means public records specifically designated by the custodian as the official record.

(m) "Geographic information system" means a computer system for capturing, storing, checking, integrating, manipulating, analyzing and displaying data related to positions on the Earth's surface.

(n) "Open format" means a data format that is defined in complete detail, allows transformation of the data to other formats without loss of information, and is open and available to the public free of legal restrictions on use.

(o) "Unicode" means the universal character encoding standard maintained by the Unicode Consortium, providing the basis for processing, storage, and interchange of text data in any language in all modern software and information technology protocols.

(5) Agencies shall develop and maintain adequate and up-to-date technical and descriptive documentation for each electronic recordkeeping system to specify characteristics necessary for reading or processing the records. Documentation for electronic records systems shall be maintained in electronic or printed form as necessary to

ensure access to the records. The minimum documentation required is:

(a) A narrative description of the system, including all inputs and outputs of the system; the organization and contents of the files and records; policies on access and use; security controls; purpose and function of the system; update cycles or conditions and rules for adding information to the system, changing information in it, or deleting information; and the location and media in which electronic records are maintained and their retention requirements to ensure appropriate disposition of records in accordance with Chapter 1B-24, F.A.C.

(b) The physical and technical characteristics of the records, including:

1. A record layout or markup language that describes each file or field including its name, size, starting or relative position, and description of the form of the data (such as alphabetic, decimal or numeric), or

2. A data dictionary or the equivalent information associated with a database management system including a description of the relationship between data elements in databases;

(c) For information coming from geographic information systems, the physical and technical characteristics of the records must be described including a data dictionary, a quality and accuracy report and a description of the graphic data structure, such as recommended by the federal Spatial Data Transfer Standards; and,

(d) Any other technical information needed to read or process the records.

(6) Electronic recordkeeping systems that maintain record copies of public records on electronic media shall meet the following minimum requirements:

(a)1. Provide a method for all authorized users of the system to retrieve desired records;

2. Provide an appropriate level of security to ensure the integrity of the records in accordance with the requirements of Chapter 282, F.S. Security controls should include, at a minimum, physical and logical access controls, backup and recovery procedures, and training for custodians and users. Automated methods for integrity checking should be incorporated in all systems that generate and use official file copies of records. Checksums and digital signatures should be considered for all official file copies of electronic records. The use of automated integrity controls, such as checksums and digital signatures, can reduce the need for other security controls. Checksums used to protect the integrity of official file copies of records should meet the requirements of U.S. Federal Information Processing Standards Publication 180-4 (FIPS-PUB 180-4) (August 4, 2015) entitled "Secure Hash Standard (SHS)," <https://www.flrules.org/Gateway/reference.asp?No=Ref-13888> which is hereby incorporated by reference, and made a part of this rule. This publication is available from the National Institute of Standards and Technology, U.S. Department of Commerce, 100 Bureau Drive, Gaithersburg, MD 20899, and at the Internet Uniform Resource Locator: <https://csrc.nist.gov/publications/detail/fips/180-4/final>.

3. Identify the open format or standard interchange format when necessary to permit the exchange of records on electronic media between agency electronic recordkeeping systems using different software/operating systems and the conversion or migration of records on electronic media from one system to another.

4. Provide for the disposition of the records including, when appropriate, transfer to the Florida State Archives.

(b) Before a record copy is created on an electronic recordkeeping system, the record shall be uniquely identified to enable authorized personnel to retrieve, protect, and carry out the disposition of records in the system. Agencies shall ensure that records maintained in such systems can be correlated with any existing related records on paper, microfilm or other media.

(c) Systems or programs used to create, store or access record copies of electronic records must capture structural, descriptive, administrative and technical metadata standard to the system or program employed and must generate additional metadata whenever a record is moved within the system or migrated to another format or storage medium.

(7) Agencies shall implement the following procedures to enhance the legal admissibility of electronic records:

(a) Document that similar kinds of records generated and stored electronically are created by the same processes each time and have a standardized retrieval approach.

(b) Substantiate that security procedures prevent unauthorized addition, modification, or deletion of a record and ensure systems are protected against such problems as power interruptions.

(c) Identify the electronic media on which records are stored throughout their life cycle, the maximum time span that records remain on each storage media, and the official retention requirements as approved by the Division of

Library and Information Services.

(d) Professional engineer drawings and documents: Maintain in unaltered form a record copy of any and all documents signed, dated and sealed by a professional engineer prior to or upon submission to the agency. The record copy of signed, dated and sealed documents must be retained in unaltered form for the duration of the record's retention period. This provision does not prohibit agencies from scanning the unaltered document and maintaining the scanned copy as the record copy.

(e) State agencies shall, and other agencies are encouraged to, establish and maintain integrity controls for record copies of electronic records in accordance with the requirements of Chapter 282, F.S.

(8) For storing record copies of electronic public records throughout their life cycle, agencies shall select appropriate media and systems which meet the following requirements:

(a) Permit easy and accurate retrieval in a timely fashion;

(b) Retain the records in a usable format until their authorized disposition and, when appropriate, meet the requirements necessary for transfer to the Florida State Archives.

(c) Agencies shall not use the following for the storage of record copies of permanent or long-term records:

1. Flash memory media (such as thumb drives, SD cards, CF cards, micro-SD cards);
2. Audio cassette tape;
3. VHS video cassette tape;
4. Floppy disks.

(d) Permanent or long-term records may be stored using one or more of the following methods:

1. Hard drive, preferably high-reliability, solid-state drive (SSD); spinning hard disk drive (HDD) is also acceptable;
2. Optical disc, preferably write-once discs with an inert dye layer;
3. Polyester-based magnetic data tape;
4. Cloud storage, preferably high-reliability, web-based storage services.

(e) Standard. A scanning density with a minimum of 300 PPI is required for scanned images created by the agency from hard copy permanent or long-term records.

(f) Record copies of scanned images created by the agency from hard copy permanent or long-term records must be stored in accordance with a published International Organization for Standardization (ISO) open standard image format.

(g) The following factors are to be considered before selecting a storage media or converting from one media to another:

1. The authorized retention of the records as determined during the scheduling process;
2. The maintenance necessary to retain the records;
3. The cost of storing and retrieving the records;
4. The access time to retrieve stored records;
5. The portability of the medium (that is, selecting a medium that can be read by equipment offered by multiple manufacturers); and,
6. The ability to transfer the information from one medium to another, such as from optical disk to magnetic tape.

(9)(a) Agencies shall back up electronic records on a regular basis to safeguard against the loss of information due to equipment malfunctions, human error or other disaster. Additional backups are strongly recommended for permanent and long-term records. Backups created for disaster recovery purposes, and all preservation duplicates of permanent or long-term records, shall be maintained in an off-site storage facility, which may include cloud storage, geographically separated from the risks associated with the agency's location. The storage environment must be maintained at constant temperature (below 68 degrees Fahrenheit) and relative humidity (30 to 45 percent) levels. Storage and handling of permanent or long-term records on magnetic tape shall conform to the standards contained in Standard AES22-1997 (r2008) "AES recommended practice for audio preservation and restoration – Storage and handling – Storage of polyester-base magnetic tape" <https://www.flrules.org/Gateway/reference.asp?No=Ref-13889> (published 1997, reaffirmed 2003 and 2008, stabilized 2012) which is hereby incorporated by reference and made a part of this rule. This publication is available

from the Audio Engineering Society, Incorporated at the Internet Uniform Resource Locator: <https://www.aes.org/publications/standards/search.cfm?docID=25>. If an agency cannot practicably maintain backups and preservation duplicates as required in this section, the agency shall document the reasons why it cannot do so. Other electronic records media should be stored in a cool, dry, dark environment when possible (maximum temperature 73 degrees Fahrenheit, relative humidity 20-50 percent).

(b) Agencies shall annually read a statistical sample of all electronic media containing permanent or long-term records to identify any loss of information and to discover and correct the cause of data loss.

(c) Agencies shall conduct data integrity testing on all media containing permanent or long-term electronic records at least every 10 years and verify that the media are free of permanent errors. More frequent testing (e.g. at least every 5 years) is highly recommended. If a checksum was previously run on the digital media, testing can be conducted by running the same checksum.

(d) Agencies shall rewind tape reels immediately before use to restore proper tension, or at a minimum every three years. When tapes with extreme cases of degradation are discovered, they should be rewound to avoid more permanent damage and copied to new media as soon as possible. Tapes shall be played continuously from end to end to ensure even packing. Tapes shall be stored so that the tape is all on one reel or hub. The requirement for rewinding does not apply to tape cartridges.

(e) External labels (or the equivalent automated management system) for electronic recording media used to store permanent or long-term records shall provide unique identification for each storage media, including:

1. The name of the organizational unit responsible for the data;
2. System title, including the version number of the application;
3. Special security requirements or restrictions on access, if any; and,
4. Software in use at the time of creation.

(f) Standard. For all media used to store permanent or long-term electronic records, agencies shall maintain human readable information specifying recording methods, formats, languages, dependencies and schema sufficient to ensure continued access to, and intellectual control over, the records. Additionally, the following information shall be maintained for each media used to store permanent or long-term electronic records:

1. File title;
2. Dates of creation;
3. Dates of coverage; and,
4. Character code/software dependency.

(g) Electronic records storage media shall not be stored closer than 6 feet to sources of magnetic fields, including generators, elevators, transformers, loudspeakers, microphones, headphones, magnetic cabinet latches and magnetized tools.

(h) Electronic records on magnetic tape or disk shall not be stored in metal containers unless the metal is non-magnetic. Storage containers shall be resistant to impact, dust intrusion and moisture. Compact disks shall be stored in hard cases, and not in cardboard, paper or flimsy sleeves.

(i) Agencies shall ensure that record copies of electronic records are maintained by personnel properly trained in the use and handling of the records and associated equipment.

(j) Agencies shall establish and adopt procedures for external labeling of physical storage media and for descriptive file naming and/or labeling of electronic files and directories so that all authorized users can identify and retrieve the stored information.

(k) Agencies shall convert storage media to provide compatibility with the agency's current hardware and software to ensure that information is not lost due to changing technology or deterioration of storage media. Before conversion of information to different media, agencies must determine that authorized disposition of the electronic records can be implemented after conversion. Permanent or long-term electronic records shall be transferred to new media compliant with this rule as needed to prevent loss of information due to changing technology or deterioration of storage media.

(10) Each agency is responsible for ensuring the continued accessibility and readability of public records throughout the entire life cycle regardless of the format or media in which the records are maintained.

Agencies shall establish policies and procedures to ensure that electronic records and their documentation are retained and accessible as long as needed. These procedures shall include provisions for:

(a) Scheduling the retention and disposition of all electronic records, as well as related access documentation and indexes, in accordance with the provisions of Chapter 1B-24, F.A.C.

(b) Establishing procedures for regular recopying, reformatting and other necessary maintenance to ensure the retention and usability of the electronic records throughout their authorized life cycle.

(c) Transferring a copy of the electronic records and any related documentation and indexes to the Florida State Archives at the time specified in the records retention schedule, if applicable. Transfer may take place at an earlier date if convenient for both the agency and the Archives.

(11) Electronic records may be destroyed only in accordance with the provisions of Chapter 1B-24, F.A.C.

Rulemaking Authority 257.14, 257.36(1), 257.36(6) FS. Law Implemented 257.36(1)(a) FS. History—New 8-16-92, Amended 5-13-03, 5-21-08, 12-6-21.

RESOLUTION 2024-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Heritage Harbour North Community Development District (the “Board”) prior to June 15, 2024, a Proposed Budget for Fiscal Year 2025; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2025 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, May 2, 2024
TIME: 1:00 P.M.
LOCATION: River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

RESOLUTION 2024-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of the other provisions thereof.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Heritage Harbour North Community Development District this 1st day of February 2024.

ATTEST:

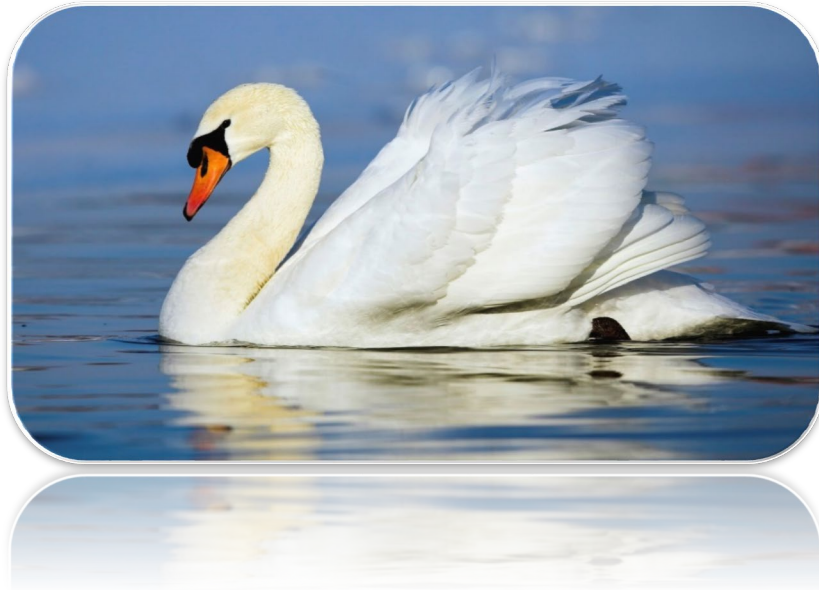
**HERITAGE HARBOUR NORTH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit A: Proposed Fiscal Year 2025 Budget

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 10	\$ 4	\$ 10	\$ 10
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 126,298	\$ 92,785	\$ 126,298	\$ 113,369
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 126,308	\$ 92,789	\$ 126,308	\$ 113,379
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Board of Supervisor's - FICA	\$ 230	\$ -	\$ 230	\$ 230
Executive				
Executive Salaries	\$ 40,425	\$ 13,475	\$ 40,425	\$ 42,446
Executive Salaries - FICA	\$ 3,093	\$ 1,248	\$ 3,743	\$ 3,897
Executive Salaries - Insurance	\$ -	\$ -	\$ -	\$ -
Financial and Administrative				
Audit Services	\$ 5,000	\$ 4,400	\$ 4,400	\$ 4,500
Accounting Services	\$ 3,500	\$ 1,510	\$ 5,000	\$ 5,000
Assessment Roll Preparation	\$ 8,500	\$ 2,833	\$ 8,500	\$ 8,500
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ 200	\$ -	\$ 200	\$ 250
Legal Advertising	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Services	\$ 11,900	\$ 4,760	\$ 11,021	\$ 11,900
Dissemination Agent Services	\$ 2,000	\$ 100	\$ 2,250	\$ 2,250
Bank Service Fees	\$ 800	\$ 1,119	\$ 650	\$ 650
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 100	\$ -	\$ 400	\$ 400
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer/Web Site Services	\$ 7,900	\$ 1,779	\$ 7,900	\$ 7,900
Insurance	\$ 7,200	\$ 7,195	\$ 7,195	\$ 7,895
Printing and Binding	\$ 100	\$ -	\$ 200	\$ 200
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 1,500	\$ 210	\$ 3,000	\$ 3,000
Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ 750	\$ -	\$ 750	\$ 750
Contingencies	\$ -	\$ -	\$ -	\$ -

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Operaton Reserve (Addition)	\$ 18,595	\$ -	\$ 18,595	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 8,841	\$ 912	\$ 9,752	\$ 7,936
Total Expentitures and Other Uses	<u>\$ 126,308</u>	<u>\$ 39,715</u>	<u>\$ 129,886</u>	<u>\$ 113,379</u>
Net Increase/(Decrease) in Fund Balance		\$ 53,074	\$ (3,578)	\$ -
Fund Balance - Beginning	<u>\$ 179,229</u>	<u>\$ 179,229</u>	<u>\$ 179,229</u>	<u>\$ 175,651</u>
Fund Balance - Ending (Projected)	<u>\$ 179,229</u>	<u>\$ 232,303</u>	<u>\$ 175,651</u>	<u>\$ 175,651</u>

Reserved: (Fund Balance)

1st Three (3) Months Operation	\$ 28,345
Extraordinary Capital/Operations	\$ 147,307

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	331	\$ 67.21	\$ 60.33
Single Family 65'	176	\$ 67.21	\$ 60.33
Single Family 75	147	\$ 67.21	\$ 60.33
Single Family 85'	102	\$ 67.21	\$ 60.33
TH/Coach/SF Attached	478	\$ 67.21	\$ 60.33
Condominium	636	\$ 67.21	\$ 60.33
Total:	<u>1870</u>		

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2025**

Revenues and Other Sources

Carryforward	\$	-
The amount of anticipated Fund Balance is recommended to be utilized to fund the operating expenses of the District for the first three (3) months of the Fiscal Year, pending the receipt of assessment collections, which generally begin in late December or early January.		
Interest Income - General Account	\$	10
With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.		

Expenditures and Other Uses

Legislative

Board of Supervisor's Fees	\$	3,230
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District.		

Executive

Executive Saleries and Benefits	\$	46,344
The District has one employee - that is the District Manager who handles the daily activities of the District.		

Financial and Administrative

Audit Services	\$	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Accounting Services	\$	5,000
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation	\$	8,500
For the preparation by the District Manager of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Manatee County Property Appraiser.		
Arbitrage Rebate Fees	\$	1,000
For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		

Other Contractual Services

Recording and Transcription	\$	250
Legal Advertising	\$	1,500

**Heritage Harbour North
Community Development District**

General Fund - Budget

Fiscal Year 2025

Trustee Services	\$	11,900
<p>With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.</p>		
Dissemination Agent Services	\$	2,250
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.</p>		
Bank Service Fees	\$	650
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	400
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services	\$	7,900
<p>The District maintains all of it's Public Records, including all of it's programs for accounting and the administration of the District in a cloud computing environment with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records. In addition, the District will continue to develop a web site to apprise the community of District activities and to begin making District records electronically available to the public.</p>		
Insurance	\$	7,895
Printing and Binding	\$	200
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	3,000
<p>The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".</p>		
Other General Government Services		
Engineering Services	\$	750
<p>The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Contingencies	\$	-
Reserves		
Operaton Reserve (Addition)	\$	-
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	7,936
<p>4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee</p>		

Total Expenditures and Other Uses: \$ 113,379

**Heritage Harbour North
Community Development District**

**Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 15	\$ 6,173	\$ 12,750	\$ 9,000
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 411,040	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll		\$ -	\$ -	\$ -
Special Assessment - Prepayments		\$ -	\$ -	
Total Revenue & Other Sources	\$ 551,323	\$ 417,213	\$ 564,058	\$ 560,308

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2014 Bonds \$ 175,000 \$ - \$ 175,000 \$ 185,000

Principal Debt Service - Early Redemptions

Series 2014 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2014 Bonds \$ 346,675 \$ 173,338 \$ 346,675 \$ 337,925

Operating Transfers Out

\$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts, Tax Collector Fees and Property Appraiser Fees \$ 31,205 \$ - \$ 31,205 \$ 31,205

Total Expenditures and Other Uses **\$ 552,880** **\$ 173,338** **\$ 552,880** **\$ 554,130**

Net Increase/(Decrease) in Fund Balance		\$ 243,875	\$ 11,178	\$ 6,177
Fund Balance - Beginning	\$ 502,414	\$ 502,414	\$ 502,414	\$ 513,592
Fund Balance - Ending (Projected)	\$ 502,414	\$ 746,289	\$ 513,592	\$ 513,592

Restricted Fund Balance:

Reserve Account Requirement	\$ 265,441
Restricted for November 1, 2025 Interest Payment	\$ 164,338
	\$ 429,778

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	172	\$ 941.51	\$ 941.51
Single Family 65'	143	\$ 1,400.30	\$ 1,400.30
Single Family 75'	24	\$ 1,729.07	\$ 1,729.07
Single Family 85'	12	\$ 1,892.20	\$ 1,892.20
Twin Villas	130	\$ 745.32	\$ 745.32
Condominium	26	\$ 1,078.05	\$ 1,078.05
Total:	507		

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2025**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 7,945,000	5.000%		
11/1/2015				\$ 201,337.50	
5/1/2016		\$ 115,000	5.000%	\$ 201,337.50	\$ 517,675
11/1/2016				\$ 198,462.50	
5/1/2017		\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925
11/1/2017				\$ 195,337.50	
5/1/2018		\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675
11/1/2018	\$ 35,000.00			\$ 192,087.50	
5/1/2019		\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175
11/1/2019				\$ 188,712.50	
5/1/2020		\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425
11/1/2020				\$ 185,087.50	
5/1/2021		\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175
11/1/2021				\$ 181,337.50	
5/1/2022		\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675
11/1/2022				\$ 177,462.50	
5/1/2023		\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925
11/1/2023				\$ 173,337.50	
5/1/2024		\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675
11/1/2024				\$ 168,962.50	
5/1/2025		\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925
11/1/2025				\$ 164,337.50	
5/1/2026		\$ 190,000	5.000%	\$ 164,337.50	\$ 518,675
11/1/2026				\$ 159,587.50	
5/1/2027		\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175
11/1/2027				\$ 154,587.50	
5/1/2028		\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175
11/1/2028				\$ 149,337.50	
5/1/2029		\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675
11/1/2029				\$ 143,712.50	
5/1/2030		\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425
11/1/2030				\$ 137,837.50	
5/1/2031		\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675
11/1/2031				\$ 131,712.50	
5/1/2032		\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425
11/1/2032				\$ 125,212.50	
5/1/2033		\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425
11/1/2033				\$ 118,337.50	

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2025**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2034		\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675
11/1/2034				\$ 111,212.50	
5/1/2035	\$	300,000	5.125%	\$ 111,212.50	\$ 522,425
11/1/2035				\$ 103,525.00	
5/1/2036	\$	315,000	5.125%	\$ 103,525.00	\$ 522,050
11/1/2036				\$ 95,453.13	
5/1/2037	\$	335,000	5.125%	\$ 95,453.13	\$ 525,906
11/1/2037				\$ 86,868.75	
5/1/2038	\$	350,000	5.125%	\$ 86,868.75	\$ 523,738
11/1/2038				\$ 77,900.00	
5/1/2039	\$	370,000	5.125%	\$ 77,900.00	\$ 525,800
11/1/2039				\$ 68,418.75	
5/1/2040	\$	390,000	5.125%	\$ 68,418.75	\$ 526,838
11/1/2040				\$ 58,425.00	
5/1/2041	\$	410,000	5.125%	\$ 58,425.00	\$ 526,850
11/1/2041				\$ 47,918.75	
5/1/2042	\$	430,000	5.125%	\$ 47,918.75	\$ 525,838
11/1/2042				\$ 36,900.00	
5/1/2043	\$	455,000	5.125%	\$ 36,900.00	\$ 528,800
11/1/2043				\$ 25,240.63	
5/1/2044	\$	480,000	5.125%	\$ 25,240.63	\$ 530,481
11/1/2044				\$ 12,940.63	
5/1/2045	\$	505,000	5.125%	\$ 12,940.63	\$ 530,881

**Heritage Harbour North
Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2025**

Description	Fiscal Year 2024 Budget	Actual at 01/22/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 15	\$ 3,371	\$ 13,484	\$ 10,000
Gain (Loss) on Investments		\$ -		
Operating Transfers In		\$ -	\$ -	\$ -
Debt Proceeds		\$ -	\$ -	\$ -
Proceeds from Refunding Bonds				
Transfer from Revenue Acct	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 1,079,533	\$ 1,461,847	\$ 1,461,847
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -		\$ -
Total Revenue & Other Sources	\$ 1,461,862	\$ 1,082,904	\$ 1,475,331	\$ 1,471,847

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2017 Bonds \$ 750,000 \$ 5,000 \$ 755,000 \$ 790,000

Principal Debt Service - Early Redemptions

Series 2017 Bonds - from Property Owners \$ - \$ - \$ - \$ -

Series 2017 Prepayments - Excess Revenue \$ - \$ - \$ - \$ -

Interest Expense

Series 2017 Bonds \$ 605,500 \$ 302,750 \$ 605,500 \$ 567,700

Operating Transfers Out

\$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts, Tax Collector Fees and Property

Appraiser Fees \$ 95,635 \$ - \$ 95,635 \$ 95,635

Total Expenditures and Other Uses **\$ 1,451,135** **\$ 307,750** **\$ 1,456,135** **\$ 1,453,335**

Net Increase/(Decrease) in Fund Balance

\$ 374,364 \$ 775,154 \$ 19,196 \$ 18,512

Fund Balance - Beginning \$ 374,364 \$ 374,364 \$ 374,364 \$ 393,560

Fund Balance - Ending (Projected) **\$ 1,149,518** **\$ 393,560** **\$ 412,072**

Restricted Fund Balance:

Reserve Account Requirement (subordinate Bonds) \$ 27,194

Restricted for November 1, 2025 Interest Payment \$ 264,081

Total - Restricted Fund Balance: **\$ 291,275**

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	157	\$ 1,049.15	\$ 1,049.15
Single Family 65'	32	\$ 1,240.34	\$ 1,240.34
Single Family 75	123	\$ 1,430.58	\$ 1,430.58
Single Family 85'	90	\$ 1,620.81	\$ 1,620.81
TH/Coach/SF Attached	345	\$ 1,030.10	\$ 1,030.10
Condominium	610	\$ 951.18	\$ 951.18
Total:	1357		

**Heritage Harbour North
Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2025**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2017				\$ 430,943.75		
5/1/2018	\$ 250,000	\$ 570,000	varies	\$ 408,262.50	\$ 1,409,206	\$ 18,695,000
11/1/2018				\$ 388,075.00		
5/1/2019	\$ 50,000	\$ 590,000	varies	\$ 388,075.00	\$ 1,366,150	\$ 18,055,000
11/1/2019				\$ 372,031.25		
5/1/2020	\$ 5,000	\$ 620,000	varies	\$ 371,943.75	\$ 1,363,975	\$ 17,430,000
11/1/2020				\$ 356,425.00		
5/1/2021	\$ 15,000	\$ 650,000	varies	\$ 356,425.00	\$ 1,362,850	\$ 16,765,000
11/1/2021				\$ 340,156.25		
5/1/2022		\$ 680,000	varies	\$ 340,156.25	\$ 1,360,313	\$ 16,085,000
11/1/2022	\$ 80,000			\$ 322,743.75		
5/1/2023		\$ 715,000	varies	\$ 320,643.75	\$ 1,358,388	\$ 15,290,000
11/1/2023	\$ 5,000			\$ 302,750.00		
5/1/2024		\$ 750,000	varies	\$ 302,750.00	\$ 1,355,500	\$ 14,540,000
11/1/2024				\$ 283,850.00		
5/1/2025		\$ 790,000	varies	\$ 283,850.00	\$ 1,357,700	\$ 13,750,000
11/1/2025				\$ 264,081.25		
5/1/2026		\$ 830,000	varies	\$ 264,081.25	\$ 1,358,163	\$ 12,920,000
11/1/2026				\$ 243,312.50		
5/1/2027		\$ 870,000	varies	\$ 243,312.50	\$ 1,356,625	\$ 12,050,000
11/1/2027				\$ 221,543.75		
5/1/2028		\$ 910,000	varies	\$ 221,543.75	\$ 1,353,088	\$ 11,140,000
11/1/2028				\$ 205,487.50		
5/1/2029		\$ 940,000	varies	\$ 205,487.50	\$ 1,350,975	\$ 10,200,000
11/1/2029				\$ 188,906.25		
5/1/2030		\$ 975,000	varies	\$ 188,906.25	\$ 1,352,813	\$ 9,225,000
11/1/2030				\$ 171,800.00		
5/1/2031		\$ 1,010,000	varies	\$ 171,800.00	\$ 1,353,600	\$ 8,215,000
11/1/2031				\$ 153,950.00		
5/1/2032		\$ 1,045,000	varies	\$ 153,950.00	\$ 1,352,900	\$ 7,170,000
11/1/2032				\$ 135,487.50		
5/1/2033		\$ 1,085,000	varies	\$ 135,487.50	\$ 1,355,975	\$ 6,085,000
11/1/2033				\$ 114,993.75		
5/1/2034		\$ 1,125,000	varies	\$ 114,993.75	\$ 1,354,988	\$ 4,960,000
11/1/2034				\$ 93,750.00		
5/1/2035		\$ 1,175,000	varies	\$ 93,750.00	\$ 1,362,500	\$ 3,785,000
11/1/2035				\$ 71,531.25		
5/1/2036		\$ 1,215,000	varies	\$ 71,531.25	\$ 1,358,063	\$ 2,570,000

Heritage Harbour North
Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2025

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2036				\$ 48,562.50		
5/1/2037		\$ 1,240,000	varies	\$ 48,562.50	\$ 1,337,125	\$ 1,330,000
11/1/2037				\$ 27,750.00		
5/1/2038		\$ 1,310,000	varies	\$ 27,750.00	\$ 1,365,500	\$ 20,000

MEMO

To: Board of Supervisors

From: James P. Ward

Date: January 9, 2023

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System ("EFDMS") website registration, Financial Disclosure Forms, and Ethics Training.

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Financial disclosure forms are due on or before July 1, 2024 for the preceding calendar year. A grace period is in effect until September 1. If the disclosure is not filed or postmarked by September 1, an automatic fine of \$25 per day will begin to accrue and will continue to build until the disclosure is filed, or the fine reaches \$1,500.

If you have an annual filing requirement AND will be running for office as a qualified elector in November, then you will need to complete your disclosure in EFDMS and submit your filing electronically to the Commission, then print a verification/receipt for e-filing your form or print a copy of your disclosure to file with your Qualifying Officer packet.

It is imperative that each filer take the time to confirm their registration on the EFDMS site, in order to ensure that the Florida Commission on Ethics has updated and correct contact information. All communication about filing requirements and due dates for filers will be provided via email only. Filers MUST maintain a current email address in EFDMS. By law, failure to maintain a current email address will not qualify as an "unusual circumstance" during an appeal of an automatic fine for failure to timely file a Form.

If the annual form is not submitted via the electronic filing system created and maintained by the Florida Commission on Ethics by September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office [s. 112.3145, F.S.].

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.].

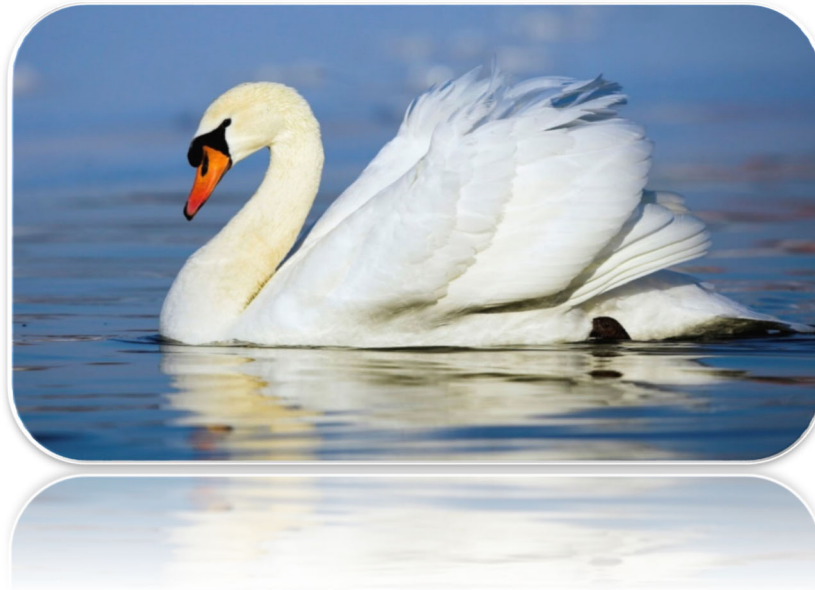
Also beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the Public Records and Open Meetings laws of the State. You are required to certify on this form that you have taken such training.

There is a check box on the Form 1 for Constitutional officers, elected Municipal Officers, and others to certify that they completed the required training. The training is a calendar year requirement and corresponds to the form year.

Constitutional officers elected Municipal Officers, and others should keep track of all ethics training they complete. Please do not send Certificates of Completion or letters verifying that you have received such training; the Commission does not track officers' completed hours. Officials may take training from any source they choose. Options to complete this training are available on the Commissions website: <https://www.ethics.state.fl.us/Training/Training.aspx>.

As always, if you have any questions regarding this information, please feel free to contact me directly at 954-658-4900.

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 31, 2023

FISCAL YEAR 2024

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of October 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	\$ 137,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,244
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	259,706	72,951	-	-	-	-	332,656
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	5,000	-	-	-	-	5,000
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,559	-	-	-	-	-	1,559
Interest Accounts	-	0	302,750	-	-	-	-	302,750
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
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	-	-	-	-	-	916,228	-	916,228
Amount to be Provided by Debt Service Funds	-	-	-	-	-	21,163,772	-	21,163,772
General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Total Assets	\$ 137,985	\$ 520,539	\$ 395,689	\$ -	\$ -	\$ 22,080,000	\$ 12,324,253	\$ 35,458,466

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of October 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	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,790,000	-	6,790,000
Bonds Payable - Series 2017	-	-	-	-	-	15,290,000	-	15,290,000
Total Liabilities	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 22,080,000	\$ -	\$ 22,080,050
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	2,278	1,483	-	-	-	-	3,760
Unassigned								
Beginning: October 1, 2023	151,567	-	-	-	-	-	-	151,567
Results from Current Operations	(13,633)	-	-	-	-	-	-	(13,633)
Total Fund Equity and Other Credits	137,935	520,539	395,689	-	-	-	12,324,253	13,378,416
Total Liabilities, Fund Equity and Other Credits	\$ 137,985	\$ 520,539	\$ 395,689	\$ -	\$ -	\$ 22,080,000	\$ 12,324,253	\$ 35,458,466

Heritage Harbour North Community Development District

General Fund

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

	October	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Miscellaneous Revenue		-	-	N/A
Interest				
Interest - General Checking	1	1	10	13%
Special Assessment Revenue				
Special Assessments - Uniform Method		-	117,457	0%
Special Assessments - Non-Uniform Mthd	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	1	\$ 117,467	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ -	-	\$ 3,000	0%
Board of Supervisor's - FICA		-	230	0%
Executive				
Executive Salaries	3,369	3,369	40,425	8%
Executive Salaries - FICA	312	312	3,092	10%
Executive Salaries - Insurance		-	-	0%
Financial and Administrative				
Audit Services		-	5,000	0%
Accounting Services		-	3,500	0%
Assessment Roll Preparation	708	708	8,500	8%
Arbitrage Rebate Services		-	1,000	0%
Manager Services		-	-	N/A
Professional Services				
District Manager Services		-	-	N/A
Other Contractual Services				
Recording and Transcription		-	200	0%
Legal Advertising		-	1,500	0%
Trustee Services		-	11,900	0%
Dissemination Agent Services		-	2,000	0%
Property Appraiser Fees		-	-	N/A
Bank Services	371	371	800	46%
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 October 31, 2023

	October	Year to Date	Annual Budget	% of Budget
Communications & Freight Services				
Telephone		-	-	N/A
Postage, Freight & Messenger		-	100	0%
Rentals & Leases		-		
Miscellaneous Equipment Leasing		-	-	N/A
Computer Services	1,679	1,679	7,900	21%
Insurance	7,195	7,195	7,200	100%
Printing & Binding		-	100	0%
Office Supplies		-	-	N/A
Subscription & Memberships		-	175	0%
Legal Services				
Legal - General Counsel		-	1,500	0%
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)	-	-	18,595	0%
Total Expenditures and Other Uses:	\$ 13,634	13,634	\$ 117,467	12%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(13,633)	-	
Fund Balance - Beginning	151,567	151,567	160,634	
Fund Balance - Ending	<u>\$ 137,935</u>	<u>137,935</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 October 31, 2023

	October	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Capitalized Interest	-	-	-	N/A
Revenue Account	1,131	1,131	15	7538%
Reserve Account	1,140	1,140	-	N/A
Interest Account	-	-	-	N/A
Sinking Fund	-	-	-	N/A
Prepayment Account	7	7	-	N/A
Special Assessment Revenue				
Special Assessments - Uniform Method	-	-	520,102	0%
Special Assessments - Non-Uniform Mthd	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Other Financing Sources				
Debt Proceeds	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,278	\$ 2,278	\$ 520,117	0%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	\$ -	\$ -	\$ 175,000	0%
Principal - Early Redemptions	-	-	-	N/A
Interest Expense	-	-	346,675	0%
Inter-Fund Group Transfers Out	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 521,675	0%
Net Increase/ (Decrease) of Fund Balance	2,278	2,278	(1,558)	
Fund Balance - Beginning	518,262	518,262	504,164	
Fund Balance - Ending	\$ 520,539	\$ 520,539	\$ 502,606	

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 October 31, 2023

	October	Year to Date	Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Revenue Account	1,398	1,398	-	N/A
Reserve Account	67	67	15	444%
Interest Account	1	1	-	N/A
Sinking Fund	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Excess Revenue	-	-	-	N/A
Excess Reserve	17	17	-	N/A
Gain (loss) on Investments	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - Uniform Method	-	-	1,366,212	0%
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:	\$ 1,483	\$ 1,483	\$ 1,366,227	0%
Expenditures and Other Uses				
Debt Service				
Principal - Mandatory	\$ -	\$ -	\$ 750,000	0%
Principal - Early Redemptions	-	-	-	N/A
Interest Expense	-	-	605,500	0%
Special Items	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 1,355,500	0%
Net Increase/ (Decrease) of Fund Balance	1,483	1,482.59	10,727	
Fund Balance - Beginning	394,207	394,207	363,637	
Fund Balance - Ending	\$ 395,689	\$ 395,689	\$ 374,364	

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 October 31, 2023

	<u>October</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
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	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
 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	-	-	-	N/A
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	-	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
 Net Increase/ (Decrease) of Fund Balance	-	-	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	<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 October 31, 2023

	October	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	\$ -	\$ -	\$ -	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 30, 2023

FISCAL YEAR 2024

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 November 30, 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	\$ 132,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,744
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	102,261	35,547	-	-	-	-	137,808
Excess Revenue - Subordinated Bonds	-	-	74,526	-	-	-	-	74,526
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,566	6	-	-	-	-	1,571
Interest Accounts	-	0	217	-	-	-	-	217
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
-	-	-	-	-	-	-	-	-
Accrued Interest Receivable								
-	-	-	-	-	-	-	-	-
Accounts Receivable								
-	-	-	-	-	-	-	-	-
Prepaid Expenses								
-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
-	-	-	-	-	-	488,386	-	488,386
Amount to be Provided by Debt Service Funds								
-	-	-	-	-	-	21,586,615	-	21,586,615
General Fixed Assets								
-	-	-	-	-	-	-	12,324,253	12,324,253
Total Assets	\$ 132,744	\$ 363,101	\$ 125,284	\$ -	\$ -	\$ 22,075,000	\$ 12,324,253	\$ 35,020,382

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of November 30, 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	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,790,000	-	6,790,000
Bonds Payable - Series 2017	-	-	-	-	-	15,285,000	-	15,285,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,075,000	\$ -	\$ 22,075,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	(155,160)	(268,923)	-	-	-	-	(424,083)
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	(18,082)	-	-	-	-	-	-	(18,082)
Total Fund Equity and Other Credits	132,744	363,101	125,284	-	-	-	12,324,253	12,945,382
Total Liabilities, Fund Equity and Other Credits	\$ 132,744	\$ 363,101	\$ 125,284	\$ -	\$ -	\$ 22,075,000	\$ 12,324,253	\$ 35,020,382

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending November 30, 2023

	October	November	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue			-	-	N/A
Interest					
Interest - General Checking	1	1	3	10	25%
Special Assessment Revenue					
Special Assessments - Uniform Method		3,055	3,055	117,457	3%
Special Assessments - Non-Uniform Mthd	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 3,057	3,058	\$ 117,467	3%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	-	\$ 3,000	0%
Board of Supervisor's - FICA			-	230	0%
Executive					
Executive Salaries	3,369	3,369	6,738	40,425	17%
Executive Salaries - FICA	312	312	624	3,092	20%
Executive Salaries - Insurance			-	-	0%
Financial and Administrative					
Audit Services			-	5,000	0%
Accounting Services		480	480	3,500	14%
Assessment Roll Preparation	708	708	1,417	8,500	17%
Arbitrage Rebate Services			-	1,000	0%
Manager Services			-	-	N/A
Professional Services					
District Manager Services			-	-	N/A
Other Contractual Services					
Recording and Transcription			-	200	0%
Legal Advertising			-	1,500	0%
Trustee Services			-	11,900	0%
Dissemination Agent Services			-	2,000	0%
Property Appraiser Fees			-	-	N/A
Bank Services	371	408	779	800	97%
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 November 30, 2023

	October	November	Year to Date	Annual Budget	% of Budget
Communications & Freight Services					
Telephone			-	-	N/A
Postage, Freight & Messenger			-	100	0%
Rentals & Leases			-		
Miscellaneous Equipment Leasing			-	-	N/A
Computer Services	1,679	100	1,779	7,900	23%
Insurance	7,195		7,195	7,200	100%
Printing & Binding			-	100	0%
Office Supplies			-	-	N/A
Subscription & Memberships		175	175	175	100%
Legal Services					
Legal - General Counsel		175	175	1,500	12%
Other General Government Services					
Engineering Services - General Fund			-	750	0%
Stormwater Needs Analysis			-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	1,779	-	N/A
Payroll Services			-	-	N/A
Capital Outlay					
Operating Transfers Out		-	-	-	N/A
Reserves					
Operation Reserve (Addition)	-	-	-	18,595	0%
Total Expenditures and Other Uses:	\$ 13,634	\$ 7,506	21,140	\$ 117,467	18%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	(18,082)	-	
Fund Balance - Beginning	150,826	137,194	150,826	160,634	
Fund Balance - Ending	\$ 137,194	\$ 132,744	132,744	\$ 160,634	

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 November 30, 2023

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Capitalized Interest	-	-	-	-	N/A
Revenue Account	1,131	1,179	2,310	15	15399%
Reserve Account	1,140	1,179	2,319	-	N/A
Interest Account			-	-	N/A
Sinking Fund			-	-	N/A
Prepayment Account	7	7	14	-	N/A
Special Assessment Revenue					
Special Assessments - Uniform Method		13,535	13,535	520,102	3%
Special Assessments - Non-Uniform Mthd	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Other Financing Sources					
Debt Proceeds	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,278	\$ 15,900	\$ 18,177	\$ 520,117	3%
Expenditures and Other Uses					
Debt Service					
Principal - Mandatory	\$ -	\$ -	\$ -	\$ 175,000	0%
Principal - Early Redemptions	-	-	-	-	N/A
Interest Expense	-	173,338	173,338	346,675	50%
Inter-Fund Group Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,338	\$ 173,338	\$ 521,675	33%
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	(155,160)	(1,558)	
Fund Balance - Beginning	518,262	520,539	518,262	504,164	
Fund Balance - Ending	\$ 520,539	\$ 363,101	\$ 363,101	\$ 502,606	

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 November 30, 2023

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Revenue Account	1,398	1,488	2,886	-	N/A
Reserve Account	67	87	154	15	1024%
Interest Account	1	223	223	-	N/A
Sinking Fund	-	-	-	-	N/A
Prepayment Account	-	-	-	-	N/A
Excess Revenue	-	-	-	-	N/A
Excess Reserve	17	-	17	-	N/A
Gain (loss) on Investments	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - Uniform Method	-	35,547	35,547	1,366,212	3%
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:	\$ 1,483	\$ 37,345	\$ 38,827	\$ 1,366,227	3%
Expenditures and Other Uses					
Debt Service					
Principal - Mandatory	\$ -	\$ 5,000	\$ 5,000	\$ 750,000	1%
Principal - Early Redemptions	-	-	-	-	N/A
Interest Expense	-	302,750	302,750	605,500	50%
Special Items					
	-	-	-	-	N/A
Inter-Fund Group Transfers Out					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 307,750	\$ 307,750	\$ 1,355,500	23%
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	(268,922.54)	10,727	
Fund Balance - Beginning	394,207	395,689	394,207	363,637	
Fund Balance - Ending	\$ 395,689	\$ 125,284	\$ 125,284	\$ 374,364	

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 November 30, 2023

	<u>October</u>	<u>November</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
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	-	-	-	-	N/A
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	-	-	-	-	N/A
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	-	-	-	-	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>	

Heritage Harbour North Community Development District

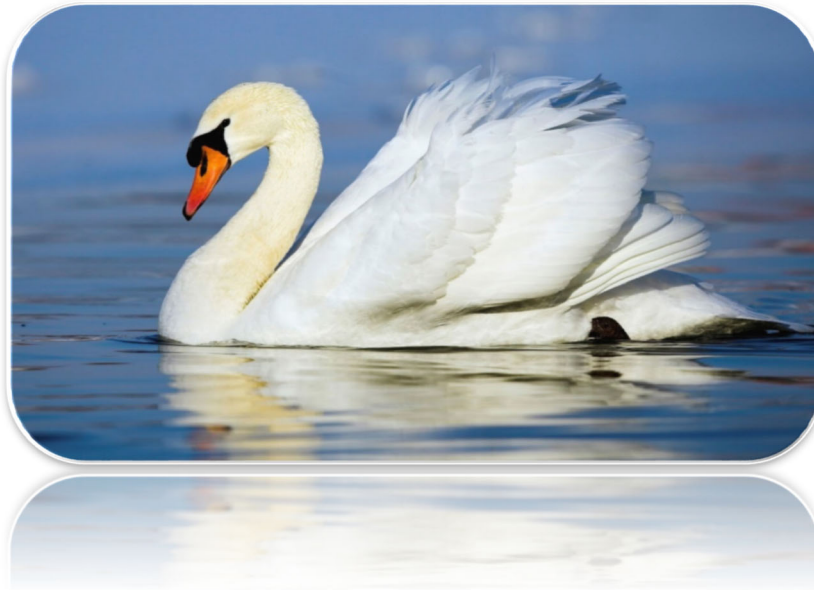
Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending November 30, 2023

	October	November	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	\$ -	\$ -	\$ -	\$ -	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 31, 2023

FISCAL YEAR 2024

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 December 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	\$ 208,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,964
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	501,290	1,079,623	-	-	-	-	1,580,913
Excess Revenue - Subordinated Bonds	-	-	74,526	-	-	-	-	74,526
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,275	14,989	-	-	-	-	274,264
Prepayment Account	-	1,572	6	-	-	-	-	1,578
Interest Accounts	-	0	218	-	-	-	-	218
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
-	-	-	-	-	-	-	-	-
Accrued Interest Receivable								
-	-	-	-	-	-	-	-	-
Accounts Receivable								
-	-	-	-	-	-	-	-	-
Prepaid Expenses								
-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
-	-	-	-	-	-	1,931,498	-	1,931,498
Amount to be Provided by Debt Service Funds								
-	-	-	-	-	-	20,143,502	-	20,143,502
General Fixed Assets								
-	-	-	-	-	-	-	12,324,253	12,324,253
Total Assets	\$ 208,964	\$ 762,137	\$ 1,169,361	\$ -	\$ -	\$ 22,075,000	\$ 12,324,253	\$ 36,539,715

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of December 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	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Bonds Payable - Series 2014	-	-	-	-	-	6,790,000	-	6,790,000
Bonds Payable - Series 2017	-	-	-	-	-	15,285,000	-	15,285,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,075,000	\$ -	\$ 22,075,000
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2023	-	518,262	394,207	-	-	-	-	912,468
Results from Current Operations	-	243,875	775,154	-	-	-	-	1,019,030
Unassigned								
Beginning: October 1, 2023	150,826	-	-	-	-	-	-	150,826
Results from Current Operations	58,138	-	-	-	-	-	-	58,138
Total Fund Equity and Other Credits	208,964	762,137	1,169,361	-	-	-	12,324,253	14,464,715
Total Liabilities, Fund Equity and Other Credits	\$ 208,964	762,137	\$ 1,169,361	\$ -	\$ -	\$ 22,075,000	\$ 12,324,253	\$ 36,539,715

Heritage Harbour North Community Development District

General Fund

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

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue				-	-	N/A
Interest						
Interest - General Checking	1	1	2	4	10	43%
Special Assessment Revenue						
Special Assessments - Uniform Method		3,055	89,730	92,785	117,457	79%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 3,057	\$ 89,731	92,789	\$ 117,467	79%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,000	0%
Board of Supervisor's - FICA				-	230	0%
Executive						
Executive Salaries	3,369	3,369	3,369	10,106	40,425	25%
Executive Salaries - FICA	312	312	312	936	3,092	30%
Executive Salaries - Insurance				-	-	0%
Financial and Administrative						
Audit Services			4,400	4,400	5,000	88%
Accounting Services		480	455	935	3,500	27%
Assessment Roll Preparation	708	708	708	2,125	8,500	25%
Arbitrage Rebate Services				-	1,000	0%
Manager Services				-	-	N/A
Professional Services						
District Manager Services				-	-	N/A
Other Contractual Services						
Recording and Transcription				-	200	0%
Legal Advertising				-	1,500	0%
Trustee Services			4,760	4,760	11,900	40%
Dissemination Agent Services				-	2,000	0%
Property Appraiser Fees				-	-	N/A
Bank Services	371	408	340	1,119	800	140%
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 December 31, 2023**

	October	November	December	Year to Date	Annual Budget	% of Budget
Communications & Freight Services						
Telephone				-	-	N/A
Postage, Freight & Messenger				-	100	0%
Rentals & Leases				-		
Miscellaneous Equipment Leasing				-	-	N/A
Computer Services	1,679	100		1,779	7,900	23%
Insurance	7,195			7,195	7,200	100%
Printing & Binding				-	100	0%
Office Supplies				-	-	N/A
Subscription & Memberships		175		175	175	100%
Legal Services						
Legal - General Counsel		175	35	210	1,500	14%
Other General Government Services						
Engineering Services - General Fund				-	750	0%
Stormwater Needs Analysis				-	-	N/A
Other Current Charges-Manatee Cty Taxes		1,779	(867)	912	-	N/A
Payroll Services				-	-	N/A
Capital Outlay						
Operating Transfers Out		-		-	-	N/A
Reserves						
Operation Reserve (Addition)	-	-	-	-	18,595	0%
Total Expenditures and Other Uses:	\$ 13,634	\$ 7,506	\$ 13,512	34,652	\$ 117,467	29%
Net Increase/ (Decrease) of Fund Balance	(13,633)	(4,450)	76,220	58,138	-	
Fund Balance - Beginning	150,826	137,194	132,744	150,826	160,634	
Fund Balance - Ending	<u>\$ 137,194</u>	<u>\$ 132,744</u>	<u>\$ 208,964</u>	<u>208,964</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 December 31, 2023**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Capitalized Interest	-	-	-	-	-	N/A
Revenue Account	1,131	1,179	391	2,701	15	18008%
Reserve Account	1,140	1,179	1,133	3,452	-	N/A
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Prepayment Account	7	7	7	20	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	-	13,535	397,505	411,040	520,102	79%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Other Financing Sources						
Debt Proceeds	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,278	\$ 15,900	\$ 399,036	\$ 417,213	\$ 520,117	80%
Expenditures and Other Uses						
Debt Service						
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ 175,000	0%
Principal - Early Redemptions	-	-	-	-	-	N/A
Interest Expense	-	173,338	-	173,338	346,675	50%
Inter-Fund Group Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 173,338	\$ -	\$ 173,338	\$ 521,675	33%
Net Increase/ (Decrease) of Fund Balance	2,278	(157,438)	399,036	243,875	(1,558)	
Fund Balance - Beginning	518,262	520,539	363,101	518,262	504,164	
Fund Balance - Ending	<u>\$ 520,539</u>	<u>\$ 363,101</u>	<u>\$ 762,137</u>	<u>\$ 762,137</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 December 31, 2023**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Revenue Account	1,398	1,488	24	2,911	-	N/A
Reserve Account	67	87	65	219	15	1460%
Interest Account	1	223	1	224	-	N/A
Sinking Fund	-			-	-	N/A
Prepayment Account	-			-	-	N/A
Excess Revenue	-			-	-	N/A
Excess Reserve	17		0	17	-	N/A
Gain (loss) on Investments	-			-	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	-	35,547	1,043,986	1,079,533	1,366,212	79%
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:	\$ 1,483	\$ 37,345	\$ 1,044,077	\$ 1,082,904	\$ 1,366,227	79%
Expenditures and Other Uses						
Debt Service						
Principal - Mandatory	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 750,000	1%
Principal - Early Redemptions	-			-		N/A
Interest Expense	-	302,750		302,750	605,500	50%
Special Items	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 307,750	\$ -	\$ 307,750	\$ 1,355,500	23%
Net Increase/ (Decrease) of Fund Balance	1,483	(270,405)	1,044,077	775,154.25	10,727	
Fund Balance - Beginning	394,207	395,689	125,284	394,207	363,637	
Fund Balance - Ending	<u>\$ 395,689</u>	<u>\$ 125,284</u>	<u>\$ 1,169,361</u>	<u>\$ 1,169,361</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 December 31, 2023**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
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	-	-	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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	-	-	-	-	-	N/A
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	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	
Fund Balance - Ending	<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 December 31, 2023**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
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>	